

Market Commentary

The difference between 2- and 10- year Treasury yields narrowed to the least in almost two weeks after a report showed producer prices fell more than forecast in February.

Economic Calendar: Week of March 15, 2010

	March 15	March 16	March 17	March 18	March 19
	10-Yr Note & 30-Yr Bond Settle		Richard Fisher Speaks	Weekly Bill Settlement	
7:00 ET		ICSC-Goldman Store Sales (7:45)	MBA Purchase Applications	Elizabeth Duke Speaks	
8:00 ET	Empire State Mfg Survey (8:30)	Housing Starts (8:30) Redbook (8:55)	Producer Price Index (8:30)	Jobless Claims (8:30) Federal Reserve Bank Pres Speak Current Account (8:30)	
9:00 ET	Treasury Intl Capital Industrial Prod (9:15)			Leading Indicators Philadelphia Fed Survey	
10:00 ET			EIA Petroleum Status Rep (10:30)	EIA Natural Gas Report (10:30)	
11:00 ET	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	
1:00 ET		FOMC Meeting Announcement			
2:00 ET				Fed Balance Sheet (4:30)	
4:00 ET				Money Supply (4:30)	

Contents

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

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	Lock Extensions	Price
20-days (Purchase & Refi)	-	April 5, 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 15, 2010	10-days	0.200
35-days (Purchase only)	0.225	April 20, 2010	15-days	0.300
40-days (Purchase only)	0.300	April 26, 2010		
45-days (Purchase only)	0.375	April 30, 2010		
Advance Lock Delivery Expiration:		March 27, 2010		

Partner Benefits Adjustments

Preferred Partners:	0.125 improvement if 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	0.872%
10 yr Treasury Note	3.640%
CMT	0.400%
FNMA 4.5 Apr	101.047
FNMA 30 yr Rate	4.704%

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: \$695.00 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

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

Complete File Turn Times

Purchase	4 days
Refi	7 days
Conditions	2 days
Quality Control	72 hours
Docs	24 hours
Funding	48 hours

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

Branch Contact Information

Submissions
newloan@reunionmortgage.com
 866.923.3327 Fax

Conditions
sbuw@reunionmortgage.com
 866.913.2536 Fax

Closing
sbclosing@reunionmortgage.com
 866.913.2537 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 574.232.8531

Conforming ARM Programs

7/1L		5/1L		3/1L	
4.500	-2.413	4.000	-2.044	4.250	-1.323
4.375	-2.115	3.875	-1.767	4.125	-1.129
4.250	-1.811	3.750	-1.431	4.000	-0.907
4.125	-1.468	3.625	-0.966	3.875	-0.728
4.000	-1.049	3.500	-0.668	3.750	-0.583
3.875	-0.700	3.375	-0.233	3.625	-0.324
3.750	-0.275				
C71L		C51L		C31L	

5/1L High Balance	
4.125	-1.327
4.000	-1.049
3.875	-0.772
3.750	-0.436
3.625	-0.006
3.500	0.327
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	
6.375	-0.786	5.500	-1.105
6.250	-0.629	5.375	-0.949
6.125	-0.473	5.250	-0.793
6.000	-0.317	5.125	-0.637
5.875	-0.082	5.000	-0.480
5.750	0.152	4.875	-0.262
5.625	0.449	4.750	-0.043
5.500	0.746	4.625	0.207
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	-2.509	5.250	-3.271	5.375	-2.856	5.375	-0.971
4.500	0.282	5.125	-2.690	5.250	-2.375	5.250	-0.771
		5.000	-2.325	5.125	-1.690	5.125	0.863
		4.875	-1.743	5.000	-1.509	5.000	1.107
		4.750	-1.116	4.875	-0.743	4.875	1.289
		4.625	-0.039	4.750	-0.116	4.750	1.637
		4.500	0.387	4.625	0.961		
		4.375	1.057	4.500	1.282		
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
IN	-0.180	-0.180	-0.180	-0.180	0.000	0.000	-0.100	-0.150
IL	-0.130	-0.130	-0.130	-0.130	-0.150	-0.150	-0.150	-0.150
KY	-0.230	-0.230	-0.230	-0.230	-0.150	-0.150	-0.020	-0.070
MO	-0.270	-0.270	-0.270	-0.270	-0.100	-0.100	-0.100	-0.150
OH	-0.250	-0.250	-0.250	-0.250	-0.100	-0.100	-0.130	-0.180
For additional State Adjusters, visit our website								

FHA Lender ID: 16862-0000-5

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

GN I 15 Yr		15 Yr High Balance		3/1T		3/1T High Balance	
4.750	-3.127	5.000	-2.213	4.500	-2.205	4.500	-1.305
4.625	-2.480	4.875	-1.991	4.375	-1.883	4.375	-0.983
4.500	-2.604	4.750	-1.772	4.250	-1.964	4.250	-1.064
4.375	-1.674	4.625	-1.031	4.125	-1.696	4.125	-0.796
4.250	-1.243	4.500	-1.077	4.000	-1.623	4.000	-0.723
		4.375	-0.225	3.875	-1.286	3.875	-0.386
		4.250	0.206				
F15		FJ15		F31T		FJ31T	

- 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	-1.853	5.250	-2.595
4.500	0.938	5.125	-2.033
		5.000	-1.669
		4.875	-1.087
		4.750	-0.460
		4.625	0.617
		4.500	1.044
		4.375	1.713
V30		V30II	

VA Fixed State Adjusters		
State	V30	V30II
IN	0.000	0.000
IL	-0.050	-0.050
KY	-0.050	-0.050
MO	-0.180	-0.180
OH	0.090	0.090
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