

Market Commentary

The difference in yields between 2- and 30-year Treasuries was near the highest on record as the U.S. prepares to sell \$13 billion of bonds amid signs the global recovery is gaining momentum.

Economic Calendar: Week of March 8, 2010

	March 8	March 9	March 10	March 11	March 12
7:00 ET			Bank Reserve Settlement	Weekly & 52-Wk Bill Settlement	
8:00 ET	Kevin Warsh Speaks (8:35)	ICSC-Goldman Store Sales (7:45) Redbook (8:55)	MBA Purchase Applications	Jobless Claims & International Trade (8:30)	Retail Sales (8:30)
9:00 ET		Charles Evans Speaks (9:30)			Consumer Sentiment (9:55)
10:00 ET			Wholesale Trade EIA Petroleum Status Rep (10:30)	Quarterly Services EIA Natural Gas Report (10:30)	Business Inventories
11:00 ET	4-Wk Bill Annc 3 & 6-Mo Bill Auction (11:30)	4 & 52-Wk Bill Auction (11:30)		3 & 6-Mo Bill Annc	
1:00 ET		3-Yr Note Auction	10-Yr Note Auction	30-Yr Bond Auction	
2:00 ET			Treasury Budget		
4:00 ET				Fed Balance Sheet (4:30) Money Supply (4:30)	

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Lock Desk Information

- Lock Desk hours are 8:30 am - 4:00 pm PT. All requests must be submitted by 4:00 pm PT
- Lock online with Reunion Direct at www.reunionwholesale.com
- Extension and Re-Lock Requests: lockdesk@reunionmortgage.com

Lock Information

Lock Terms	Price	Expiration	Lock Extensions	Price
20-days (Purchase & Refi)	-	March 30, 2010	2-days	0.100
25-days (Purchase & Refi)	0.075	April 5, 2010	5-days	0.150
30-days (Purchase & Refi)	0.150	April 9, 2010	10-days	0.200
35-days (Purchase only)	0.225	April 14, 2010	15-days	0.300
40-days (Purchase only)	0.300	April 19, 2010		
45-days (Purchase only)	0.375	April 26, 2010		
Advance Lock Delivery Expiration:		March 21, 2010		

Partner Benefits Adjustments

Preferred Partners:	0.125 improvement of price (applied at the time of lock)
Future Partners:	0.125 increase on cost (applied at the time of lock)

Market Indicators

1 Yr LIBOR Index	0.858%
10 yr Treasury Note	3.740%
CMT	0.370%
FNMA 4.5 Apr	100.828
FNMA 30 yr Rate	4.659%

Average Prime Offer Rates (Fixed)
<http://www.ffiec.gov/ratespread/YieldTableFixed.CSV>

Average Prime Offer Rates (ARMs)
<http://www.ffiec.gov/ratespread/YieldTableAdjustable.CSV>

GFE Reminders

"Our origination charge" (Block 1)	Lender Fees: \$895.00 Broker Origination Fees
"Your credit or charge" (Block 2)	Base Price + Loan Level Price Adjustments
"Required services that we select" (Block 3)	Flood Cert: \$10.00 Tax Service (conv only): \$80.00

Find the right product and price for your borrower quickly and easily!

Visit our online Pricing Wizard

at www.reunionwholesale.com

Complete File Turn Times

Purchase	5 days
Refi	5 days
FHA	5 days
Conditions	2 days
Docs	24 hours
Quality Control	48 hours
Funding	48 hours

Preferred Partner files are always first in Underwriting and Condition review.

Branch Contact Information

Submissions
sanewloan@reunionmortgage.com
 866.619.5871 Fax

Conditions
sauw@reunionmortgage.com
 877.708.6804 Fax

Closing
saclosing@reunionmortgage.com
 877.708.6805 Fax

- Turn times are based on business days.
- Underwriting turn times begin upon the receipt of a complete file with an acceptable GFE before 3:00 PM.

Questions? Call your Account Executive or local branch at 877.708.6827

Conforming ARM Programs

7/1L		5/1L		3/1L	
4.500	-2.245	4.000	-1.817	4.250	-1.314
4.375	-1.953	3.875	-1.589	4.125	-1.098
4.250	-1.655	3.750	-1.230	4.000	-0.869
4.125	-1.319	3.625	-0.928	3.875	-0.714
4.000	-0.909	3.500	-0.610	3.750	-0.562
3.875	-0.567	3.375	-0.218	3.625	-0.297
3.750	-0.152				
C71L		C51L		C31L	

ARM Information		
Product	Margin	Caps
C71L	2.250	5/2/5
C51L	2.250	5/2/5
C31L	2.250	2/2/6
CJ51L	2.250	5/2/5
See Index Values on pg.1		

5/1L High Balance

4.125	-1.135
4.000	-0.867
3.875	-0.594
3.750	-0.257
3.625	0.022
3.500	0.385

CJ51L

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000

Conforming ARM Price Adjustments	LTV ≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
Loan Amount ≤ \$99,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FICO Adjustments								
FICO Score ≥ 740	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250
FICO Score 720 - 739	-0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.250
FICO Score 700 - 719	-0.250	0.500	0.500	0.500	0.750	0.500	0.500	0.750
FICO Score 680 - 699	0.000	0.500	0.500	1.000	1.500	1.000	0.750	1.000
FICO Score 660 - 679	0.000	1.000	1.000	2.000	2.500	N/A	N/A	N/A
FICO Score 640 - 659	0.500	1.250	1.250	2.500	3.000	N/A	N/A	N/A
FICO Score 620 - 639	0.500	1.500	1.500	3.000	3.000	N/A	N/A	N/A
Cash-Out Refinance								
FICO Score ≥ 740	0.000	0.250	0.250	0.250	0.500	N/A	N/A	N/A
FICO Score 700 - 739	0.000	0.625	0.625	0.625	0.750	N/A	N/A	N/A
FICO Score 680 - 699	0.000	0.750	0.750	0.750	1.375	N/A	N/A	N/A
FICO Score 660 - 679	0.250	0.750	0.750	0.750	N/A	N/A	N/A	N/A
FICO Score 620 - 659	0.250	1.250	1.250	1.250	N/A	N/A	N/A	N/A
Non-Owner	1.750	1.750	1.750	1.750	3.000	N/A	N/A	N/A
2 Units	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
3-4 Units	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
Condo	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750
Subordinate Financing								
CLTV 75.01 - 90% (FICO <720)	0.000	0.000	0.000	0.000	0.250	0.250	0.250	N/A
CLTV 90.01 - 95% (FICO ≥ 720)	0.000	0.000	0.250	0.250	0.250	0.250	0.250	0.250
CLTV 90.01 - 95% (FICO < 720)	0.000	0.000	0.500	0.500	0.500	0.500	0.500	0.500
Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A
CJ51L Adjustments (Cumulative with Agency Adj)								
Cash-Out Refinance	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Jumbo Fixed & ARM Programs

30 Yr		5/1L	
6.375	-1.047	5.500	-1.280
6.250	-0.891	5.375	-1.123
6.125	-0.735	5.250	-0.967
6.000	-0.500	5.125	-0.811
5.875	-0.266	5.000	-0.608
5.750	0.031	4.875	-0.405
5.625	0.328	4.750	-0.155
5.500	0.703	4.625	0.095
J30		J51L	

ARM Information		
Product	Margin	Caps
J51L	2.250	5/2/5
See Index Values on pg.1		

Jumbo Fixed & ARM Price Adjustments	LTV ≤ 60	60.01-65	65.01-70	70.01-75	75.01-80
Loan Amount ≤ \$649,999	0.000	0.000	0.000	0.000	0.250
Cash-Out Refinance	0.000	0.250	0.375	0.375	0.500
2 Units	0.500	0.500	0.500	0.500	0.500
3-4 Units	1.000	1.000	1.000	N/A	N/A
Condo	0.500	0.500	0.500	0.500	0.500
Escrow Waiver	0.250	0.250	0.250	0.250	0.250

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -1.000
- Investor Approval required prior to locking

FHA Fixed & ARM Programs

GN I 30 Yr		GN II 30 Yr		30 Yr High Balance		GN I BuyDown*	
5.000	-2.554	5.250	-3.192	5.375	-2.984	5.375	-0.966
4.500	0.398	5.125	-2.782	5.250	-2.504	5.250	-0.661
		5.000	-2.414	5.125	-1.782	5.125	0.986
		4.875	-1.829	5.000	-1.554	5.000	1.311
		4.750	-1.201	4.875	-0.829	4.875	1.625
		4.625	0.053	4.750	-0.227	4.750	2.048
		4.500	0.482	4.625	1.053		
		4.375	1.153	4.500	1.398		
F30		F30II		FJ30		F30BD21	

ARM Information		
Product	Margin	Caps
F31T	2.000	1/1/5
FJ31T	2.000	1/1/5
See Index Values on pg.1		

FHA Fixed & ARM State Adjusters								
State	F30	F30II	FJ30	F30BD21	F15	FJ15	F31T	FJ31T
CA	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
AZ	-0.050	-0.050	-0.050	-0.050	0.000	0.000	0.020	0.020
HI	-0.050	-0.050	-0.050	-0.050	-0.050	-0.050	-0.060	-0.060
ID	-0.180	-0.180	-0.180	-0.180	0.000	0.000	-0.060	-0.060
MT	-0.180	-0.180	-0.180	-0.180	-0.050	-0.050	-0.100	-0.150
NV	0.090	0.090	0.090	0.090	0.000	0.000	-0.020	-0.020
OR	-0.180	-0.180	-0.180	-0.180	-0.100	-0.100	-0.020	-0.020

For additional State Adjusters, visit our website

FHA Lender ID: 16862-0000-5

GN I 15 Yr		15 Yr High Balance		3/1T		3/1T High Balance	
4.875	-3.245	5.000	-2.239	4.500	-2.252	4.500	-1.352
4.750	-3.167	4.875	-2.039	4.375	-1.929	4.375	-1.029
4.625	-2.544	4.750	-1.811	4.250	-2.001	4.250	-1.101
4.500	-2.645	4.625	-1.095	4.125	-1.733	4.125	-0.833
4.375	-1.760	4.500	-1.118	4.000	-1.660	4.000	-0.760
4.250	-1.340	4.375	-0.311	3.875	-1.322	3.875	-0.422
		4.250	0.110				
F15		FJ15		F31T		FJ31T	

FHA Fixed & ARM Price Adjustments	
Loan Amount Adjustments	
≤ \$49,999	1.000
\$50,000 to \$99,999	0.400
\$100,000 to \$149,999	0.100
\$150,000 to \$349,999	0.000
≥ \$350,000	0.100
FICO Adjustments	
FICO Score ≥ 720 (Not Applicable to FJ30, FJ15, FJ31T)	-0.125
FICO Score 660 - 719	0.000
FICO Score 640 - 659	0.250
Streamline Refinances	0.500

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000
- * Borrower paid buydown included in base price

VA Fixed Programs

VA I 30 Yr		VA II 30 Yr	
5.000	-1.898	5.250	-2.737
4.500	1.054	5.125	-2.126
		5.000	-1.758
		4.875	-1.173
		4.750	-0.544
		4.625	0.710
		4.500	1.139
		4.375	1.809
V30		V30II	

VA Fixed State Adjusters		
State	V30	V30II
CA	0.000	0.000
AZ	-0.050	-0.050
HI	-0.050	-0.050
ID	-0.180	-0.180
MT	-0.180	-0.180
NV	0.090	0.090
OR	-0.180	-0.180

For additional State Adjusters, visit our website

VA Lender ID: 901913-00-00

VA Fixed Price Adjustments	
Loan Amount Adjustments	
\$50,000 to \$99,999	0.400
\$100,000 to \$149,999	0.100
\$150,000 to \$349,999	0.000
≥ \$350,000	0.100
FICO Adjustments	
FICO Score ≥ 720	-0.125
FICO Score 660 - 719	0.000
FICO Score 640 - 659	0.250

- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000

HomePath Mortgage Programs

30 Yr		30 Yr High Balance		20 Yr	
5.375	-3.230	5.750	-2.812	5.250	-3.335
5.250	-2.670	5.625	-2.520	5.125	-2.932
5.125	-2.040	5.500	-2.247	5.000	-2.599
5.000	-1.481	5.375	-1.940	4.875	-2.266
4.875	-0.956	5.250	-1.442	4.750	-1.679
4.750	-0.236	5.125	-0.875	4.625	-1.082
4.625	0.494	5.000	-0.378	4.500	-0.485
4.500	1.224	4.875	0.084	4.375	0.292
HP30		HPJ30		HP20	

15 Yr		10 Yr	
4.875	-3.431	4.500	-3.535
4.750	-2.977	4.375	-3.132
4.625	-2.482	4.250	-2.270
4.500	-1.987	4.125	-1.398
4.375	-1.454	4.000	-0.486
4.250	-0.842	3.875	0.414
4.125	-0.221	3.750	1.404
4.000	0.441	3.625	2.394
HP15		HP10	

HomePath Mortgage Price Adjustments	LTV ≤ 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
Small Loans < \$99,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FICO Adjustments (Not Applicable to HP15, HP10)								
FICO Score ≥ 740	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO Score 720 - 739	-0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000
FICO Score 700 - 719	-0.250	0.500	0.500	0.500	0.750	0.500	0.500	0.500
FICO Score 680 - 699	0.000	0.500	0.500	1.000	1.500	1.000	0.750	0.750
FICO Score 660 - 679	0.000	1.000	1.000	2.000	2.500	2.250	1.750	1.750
FICO Score 640 - 659	0.500	1.250	1.250	2.500	3.000	N/A	N/A	N/A
FICO Score 620 - 639	0.500	1.500	1.500	3.000	3.000	N/A	N/A	N/A
Non-Owner	1.500	1.500	1.500	1.500	2.000	2.500	2.500	N/A
2 Units	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
3-4 Units	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
Condo (Not Applicable to HP15, HP10)	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750
LTV	0.000	0.000	0.000	0.000	0.000	1.000	1.750	2.500
Subordinate Financing								
CLTV 75.01 - 90% (FICO <720)	0.000	0.000	0.000	0.000	0.250	N/A	N/A	N/A
CLTV 90.01 - 95% (FICO ≥ 720)	0.000	0.000	0.250	0.250	0.250	N/A	N/A	N/A
CLTV 90.01 - 95% (FICO < 720)	0.000	0.000	0.500	0.500	0.500	N/A	N/A	N/A
Escrow Waiver	0.250	0.250	0.250	0.250	0.250	0.250	0.250	N/A

 HomePath Mortgage is a registered trademark of Fannie Mae.

- Home Path Mortgage available only in CA
- All base pricing assumes a 20-day lock
- Maximum credit after adjustments is -3.000