



PINNACLE CAPITAL
mortgage corporation

WWW.PCMLOAN.COM
lockdesk@pcmloan.com

Lock Desk Phone: 888.537.5407 Lock Desk Fax: 888-537-5408

-LOCKS AVAILABLE UNTIL 4:30PM PACIFIC TIME-

ACCOUNT EXECUTIVES

Julie Ahern 916-712-3900
Kymberly Gale 916-712-3375
Jim Ketchum 530-228-9300
Lisa Longmire 209-747-9479
Misty Smart 707-481-0440
Shannon Tavallero 916-235-7405
Deb Wood 559-287-3015
Vicky Visconti 916-718-2160

Sales Manager: Cheryl Halverson 916-798-2437

Branch Manager: Sharon Bitz 916-235-7418

193 Blue Ravine Rd, Suite 240 Folsom, CA 95630

Office # (loans in process): 866-599-6305

Transbox#: BLUE 0258

LOCK EXPIRATIONS

| | |
|--------------|------------|
| 10 day lock | 9/20/2010 |
| 15 day lock | 9/27/2010 |
| 25 day lock | 10/5/2010 |
| 30 day lock | 10/12/2010 |
| 40 day lock | 10/20/2010 |
| 45 day lock | 10/25/2010 |
| 55 day lock* | 11/4/2010 |

*55 day lock for purchases only, add .375 to 40 day price

CURRENT INDEX

| | |
|--------------------|-------|
| PRIME | 3.250 |
| 1yr LIBOR | 0.822 |
| US Treasury 1 Year | 0.250 |

SPECIALS, ANNOUNCEMENTS AND REMINDERS!

Enhanced DU Refinance Plus is here!!!

LTV up to 105%, Unlimited CLTV, Standard and HB Loan Amounts!!!

See Page 3 of the Rate Sheet for details!!! CF15EDUP available online!

Contact your AE with questions!

HomePath is Available!!!

30 Year Fixed, 5/1 ARM, FLEX (Fixed only) and High Balance options available

ARM pricing available online only

CHECK OUT OUR IMPROVED 40/45 DAY PRICING!!!

**This information is intended for mortgage professionals only and is not an advertisement to extend credit. All rates and programs subject to change without notice.

CONFORMING FIXED & ARM

30 YR FIXED

| CF30 | 15 day | 30 day | 45 day |
|-------|--------|--------|--------|
| 5.000 | (3.07) | (2.82) | (2.57) |
| 4.875 | (2.81) | (2.56) | (2.31) |
| 4.750 | (2.27) | (2.02) | (1.77) |
| 4.625 | (2.01) | (1.76) | (1.51) |
| 4.500 | (1.70) | (1.51) | (1.20) |
| 4.375 | (1.30) | (1.05) | (0.80) |
| 4.250 | (0.30) | (0.13) | 0.19 |
| 4.125 | 0.42 | 0.77 | 1.37 |
| 4.000 | 0.83 | 1.18 | 1.78 |
| 3.875 | 1.89 | 2.22 | 2.57 |
| 3.750 | N/A | N/A | N/A |

CF30DUP - DU Refi Plus
CF30BD - 2/1 Buydown*

*Price does not include cost of Buydown

CONF 30 HIGH BALANCE

| CF30HB | 15 day | 30 day | 45 day |
|--------|--------|--------|--------|
| 5.000 | (2.16) | (1.91) | (1.66) |
| 4.875 | (1.91) | (1.66) | (1.41) |
| 4.750 | (1.36) | (1.11) | (0.83) |
| 4.625 | (1.10) | (0.85) | (0.57) |
| 4.500 | (0.80) | (0.55) | (0.27) |
| 4.375 | (0.40) | (0.15) | 0.14 |
| 4.250 | 0.59 | 0.84 | 1.14 |
| 4.125 | 1.78 | 2.11 | 2.46 |
| 4.000 | 2.25 | 2.58 | 2.93 |
| 3.875 | 2.84 | 3.17 | 3.53 |
| 3.750 | N/A | N/A | N/A |

30 YR INTEREST ONLY (10/20)

| CF30IO | 15 day | 30 day | 45 day |
|--------|--------|--------|--------|
| 6.125 | 0.16 | 0.43 | 0.77 |
| 6.000 | (1.39) | (1.12) | (0.79) |
| 5.875 | (2.03) | (1.75) | (1.42) |
| 5.750 | (1.55) | (1.27) | (0.94) |
| 5.625 | (1.13) | (0.86) | (0.53) |
| 5.500 | (1.02) | (0.75) | (0.42) |
| 5.375 | (1.13) | (0.85) | (0.52) |
| 5.250 | (0.52) | (0.24) | 0.08 |
| 5.125 | 0.76 | 1.03 | 1.37 |

30 YR FIXED HOMEPATH

| CF30HP | 10 day | 25 day | 40 day |
|--------|--------|--------|--------|
| 5.875 | (3.91) | (3.93) | (3.60) |
| 5.750 | (3.95) | (3.96) | (3.63) |
| 5.625 | (3.74) | (3.75) | (3.43) |
| 5.500 | (3.51) | (3.51) | (3.19) |
| 5.375 | (3.19) | (3.18) | (2.88) |
| 5.250 | (2.99) | (2.89) | (2.58) |
| 5.125 | (2.75) | (2.65) | (2.34) |
| 5.000 | (2.46) | (2.35) | (2.05) |
| 4.875 | (2.02) | (1.91) | (1.61) |
| 4.750 | (1.59) | (1.41) | (1.12) |
| 4.625 | (1.26) | (1.08) | (0.79) |
| 4.500 | (1.12) | (0.93) | (0.65) |
| 4.375 | (0.57) | (0.37) | (0.10) |

CONF 30 HIGH BALANCE HOMEPATH

| CF30HBHP | 10 day | 25 day | 40 day |
|----------|--------|--------|--------|
| 6.000 | (1.90) | (1.87) | (1.46) |
| 5.875 | (1.91) | (1.87) | (1.48) |
| 5.750 | (1.95) | (1.90) | (1.51) |
| 5.625 | (2.28) | (2.14) | (1.75) |
| 5.500 | (2.11) | (1.97) | (1.58) |
| 5.375 | (1.92) | (1.77) | (1.38) |
| 5.250 | (1.84) | (1.69) | (1.31) |
| 5.125 | (1.59) | (1.43) | (1.06) |
| 5.000 | (1.32) | (1.16) | (0.78) |
| 4.875 | (0.90) | (0.73) | (0.37) |
| 4.750 | (0.61) | (0.37) | (0.01) |
| 4.625 | (0.26) | (0.02) | 0.33 |
| 4.500 | (0.16) | 0.08 | 0.43 |

| Adjustments | | | | | | |
|---|--------------------|------------|-----------|---------|---------|---------|
| Escrow Waiver | 0.250 | | | | | |
| Escrow Waiver (CA) | 0.150 | | | | | |
| GEOGRAPHIC / STATE ADJUSTORS | | | | | | |
| Group | State | Fixed Rate | CF15 only | ARMs | | |
| Group 1 | CA | 0.000 | 0.000 | 0.000 | | |
| Group 2 | HI | (0.100) | (0.050) | (0.100) | | |
| Group 3 | AZ, ID, NM, WA, CO | (0.050) | 0.000 | (0.050) | | |
| Group 4 | NV | 0.000 | 0.100 | 0.000 | | |
| Group 5 | OR, UT | (0.100) | (0.050) | (0.050) | | |
| CREDIT SCORE (applies to loan terms > 15 years) | | | | | | |
| LTV% | 640-659 | 660-679 | 680-699 | 700-719 | 720-739 | >=740 |
| <=60 | 0.750 | 0.000 | 0.000 | (0.250) | (0.350) | (0.350) |
| 60.01-65 | 1.500 | 1.000 | 0.500 | 0.375 | (0.125) | (0.125) |
| 65.01-70 | 1.625 | 1.125 | 0.625 | 0.500 | 0.000 | 0.000 |
| 70.01-75 | 2.875 | 2.000 | 1.000 | 0.500 | 0.000 | 0.000 |
| 75.01-80 | 3.375 | 2.500 | 1.500 | 0.750 | 0.200 | 0.000 |
| 80.01-85 | 3.125 | 2.250 | 1.000 | 0.500 | 0.000 | 0.000 |
| 85.01-90 | 2.750 | 1.750 | 0.750 | 0.500 | 0.000 | 0.000 |
| 90.01-97 | 2.750 | 1.875 | 0.750 | 0.500 | 0.000 | 0.000 |
| ARMs | | | | | | |
| 90.01-97 | 3.625 | 2.625 | 1.500 | 0.875 | 0.375 | 0.250 |

| CASH OUT | | | | | | |
|---|---------|---------|---------|---------|---------|-------|
| LTV% | 640-659 | 660-679 | 680-699 | 700-739 | >=740 | |
| <=60 | 0.250 | 0.125 | 0.000 | 0.000 | 0.000 | |
| 60.01-65 | 1.250 | 0.750 | 0.750 | 0.500 | 0.125 | |
| 65.01-75 | 1.375 | 0.875 | 0.875 | 0.625 | 0.250 | |
| 75.01 - 80 | 2.250 | 1.500 | 1.375 | 0.750 | 0.500 | |
| 80.01-85 | 3.000 | 3.000 | 2.500 | 1.500 | 0.625 | |
| Conforming High Balance Cash Out Refinance (in addition to Cash Out adjustments listed above) | 1.000 | | | | | |
| DU REFI PLUS - (applies to loan terms > 15 years) | | | | | | |
| LTV% | <=640 | 640-659 | 660-679 | 680-699 | 700-719 | >=720 |
| <=60 | n/a | 0.750 | 0.250 | 0.125 | 0.000 | 0.000 |
| 60.01-65 | n/a | 1.500 | 1.250 | 0.625 | 0.500 | 0.000 |
| 65.01-70 | n/a | 1.500 | 1.250 | 0.625 | 0.500 | 0.000 |
| 70.01-75 | n/a | 2.250 | 1.750 | 0.750 | 0.500 | 0.000 |
| 75.01-80 | n/a | 2.500 | 2.000 | 0.875 | 0.500 | 0.000 |
| 80.01-85 | n/a | n/a | n/a | 0.875 | 0.625 | 0.000 |
| 85.01-90 | n/a | n/a | n/a | 0.875 | 0.625 | 0.000 |

The above Credit Score Adjustments DO NOT apply to DU Refi Plus

| USDA | | | | | | |
|------|---------|---------|---------|---------|---------|--|
| LTV% | 640-659 | 660-679 | 680-699 | 700-739 | >=740 | |
| ALL | 0.625 | 0.125 | 0.000 | 0.000 | (0.125) | |

| HOMEPATH | | | | | | |
|---------------------------------|------------|--|--|-------|--|--|
| LTV% | Fixed Rate | | | ARMs | | |
| 80.01 - 85 | 1.000 | | | 1.000 | | |
| 85.01 - 90 | 1.750 | | | 1.750 | | |
| 90.01 - 95 | 2.625 | | | 2.625 | | |
| 95.01-97 | 3.750 | | | 3.750 | | |
| Flex | 0.625 | | | n/a | | |
| Flex with Subordinate Financing | 1.625 | | | n/a | | |

| LOAN AMOUNT | | | | | | |
|---|------------|-------|--|--|--|--|
| Loan Amount | Fixed Rate | ARMs | | | | |
| Loan Amount > \$600,000 (High Balance Loans Only) | 0.000 | 0.050 | | | | |
| Loan Amount > \$500,000 - \$600,000 (High Balance Loans Only) | (0.100) | 0.050 | | | | |
| Loan Amount > \$425,000 - \$500,000 (High Balance Loans Only) | (0.175) | 0.050 | | | | |
| Loan Amount >= \$400,000 - \$425,000 | 0.050 | 0.050 | | | | |
| Loan Amount >= \$150,000 - \$399,999 | 0.000 | 0.000 | | | | |
| Loan Amount >= \$100,000 - \$149,999 | 0.050 | 0.090 | | | | |
| Loan Amount \$75,000 - \$99,999 | 0.250 | 0.275 | | | | |

| SECOND & NON-OWNER RESIDENCES | | | | | | |
|---|------------|-------|--|--|--|--|
| Residence Type | Fixed Rate | ARMs | | | | |
| Second Home | 0.000 | 0.000 | | | | |
| Non-Owner with LTV <=75% | 2.000 | 2.000 | | | | |
| Non-Owner with LTV >75% - 80% ***85% HomePath Only*** | 3.250 | 3.250 | | | | |

| PROPERTY TYPE | | | | | | |
|---|-----------|------------|-------|--|--|--|
| Property Type | LTV > 75% | Fixed Rate | ARMs | | | |
| Condo | LTV > 75% | 0.750 | 0.750 | | | |
| 2 Unit | | 1.000 | 1.000 | | | |
| 3-4 Units (Primary Residence) | | 1.500 | 1.500 | | | |
| 3-4 Units (Non-owner Occupied, Max 75% LTV) | | 2.250 | 2.500 | | | |

| SUBORDINATE FINANCING | | | | | | | | |
|------------------------------------|-------|--------|-------|---------------------|-------|--------|-------|-------|
| CREDIT SCORE < 720 | | | | CREDIT SCORE >= 720 | | | | |
| FIXED | ARM | FIXED | ARM | FIXED | ARM | FIXED | ARM | |
| Non-IO | IO | Non-IO | IO | Non-IO | IO | Non-IO | IO | |
| LTV 65.01 - 75% & CLTV 90.01 - 95% | 0.500 | 0.750 | 0.500 | 0.750 | 0.250 | 0.500 | 0.250 | 0.500 |
| LTV 75.01 - 90% & CLTV 75.01 - 90% | 0.250 | 0.500 | 0.250 | 0.500 | 0.000 | 0.250 | 0.000 | 0.250 |
| LTV 75.01 - 95% & CLTV 90.01 - 95% | 0.500 | 0.750 | 0.500 | 0.750 | 0.250 | 0.500 | 0.250 | 0.500 |
| CLTV > 95% | 1.625 | 1.625 | 1.625 | 1.625 | 1.500 | 1.500 | 1.500 | 1.500 |

| SPLIT MI | | | | | | | |
|----------|----------|------------------|----------------|------------------|----------------|------------------|----------------|
| LTV | Coverage | Price Adjustment | Monthly Factor | Price Adjustment | Monthly Factor | Price Adjustment | Monthly Factor |
| <=85 | 12% | 0.750 | 0.140 | 1.000 | 0.050 | 1.250 | 0.040 |
| 85.01-90 | 25% | 0.750 | 0.240 | 1.000 | 0.180 | 1.250 | 0.120 |
| 90.01-95 | 30% | 0.750 | 0.470 | 1.000 | 0.400 | 1.250 | 0.330 |

| Add to Monthly Factor | | Coverage and Factors may vary - Please see Conforming UW Guidelines for Details | | | | | |
|-----------------------|-------|---|--|--|--|--|--|
| Second Home | 0.140 | ***Must price off CF30SMI Matrix - Off Sheet Pricing for other loan programs available*** | | | | | |
| High Balance | 0.250 | | | | | | |

Loans outside PCM Guidelines/Policy may be subject to exception pricing. Locked loans will be evaluated on a case by case basis and may be subject to market conditions. Please contact the lock desk for pricing.

ALL ADJUSTMENTS ARE CUMULATIVE

ARM 5/1 LIBOR
5-2-5 caps, 2.25 margin

| CA51/525 | 10 day | 25 day | 40 day |
|----------|--------|--------|--------|
| 4.000 | (2.23) | (2.03) | (1.74) |
| 3.875 | (2.19) | (1.99) | (1.72) |
| 3.750 | (2.13) | (1.95) | (1.68) |
| 3.625 | (1.91) | (1.72) | (1.45) |
| 3.500 | (1.79) | (1.61) | (1.34) |
| 3.375 | (1.63) | (1.44) | (1.18) |
| 3.250 | (1.20) | (1.02) | (0.76) |
| 3.125 | (0.41) | (0.25) | 0.00 |
| 3.000 | 0.10 | 0.40 | 0.78 |

ARM 5/1 LIBOR INTEREST ONLY
5-2-5 caps, 2.25 margin

| CA51/525IO | 10 day | 25 day | 40 day |
|------------|--------|--------|--------|
| 4.250 | (2.24) | (2.04) | (1.75) |
| 4.125 | (2.21) | (2.02) | (1.73) |
| 4.000 | (2.22) | (2.02) | (1.74) |
| 3.875 | (2.20) | (2.01) | (1.73) |
| 3.750 | (2.08) | (1.89) | (1.62) |
| 3.625 | (1.82) | (1.64) | (1.36) |
| 3.500 | (1.58) | (1.40) | (1.13) |
| 3.375 | (1.13) | (0.95) | (0.68) |
| 3.250 | (0.60) | (0.37) | (0.06) |
| 3.125 | N/A | N/A | N/A |

CONF ARM 5/1 HIGH BALANCE
5-2-5 caps, 2.25 margin

| CA51/525HB | 10 day | 25 day | 40 day |
|------------|--------|--------|--------|
| 4.250 | (1.52) | (1.31) | (1.03) |
| 4.125 | (1.39) | (1.20) | (0.91) |
| 4.000 | (1.39) | (1.19) | (0.91) |
| 3.875 | (1.32) | (1.13) | (0.85) |
| 3.750 | (1.17) | (0.99) | (0.72) |
| 3.625 | (0.95) | (0.76) | (0.49) |
| 3.500 | (0.80) | (0.63) | (0.36) |
| 3.375 | (0.66) | (0.48) | (0.22) |
| 3.250 | (0.23) | (0.06) | 0.19 |
| 3.125 | 0.54 | 0.71 | 0.96 |
| 3.000 | 1.07 | 1.36 | 1.74 |

ARM 7/1 LIBOR
5-2-5 caps, 2.25 margin

| CA71 | 10 day | 25 day | 40 day |
|-------|--------|--------|--------|
| 4.250 | (2.24) | (2.02) | (1.72) |
| 4.125 | (2.11) | (1.89) | (1.60) |
| 4.000 | (2.00) | (1.78) | (1.49) |
| 3.875 | (2.02) | (1.81) | (1.52) |
| 3.750 | (1.72) | (1.52) | (1.24) |



PINNACLE CAPITAL
mortgage corporation

ACCOUNT EXECUTIVES

Julie Ahern 916-712-3900
Kymberly Gale 916-712-3375
Jim Ketchum 530-228-9300
Lisa Longmire 209-747-9479
Misty Smart 707-481-0440
Shannon Tavalero 916-235-7405
Deb Wood 559-287-3015
Vicky Visconti 916-718-2160

Sales Manager: Cheryl Halverson 916-798-2437
Branch Manager: Sharon Bitz 916-235-7418
193 Blue Ravine Rd, Suite 240 Folsom, CA 95630
Office # (loans in process): 866-599-6305
Transbox#: BLUE 0258

| LOCK EXPIRATIONS | |
|---|------------|
| 10 day lock | 9/20/2010 |
| 15 day lock | 9/27/2010 |
| 25 day lock | 10/5/2010 |
| 30 day lock | 10/12/2010 |
| 40 day lock | 10/20/2010 |
| 45 day lock | 10/25/2010 |
| 55 day lock* | 11/4/2010 |
| *55 day lock for purchases only, add .375 to 40 day price | |
| CURRENT INDEX | |
| PRIME | 3.250 |
| 1yr LIBOR | 0.822 |
| US Treasury 1 Year | 0.250 |

WWW.PCMLOAN.COM

Lock Desk Phone: 888.537.5407 Lock Desk Fax: 888-537-5408

-LOCKS AVAILABLE UNTIL 4:30PM PACIFIC TIME-

SPECIALS, ANNOUNCEMENTS AND REMINDERS!

Enhanced DU Refinance Plus is here!!!

LTV up to 105%, Unlimited CLTV, Standard and HB Loan Amounts!!!

See Page 3 of the Rate Sheet for details!!! CF15EDUP available online!

Contact your AE with questions!

HomePath is Available!!!

30 Year Fixed, 5/1 ARM, FLEX (Fixed only) and High Balance options available
ARM pricing available online only

CHECK OUT OUR IMPROVED 40/45 DAY PRICING!!!

**This information is intended for mortgage professionals only and is not an advertisement to extend credit. All rates and programs subject to change without notice.

GOVERNMENT

| FHA 30 YEAR FIXED | | | |
|-------------------|--------|--------|--------|
| FHAF30 | 15 day | 30 day | 45 day |
| 5.000 | (4.12) | (3.87) | (3.62) |
| 4.875 | (3.91) | (3.66) | (3.41) |
| 4.750 | (3.57) | (3.32) | (3.07) |
| 4.625 | (2.72) | (2.45) | (2.20) |
| 4.500 | (2.57) | (2.38) | (2.07) |
| 4.375 | (1.99) | (1.74) | (1.44) |
| 4.250 | (1.46) | (1.26) | (0.91) |
| 4.125 | 1.39 | 1.78 | 2.18 |
| 4.000 | 1.64 | 2.03 | 2.34 |
| 3.875 | 2.45 | 2.97 | 3.27 |
| 3.750 | N/A | N/A | N/A |

| Adjustments | | | |
|--|-----------------------------------|------------------|---------|
| GEOGRAPHIC / STATE ADJUSTORS | | | |
| | FHA 30 Fixed Rate | FHA15 Fixed Rate | ARMs |
| Group 1 CA, AZ, NV | 0.000 | 0.000 | 0.000 |
| Group 2 OR | (0.150) | (0.100) | 0.000 |
| Group 3 WA, CO, ID, NM | (0.100) | 0.000 | 0.000 |
| Group 4 HI | (0.100) | (0.050) | (0.050) |
| Group 5 UT | (0.100) | (0.050) | 0.000 |
| CREDIT SCORE | | | |
| | 640-659 | 660-719 | >= 720 |
| FHA (includes Streamline Refi) | 0.500 | 0.000 | (0.250) |
| VA | 0.500 | 0.000 | (0.250) |
| VA High Balance | n/a | 1.000 | 0.000 |
| MARGIN BUYDOWN | | | |
| | 1.750 | 2.000 | 2.250 |
| Government ARM Margin Buydowns | 0.500 | 0.250 | 0.000 |
| OCCUPANCY | | | |
| N/O/O FHA Streamline (Fixed Rate and Standard Loan Amounts ONLY) | | | 1.750 |
| LOAN AMOUNTS | | | |
| *Minimum loan amount is \$75,000 | | Fixed Rate | ARMs |
| Loan Amount > \$400,000 - \$650,000 | (VA Loans Only) | 0.100 | 0.600 |
| Loan Amount > \$500,000 - \$600,000 | (FHA High Balance Loans Only) | (0.100) | 0.100 |
| Loan Amount > \$425,000 - \$500,000 | (FHA High Balance Loans Only) | (0.175) | 0.100 |
| Loan Amount => \$400,000 - \$425,000 | (FHA/FHA High Balance Loans Only) | 0.100 | 0.100 |
| Loan Amount \$150,000 - \$399,999 | FHA and VA | 0.000 | 0.000 |
| Loan Amount \$100,000 - \$149,999 | FHA and VA | 0.050 | 0.050 |
| Loan Amount \$75,000 - \$99,999 | FHA and VA | 0.450 | 0.450 |
| VA ADJUSTMENTS | | | |
| | | Fixed Rate | ARMs |
| VA (Adjustment applies to FHA Pricing) | | 0.250 | 0.250 |
| VAF30, VAF15, VAF30HB, VAA5/1, IRRLS | | | |

| FHA 15 YR FIXED | | | |
|-----------------|--------|--------|--------|
| FHAF15 | 15 day | 30 day | 45 day |
| 5.000 | (4.20) | (3.95) | (3.70) |
| 4.875 | (3.94) | (3.69) | (3.44) |
| 4.750 | (3.73) | (3.48) | (3.23) |
| 4.625 | (3.50) | (3.25) | (3.00) |
| 4.500 | (3.33) | (3.08) | (2.83) |
| 4.375 | (2.74) | (2.49) | (2.24) |
| 4.250 | (2.37) | (2.12) | (1.87) |
| 4.125 | (1.57) | (1.22) | (0.93) |
| 4.000 | (1.18) | (0.84) | (0.55) |
| 3.875 | (0.79) | (0.45) | (0.15) |
| 3.750 | N/A | N/A | N/A |

FHA STREAMLINE REFINANCES:

Product codes:
FHAF30SR, FHAF15SR,
FHAF30HBSR, FHAA5/1HBS
Same price as FHAF30,15,HB
UFMIP on all FHA is 2.250%

VA IRRLS:

Pricing available online only!
Product Codes:
VAF30SR, VAF15SR, SAA5/1SR,
VAF30HBSR
Funding Fee on IRRLS is .500%

Loans outside PCM Guidelines/Policy may be subject to Exception Pricing. Locked loans will be evaluated on a case by case basis and may be subject to market conditions. Please contact the lock desk for pricing.

| FHA 30 BUYDOWN | | | |
|----------------|--------|--------|--------|
| FHAF30BD | 15 day | 30 day | 45 day |
| 5.000 | (0.76) | (0.38) | 0.07 |
| 4.875 | (0.36) | 0.01 | 0.47 |
| 4.750 | (0.06) | 0.31 | 0.78 |
| 4.625 | 0.98 | 1.42 | 1.86 |
| 4.500 | 1.28 | 1.71 | 2.16 |
| 4.375 | 1.75 | 2.18 | 2.63 |
| 4.250 | 2.22 | 2.65 | 3.10 |

| FHA 30 YR HIGH BALANCE | | | |
|------------------------|--------|--------|--------|
| FHAF30HB | 15 day | 30 day | 45 day |
| 5.000 | (3.80) | (3.55) | (3.30) |
| 4.875 | (3.50) | (3.25) | (3.00) |
| 4.750 | (3.15) | (2.90) | (2.65) |
| 4.625 | (2.13) | (1.88) | (1.59) |
| 4.500 | (2.00) | (1.75) | (1.45) |
| 4.375 | (1.42) | (1.17) | (0.88) |
| 4.250 | (0.89) | (0.64) | (0.35) |
| 4.125 | 2.08 | 2.33 | 2.58 |
| 4.000 | 2.26 | 2.51 | 2.76 |
| 3.875 | 3.27 | 3.52 | 3.77 |
| 3.750 | N/A | N/A | N/A |

*price includes 2/1 buydown fee

High Balance pricing is applied to any loan with BASE loan amount over the Conforming loan limit based on number of units

| FHA 3/1 ARM TREASURY | | | |
|-------------------------|--------|--------|--------|
| 1-1.5 caps, 2.25 margin | | | |
| FHAA3/1 | 10 day | 25 day | 40 day |
| 4.500 | (2.72) | (2.61) | (2.32) |
| 4.375 | (2.51) | (2.31) | (2.02) |
| 4.250 | (2.56) | (2.44) | (2.17) |
| 4.125 | (2.40) | (2.22) | (1.95) |
| 4.000 | (2.22) | (2.04) | (1.77) |
| 3.875 | (2.07) | (1.89) | (1.61) |
| 3.750 | (1.80) | (1.62) | (1.35) |
| 3.625 | (1.68) | (1.52) | (1.27) |
| 3.500 | (1.55) | (1.39) | (1.14) |
| 3.375 | (1.42) | (1.26) | (1.00) |
| 3.250 | (1.16) | (1.02) | (0.78) |
| 3.125 | (0.86) | (0.72) | (0.48) |
| 3.000 | (0.46) | (0.27) | 0.01 |

| FHA 5/1 ARM HIGH BALANCE TREASURY | | | |
|-----------------------------------|--------|--------|--------|
| 1-1.5 caps, 2.25 margin | | | |
| FHAA5/1HB | 10 day | 25 day | 40 day |
| 4.250 | (2.42) | (2.42) | (2.29) |
| 4.125 | (2.42) | (2.42) | (2.29) |
| 4.000 | (2.37) | (2.37) | (2.24) |
| 3.875 | (2.27) | (2.27) | (2.14) |
| 3.750 | (2.12) | (2.12) | (1.99) |
| 3.625 | (2.05) | (1.85) | (1.57) |
| 3.500 | (1.84) | (1.64) | (1.36) |
| 3.375 | (1.71) | (1.50) | (1.22) |
| 3.250 | (1.03) | (0.70) | (0.30) |
| 3.125 | (0.37) | (0.06) | 0.31 |
| 3.000 | 0.11 | 0.42 | 0.80 |

| FHA 5/1 ARM TREASURY | | | |
|-------------------------|--------|--------|--------|
| 1-1.5 caps, 2.25 margin | | | |
| FHAA5/1 | 10 day | 25 day | 40 day |
| 4.250 | (2.82) | (2.82) | (2.69) |
| 4.125 | (2.87) | (2.87) | (2.74) |
| 4.000 | (2.82) | (2.82) | (2.69) |
| 3.875 | (2.72) | (2.72) | (2.59) |
| 3.750 | (2.62) | (2.62) | (2.49) |
| 3.625 | (2.40) | (2.20) | (1.92) |
| 3.500 | (2.29) | (2.09) | (1.81) |
| 3.375 | (2.16) | (1.95) | (1.67) |
| 3.250 | (1.73) | (1.53) | (1.25) |
| 3.125 | (1.07) | (0.89) | (0.63) |
| 3.000 | (0.48) | (0.25) | 0.05 |





WWW.PCMLOAN.COM

Lock Desk Phone: 888.537.5407 Lock Desk Fax: 888-537-5408

-LOCKS AVAILABLE UNTIL 4:30PM PACIFIC TIME-

ACCOUNT EXECUTIVES

Julie Ahern 916-712-3900
 Kymberly Gale 916-712-3375
 Jim Ketchum 530-228-9300
 Lisa Longmire 209-747-9479
 Misty Smart 707-481-0440
 Shannon Tavaleo 916-235-7405
 Deb Wood 559-287-3015
 Vicky Visconti 916-718-2160

| LOCK EXPIRATIONS | |
|---|------------|
| 10 day lock | 9/20/2010 |
| 15 day lock | 9/27/2010 |
| 25 day lock | 10/5/2010 |
| 30 day lock | 10/12/2010 |
| 40 day lock | 10/20/2010 |
| 45 day lock | 10/25/2010 |
| 55 day lock* | 11/4/2010 |
| *55 day lock for purchases only, add .375 to 40 day price | |

| CURRENT INDEX | |
|--------------------|-------|
| PRIME | 0.000 |
| 1yr LIBOR | 0.000 |
| US Treasury 1 Year | 0.000 |

Sales Manager: Cheryl Halverson 916-798-2437
Branch Manager: Sharon Bitz 916-235-7418
 193 Blue Ravine Rd, Suite 240 Folsom, CA 95630
 Office # (loans in process): 866-599-6305
 Transbox# : BLUE 0258

SPECIALS, ANNOUNCEMENTS AND REMINDERS!

Enhanced DU Refinance Plus is here!!!

LTV up to 105%, Unlimited CLTV, Standard and HB Loan Amounts!!!

See Page 3 of the Rate Sheet for details!!! CF15EDUP available online!

Contact your AE with questions!

HomePath is Available!!!

30 Year Fixed, 5/1 ARM, FLEX (Fixed only) and High Balance options available
 ARM pricing available online only

CHECK OUT OUR IMPROVED 40/45 DAY PRICING!!!

**This information is intended for mortgage professionals only and is not an advertisement to extend credit. All rates and programs subject to change without notice.
 **This information is intended for mortgage professionals only and is not an advertisement to extend credit. All rates and programs subject to change without notice.

SPECIALTY PRODUCTS & NON CONFORMING

| CF30EDUP | 30 YR FIXED | | |
|----------|-------------|--------|--------|
| | 15 day | 30 day | 45 day |
| 5.000 | (2.94) | (2.80) | (2.53) |
| 4.875 | (2.54) | (2.40) | (2.12) |
| 4.750 | (2.19) | (2.04) | (1.76) |
| 4.625 | (1.75) | (1.59) | (1.29) |
| 4.500 | (1.30) | (1.13) | (0.83) |
| 4.375 | (0.69) | (0.52) | (0.21) |
| 4.250 | 0.03 | 0.20 | 0.50 |
| 4.125 | 0.76 | 0.92 | 1.23 |
| 4.000 | 1.48 | 1.65 | 1.95 |
| 3.875 | 2.22 | 2.39 | 2.69 |
| 3.750 | 2.97 | 3.14 | 3.46 |
| 3.625 | 3.72 | 3.90 | 4.22 |
| 3.500 | 4.47 | 4.65 | 4.98 |
| 3.375 | 5.67 | 5.86 | 6.18 |
| 3.250 | N/A | N/A | N/A |

| ENHANCED DU REFI PLUS - (applies to loan terms > 15 years) | | | | | |
|--|------|-------|-------|-------|-------|
| LTV% | <=60 | 60-65 | 66-70 | 70-75 | >=75 |
| <=60 | n/a | 0.750 | 0.250 | 0.125 | 0.000 |
| 60.01-65 | n/a | 1.500 | 1.250 | 0.625 | 0.500 |
| 65.01-70 | n/a | 1.500 | 1.250 | 0.625 | 0.500 |
| 70.01-75 | n/a | 2.250 | 1.750 | 0.750 | 0.500 |
| 75.01-80 | n/a | 2.500 | 2.000 | 0.875 | 0.500 |
| 80.01-85 | n/a | n/a | n/a | 0.875 | 0.625 |
| 85.01-90 | n/a | n/a | n/a | 0.875 | 0.625 |
| 90.01-95 | n/a | n/a | n/a | 0.875 | 0.625 |
| 95.01-97 | n/a | n/a | n/a | 1.250 | 1.125 |
| 97.01-105 | n/a | n/a | n/a | 1.750 | 1.625 |

| ENHANCED DU REFI PLUS CLTV | | |
|----------------------------|-----------|------------|
| LTV% | FICO <720 | FICO >=720 |
| 75.01-90 | 0.375 | 0.125 |
| 90.01-95 | 0.500 | 0.250 |
| >95 | 1.500 | 1.500 |

| ENHANCED DU REFI PLUS | |
|--|-------|
| Max Rebate | 1.750 |
| Condo | 0.750 |
| Adjustment Cap (any excess will be waived) | 2.000 |

Conforming Adjustments Also Apply: Property Type, Loan Amount, Escrow Waiver, Geographic/State***

| CF30HBEDUP | 30 YR FIXED HB | | |
|------------|----------------|--------|--------|
| | 15 day | 30 day | 45 day |
| 5.500 | (2.69) | (2.55) | (2.27) |
| 5.375 | (2.45) | (2.31) | (2.04) |
| 5.250 | (2.16) | (2.02) | (1.75) |
| 5.125 | (1.87) | (1.73) | (1.46) |
| 5.000 | (1.58) | (1.44) | (1.17) |
| 4.875 | (1.22) | (1.08) | (0.81) |
| 4.750 | (0.82) | (0.68) | (0.39) |
| 4.625 | (0.43) | (0.27) | 0.02 |
| 4.500 | (0.03) | 0.13 | 0.43 |
| 4.375 | 0.65 | 0.82 | 1.12 |
| 4.250 | 1.52 | 1.69 | 1.99 |
| 4.125 | 2.40 | 2.56 | 2.87 |
| 4.000 | 3.27 | 3.44 | 3.74 |
| 3.875 | 4.18 | 4.35 | 4.65 |
| 3.750 | 5.12 | 5.29 | 5.60 |

| JF30 | 30 YR FIXED | | |
|-------|-------------|--------|--------|
| | 10 day | 25 day | 40 day |
| 6.125 | (1.64) | (1.45) | (1.14) |
| 6.000 | (1.48) | (1.29) | (0.98) |
| 5.875 | (1.32) | (1.13) | (0.83) |
| 5.750 | (1.17) | (0.98) | (0.67) |
| 5.625 | (0.93) | (0.74) | (0.44) |
| 5.500 | (0.70) | (0.51) | (0.20) |
| 5.375 | (0.40) | (0.21) | 0.08 |
| 5.250 | (0.06) | 0.12 | 0.43 |
| 5.125 | 0.32 | 0.51 | 0.82 |
| 5.000 | 0.79 | 0.98 | 1.29 |
| 4.875 | 1.32 | 1.51 | 1.82 |
| 4.750 | 1.92 | 2.11 | 2.41 |
| 4.625 | 2.56 | 2.75 | 3.05 |
| 4.500 | 3.20 | 3.39 | 3.69 |
| 4.375 | 3.87 | 4.06 | 4.37 |

| NON CONFORMING FIXED ADJUSTMENTS | | | | | |
|----------------------------------|-------|--|--|--|--|
| Escrow Waiver | 0.250 | | | | |

| GEOGRAPHIC/STATE ADJUSTMENTS | | |
|------------------------------|--------|---------|
| Group1 | CA, NV | 0.000 |
| Group2 | ID | (0.080) |
| Group3 | OR, WA | (0.150) |

| CREDIT SCORE | | | | |
|--------------|---------|---------|---------|---------|
| LTV% | 620-699 | 700-719 | 720-739 | >=740 |
| <=60 | N/A | 0.000 | 0.000 | (0.050) |
| 60.01-65 | N/A | 0.000 | 0.000 | (0.050) |
| 65.01-70 | N/A | 0.000 | 0.000 | (0.050) |
| 70.01-75 | N/A | 0.000 | 0.000 | 0.000 |
| 75.01-80 | N/A | 0.000 | 0.000 | 0.000 |

| PURPOSE | | | | | |
|----------|-------|----------|----------|----------|----------|
| LTV% | <=60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 |
| Cash out | 0.000 | 0.250 | 0.375 | 0.375 | 0.500 |

| LOAN AMOUNT | | | | | |
|-------------------|-------|----------|----------|----------|----------|
| LTV% | <=60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 |
| > \$417k - \$650k | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 |
| > \$650k - \$1MM | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| > \$1MM-\$1.5MM | 0.300 | 0.400 | 0.450 | 0.500 | 0.650 |
| > \$1.5MM-\$2MM | 0.500 | 0.625 | 1.000 | 1.150 | 1.420 |

| PROPERTY TYPE | | | | | |
|--------------------|-------|----------|----------|----------|----------|
| LTV% | <=60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 |
| 2 Units | 0.550 | 0.550 | 0.550 | 0.550 | 0.550 |
| 3-4 Units | 1.000 | 1.125 | 1.125 | 1.125 | 1.250 |
| Condo <= 4 Stories | 0.500 | 0.500 | 0.625 | 0.625 | 0.625 |
| Condo > 4 Stories | 0.750 | 0.750 | 0.875 | 0.875 | 1.000 |

| DTI | | | | | |
|----------|-------|----------|----------|----------|----------|
| DTI > 45 | <=60 | 60.01-65 | 65.01-70 | 70.01-75 | 75.01-80 |
| DTI > 45 | 0.250 | 0.250 | 0.250 | n/a | n/a |

| JA3/1 | ARM 3/1 1 YR LIBOR | | |
|-------|--------------------|--------|--------|
| | 10 day | 25 day | 40 day |
| 5.000 | (0.99) | (0.83) | (0.54) |
| 4.875 | (0.86) | (0.70) | (0.42) |
| 4.750 | (0.74) | (0.58) | (0.29) |
| 4.625 | (0.61) | (0.45) | (0.17) |
| 4.500 | (0.49) | (0.33) | (0.04) |
| 4.375 | (0.36) | (0.20) | 0.07 |
| 4.250 | (0.24) | (0.08) | 0.20 |
| 4.125 | (0.11) | 0.04 | 0.32 |
| 4.000 | 0.00 | 0.16 | 0.45 |
| 3.875 | 0.13 | 0.29 | 0.57 |
| 3.750 | 0.31 | 0.47 | 0.76 |
| 3.625 | 0.55 | 0.71 | 0.99 |
| 3.500 | 0.78 | 0.94 | 1.23 |
| 3.375 | 1.19 | 1.35 | 1.63 |
| 3.250 | 1.47 | 1.63 | 1.92 |

| JA5/1 | ARM 5/1 1 YR LIBOR | | |
|-------|--------------------|--------|--------|
| | 10 day | 25 day | 40 day |
| 5.375 | (1.80) | (1.64) | (1.35) |
| 5.250 | (1.64) | (1.48) | (1.20) |
| 5.125 | (1.49) | (1.33) | (1.04) |
| 5.000 | (1.33) | (1.17) | (0.88) |
| 4.875 | (1.17) | (1.01) | (0.73) |
| 4.750 | (1.02) | (0.86) | (0.57) |
| 4.625 | (0.86) | (0.70) | (0.42) |
| 4.500 | (0.64) | (0.48) | (0.20) |
| 4.375 | (0.42) | (0.26) | 0.01 |
| 4.250 | (0.17) | (0.01) | 0.26 |
| 4.125 | 0.08 | 0.24 | 0.53 |
| 4.000 | 0.43 | 0.59 | 0.87 |
| 3.875 | 0.79 | 0.94 | 1.23 |
| 3.750 | 1.16 | 1.32 | 1.61 |
| 3.625 | 1.57 | 1.73 | 2.01 |

| JA7/1 | ARM 7/1 1 YR LIBOR | | |
|-------|--------------------|--------|--------|
| | 10 day | 25 day | 40 day |
| 5.750 | (1.95) | (1.78) | (1.82) |
| 5.625 | (1.79) | (1.62) | (1.66) |
| 5.500 | (1.63) | (1.46) | (1.51) |
| 5.375 | (1.48) | (1.31) | (1.35) |
| 5.250 | (1.32) | (1.15) | (1.20) |
| 5.125 | (1.16) | (0.99) | (1.04) |
| 5.000 | (1.01) | (0.84) | (0.88) |
| 4.875 | (0.77) | (0.60) | (0.65) |
| 4.750 | (0.54) | (0.37) | (0.41) |
| 4.625 | (0.27) | (0.10) | (0.15) |
| 4.500 | 0.00 | 0.17 | 0.12 |
| 4.375 | 0.37 | 0.54 | 0.50 |
| 4.250 | 0.78 | 0.95 | 0.90 |
| 4.125 | 1.20 | 1.37 | 1.33 |
| 4.000 | 1.65 | 1.82 | 1.78 |

Must have Investor UW Approval before locking all Non-Conforming Loan Programs

