

Market Commentary

Treasury two-year note yields fell to a month low after the U.S. unemployment rate rose to a 26-year high of 10.2 percent, reinforcing expectations the Federal Reserve will keep rates low for an extended period.

Economic Calendar: Week of November 2, 2009

	November 2	November 3	November 4	November 5	November 6
<u>7:00 ET</u>		ICSC-Goldman Store Sales (7:45)	MBA Purchase Applications Challenger Job-Cut Report (7:30)		
<u>8:00 ET</u>		Redbook (8:55)	ADP Employment Report (8:15)	Jobless Claims & Productivity and Costs (8:30) RBC Cash Index	Employment Situation (8:30)
<u>9:00 ET</u>			Treasury Refunding Annc 30-Yr Bond Annc		
<u>10:00 ET</u>	ISM Mfg Index Pending Home Sales Index Daniel Tarullo Speaks (10:30) 4-Wk Bill Annc	Factory Orders	ISM NonMfg Index EIA Petroleum Status Report (10:30)	EIA Natural Gas Report (10:30)	Wholesale Trade
<u>11:00 ET</u>			3-Yr Note Annc 10-Yr Note Annc	3 & 6-Mo Bill Annc	
<u>1:00 ET</u>	3 & 6-Mo Bill Auction	4-Wk Bill Auction			
<u>2:00 ET</u>			FOMC Meeting Annc (2:15)		
<u>4:00 ET</u>				Fed Balance Sheet (4:30) Money Supply (4:30)	

Market Indicators

1 Yr LIBOR Index	1.170%
10 yr Treasury Note	3.490%
CMT	0.360%
FNMA 4.5 Nov	101.234
FNMA 30 yr Rate	4.728%

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

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

Now available
GNII rates on FJ30!
 See page 4

Aggressive pricing on the
5/1 LIBOR ARM!
 See page 3

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

Visit our online Pricing Wizard

at www.reunionwholesale.com

Contents

Conforming Fixed Programs	Page 2
Conforming ARM Programs and Jumbo Fixed & ARM	Page 3
FHA Fixed and ARM Programs	Page 4

Lock Desk Information

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

Lock Information

Lock Terms	Price	Expiration	Advance Lock Delivery Expiration
20-days (Purchase & Refi)	-	November 25, 2009	November 11, 2009
25-days (Purchase & Refi)	0.075	November 30, 2009	November 11, 2009
30-days (Purchase & Refi)	0.150	December 7, 2009	November 16, 2009
35-days (Purchase only)	0.225	December 10, 2009	November 16, 2009
40-days (Purchase only)	0.300	December 15, 2009	November 16, 2009
45-days (Purchase only)	0.375	December 21, 2009	November 16, 2009

Lock Extensions

Lock extensions are based on Partner tiers. For eligibility and pricing please refer to the Broker Lock Policy at: <http://www.reunionmortgage.com/pdfs/Broker%20Lock%20Policy.pdf>

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)

Complete File Turn Times

	Preferred Partner	True Partner	Other
Purchase	3	4	5
Refi	3	4	5
FHA	3	4	5
Conditions	1	1	1
Docs		24	hours
Quality Control		24	hours
Funding		48	hours

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 before 3:00 PM.
- Preferred Partner files are always first in Underwriting and Condition review.

Questions? Call your Account Executive or local branch at 916.781.3322

Conforming Fixed Programs

30 Yr	30 Yr High Balance	30 Yr BuyDown*
5.375	-3.059	6.000
5.250	-2.348	5.875
5.125	-1.534	5.750
5.000	-1.095	5.625
4.875	-0.717	5.500
4.750	0.102	5.375
4.625	0.795	5.250
4.500	1.191	5.125
4.375	1.628	5.000
		4.875
		4.750

C30	CJ30	C30BD21
5.375	-3.059	6.000
5.250	-2.348	5.875
5.125	-1.534	5.750
5.000	-1.095	5.625
4.875	-0.717	5.500
4.750	0.102	5.375
4.625	0.795	5.250
4.500	1.191	5.125
4.375	1.628	5.000
		4.875
		4.750

20 Yr	15 Yr	10 Yr
5.625	-3.046	5.000
5.500	-2.852	4.875
5.375	-2.626	4.750
5.250	-2.161	4.625
5.125	-1.674	4.500
5.000	-1.198	4.375
4.875	-0.766	4.250
4.750	-0.158	4.125
4.625	0.485	4.000
4.500	0.709	3.875
4.375	1.279	

C20	C15	C10
5.625	-3.046	5.000
5.500	-2.852	4.875
5.375	-2.626	4.750
5.250	-2.161	4.625
5.125	-1.674	4.500
5.000	-1.198	4.375
4.875	-0.766	4.250
4.750	-0.158	4.125
4.625	0.485	4.000
4.500	0.709	3.875
4.375	1.279	

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

* Borrower paid buydown not included in base price

Conforming Fixed State Adjusters						
State	C30	CJ30	C30BD21	C20	C15	C10
CA	0.000	0.000	0.000	0.000	0.000	0.000
AZ	0.130	0.000	0.130	0.130	0.050	0.050
HI	0.070	-0.125	0.070	0.070	-0.030	-0.030
ID	0.080	0.000	0.080	0.080	0.150	0.150
MT	0.140	-0.250	0.140	0.140	0.010	0.010
NV	-0.020	0.000	-0.020	-0.020	0.020	0.020
OR	0.040	0.000	0.040	0.040	-0.050	-0.050

For additional State Adjusters, visit our website.

Conforming Fixed 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 < \$100,000	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FICO Adjustments (Not Applicable to C15, C10)								
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	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	3.500	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	N/A	N/A	N/A	N/A	N/A
FICO Score 620 - 659	0.250	1.250	1.250	N/A	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	1.000	N/A	N/A	N/A
Condo (Not Applicable to C15, C10)	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
CJ30 Adjustments (Cumulative with Agency Adj)								
Cash-Out Refinance	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Conforming ARM Programs

7/1L		5/1L		3/1L	
4.625	-2.228	4.125	-2.231	4.250	-2.212
4.500	-1.814	4.000	-1.888	4.125	-1.961
4.375	-1.407	3.875	-1.855	4.000	-1.716
4.250	-1.175	3.750	-1.710	3.875	-1.599
4.125	-0.762			3.750	-1.354
4.000	-0.348				
3.875	-0.111				
C71L		C51L		C31L	

5/1L High Balance	
4.375	-1.354
4.250	-1.010
4.125	-0.731
4.000	-0.436

CJ51L

- All base pricing assumes a 20-day lock
- Maximum Rebate 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
Small Loans < \$100,000	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	N/A	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	
6.625	-1.178	5.750	-1.174
6.500	-1.021	5.625	-1.018
6.375	-0.865	5.500	-0.862
6.250	-0.709	5.375	-0.705
6.125	-0.475	5.250	-0.549
6.000	-0.240	5.125	-0.377
5.875	0.041	5.000	-0.205
5.750	0.322	4.875	-0.002
5.625	0.697	4.750	0.201
5.500	1.072	4.625	0.451
5.375	1.494	4.500	0.701
5.250	1.916	4.375	1.013
J30		J51L	

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

Jumbo Fixed & ARM Price Adjustments	
2 Units	0.500
Condo	0.750
Escrow Waiver	0.250

- All base pricing assumes a 20-day lock
- Max rebate after adj: -1.000

FHA Fixed Programs

GN I 30 Yr		GN II 30 Yr		30 Yr High Balance		GN I BuyDown*	
5.500	-3.624	5.375	-3.065	5.500	-2.049	5.500	-3.299
5.000	-1.283	5.250	-2.742	5.375	-1.878	5.000	-0.789
4.500	1.352	5.125	-1.235	5.250	-1.533	4.500	2.142
		5.000	-1.039	5.125	-0.343		
		4.875	-0.404	5.000	0.119		
F30		4.750	0.017	4.875	0.480	F30BD21	
		4.625	1.488	4.750	0.937		
		4.500	1.829	4.625	2.649		
		F30II		FJ30			

GN I 15 Yr		15 Yr High Balance	
5.000	-3.061	5.000	-1.210
4.500	-1.511	4.500	0.730
F15		FJ15	

- All base pricing assumes a 20-day lock
- Maximum Rebate after adjustments is -4.000

* Borrower paid buydown not included in base price

FHA ARM Programs

3/1T		3/1T High Balance	
4.500	-1.263	4.500	-0.263
4.375	-1.013	4.375	-0.013
4.250	-0.683	4.250	0.317
4.125	-0.505	4.125	0.495
4.000	-0.326	4.000	0.674
3.875	-0.063	3.875	0.937
F31T		FJ31T	

- All base pricing assumes a 20-day lock
- Maximum Rebate after adjustments is -4.000

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 State Adjusters						
State	F30	F30II	FJ30	F30BD21	F15	FJ15
CA	0.000	0.000	0.000	0.000	0.000	0.000
AZ	0.030	0.030	0.030	0.030	0.030	0.030
HI	0.050	0.050	0.050	0.050	-0.060	-0.060
ID	0.050	0.050	0.050	0.050	-0.060	-0.060
MT	-0.090	-0.090	-0.140	-0.090	-0.090	-0.140
NV	-0.140	-0.140	-0.140	-0.140	-0.020	-0.020
OR	0.060	0.060	0.060	0.060	-0.010	-0.010

For additional State Adjusters, visit our website.

FHA Lender ID: 16862-0000-5

FHA Fixed Price Adjustments	
Loan Amt ≤ \$29,999	0.750
\$30,000 to \$49,999	0.625
\$50,000 to \$69,999	0.375
\$70,000 to \$99,999	0.125
FICO Adjustments	
FICO Score ≥ 700 (Not Applicable to FJ30, FJ15)	-0.125
FICO Score 660 - 699	0.000
FICO Score 640 - 659	0.250
Streamline Refinances	0.500

FHA ARM State Adjusters		
State	F31T	FJ31T
CA	0.000	0.000
AZ	0.020	0.020
HI	-0.060	-0.060
ID	-0.060	-0.060
MT	-0.100	-0.150
NV	-0.020	-0.020
OR	-0.020	-0.020

For additional State Adjusters, visit our website.

FHA Lender ID:
16862-0000-5

FHA ARM Price Adjustments	
Loan Amt ≤ \$29,999	0.750
\$30,000 to \$49,999	0.625
\$50,000 to \$69,999	0.375
\$70,000 to \$99,999	0.125
FICO Adjustments	
FICO Score ≥ 700 (Not Applicable to FJ31)	-0.125
FICO Score 660 - 699	0.000
FICO Score 640 - 659	0.250
Streamline Refinances	0.500