

Downey Programs

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

A-331 3/1 Conforming/ 1 Yr Libor Arm Margin 2.25% Caps: 2/2/6			A-351 5/1 Conforming/ 1 Yr Libor Arm 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			
OCCUPANCY							
NOO to 75% LTV				1.750			
NOO 75.01% thru 80% LTV				3.000			
LOAN AMOUNT							
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			
CASH OUT							
		<=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	
PROPERTY TYPE							
2 units				0.500			
3-4 units				1.000			
OTHER							
ADVERSE MARKET DELIVERY CHARGE				0.250			
Purchase Credit				(0.125)			
15 Day Pricing (Approved Purchases Only)				(0.125)			
60 Day Pricing				0.125			
CREDIT SCORE ADDS FOR LTVs							
		<=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*							
(A331 / A351)							
LTV 65.01 - 90%		CLTV 75.01 thru 90%				0.250	
(A305 Only)							
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	

* 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 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.