

Market Commentary

The difference between the yield on Treasury 2-year notes and 30-year bonds fell to the narrowest level in more than two months as a government report showed consumer prices were unchanged in February.

Economic Calendar: Week of March 15, 2010

	March 15	March 16	March 17	March 18	March 19
<u>7:00 ET</u>	10-Yr Note & 30-Yr Bond Settle		Richard Fisher Speaks	Weekly Bill Settlement	
<u>8:00 ET</u>	Empire State Mfg Survey (8:30)	ICSC-Goldman Store Sales (7:45) Housing Starts (8:30) Redbook (8:55)	MBA Purchase Applications Producer Price Index (8:30)	Elizabeth Duke Speaks	Jobless Claims (8:30) Federal Reserve Bank Pres Speak Current Account (8:30)
<u>9:00 ET</u>	Treasury Intl Capital Industrial Prod (9:15)			Leading Indicators Philadelphia Fed Survey	
<u>10:00 ET</u>			EIA Petroleum Status Rep (10:30)	EIA Natural Gas Report (10:30)	
<u>11:00 ET</u>	4-Wk Bill Annc 3 & 6-Mo Bill Auction (11:30) Housing Mkt Index	4-Wk Bill Auction (11:30)		3 & 6-Mo Bill Annc 2, 5 & 7-Yr Note Annc Elizabeth Duke Speaks	
<u>1:00 ET</u>		FOMC Meeting			
<u>2:00 ET</u>		Announcement			
<u>4:00 ET</u>				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)	-	April 6, 2010	2-days	0.100
25-days (Purchase & Refi)	0.075	April 12, 2010	5-days	0.150
30-days (Purchase & Refi)	0.150	April 16, 2010	10-days	0.200
35-days (Purchase only)	0.225	April 21, 2010	15-days	0.300
40-days (Purchase only)	0.300	April 26, 2010		
45-days (Purchase only)	0.375	May 3, 2010		
Advance Lock Delivery Expiration:		March 28, 2010		

Partner Benefits Adjustments

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

Market Indicators

1 Yr LIBOR Index	0.859%
10 yr Treasury Note	3.650%
CMT	0.410%
FNMA 4.5 Apr	101.047
FNMA 30 yr Rate	4.671%

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	6 days
Refi	6 days
Conditions	2 days
Docs	24 hours
Quality Control	24 hours
Funding	48 hours

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

Branch Contact Information

Submissions
rosenewloan@reunionmortgage.com
 866.619.5872 Fax

Conditions
roseuw@reunionmortgage.com
 866.916.5206 Fax

Closing
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	
4.500	-2.327	4.000	-2.170	4.250	-1.356
4.375	-2.029	3.875	-1.877	4.125	-1.148
4.250	-1.726	3.750	-1.542	4.000	-0.958
4.125	-1.383	3.625	-1.094	3.875	-0.763
4.000	-0.965	3.500	-0.780	3.750	-0.619
3.875	-0.616	3.375	-0.345	3.625	-0.376
3.750	-0.193				
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		

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

5/1L High Balance

4.125	-1.437
4.000	-1.175
3.875	-0.882
3.750	-0.547
3.625	-0.099
3.500	0.215

CJ51L

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

Jumbo Fixed & ARM Programs

30 Yr		5/1L	
6.375	-1.298	5.500	-1.418
6.250	-1.142	5.375	-1.262
6.125	-0.986	5.250	-1.106
6.000	-0.830	5.125	-0.949
5.875	-0.595	5.000	-0.793
5.750	-0.361	4.875	-0.574
5.625	-0.064	4.750	-0.356
5.500	0.233	4.625	-0.106
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	-2.532	5.250	-3.265	5.375	-3.008	5.250	-0.947
4.500	0.267	5.125	-2.651	5.250	-2.365	5.125	0.734
		5.000	-2.294	5.125	-1.651	5.000	0.978
		4.875	-1.723	5.000	-1.532	4.875	1.191
		4.750	-1.104	4.875	-0.723	4.750	1.539
		4.625	-0.004	4.750	-0.231	4.625	3.161
		4.500	0.417	4.625	0.996		
		4.375	1.083	4.500	1.267		
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	
4.750	-3.261	5.000	-2.289	4.500	-1.959	4.500	-1.059
4.625	-2.595	4.875	-2.071	4.375	-1.638	4.375	-0.738
4.500	-2.699	4.750	-1.905	4.250	-1.704	4.250	-0.804
4.375	-1.802	4.625	-1.146	4.125	-1.437	4.125	-0.537
4.250	-1.376	4.500	-1.171	4.000	-1.364	4.000	-0.464
		4.375	-0.352	3.875	-1.027	3.875	-0.127
		4.250	0.073				
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	-1.876	5.250	-3.109
4.500	0.923	5.125	-1.994
		5.000	-1.638
		4.875	-1.067
		4.750	-0.448
		4.625	0.652
		4.500	1.074
		4.375	1.739
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	-3.411	5.625	-2.763	5.250	-3.513
5.250	-2.844	5.500	-2.477	5.125	-3.102
5.125	-2.206	5.375	-2.174	5.000	-2.762
5.000	-1.639	5.250	-1.669	4.875	-2.417
4.875	-1.101	5.125	-1.094	4.750	-1.838
4.750	-0.389	5.000	-0.589	4.625	-1.258
4.625	0.323	4.875	-0.115	4.500	-0.659
4.500	1.055	4.750	0.580	4.375	0.134
HP30		HPJ30		HP20	

15 Yr		10 Yr	
4.875	-3.241	4.500	-3.571
4.750	-3.041	4.375	-3.166
4.625	-2.540	4.250	-2.294
4.500	-2.020	4.125	-1.423
4.375	-1.485	4.000	-0.511
4.250	-0.863	3.875	0.345
4.125	-0.242	3.750	1.147
4.000	0.420	3.625	1.960
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