

Market Commentary

Japan's benchmark bond yields rose above 1 percent and completed the biggest weekly gain since January on concern the government will fail to rein in the world's largest debt burden.

Economic Calendar: Week of November 21, 2011

	Monday November 21	Tuesday November 22	Wednesday November 23	Thursday November 24 <i>US Holiday:</i>	Friday November 25 <i>Weekly Bill Settlement</i>
7:00 ET		ICSC-Goldman Store Sales (7:45)	MBA Purchase Applications	<i>Thanksgiving Day</i> <i>All Markets Closed</i>	<i>NYSE Early Close</i> <i>SIFMA Rec. Early Close (2:00)</i>
8:00 ET	Chicago Fed National Activity Index (8:30)	GDP, Corporate Profits (8:30) Redbook (8:55)	Durable Goods Orders, Personal Income and Outlays, Jobless Claims (8:30)		
9:00 ET			Bloomberg Consumer Comfort Index (9:45) Consumer Sentiment (9:55)		
10:00 ET	Existing Home Sales		EIA Natural Gas Rep (10:30)		
11:00 ET	4-Wk Bill Annc 3 & 6-Mo Bill Auction (11:30)	4-Wk Bill Auction (11:30)	EIA Petroleum Status Report 3 & 6-Mo Bill Annc		
1:00 ET	2-Yr Note Auction	5-Yr Note Auction	7-Yr Note Auction		
2:00 ET	D. Lockhart (2:30)	FOMC Minutes			
4:00 ET					Fed Balance Sheet & Money Supply (4:30)

Market Indicators

1 Yr LIBOR Index	1.041%
10 yr Treasury Note	1.950%
CMT	0.110%
FNMA 4 Dec	103.859
FNMA 30 yr Rate	3.584%

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

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

Important Information

MORTGAGEE CLAUSE

(same for HOI and Title)
 Reunion Mortgage, Inc.
 Its successors and/or assigns
 860 Hillview Court, Suite 300
 Milpitas, CA 95035

FHA Lender ID is 16862-0007-0
 VA ID is 901913-00-00

Rates subject to change without notice. Information intended for approved Reunion Mortgage brokers only. Not intended to satisfy required public disclosures.

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Lock Desk Information

- Lock Desk hours are 11:30 am - 7:00 pm ET. All requests must be submitted by 7:00 pm ET.
- 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	0.000	December 14, 2011	20-days	December 1, 2011
25-days	0.075	December 19, 2011	25-days	December 1, 2011
30-days	0.150	December 26, 2011	30-days	December 4, 2011
35-days	0.225	December 29, 2011	35-days	December 4, 2011
40-days	0.300	January 3, 2012	40-days	December 4, 2011
45-days	0.375	January 9, 2012	45-days	December 14, 2011

Extensions/Relocks: Visit our Broker Lock Policy at <http://www.reunionmortgage.com/pdfs/Broker%20Lock%20Policy.pdf>

Branch Contact Information

Submissions and Conditions

Submit your file and conditions through Reunion Direct at www.reunionwholesale.com

Closing

closing@reunionmortgage.com
 866.941.8321 Fax

Reunion Direct has a simple and accurate pricing engine for your scenarios and loans!

Questions? Call your Account Executive or local branch at 408.941.8333

Conforming Fixed DU Programs

30 Yr		30 Yr High Balance		20 Yr	
4.500	-3.349	4.750	-2.501	4.375	-3.276
4.375	-3.101	4.625	-2.156	4.250	-3.156
4.250	-2.379	4.500	-1.781	4.125	-2.410
4.125	-2.004	4.375	-1.157	4.000	-2.102
4.000	-1.577	4.250	-0.495	3.875	-1.584
3.875	-0.888	4.125	-0.018	3.750	-0.862
3.750	0.076	4.000	0.429		
		3.875	1.115		
C30		CJ30		C20	

15 Yr		15 Yr High Balance		10 Yr	
4.125	-3.367	4.500	-2.409	4.000	-3.411
4.000	-3.141	4.375	-2.313	3.875	-3.155
3.875	-2.816	4.250	-2.112	3.750	-2.786
3.750	-2.388	4.125	-1.921	3.625	-2.604
3.625	-2.058	4.000	-1.742	3.500	-2.369
3.500	-1.737	3.875	-1.507	3.375	-2.054
3.375	-1.301	3.750	-1.073	3.250	-1.460
3.250	-0.682	3.625	-0.655		
C15		CJ15		C10	

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

Portfolio Conforming Fixed DU Programs

30 Yr	30 Yr High Balance	15 Yr	15 Yr High Balance
Suspended	Suspended	Suspended	Suspended
P30	PJ30	P15	PJ15

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

Conf Fixed DU State Adjusters						
State	C30	CJ30	C20	C15	CJ15	C10
IN	-0.110	-0.110	-0.100	-0.100	-0.100	-0.100
KY	-0.100	-0.100	-0.120	-0.120	-0.120	-0.120
MN	0.040	0.040	0.000	0.000	0.000	0.000
OH	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120

For additional State Adjusters, visit our website

Conf Fixed DU 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	95.01-97
Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A	N/A
Loan Amount ≤ \$99,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Non-Owner	1.750	1.750	1.750	1.750	3.000	N/A	N/A	N/A	N/A
2 Units	1.000	1.000	1.000	1.000	1.000	N/A	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	N/A
Condo (N/A ≤ 15 Yr)	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750	0.750
DTI > 50%	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FICO Adjustments (N/A ≤ 15 Yr)									
FICO ≥ 740	-0.250	0.000	0.000	0.000	0.250	0.250	0.250	0.250	0.750
FICO 720 - 739	-0.250	0.000	0.000	0.250	0.500	0.500	0.500	0.500	1.000
FICO 700 - 719	-0.250	0.500	0.500	0.750	1.000	1.000	1.000	1.000	1.500
FICO 680 - 699	0.000	0.500	0.500	1.250	1.750	1.500	1.250	1.250	N/A
FICO 660 - 679	0.000	1.000	1.000	2.250	2.750	2.750	2.250	2.250	N/A
FICO 640 - 659	0.500	1.250	1.250	2.750	3.000	N/A	N/A	N/A	N/A
FICO 620 - 639	0.500	1.500	1.500	3.000	3.000	N/A	N/A	N/A	N/A
Cash-Out Refinance									
FICO ≥ 740	0.000	0.250	0.250	0.250	0.500	N/A	N/A	N/A	N/A
FICO 700 - 739	0.000	0.625	0.625	0.625	0.750	N/A	N/A	N/A	N/A
FICO 680 - 699	0.000	0.750	0.750	0.750	1.375	N/A	N/A	N/A	N/A
FICO 660 - 679	0.250	0.750	0.750	0.750	1.500	N/A	N/A	N/A	N/A
FICO 640 - 659	0.250	1.250	1.250	1.250	2.250	N/A	N/A	N/A	N/A
FICO 620 - 639	0.250	1.250	1.250	1.250	2.750	N/A	N/A	N/A	N/A
Subordinate Financing									
CLTV 75.01 - 80% (FICO < 720)	0.000	0.000	0.000	0.000	1.000	N/A	N/A	N/A	N/A
CLTV 75.01 - 80% (FICO ≥ 720)	0.000	0.000	0.000	0.000	0.750	N/A	N/A	N/A	N/A
CLTV 80.01 - 95% (FICO < 720)	0.500	0.500	0.750	0.750	1.000	1.000	1.000	1.000	N/A
CLTV 80.01 - 95% (FICO ≥ 720)	0.250	0.250	0.500	0.500	0.750	0.750	0.750	0.750	N/A
CLTV 95.01 - 97%	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500	N/A
High Balance Adjustments (Cumulative with Agency Adj)									
Cash-Out Refinance	1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Portfolio Conf Fixed DU Adjustments (Cumulative with Agency Adj, N/A 15 Yr with LTV 80.01-90)									
Minimum MI Option, FICO ≥ 740	N/A	N/A	N/A	N/A	N/A	0.125	0.375	0.500	1.000
Minimum MI Option, FICO 720 - 739	N/A	N/A	N/A	N/A	N/A	0.125	0.625	0.875	1.250
Minimum MI Option, FICO 700 - 719	N/A	N/A	N/A	N/A	N/A	0.125	0.750	0.875	1.250
Minimum MI Option, FICO 680 - 699	N/A	N/A	N/A	N/A	N/A	0.125	0.750	0.875	1.750
Minimum MI Option, FICO 660 - 679	N/A	N/A	N/A	N/A	N/A	0.750	1.250	1.750	2.125
Minimum MI Option, FICO 640 - 659	N/A	N/A	N/A	N/A	N/A	1.250	1.750	2.000	2.375
Minimum MI Option, FICO 620 - 639	N/A	N/A	N/A	N/A	N/A	1.750	2.000	2.250	2.750

Conforming Fixed LP Programs

30 Yr		30 Yr High Balance		20 Yr	
4.500	-3.231	4.750	-2.451	4.375	-2.727
4.375	-2.607	4.625	-2.106	4.250	-2.367
4.250	-1.945	4.500	-1.731	4.125	-2.000
4.125	-1.468	4.375	-1.107	4.000	-1.614
4.000	-0.971	4.250	-0.445	3.875	-0.964
3.875	-0.234	4.125	0.032	3.750	0.970
		4.000	0.529		
		3.875	1.266		
L30		LJ30		L20	

15 Yr		15 Yr High Balance		10 Yr	
4.125	-2.898	4.500	-2.147	4.000	-2.588
4.000	-2.588	4.375	-1.718	3.875	-2.154
3.875	-2.154	4.250	-1.708	3.750	-2.152
3.750	-2.152	4.125	-1.398	3.625	-1.796
3.625	-1.796	4.000	-1.088	3.500	-1.441
3.500	-1.441	3.875	-0.654	3.375	-0.943
3.375	-0.943	3.750	-0.652	3.250	-0.311
3.250	-0.311	3.625	-0.296		
L15		LJ15		L10	

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

Portfolio Conforming Fixed LP Programs

30 Yr		30 Yr High Balance		15 Yr		15 Yr High Balance	
4.750	-3.351	5.125	-2.956	4.500	-3.303	4.750	-2.366
4.625	-3.006	5.000	-2.119	4.375	-2.874	4.625	-1.992
4.500	-2.731	4.875	-1.524	4.250	-2.764	4.500	-1.703
4.375	-2.107	4.750	-1.451	4.125	-2.554	4.375	-1.324
4.250	-1.425	4.625	-1.606	4.000	-2.244	4.250	-1.364
4.125	-0.948	4.500	-1.231	3.875	-1.810	4.125	-1.054
4.000	-0.451	4.375	-0.607	3.750	-1.777	4.000	-0.744
3.875	0.286	4.250	0.075	3.625	-1.421	3.875	-0.310
Q30		QJ30		Q15		QJ15	

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

Conf Fixed LP State Adjusters						
State	L30	LJ30	L20	L15	LJ15	L10
IN	-0.110	-0.110	-0.100	-0.100	-0.100	-0.100
KY	-0.100	-0.100	-0.120	-0.120	-0.120	-0.120
MN	0.040	0.040	0.000	0.000	0.000	0.000
OH	-0.120	-0.120	-0.120	-0.120	-0.120	-0.120
For additional State Adjusters, visit our website						

Conf Fixed LP 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
Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A
Loan Amount ≤ \$99,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
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
DTI > 50%	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FICO Adjustments (N/A ≤ 15 Yr)								
FICO ≥ 740	-0.250	0.000	0.000	0.000	0.250	0.250	0.250	0.250
FICO 720 - 739	-0.250	0.000	0.000	0.250	0.500	0.500	0.500	0.500
FICO 700 - 719	-0.250	0.500	0.500	0.750	1.000	1.000	1.000	1.000
FICO 680 - 699	0.000	0.500	0.500	1.250	1.750	1.500	1.250	1.250
FICO 660 - 679	0.000	1.000	1.000	2.250	2.750	2.750	2.250	2.250
FICO 640 - 659	0.500	1.250	1.250	2.750	3.000	N/A	N/A	N/A
FICO 620 - 639	0.500	1.500	1.500	3.000	3.000	N/A	N/A	N/A
Cash-Out Refinance								
FICO ≥ 740	0.000	0.250	0.250	0.250	0.500	N/A	N/A	N/A
FICO 700 - 739	0.000	0.625	0.625	0.625	0.750	N/A	N/A	N/A
FICO 680 - 699	0.000	0.750	0.750	0.750	1.375	N/A	N/A	N/A
FICO 660 - 679	0.250	0.750	0.750	0.750	1.500	N/A	N/A	N/A
FICO 640 - 659	0.250	1.250	1.250	1.250	2.250	N/A	N/A	N/A
FICO 620 - 639	0.250	1.250	1.250	1.250	2.750	N/A	N/A	N/A
Subordinate Financing								
CLTV 75.01 - 80% (FICO < 720)	0.000	0.000	0.000	0.000	1.000	N/A	N/A	N/A
CLTV 75.01 - 80% (FICO ≥ 720)	0.000	0.000	0.000	0.000	0.750	N/A	N/A	N/A
CLTV 80.01 - 95% (FICO < 720)	0.500	0.500	0.750	0.750	1.000	1.000	1.000	1.000
CLTV 80.01 - 95% (FICO ≥ 720)	0.250	0.250	0.500	0.500	0.750	0.750	0.750	0.750
High Balance Adjustments (Cumulative with Agency Adj)								
Cash-Out Refinance	1.000	1.000	1.000	1.000	N/A	N/A	N/A	N/A
Portfolio Conf Fixed LP Adjustments (Cumulative with Agency Adj)								
Condo (N/A ≤ 15 Yr)	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750
CA Condo	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Flexible MI Option, 30 Yr	N/A	N/A	N/A	N/A	N/A	0.000	0.375	0.750
Flexible MI Option, 15 Yr	N/A	N/A	N/A	N/A	N/A	0.000	0.000	0.750

Conforming Fixed DU Refi Plus Programs

30 Yr	30 Yr High Balance	15 Yr	15 Yr High Balance
4.500 -3.349	4.750 -2.032	4.125 -3.367	4.500 -2.409
4.375 -3.101	4.625 -1.952	4.000 -3.141	4.375 -2.313
4.250 -2.379	4.500 -1.614	3.875 -2.816	4.250 -2.112
4.125 -2.004	4.375 -1.099	3.750 -2.388	4.125 -1.921
4.000 -1.577	4.250 -0.274	3.625 -2.058	4.000 -1.742
3.875 -0.888	4.125 0.112	3.500 -1.737	3.875 -1.507
3.750 0.076	4.000 0.466	3.375 -1.301	3.750 -1.073
	3.875 1.115	3.250 -0.682	3.625 -0.655
C30DURP	CJ30DURP	C15DURP	CJ15DURP

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

Conf Fixed DU Refi Plus State Adjusters				
State	30 Yr	30Yr HB	15 Yr	15 Yr HB
IN	-0.110	-0.110	-0.100	-0.100
KY	-0.100	-0.100	-0.120	-0.120
MN	0.040	0.040	0.000	0.000
OH	-0.120	-0.120	-0.120	-0.120

For additional State Adjusters, visit our website

Conf Fixed DU Refi Plus 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
Non-Owner	1.750	1.750	1.750	1.750	3.000	3.750	3.750	3.750
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	1.000	1.000	1.000	1.000
Condo (N/A ≤ 15 Yr)	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750
FICO Adjustments (N/A ≤ 15 Yr)								
FICO ≥ 740	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO 720 - 739	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000
FICO 700 - 719	-0.250	0.500	0.500	0.500	0.500	0.500	0.500	0.500
FICO 680 - 699	0.000	0.500	0.500	0.750	0.750	0.750	0.750	0.750
FICO 660 - 679	0.000	1.000	1.000	1.500	1.750	1.750	1.750	1.750
FICO 640 - 659	0.500	1.250	1.250	2.000	2.250	2.250	2.250	2.250
FICO 620 - 639	0.500	1.500	1.500	2.500	2.750	2.750	2.750	2.750
Subordinate Financing								
CLTV 75.01 - 90% (FICO < 720)	0.000	0.000	0.000	0.000	0.250	0.250	0.250	0.250
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

HomePath Mortgage Programs

30 Yr	30 Yr High Balance	20 Yr	15 Yr	10 Yr
5.000 -4.185	5.375 -1.968	5.000 -4.075	4.500 -3.408	4.625 -3.654
4.875 -3.838	5.250 -1.796	4.875 -3.746	4.375 -3.150	4.500 -3.404
4.750 -3.510	5.125 -1.624	4.750 -3.468	4.250 -2.934	4.375 -3.168
4.625 -3.210	5.000 -1.452	4.625 -3.214	4.125 -2.728	4.250 -2.979
4.500 -2.939	4.875 -1.288	4.500 -2.986	4.000 -2.532	4.125 -2.798
4.375 -2.504	4.750 -1.085	4.375 -2.696	3.875 -2.308	4.000 -2.686
4.250 -1.909	4.625 -0.910	4.250 -2.218	3.750 -1.968	3.875 -2.558
4.125 -1.358	4.500 -0.764	4.125 -1.776	3.625 -1.581	3.750 -2.366
HP30	HPJ30	HP20	HP15	HP10

 HomePath Mortgage is a registered trademark of Fannie Mae.

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

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
Escrow Waiver	0.125	0.125	0.125	0.125	0.125	0.125	0.125	N/A
Small Loans < \$99,999	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
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 (N/A ≤ 15 Yr)	0.000	0.000	0.000	0.000	0.750	0.750	0.750	0.750
LTV Adjustment	0.000	0.000	0.000	0.000	0.000	1.000	1.750	2.500
DTI > 50%	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Non-Owner Adjustments								
FICO ≥ 740	0.000	0.000	0.000	1.500	2.000	2.500	N/A	N/A
FICO < 740	1.500	1.500	1.500	1.500	2.000	2.500	N/A	N/A
FICO Adjustments (N/A ≤ 15 Yr)								
FICO ≥ 740	-0.250	0.000	0.000	0.000	0.250	0.250	0.250	0.250
FICO 720 - 739	-0.250	0.000	0.000	0.250	0.500	0.500	0.500	0.500
FICO 700 - 719	-0.250	0.500	0.500	0.750	1.000	1.000	1.000	1.000
FICO 680 - 699	0.000	0.500	0.500	1.250	1.750	1.500	1.250	1.250
FICO 660 - 679	0.000	1.000	1.000	2.000	2.500	2.750	2.250	2.250
FICO 640 - 659	0.500	1.250	1.250	2.500	3.000	N/A	N/A	N/A
FICO 620 - 639	0.500	1.500	1.500	3.000	3.000	N/A	N/A	N/A
Subordinate Financing								
CLTV 75.01 - 80% (FICO < 720)	0.000	0.000	0.000	0.000	1.000	N/A	N/A	N/A
CLTV 75.01 - 80% (FICO ≥ 720)	0.000	0.000	0.000	0.000	0.750	N/A	N/A	N/A
CLTV 80.01 - 95% (FICO < 720)	0.500	0.500	0.750	0.750	1.000	1.000	1.000	1.000
CLTV 80.01 - 95% (FICO ≥ 720)	0.250	0.250	0.500	0.500	0.750	0.750	0.750	0.750

