

**Wholesale Rate Sheet**  
3501 Jamboree Road, Newport Beach, CA 92660  
**Rate Lock Desk Closes At 4:00 PM PT**  
Rate Lock Fax 949.725.0608

10/31/08  
8:00 AM

# ***Attention Downey Brokers!***

**Effective immediately, Downey will  
no longer be accepting new wholesale loan applications.**

**Consult [www.downeywholesale.com](http://www.downeywholesale.com) for Downey  
Savings Program Matrices and Underwriting / Appraisal Guidelines**

**Online Loan Status Now Available! Tracker Express gives you loan information,  
Status on Disposition, conditions and much more. Check it out at [www.downeywholesale.com](http://www.downeywholesale.com)!**

*\*Programs, rates and terms subject to change without notice.*

*This information is provided to assist real estate professionals only and is not intended for distribution to or for use by the general public.*

*This information is not intended nor should it be construed as an advertisement to promote credit as defined by Title 12, Code of Federal Regulations, Section 226.2.*

**Wholesale Rate Sheet**  
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# Downey Programs

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|             |                   |                   |
|-------------|-------------------|-------------------|
| <b>COFI</b> | <b>6 Mo Libor</b> | <b>1 Yr Libor</b> |
| 2.693       | 3.428             | 3.421             |

**A-013**  
**"A" 3 Yr Fixed / 6 Mo Libor**

Margin 2.75% Caps: 5 /1/6

| Rate  | 45 Day  | Pre-Pay |
|-------|---------|---------|
| 5.750 | 1.125   | None    |
| 5.875 | 0.750   | None    |
| 6.000 | 0.375   | None    |
| 6.175 | 0.000   | None    |
| 6.375 | (0.250) | None    |
| 6.500 | (0.375) | None    |
| 6.625 | (0.625) | 1 Year  |
| 6.875 | (0.750) | 1 Year  |
| 7.125 | (1.000) | 1 Year  |
| 7.250 | (1.250) | 1 Year  |
| 7.375 | (1.500) | 3 Year  |
| 7.500 | (1.750) | 3 Year  |

| A-013 Pricing Adjustments        |  | Fees    | Rate  |
|----------------------------------|--|---------|-------|
| <b>OCCUPANCY</b>                 |  |         |       |
| Non-Owner Occupied, LTV<=50%     |  | 0.750   |       |
| Non-Owner Occupied, LTV > 50%    |  | 1.500   |       |
| Owner Occupied Purchase Credit   |  | (0.250) |       |
| <b>LOAN AMOUNT</b>               |  |         |       |
| Loan Amount = or < than \$40,000 |  | 0.625   |       |
| Loan Amount \$40,001 to \$50,000 |  | 0.500   |       |
| Loan Amount \$50,001 to \$80,000 |  | 0.250   |       |
| Loan Amts > \$1.0 million        |  |         | 0.375 |
| <b>PROPERTY TYPE</b>             |  |         |       |
| High Rise Condo (>4 Floors)      |  | 0.500   |       |
| 3-4 Units                        |  | 0.500   |       |
| Second Home                      |  | 0.250   |       |
| <b>CREDIT SCORE</b>              |  |         |       |
| Credit Score 720 - 749           |  | (0.125) |       |
| Credit Score >=750               |  | (0.250) |       |
| <b>OTHER</b>                     |  |         |       |
| Buy Down Prepay / Per Yr         |  | 0.500   |       |

-No Pre Locks for A013

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-Available in the states of: AZ and CA only

**A-101 6 Month COFI**

All Locks are for 45 Days

| Rate  | Margin | Fee     | Pre-Pay |
|-------|--------|---------|---------|
| 5.250 | 2.375  | 0.000   | None    |
| 5.500 | 2.375  | (0.250) | None    |
| 5.875 | 2.375  | (0.500) | None    |
| 6.375 | 2.375  | (0.750) | None    |
| 4.875 | 2.500  | 0.000   | 1 Year  |
| 5.125 | 2.500  | (0.250) | 1 Year  |
| 5.375 | 2.500  | (0.500) | 1 Year  |
| 5.625 | 2.500  | (0.750) | 1 Year  |
| 4.500 | 2.500  | (0.125) | 2 Year  |
| 4.875 | 2.500  | (0.500) | 2 Year  |
| 5.375 | 2.500  | (0.875) | 2 Year  |
| 5.875 | 2.500  | (1.125) | 2 Year  |

11.50% Life Cap

| A-111 / A-101 Pricing Adjustments |  | Fees    | Rate  | Margin |
|-----------------------------------|--|---------|-------|--------|
| <b>OCCUPANCY</b>                  |  |         |       |        |
| Non-Owner Occupied                |  | 1.500   |       |        |
| Owner Occupied Purchase Credit    |  | (0.250) |       |        |
| <b>LOAN AMOUNT</b>                |  |         |       |        |
| Loan Amount = or < than \$40,000  |  | 0.625   |       |        |
| Loan Amount \$40,001 to \$50,000  |  | 0.500   |       |        |
| Loan Amount \$50,001 to \$80,000  |  | 0.250   |       |        |
| Loan Amts > \$1.0 million         |  |         | 0.375 |        |
| <b>PROPERTY TYPE</b>              |  |         |       |        |
| 3-4 Units                         |  | 0.500   |       |        |
| High Rise Condo (>4 Floors)       |  | 0.500   |       |        |
| Second Home                       |  | 0.250   |       |        |
| <b>LOAN TERM</b>                  |  |         |       |        |
| 40 Year Term                      |  | 0.125   |       |        |
| <b>CREDIT SCORE</b>               |  |         |       |        |
| Owner Occ, Credit Score >= to 720 |  | (0.125) |       |        |
| <b>OTHER</b>                      |  |         |       |        |
| No Lender Fees (O/O, Purch)       |  |         | 0.375 | 0.375  |
| ---1 yr Prepay Penalty Required   |  |         |       |        |

**A-111 6 Month Libor**

All Locks are for 45 Days

| Rate  | Margin | Fee     | Pre-Pay |
|-------|--------|---------|---------|
| 5.625 | 2.000  | 0.250   | None    |
| 5.500 | 1.875  | 0.000   | 1 Year  |
| 6.000 | 2.375  | (1.000) | 1 Year  |
| 4.750 | 1.875  | 0.000   | 2 Year  |
| 4.875 | 2.000  | (0.250) | 2 Year  |
| 5.000 | 2.125  | (0.500) | 2 Year  |
| 5.125 | 2.250  | (0.750) | 2 Year  |
| 5.250 | 2.375  | (1.000) | 2 Year  |
| 4.750 | 2.500  | (1.250) | 3 Year  |
| 4.875 | 2.625  | (1.500) | 3 Year  |
| 5.000 | 2.750  | (1.750) | 3 Year  |
| 5.125 | 2.875  | (2.000) | 3 Year  |

11.50% Life Cap

-Broker Rebates Limited to \$50,000

-Available in the states of: AZ and CA only

-Loans must comply with all applicable federal and state laws, including all anti-predatory lending laws

-Brokers will be charged .125 for not delivering a complete loan package within 30 days of submission date (effective for all loan programs)

Downey Savings limits total fees charged on any loan transaction to the lesser of 5% of the principal loan amount or the maximum allowed under state-specific restrictions.

Fees include all lender and broker fees, yield spread premium and certain third party fees. State-specific restrictions may include additional fees.

The maximum rebate DSL will pay to broker is \$50,000

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UNDERWRITING \$325, DOC'S \$200, TAX SVC \$56, FLOOD \$8.50, WIRE XFER \$50, CREDIT REPORT \$8.50 - \$14.00. AN APPRAISAL REVIEW MAY BE REQUIRED, THE COST OF WHICH WILL VARY; THE MINIMUM APPRAISAL REVIEW FEE IS \$150.00.

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# Downey Programs

**Effective immediately, Downey will no longer be accepting new wholesale loan applications.**

**F-101 20 or 30 Yr Fixed Conforming      F-100 10 or 15 Yr Fixed Conforming**

| Rate  | 30 Day  | 45 Day  | Rate  | 30 Day  | 45 Day  |
|-------|---------|---------|-------|---------|---------|
| 6.125 | 1.000   | 1.125   | 6.000 | 0.125   | 0.250   |
| 6.250 | 0.125   | 0.250   | 6.125 | 0.000   | 0.125   |
| 6.375 | (0.250) | (0.125) | 6.250 | (0.125) | 0.000   |
| 6.500 | (0.750) | (0.625) | 6.375 | (0.500) | (0.375) |
| 6.625 | (1.000) | (0.875) | 6.500 | (0.750) | (0.625) |
| 6.750 | (1.125) | (1.000) | 6.625 | (0.875) | (0.750) |
| 6.875 | (1.500) | (1.375) | 6.750 | (1.625) | (1.500) |
| 7.000 | (1.750) | (1.625) | 6.875 | (2.000) | (1.875) |
| 7.125 | (2.250) | (2.125) | 7.000 | (2.125) | (2.000) |
| 7.250 | (2.750) | (2.625) | 7.125 | (2.250) | (2.125) |

**F-104 40 Yr Fixed Conforming      F-310 10/20 Yr IO Fixed Conforming**

| Rate  | 30 Day  | 45 Day  | Rate  | 30 Day  | 45 Day  |
|-------|---------|---------|-------|---------|---------|
| 7.125 | 0.500   | 0.625   | 6.375 | 2.250   | 2.375   |
| 7.250 | 0.250   | 0.375   | 6.500 | 1.750   | 1.875   |
| 7.375 | (0.250) | (0.125) | 6.625 | 1.625   | 1.750   |
| 7.500 | (0.500) | (0.375) | 6.750 | 1.500   | 1.625   |
| 7.625 | (0.875) | (0.750) | 6.875 | 1.125   | 1.250   |
| 7.750 | (1.250) | (1.125) | 7.000 | 0.750   | 0.875   |
| 7.875 | (1.625) | (1.500) | 7.125 | 0.500   | 0.625   |
|       |         |         | 7.250 | (0.250) | (0.125) |
|       |         |         | 7.375 | (0.625) | (0.500) |
|       |         |         | 7.500 | (1.000) | (0.875) |
|       |         |         | 7.625 | (1.125) | (1.000) |

**FNMA Conforming Limits**  
1 Unit to \$417,000  
2 Units to \$533,850  
3 Units to \$645,300  
4 Units to \$801,950

-Brokers will be charged .125 for not delivering a complete loan package within 30 days of submission date (effective for all loan programs)

| F-101, F-100, F-104, F-310, F-501, F-500 Pricing Adjustments |  |  |  | Fees      |           |       |
|--|--|--|--|-----------|-----------|-------|
| <b>OCCUPANCY</b>   |  |  |  |           |           |       |
| NOO to 75% LTV   |  |  |  | 1.750     |           |       |
| NOO 75.01% thru 80% LTV                                      |  |  |  | 3.000     |           |       |
| <b>LOAN AMOUNT</b>   |  |  |  |           |           |       |
| Loan Amount = or < than \$40,000                             |  |  |  | 0.625     |           |       |
| Loan Amount \$40,001 to \$50,000                             |  |  |  | 0.500     |           |       |
| Loan Amount \$50,001 to \$80,000                             |  |  |  | 0.250     |           |       |
| <b>CASH OUT</b>  |  |  |  |           |           |       |
| <=60%  |  |  |  | 60.01-75% | 75.01-80% |       |
| Credit Score < 620   |  |  |  | 1.000     | 1.750     | 2.750 |
| Credit Score 620 - 639                                       |  |  |  | 0.000     | 0.750     | 2.250 |
| Credit Score 640 - 659                                       |  |  |  | 0.000     | 0.750     | 1.750 |
| Credit Score 660 - 679                                       |  |  |  | 0.000     | 0.250     | 1.000 |
| Credit Score 680 - 699                                       |  |  |  | 0.000     | 0.250     | 0.875 |
| Credit Score 700 - 719                                       |  |  |  | 0.000     | 0.125     | 0.500 |
| Credit Score 720 - 739                                       |  |  |  | 0.000     | 0.125     | 0.500 |
| Credit Score >= 740  |  |  |  | 0.000     | 0.000     | 0.250 |
| <b>PROPERTY TYPE (Full / Alt Doc Only)</b>                   |  |  |  |           |           |       |
| 2 units  |  |  |  | 0.500     |           |       |
| 3-4 units  |  |  |  | 1.000     |           |       |
| Manufactured Housing (F101/F100 Only)                        |  |  |  | 0.500     |           |       |
| <b>LOAN TERM</b>   |  |  |  |           |           |       |
| 20 Yr Term Credit (F-101 Only)                               |  |  |  | (0.125)   |           |       |
| <b>OTHER</b>   |  |  |  |           |           |       |
| <b>ADVERSE MARKET DELIVERY CHARGE</b>                        |  |  |  | 0.250     |           |       |
| Purchase Credit  |  |  |  | (0.125)   |           |       |
| 2-1 Buydown (O/O F101/F100/F104 Only)                        |  |  |  | 2.625     |           |       |
| 15 Day Pricing (Approved Purchases Only)                     |  |  |  | (0.125)   |           |       |
| 60 Day Pricing   |  |  |  | 0.125     |           |       |

| CREDIT SCORE ADDS FOR LTVs (Full / Alt Doc Only, F101 / F104 / F310 / F501) |         |           |           |           |           |          |
|---|---------|-----------|-----------|-----------|-----------|----------|
|   | <=60%   | 60.01-70% | 70.01-75% | 75.01-80% | 80.01-85% | >= 85.01 |
| < 620   | 0.000   | 0.750     | 2.750     | 2.750     | 2.750     | 2.750    |
| 620 - 639   | 0.000   | 0.750     | 2.500     | 2.750     | 2.750     | 2.250    |
| 640 - 659   | 0.000   | 0.500     | 1.750     | 2.250     | 2.000     | 1.500    |
| 660 - 679   | 0.000   | 0.500     | 1.250     | 1.750     | 1.500     | 1.000    |
| 680 - 699   | 0.000   | 0.500     | 0.500     | 1.000     | 0.500     | 0.250    |
| 700 - 719   | (0.250) | 0.500     | 0.500     | 0.750     | 0.500     | 0.250    |
| 720 - 739   | (0.250) | 0.000     | 0.000     | 0.250     | 0.000     | (0.250)  |
| >= 740  | (0.250) | 0.000     | 0.000     | 0.000     | 0.000     | (0.250)  |

| ADDS FOR LOANS WITH SUBORDINATE FINANCING (F101 / F100 / F104 / F501 / F500) |                     |  |       |
|--|---------------------|--|-------|
| LTV 65.01 - 90%  | CLTV 75.01 thru 90% |  | 0.250 |
| <b>(F310 Only)</b>   |                     |  |       |
| LTV 65.01 - 90% C/S < 720  | CLTV 75.01 - 90%    |  | 0.500 |
| LTV 65.01 - 90% C/S >= 720   | CLTV 75.01 - 90%    |  | 0.250 |

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**F-501 30 Yr Fixed Jumbo Conforming      F-500 15 Yr Fixed Jumbo Conforming**

| Rate  | 30 Day  | 45 Day  | Rate  | 30 Day  | 45 Day  |
|-------|---------|---------|-------|---------|---------|
| 6.625 | 0.375   | 0.500   | 6.500 | 0.250   | 0.375   |
| 6.750 | 0.000   | 0.125   | 6.625 | 0.125   | 0.250   |
| 6.875 | (0.375) | (0.250) | 6.750 | (0.625) | (0.500) |
| 7.000 | (0.500) | (0.375) | 6.875 | (1.000) | (0.875) |
| 7.125 | (0.625) | (0.500) | 7.000 | (1.125) | (1.000) |
| 7.250 | (1.625) | (1.500) | 7.125 | (1.250) | (1.125) |
| 7.375 | (2.125) | (2.000) | 7.250 | (1.625) | (1.500) |
| 7.500 | (2.250) | (2.125) | 7.375 | (1.875) | (1.750) |

| ADDITIONAL JUMBO CONFORMING ADJUSTMENTS ** |         |
|--|---------|
| LTV/CLTV <= 75%, Fico >= 700 (F501 Only)   | (0.250) |
| Rate Term Refi, LTV/CLTV >75%              | 0.500   |
| Cash out Refi (all LTVs)                   | 1.000   |

\*\* Use pricing adjustments in combination with adjustments above

**\*County and Fixed Jumbo Conforming Loan Amount Limits**

|              |           |            |           |                 |           |              |           |
|--------------|-----------|------------|-----------|-----------------|-----------|--------------|-----------|
| Alameda      | \$729,750 | Mendocino  | \$512,500 | San Benito      | \$729,750 | Shasta       | \$423,750 |
| Alpine       | \$547,500 | Merced     | \$472,500 | San Bernardino  | \$500,000 | Solano       | \$557,500 |
| Amador       | \$443,750 | Mono       | \$462,500 | San Diego       | \$697,500 | Sonoma       | \$662,500 |
| Calaveras    | \$462,500 | Monterey   | \$729,750 | San Francisco   | \$729,750 | Stanislaus   | \$423,750 |
| Contra Costa | \$729,750 | Napa       | \$729,750 | San Joaquin     | \$488,750 | Sutter       | \$425,000 |
| El Dorado    | \$580,000 | Nevada     | \$562,500 | San Luis Obispo | \$687,500 | Tuolumne     | \$437,500 |
| Inyo         | \$437,500 | Orange     | \$729,750 | San Mateo       | \$729,750 | Ventura      | \$729,750 |
| Los Angeles  | \$729,750 | Placer     | \$580,000 | Santa Barbara   | \$729,750 | Yolo         | \$580,000 |
| Madera       | \$425,000 | Riverside  | \$500,000 | Santa Clara     | \$729,750 | Yuba         | \$425,000 |
| Marin        | \$729,750 | Sacramento | \$580,000 | Santa Cruz      | \$729,750 | Coconino, AZ | \$450,000 |

-Brokers will be charged .125 for not delivering a complete loan package within 30 days of submission date (effective for all loan programs)

-Pre-Locks are not currently available

-Available in the states of: AZ and CA only

-Loans must comply with all applicable federal and state laws, including all anti-predatory lending laws

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# Downey Programs

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| A-331                          |        |        | A-351                          |         |         |
|--------------------------------|--------|--------|--------------------------------|---------|---------|
| 3/1 Conforming/ 1 Yr Libor Arm |        |        | 5/1 Conforming/ 1 Yr Libor Arm |         |         |
| Margin 2.25% Caps: 2/2/6       |        |        | Margin 2.25% Caps: 5/2/5       |         |         |
| Rate                           | 30 Day | 45 Day | Rate                           | 30 Day  | 45 Day  |
| 6.250                          | 1.500  | 1.625  | 6.625                          | 0.875   | 1.000   |
| 6.375                          | 1.250  | 1.375  | 6.750                          | 0.625   | 0.750   |
| 6.500                          | 1.125  | 1.250  | 6.875                          | 0.500   | 0.625   |
| 6.625                          | 1.000  | 1.125  | 7.000                          | 0.375   | 0.500   |
| 6.750                          | 0.875  | 1.000  | 7.125                          | 0.250   | 0.375   |
| 6.875                          | 0.750  | 0.875  | 7.250                          | 0.125   | 0.250   |
| 7.000                          | 0.625  | 0.750  | 7.375                          | 0.000   | 0.125   |
| 7.125                          | 0.500  | 0.625  | 7.500                          | (0.125) | 0.000   |
| 7.250                          | 0.375  | 0.500  | 7.625                          | (0.250) | (0.125) |
| 7.375                          | 0.250  | 0.375  | 7.750                          | (0.375) | (0.250) |

**1 Yr. Libor  
3.421**

| A-331, A-351, A-305 Pricing Adjustments           |         |                     |           | Fees      |           |          |
|---|---------|---------------------|-----------|-----------|-----------|----------|
| <b>OCCUPANCY</b>                                  |         |                     |           |           |           |          |
| NOO to 75% LTV                                    |         |                     |           | 1.750     |           |          |
| NOO 75.01% thru 80% LTV                           |         |                     |           | 3.000     |           |          |
| <b>LOAN AMOUNT</b>                                |         |                     |           |           |           |          |
| Loan Amount = or < than \$40,000                  |         |                     |           | 0.625     |           |          |
| Loan Amount \$40,001 to \$50,000                  |         |                     |           | 0.500     |           |          |
| Loan Amount \$50,001 to \$80,000                  |         |                     |           | 0.250     |           |          |
| <b>CASH OUT</b>                                   |         |                     |           |           |           |          |
|   | <=60%   | 60.01-75%           | 75.01-80% |           |           |          |
| Credit Score < 620                                | 1.000   | 1.750               | 2.750     |           |           |          |
| Credit Score 620 - 639                            | 0.000   | 0.750               | 2.250     |           |           |          |
| Credit Score 640 - 659                            | 0.000   | 0.750               | 1.750     |           |           |          |
| Credit Score 660 - 679                            | 0.000   | 0.250               | 1.000     |           |           |          |
| Credit Score 680 - 699                            | 0.000   | 0.250               | 0.875     |           |           |          |
| Credit Score 700 - 719                            | 0.000   | 0.125               | 0.500     |           |           |          |
| Credit Score 720 - 739                            | 0.000   | 0.125               | 0.500     |           |           |          |
| Credit Score >= 740                               | 0.000   | 0.000               | 0.250     |           |           |          |
| <b>PROPERTY TYPE</b>                              |         |                     |           |           |           |          |
| 2 units   |         |                     |           | 0.500     |           |          |
| 3-4 units   |         |                     |           | 1.000     |           |          |
| <b>OTHER</b>                                      |         |                     |           |           |           |          |
| ADVERSE MARKET DELIVERY CHARGE                    |         |                     |           | 0.250     |           |          |
| Purchase Credit                                   |         |                     |           | (0.125)   |           |          |
| 15 Day Pricing (Approved Purchases Only)          |         |                     |           | (0.125)   |           |          |
| 60 Day Pricing                                    |         |                     |           | 0.125     |           |          |
| <b>CREDIT SCORE ADDS FOR LTVs</b>                 |         |                     |           |           |           |          |
|   | <=60%   | 60.01-70%           | 70.01-75% | 75.01-80% | 80.01-85% | >= 85.01 |
| < 620   | 0.000   | 0.750               | 2.750     | 2.750     | 2.750     | 2.750    |
| 620 - 639   | 0.000   | 0.750               | 2.500     | 2.750     | 2.750     | 2.250    |
| 640 - 659   | 0.000   | 0.500               | 1.750     | 2.250     | 2.000     | 1.500    |
| 660 - 679   | 0.000   | 0.500               | 1.250     | 1.750     | 1.500     | 1.000    |
| 680 - 699   | 0.000   | 0.500               | 0.500     | 1.000     | 0.500     | 0.250    |
| 700 - 719   | (0.250) | 0.500               | 0.500     | 0.750     | 0.500     | 0.250    |
| 720 - 739   | (0.250) | 0.000               | 0.000     | 0.250     | 0.000     | (0.250)  |
| >= 740  | (0.250) | 0.000               | 0.000     | 0.000     | 0.000     | (0.250)  |
| <b>ADDS FOR LOANS WITH SUBORDINATE FINANCING*</b> |         |                     |           |           |           |          |
| <b>(A331 / A351)</b>                              |         |                     |           |           |           |          |
| LTV 65.01 - 90%                                   |         | CLTV 75.01 thru 90% |           | 0.250     |           |          |
| <b>(A305 Only)</b>                                |         |                     |           |           |           |          |
| LTV 65.01 - 90% C/S < 720                         |         | CLTV 75.01 - 90%    |           | 0.500     |           |          |
| LTV 65.01 - 90% C/S => 720                        |         | CLTV 75.01 - 90%    |           | 0.250     |           |          |

**FNMA Conforming Limits**

|                      |
|----------------------|
| 1 Unit to \$417,000  |
| 2 Units to \$533,850 |
| 3 Units to \$645,300 |
| 4 Units to \$801,950 |

\* On CLTV's from 90.01 % thru 95 %, the 2nd TD must be thru an institution and not a seller carry.

**Effective immediately, Downey will no longer be accepting new wholesale loan applications.**

- Available in the states of: AZ and CA only
- Loans must comply with all applicable federal and state laws, including all anti-predatory lending laws
- Pre-Locks are not currently available
- Brokers will be charged .125 for not delivering a complete loan package within 30 days of submission date (effective for all loan programs).

Downey Savings limits total fees charged on any loan transaction to the lesser of 5% of the principal loan amount or the maximum allowed under state-specific restrictions. Fees include all lender and broker fees, yield spread premium and certain third party fees. State-specific restrictions may include additional fees.

CONSULT [www.downeywholesale.com](http://www.downeywholesale.com) FOR DOWNEY SAVINGS PROGRAM MATRICES AND UNDERWRITING/APPRaisal GUIDELINES.

UNDERWRITING \$325, DOC'S \$200, TAX SVC \$56, FLOOD \$8.50, WIRE XFER \$50, CREDIT REPORT \$8.50 - \$14.00. AN APPRAISAL REVIEW MAY BE REQUIRED, THE COST OF WHICH WILL VARY; THE MINIMUM APPRAISAL REVIEW FEE IS \$150.00.

This information is provided to assist real estate professionals only and is not intended for distribution to or for use by the general public. This information is not intended nor should it be construed as an advertisement to promote credit as defined by Title 12, Code of Federal Regulations, Section 226.2. Programs, Rates and Terms subject to change without notice.

# Downey Programs

**Effective immediately, Downey will no longer be accepting new wholesale loan applications.**

|             |                    |                   |                 |
|-------------|--------------------|-------------------|-----------------|
| <b>COFI</b> | <b>6 Mo. Libor</b> | <b>1 Yr Libor</b> | <b>1 Yr CMT</b> |
| 2.693       | 3.428              | 3.421             | 1.660           |

**A-120**  
**1 Yr CMT Amortizing**

All Locks are for 45 Days

| Rate  | Margin | Fee     | Pre-Pay |
|-------|--------|---------|---------|
| 5.750 | 2.250  | 0.250   | None    |
| 5.875 | 2.125  | 0.000   | 1 Year  |
| 5.125 | 2.125  | 0.000   | 2 Year  |
| 5.250 | 2.250  | (0.250) | 2 Year  |
| 5.375 | 2.375  | (0.500) | 2 Year  |
| 5.500 | 2.500  | (0.750) | 2 Year  |
| 6.375 | 2.625  | (1.000) | 1 Year  |
| 5.625 | 2.625  | (1.000) | 2 Year  |
| 5.125 | 2.750  | (1.250) | 3 Year  |
| 5.250 | 2.875  | (1.500) | 3 Year  |

11.500% Life Cap

| A-120 Pricing Adjustments        | Fees    | Rate  |
|----------------------------------|---------|-------|
| <b>OCCUPANCY</b>                 |         |       |
| Owner Occupied Purchase          | (0.250) |       |
| Non-Owner Occupied               | 1.500   |       |
| Second Home                      | 0.250   |       |
| <b>LOAN AMOUNT</b>               |         |       |
| Loan Amount = or < than \$40,000 | 0.625   |       |
| Loan Amount \$40,001 to \$50,000 | 0.500   |       |
| Loan Amount \$50,001 to \$80,000 | 0.250   |       |
| Loan Amts > \$1.0 million        |         | 0.375 |
| <b>PROPERTY TYPE</b>             |         |       |
| 2-4 Units                        | 0.500   |       |
| <b>OTHER</b>                     |         |       |
| 60 Day pricing                   | 0.125   |       |

**A-121 program is no longer available.**

-Brokers will be charged .125 for not delivering a complete loan package within 30 days of submission date (effective for all loan programs).

**-Available in the states of: AZ and CA only**

-Loans must comply with all applicable federal and state laws, including all anti-predatory lending laws

Downey Savings limits total fees charged on any loan transaction to the lesser of 5% of the principal loan amount or the maximum allowed under state-specific restrictions.

Fees include all lender and broker fees, yield spread premium and certain third party fees. State-specific restrictions may include additional fees.

The maximum rebate DSL will pay to broker is \$50,000

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