

## 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

	<u>March 8</u>	<u>March 9</u>	<u>March 10</u>	<u>March 11</u>	<u>March 12</u>
<u>7:00 ET</u>			<i>Bank Reserve Settlement</i>	<i>Weekly &amp; 52-Wk Bill Settlement</i>	
<u>8:00 ET</u>	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)
<u>9:00 ET</u>		Charles Evans Speaks (9:30)			Consumer Sentiment (9:55)
<u>10:00 ET</u>			Wholesale Trade EIA Petroleum Status Rep (10:30)	Quarterly Services EIA Natural Gas Report (10:30)	Business Inventories
<u>11:00 ET</u>	4-Wk Bill Annc 3 & 6-Mo Bill Auction (11:30)	4 & 52-Wk Bill Auction (11:30)		3 & 6-Mo Bill Annc	
<u>1:00 ET</u>		3-Yr Note Auction	10-Yr Note Auction	30-Yr Bond Auction	
<u>2:00 ET</u>			Treasury Budget		
<u>4:00 ET</u>				Fed Balance Sheet (4:30) Money Supply (4:30)	

## Contents

Conforming Fixed Programs	Page 2
Conforming ARM Programs and Jumbo Fixed & ARM	Page 3
FHA Fixed & ARM Programs and VA Fixed Programs	Page 4
HomePath Mortgage Programs	Page 5

## 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](http://www.reunionwholesale.com)
- Extension and Re-Lock Requests: [lockdesk@reunionmortgage.com](mailto: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		
<b>Advance Lock Delivery Expiration:</b>		March 21, 2010		

  

<b>Partner Benefits Adjustments</b>	
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

<b>"Our origination charge" (Block 1)</b>	Lender Fees: \$895.00 Broker Origination Fees
<b>"Your credit or charge" (Block 2)</b>	Base Price + Loan Level Price Adjustments
<b>"Required services that we select" (Block 3)</b>	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](http://www.reunionwholesale.com)

## Complete File Turn Times

<b>Purchase</b>	6 days
<b>Refi</b>	6 days
<b>FHA</b>	6 days
<b>Conditions</b>	2 days
<b>Docs</b>	24 hours
<b>Quality Control</b>	48 hours
<b>Funding</b>	48 hours

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

## Branch Contact Information

**Submissions**  
[rosenewloan@reunionmortgage.com](mailto:rosenewloan@reunionmortgage.com)  
 866.619.5872 Fax

**Conditions**  
[roseuw@reunionmortgage.com](mailto:roseuw@reunionmortgage.com)  
 866.916.5206 Fax

**Closing**  
[roseclosing@reunionmortgage.com](mailto:roseclosing@reunionmortgage.com)  
 866.916.5207 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 916.781.3322**



## Conforming ARM Programs

7/1L		5/1L		3/1L	
<b>4.500</b>	-2.175	<b>4.000</b>	-1.747	<b>4.250</b>	-1.244
<b>4.375</b>	-1.883	<b>3.875</b>	-1.519	<b>4.125</b>	-1.028
<b>4.250</b>	-1.585	<b>3.750</b>	-1.160	<b>4.000</b>	-0.799
<b>4.125</b>	-1.249	<b>3.625</b>	-0.858	<b>3.875</b>	-0.644
<b>4.000</b>	-0.839	<b>3.500</b>	-0.540	<b>3.750</b>	-0.492
<b>3.875</b>	-0.497	<b>3.375</b>	-0.148	<b>3.625</b>	-0.227
<b>3.750</b>	-0.082				
<b>C71L</b>		<b>C51L</b>		<b>C31L</b>	

### 5/1L High Balance

<b>4.125</b>	-1.065
<b>4.000</b>	-0.797
<b>3.875</b>	-0.524
<b>3.750</b>	-0.187
<b>3.625</b>	0.092
<b>3.500</b>	0.455

**CJ51L**

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

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		

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	
<b>6.375</b>	-0.977	<b>5.500</b>	-1.210
<b>6.250</b>	-0.821	<b>5.375</b>	-1.053
<b>6.125</b>	-0.665	<b>5.250</b>	-0.897
<b>6.000</b>	-0.430	<b>5.125</b>	-0.741
<b>5.875</b>	-0.196	<b>5.000</b>	-0.538
<b>5.750</b>	0.101	<b>4.875</b>	-0.335
<b>5.625</b>	0.398	<b>4.750</b>	-0.085
<b>5.500</b>	0.773	<b>4.625</b>	0.165
<b>J30</b>		<b>J51L</b>	

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	-2.484	5.250	-3.122	5.375	-2.914	5.375	-0.896
4.500	0.468	5.125	-2.712	5.250	-2.434	5.250	-0.591
		5.000	-2.344	5.125	-1.712	5.125	1.056
		4.875	-1.759	5.000	-1.484	5.000	1.381
		4.750	-1.131	4.875	-0.759	4.875	1.695
		4.625	0.123	4.750	-0.157	4.750	2.118
		4.500	0.552	4.625	1.123		
		4.375	1.223	4.500	1.468		
<b>F30</b>		<b>F30II</b>		<b>FJ30</b>		<b>F30BD21</b>	

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	-3.175	5.000	-2.169	4.500	-2.182	4.500	-1.282
4.750	-3.097	4.875	-1.969	4.375	-1.859	4.375	-0.959
4.625	-2.474	4.750	-1.741	4.250	-1.931	4.250	-1.031
4.500	-2.575	4.625	-1.025	4.125	-1.663	4.125	-0.763
4.375	-1.690	4.500	-1.048	4.000	-1.590	4.000	-0.690
4.250	-1.270	4.375	-0.241	3.875	-1.252	3.875	-0.352
		4.250	0.180				
<b>F15</b>		<b>FJ15</b>		<b>F31T</b>		<b>FJ31T</b>	

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	-1.828	5.250	-2.667
4.500	1.124	5.125	-2.056
		5.000	-1.688
		4.875	-1.103
		4.750	-0.474
		4.625	0.780
		4.500	1.209
		4.375	1.879
<b>V30</b>		<b>V30II</b>	

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	-3.160	5.750	-2.742	5.250	-3.265
5.250	-2.600	5.625	-2.450	5.125	-2.862
5.125	-1.970	5.500	-2.177	5.000	-2.529
5.000	-1.411	5.375	-1.870	4.875	-2.196
4.875	-0.886	5.250	-1.372	4.750	-1.609
4.750	-0.166	5.125	-0.805	4.625	-1.012
4.625	0.564	5.000	-0.308	4.500	-0.415
4.500	1.294	4.875	0.154	4.375	0.362
<b>HP30</b>		<b>HPJ30</b>		<b>HP20</b>	

15 Yr		10 Yr	
4.875	-3.361	4.500	-3.465
4.750	-2.907	4.375	-3.062
4.625	-2.412	4.250	-2.200
4.500	-1.917	4.125	-1.328
4.375	-1.384	4.000	-0.416
4.250	-0.772	3.875	0.484
4.125	-0.151	3.750	1.474
4.000	0.511	3.625	2.464
<b>HP15</b>		<b>HP10</b>	

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