



SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928
 Toll Free: 844-356-5300

Branch Contact Information	Lock Expiration Dates
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<p>www.sierrapacificmortgage.com/wholesale</p> <p>Regional Manager: Alison Fetherolf 707-508-3400</p> <p>Account Executives: (North Bay) Linda Bassignani 707-548-9229 Clint Henrikson 217-433-6728 Milo Wishart 925-765-6456</p> <p>Account Executives: Lanita Akers TX 972-689-7068 Roxanne Jackson AZ 602-451-2418 Denise Lynn WI,IL 414-510-3798</p>	<p>Rate lock cut-off at 5:00 PM PT. No faxes allowed.</p> <table style="width:100%;"> <tr> <td>15 Day lock expiration:</td> <td style="text-align: right;">3/30/2020</td> </tr> <tr> <td>30 Day lock expiration:</td> <td style="text-align: right;">4/14/2020</td> </tr> <tr> <td>45 Day lock expiration:</td> <td style="text-align: right;">4/29/2020</td> </tr> <tr> <td>60 Day lock expiration: (Purchase only)</td> <td style="text-align: right;">5/14/2020</td> </tr> </table> <p>60 Day Lock Price for purchase transactions*: Add to 45 day price 0.25</p> <p>*excludes Non-agency jumbo</p>	15 Day lock expiration:	3/30/2020	30 Day lock expiration:	4/14/2020	45 Day lock expiration:	4/29/2020	60 Day lock expiration: (Purchase only)	5/14/2020
15 Day lock expiration:	3/30/2020								
30 Day lock expiration:	4/14/2020								
45 Day lock expiration:	4/29/2020								
60 Day lock expiration: (Purchase only)	5/14/2020								

	Lock Policies:
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	<p>All loans must be locked on the web at www.sierrapacificmortgage.com/wholesale</p> <ul style="list-style-type: none"> · Lock Extension allowed only on approved loans · Relocks allowed only on approved loans with underwritten property appraisal · Subsequent extensions will be subject to regular extension fees · If a loan has been relocked, an extension within a re-lock period is not allowed · All Locks, Re-Locks and Extensions must be processed by 5:00 PM Pacific Time. · 15 day locks require SPM underwriting approval, otherwise loans will be locked at the 30 day term <p>Please review your lock confirmation to ensure that it has the correct impound message and compensation selection.</p>
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General Information	Economic Calendar
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<p>FHA ID#: 7056001403 VA ID#: 9062460401</p> <p style="color: green;">Approved to do business in the following states:</p> <table style="width:100%; text-align: center;"> <tr> <td>AZ</td><td>NM</td><td>IA</td><td>ND</td><td>TN</td><td>KS</td> </tr> <tr> <td>CA</td><td>OR</td><td>IL</td><td>SD</td><td></td><td>MO</td> </tr> <tr> <td>CO</td><td>UT</td><td>MI</td><td>NE</td><td></td><td>OK</td> </tr> <tr> <td>ID</td><td>WA</td><td>MT</td><td>MN</td><td></td><td>LA</td> </tr> <tr> <td>NV</td><td>WY</td><td>AR</td><td>WI</td><td></td><td>TX</td> </tr> </table> <p>LOAN DELIVERY REQUIREMENTS: 30 Day lock - 2nd business day after lock date. 45 Day Lock - 5th business day after lock date. Slim Package option will reduce appraisal ordering time & loan boarding time!</p> <p>· Upload conditions via Blitz eFile. Visit the website or contact your AE.</p> <p>Lender Credit/YSPP Allowed for new loan recurring/non-recurring closing costs only Not allowed to pay existing debt or current lien of record pay down.</p>	AZ	NM	IA	ND	TN	KS	CA	OR	IL	SD		MO	CO	UT	MI	NE		OK	ID	WA	MT	MN		LA	NV	WY	AR	WI		TX	<table style="width:100%;"> <tr> <td>Mon.</td> <td>Empire Manufacturing</td> </tr> <tr> <td>Tues.</td> <td>Retail Sales Advance, Industrial Production, Capacity Utilization, Business Inventories</td> </tr> <tr> <td>Wed.</td> <td>MBA Mortgage Applications, Building Permits, Housing Starts, FOMC Meeting</td> </tr> <tr> <td>Thurs.</td> <td>Initial Jobless Claims, Continuing Claims, Bloomberg Consumer Comfort Philadelphia Fed Business Outlook, Leading Index</td> </tr> <tr> <td>Fri.</td> <td>Existing Home Sales</td> </tr> </table> <table style="width:100%; margin-top: 10px;"> <tr> <td>Admin Fees (CA,NV,OR,WA):</td> <td style="text-align: right;">\$1,075</td> </tr> <tr> <td>Admin Fees (all other states)</td> <td style="text-align: right;">\$850</td> </tr> </table>	Mon.	Empire Manufacturing	Tues.	Retail Sales Advance, Industrial Production, Capacity Utilization, Business Inventories	Wed.	MBA Mortgage Applications, Building Permits, Housing Starts, FOMC Meeting	Thurs.	Initial Jobless Claims, Continuing Claims, Bloomberg Consumer Comfort Philadelphia Fed Business Outlook, Leading Index	Fri.	Existing Home Sales	Admin Fees (CA,NV,OR,WA):	\$1,075	Admin Fees (all other states)	\$850
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Mortgagee Clause	Indices
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<p style="text-align: center;">SIERRA PACIFIC MORTGAGE COMPANY, INC. ITS SUCCESSORS AND/OR ASSIGNS 1180 IRON POINT ROAD, SUITE 200 FOLSOM, CA 95630</p>	<table style="width:100%;"> <tr> <td>Prime</td> <td style="text-align: right;">4.250</td> </tr> <tr> <td>1 Mo Libor</td> <td style="text-align: right;">0.612</td> </tr> <tr> <td>1 Yr CMT</td> <td style="text-align: right;">0.380</td> </tr> <tr> <td>1 Yr Libor</td> <td style="text-align: right;">0.819</td> </tr> </table> <p>APOR Calculator: www.ffiec.gov/ratespread/ APOR Tables : www.ffiec.gov/ratespread/aportables.htm</p>	Prime	4.250	1 Mo Libor	0.612	1 Yr CMT	0.380	1 Yr Libor	0.819
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Important News	Fees
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<p style="color: red; text-align: center;">**NEW FHLMC HOMEONE PROGRAM**</p> <p style="color: red; text-align: center;">**NEW FHLMC MEDICAL PROFESSIONAL PROGRAM**</p>	<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p style="font-size: 1.2em; font-weight: bold;">-.50 Purchase Special on Fixed Conventional & Government Loans!!!</p> </div>
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NEW : PRICING INCENTIVE FOR THE FOLLOWING STATES	Tables of Contents
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<p style="color: blue;">**IMPROVE FIXED GOVERNMENT BY .25 IN PRICE</p> <p style="color: blue;">AR,AZ,CO,IA,IL,IN,KS,KY,LA,MI,MN,MO,MT ND,NE,NM,OH,OK,SD,TN,TX,UT,WI,& WY</p> <hr/> <p style="text-align: center;">No Impounds - no add (CA only)!!</p> <hr/> <p style="text-align: center;">We can do vestings in a Trust. Trust approval required. Complete Trust required.</p>	<table style="width:100%;"> <tr> <th style="text-align: left;">Programs</th> <th style="text-align: right;">Page</th> </tr> <tr> <td colspan="2" style="color: green; font-weight: bold;">Please check both FNMA & FNLMC to insure you have best price!</td> </tr> <tr> <td>FNMA Fixed & ARM Rates</td> <td style="text-align: right;">2</td> </tr> <tr> <td>FHLMC Fixed & ARM Rates</td> <td style="text-align: right;">3</td> </tr> <tr> <td>Government Products</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Harp - Du Refi Plus</td> <td style="text-align: right;">5</td> </tr> <tr> <td>Harp - Open Access</td> <td style="text-align: right;">6</td> </tr> <tr> <td>Jumbo Products</td> <td style="text-align: right;">7</td> </tr> <tr> <td>Jumbo Products</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Jumbo Products</td> <td style="text-align: right;">9</td> </tr> </table>	Programs	Page	Please check both FNMA & FNLMC to insure you have best price!		FNMA Fixed & ARM Rates	2	FHLMC Fixed & ARM Rates	3	Government Products	4	Harp - Du Refi Plus	5	Harp - Open Access	6	Jumbo Products	7	Jumbo Products	8	Jumbo Products	9
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FHLMC FIXED RATE

T300FR 30 Yr FRM				T304FR 20 Yr FRM				T301FR 15 Yr FRM				T300JFR SUPER CONFORMING 30																																																							
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day																																																				
3.000	0.317	0.542	0.542	3.250	-1.434	-1.309	-1.109	3.125	-2.256	-2.131	-1.931	3.250	0.986	1.211	1.211																																																				
3.125	-0.183	0.042	0.042	3.375	-1.856	-1.731	-1.531	3.250	-2.643	-2.518	-2.318	3.375	0.486	0.711	0.711																																																				
3.250	-0.683	-0.458	-0.458	3.500	-2.576	-2.451	-2.251	3.375	-2.986	-2.861	-2.661	3.500	-0.014	0.211	0.211																																																				
3.375	-1.090	-0.865	-0.865	3.625	-2.783	-2.658	-2.458	3.500	-3.290	-3.165	-2.965	3.625	-0.514	-0.289	-0.289																																																				
3.500	-1.546	-1.321	-1.321	3.750	-2.971	-2.846	-2.646	3.625	-3.000	-2.875	-2.675	3.750	0.449	0.674	0.674																																																				
3.625	-1.838	-1.613	-1.613	3.875	-3.384	-3.259	-3.059	3.750	-3.373	-3.248	-3.048	3.875	0.139	0.364	0.364																																																				
3.750	-1.344	-1.119	-1.119	4.000	-3.672	-3.547	-3.347	3.875	-3.527	-3.402	-3.202	3.990	-0.031	0.194	0.194																																																				
3.875	-1.654	-1.429	-1.429	4.125	-3.883	-3.758	-3.558	4.000	-3.904	-3.779	-3.579	4.000	-0.201	0.025	0.025																																																				
3.990	-1.824	-1.599	-1.599	4.250	-4.028	-3.903	-3.703	4.125	-3.973	-3.848	-3.648	4.125	-0.251	-0.026	-0.026																																																				
4.000	-1.993	-1.768	-1.768	4.375	-4.287	-4.162	-3.962	4.250	-4.343	-4.218	-4.018	4.250	0.528	0.753	0.753																																																				
4.125	-2.043	-1.818	-1.818	4.500	-4.577	-4.452	-4.252	4.375	-4.675	-4.550	-4.350	4.375	0.241	0.466	0.466																																																				
4.250	-2.077	-1.852	-1.852	<table border="1"> <thead> <tr> <th colspan="4">T301JFR SUPER CONFORMING 15</th> </tr> <tr> <th>RATE</th><th>15 Day</th><th>30 Day</th><th>45 Day</th> </tr> </thead> <tbody> <tr><td>2.875</td><td>-0.899</td><td>-0.774</td><td>-0.574</td></tr> <tr><td>3.000</td><td>-1.188</td><td>-1.063</td><td>-0.863</td></tr> <tr><td>3.125</td><td>-1.569</td><td>-1.444</td><td>-1.244</td></tr> <tr><td>3.250</td><td>-1.956</td><td>-1.831</td><td>-1.631</td></tr> <tr><td>3.375</td><td>-2.299</td><td>-2.174</td><td>-1.974</td></tr> <tr><td>3.500</td><td>-2.603</td><td>-2.478</td><td>-2.278</td></tr> <tr><td>3.625</td><td>-1.875</td><td>-1.750</td><td>-1.550</td></tr> <tr><td>3.750</td><td>-2.248</td><td>-2.123</td><td>-1.923</td></tr> <tr><td>3.875</td><td>-2.402</td><td>-2.277</td><td>-2.077</td></tr> <tr><td>4.000</td><td>-2.779</td><td>-2.654</td><td>-2.454</td></tr> <tr><td>4.125</td><td>-2.473</td><td>-2.348</td><td>-2.148</td></tr> </tbody> </table>												T301JFR SUPER CONFORMING 15				RATE	15 Day	30 Day	45 Day	2.875	-0.899	-0.774	-0.574	3.000	-1.188	-1.063	-0.863	3.125	-1.569	-1.444	-1.244	3.250	-1.956	-1.831	-1.631	3.375	-2.299	-2.174	-1.974	3.500	-2.603	-2.478	-2.278	3.625	-1.875	-1.750	-1.550	3.750	-2.248	-2.123	-1.923	3.875	-2.402	-2.277	-2.077	4.000	-2.779	-2.654	-2.454	4.125	-2.473	-2.348	-2.148
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Freddie Mac Medical Professional Program
 Now available
 T300FRMD, T300JFMD, T301FRMD,
 T304FRMD
 A342FRMD, A342JFRMD

FHLMC ARMS

A341FR 5/1 ARM Caps 2/2/5 2.25 margin				A342FR 7/1 ARM Caps 5/2/5 2.25 margin				A341JFR 5/1 SUPER CONFORMING Caps 2/2/5 2.25 margin				A342JFR 7/1 SUPER CONFORMING Caps 5/2/5 2.25 margin			
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day
2.625	-1.201	-1.076	-0.876	2.875	-1.609	-1.484	-1.284	2.625	-0.951	-0.826	-0.626	2.875	-1.359	-1.234	-1.034
2.750	-1.618	-1.493	-1.293	3.000	-1.782	-1.657	-1.457	2.750	-1.368	-1.243	-1.043	3.000	-1.532	-1.407	-1.207
2.875	-1.910	-1.785	-1.585	3.125	-1.955	-1.830	-1.630	2.875	-1.660	-1.535	-1.335	3.125	-1.705	-1.580	-1.380
3.000	-2.012	-1.887	-1.687	3.250	-1.887	-1.857	-1.657	3.000	-1.762	-1.637	-1.437	3.250	-1.732	-1.607	-1.407
3.125	-2.115	-1.990	-1.790	3.375	-2.105	-1.980	-1.780	3.125	-1.865	-1.740	-1.540	3.375	-1.855	-1.730	-1.530
3.250	-2.092	-1.967	-1.767	3.500	-2.375	-2.250	-2.050	3.250	-1.842	-1.717	-1.517	3.500	-2.125	-2.000	-1.800
3.375	-2.152	-2.027	-1.827	3.625	-2.646	-2.521	-2.321	3.375	-1.902	-1.777	-1.577	3.625	-2.396	-2.271	-2.071
3.500	-2.336	-2.211	-2.011	3.750	-3.067	-2.942	-2.742	3.500	-2.086	-1.961	-1.761	3.750	-2.817	-2.692	-2.492
3.625	-2.520	-2.395	-2.195	3.875	-3.389	-3.264	-3.064	3.625	-2.270	-2.145	-1.945	3.875	-3.139	-3.014	-2.814
3.750	-2.768	-2.643	-2.443	4.000	-3.560	-3.435	-3.235	3.750	-2.518	-2.393	-2.193	4.000	-3.310	-3.185	-2.985
3.875	-2.974	-2.849	-2.649	4.125	-3.730	-3.605	-3.405	3.875	-2.724	-2.599	-2.399	4.125	-3.480	-3.355	-3.155

Based on the 1 Yr Libor: 0.8194

Freddie Direct: FICO/LTV Grid for Mortgages other than Relief Refi Mortgages

Risk-Based Adjustments							
	<= 60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-95	>95%
740+	0.000	0.250	0.250	0.500	0.250	0.250	0.750
720-739	0.000	0.250	0.500	0.750	0.500	0.500	1.000
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.500
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.500
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.500

*Manufactured Home : 1.5
 No Impounds (Non-CA): add 25

Cash-Out Refinance Mortgages FICO/LTV:

Risk-Based Adjustments				
	<= 60%	60.01-70	70.01-75	75.01-80
740+	0.375	0.625	0.625	0.875
720-739	0.375	1.000	1.000	1.125
700-719	0.375	1.000	1.000	1.125
680-699	0.375	1.125	1.125	1.750
660-679	0.625	1.125	1.125	1.875
640-659	0.625	1.625	1.625	2.625
620-639	0.625	1.625	1.625	3.125

The above RISK-BASED adds apply to ALL loan programs with terms > 15 years:

Adjustments applied to MULTI-UNIT properties:

Risk-Based Adjustments							
# UNITS	<= 60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	>90
2	1.000	1.000	1.000	1.000	1.000	1.000	1.000
3-4	1.000	1.000	1.000	1.000	1.500	2.000	2.000

Adjustments applied to SUPER CONFORMING mortgages:

Risk-Based Adjustments				
Product	Purpose	<=75%	75.01-80	>80
30-, 20-, & 15-year Fixed Rate Fully Amortizing	Purch & No Cash-out Refi	0.000	0.000	0.000
	Cash-out Refi	1.000	1.000	N/A
Fully Amortizing ARMs	Purch & No Cash-out Refi	1.000	1.750	1.750
	Cash-out Refi	1.750	2.500	N/A

Mortgages with Secondary Financing other than Relief Refi:			
LTV Ratios	TLTV Ratios	FICO	
		<720	>=720
<=65%	>80% & <=95%	0.875	0.625
>65% & <=75%	>80% & <=95%	1.125	0.875
<=75%	<=80%	0.375	0.375
>75% & <=95%	>76% & <=95%	1.375	1.125

Product Specific Adjustments	
Condo LTV > 75%, term > 15 years	0.750
ARMs LTV > 90%	0.250

T300FRCO/T301FRCO Cash Out >80% LTV add : 1.5

HP Codes: T300HP, T304HP, T301HP, T300HA, T304HA & T301HA
 HOMEPOSSIBLE LTV > 80% & FICO >= 680 LLPA Cap = 0
 HOMEPOSSIBLE All other LTV & FICO combinations LLPA Cap = 1.50
 HOMEPOSSIBLE See LMPI Grid at bottom of Page 4



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FNMA FIXED RATE

25 & 30 Year Fixed (T300FD)				30 Year Fixed High Balance (T300JFD)				20 Year Fixed (T304FD)				15 Year Fixed (T301FD)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
3.000	0.453	0.678	0.678	3.250	1.559	1.784	1.784	3.250	-1.788	-1.663	-1.463	2.750	-1.402	-1.277	-1.077
3.125	-0.047	0.178	0.178	3.375	1.059	1.284	1.284	3.375	-2.376	-2.251	-2.051	2.875	-1.830	-1.705	-1.505
3.250	-0.547	-0.322	-0.322	3.500	0.559	0.784	0.784	3.500	-2.839	-2.714	-2.514	3.000	-2.251	-2.126	-1.926
3.375	-1.144	-0.919	-0.919	3.625	0.426	0.651	0.651	3.625	-3.247	-3.122	-2.922	3.125	-2.815	-2.690	-2.490
3.500	-1.521	-1.296	-1.296	3.750	1.089	1.314	1.314	3.750	-2.873	-2.748	-2.548	3.250	-2.568	-2.443	-2.243
3.625	-1.779	-1.554	-1.554	3.875	0.742	0.967	0.967	3.875	-3.356	-3.231	-3.031	3.375	-2.971	-2.846	-2.646
3.750	-1.241	-1.016	-1.016	3.990	-0.803	-0.578	-0.578	4.000	-3.678	-3.553	-3.353	3.500	-3.246	-3.121	-2.921
3.875	-1.713	-1.488	-1.488	4.000	0.310	0.535	0.535	4.125	-3.858	-3.733	-3.533	3.625	-3.540	-3.415	-3.215
3.990	-1.783	-1.558	-1.558	4.125	1.564	1.789	1.789	4.250	-3.316	-3.191	-2.991	3.750	-2.798	-2.673	-2.473
4.000	-1.853	-1.628	-1.628	4.250	1.295	1.520	1.520	4.375	-3.648	-3.523	-3.323	3.875	-3.148	-3.023	-2.823
4.125	-2.100	-1.875	-1.875	4.375	1.073	1.298	1.298	4.500	-3.967	-3.842	-3.642	4.000	-3.471	-3.346	-3.146
4.250	-1.646	-1.421	-1.421	4.500	0.938	1.163	1.163	4.625	-4.176	-4.051	-3.851	4.125	-3.795	-3.670	-3.470
4.375	-1.985	-1.760	-1.760	4.625	1.693	1.918	1.918	4.750	-4.206	-4.081	-3.881	4.250	-3.742	-3.617	-3.417
4.500	-2.177	-1.952	-1.952	4.750	1.367	1.592	1.592	4.875	-4.569	-4.444	-4.244				
4.625	-2.332	-2.107	-2.107	4.875	1.127	1.352	1.352								
4.750	-2.224	-1.999	-1.999	4.990	-0.281	-0.056	-0.056								
4.875	-2.576	-2.351	-2.351	5.000	0.944	1.169	1.169								
4.990	-2.728	-2.503	-2.503	5.125	0.889	1.114	1.114								
5.000	-2.879	-2.654	-2.654	5.250	0.654	0.879	0.879								
5.125	-3.191	-2.966	-2.966	5.375	0.569	0.794	0.794								
5.250	-3.556	-3.331	-3.331												
5.375	-3.507	-3.282	-3.282												
5.500	-3.726	-3.501	-3.501												

"Higher note rates are available in Sierra's pricing engine".

FNMA FIXED RATE

10 Year Fixed (T305FD)				15 Year Fixed High Balance (T301JFD)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
2.375	-0.126	-0.001	0.199	2.750	-0.325	-0.200	0.000
2.500	-0.912	-0.787	-0.587	2.875	-0.656	-0.531	-0.331
2.625	-1.406	-1.281	-1.081	3.000	-1.098	-0.973	-0.773
2.750	-1.839	-1.714	-1.514	3.125	-1.467	-1.342	-1.142
2.875	-2.267	-2.142	-1.942	3.250	-1.769	-1.644	-1.444
3.000	-2.689	-2.564	-2.364	3.375	-2.051	-1.926	-1.726
3.125	-3.252	-3.127	-2.927	3.500	-2.241	-2.116	-1.916
3.250	-2.979	-2.854	-2.654	3.625	-2.450	-2.325	-2.125
3.375	-3.382	-3.257	-3.057	3.750	-1.716	-1.591	-1.391
3.500	-3.657	-3.532	-3.332	3.875	-1.963	-1.838	-1.638
3.625	-3.951	-3.826	-3.626	4.000	-2.189	-2.064	-1.864
3.750	-3.084	-2.959	-2.759	4.125	-2.415	-2.290	-2.090
3.875	-3.434	-3.309	-3.109				
4.000	-3.757	-3.632	-3.432				

FNMA ARMS

5/1 ARM Caps 2/2/5 2.25 margin (A534FD)				7/1 ARM Caps 5/2/5 2.25 margin (A342FD)				5/1 HIGH BAL Caps 2/2/5 2.25 margin (A534JFD)				7/1 HIGH BAL Caps 5/2/5 2.25 margin (A342JFD)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
3.125	-1.346	-1.221	-1.021	2.875	-0.928	-0.803	-0.603	3.125	-0.846	-0.721	-0.521	2.875	-0.428	-0.303	-0.103
3.250	-1.130	-1.005	-0.805	3.000	-1.327	-1.202	-1.002	3.250	-0.630	-0.505	-0.305	3.000	-0.827	-0.702	-0.502
3.375	-1.325	-1.200	-1.000	3.125	-1.725	-1.600	-1.400	3.375	-0.825	-0.700	-0.500	3.125	-1.225	-1.100	-0.900
3.500	-1.481	-1.356	-1.156	3.250	-2.124	-1.999	-1.799	3.500	-0.981	-0.856	-0.656	3.250	-1.624	-1.499	-1.299
3.625	-1.483	-1.358	-1.158	3.375	-2.000	-1.875	-1.675	3.625	-0.983	-0.858	-0.658	3.375	-1.500	-1.375	-1.175
3.750	-1.466	-1.341	-1.141	3.500	-1.335	-1.210	-1.010	3.750	-0.966	-0.841	-0.641	3.500	-0.835	-0.710	-0.510
3.875	-1.357	-1.232	-1.032	3.625	-1.483	-1.358	-1.158	3.875	-0.857	-0.732	-0.532	3.625	-0.983	-0.858	-0.658
4.000	-1.373	-1.248	-1.048	3.750	-1.466	-1.341	-1.141	4.000	-0.873	-0.748	-0.548	3.750	-0.966	-0.841	-0.641
4.125	-1.459	-1.334	-1.134	3.875	-1.357	-1.232	-1.032	4.125	-0.959	-0.834	-0.634	3.875	-0.857	-0.732	-0.532
4.250	-1.362	-1.237	-1.037	4.000	-1.373	-1.248	-1.048	4.250	-0.862	-0.737	-0.537	4.000	-0.873	-0.748	-0.548

Based on the 1 Yr Libor: 0.8194

The following are RISK-BASED adjustments that apply to all programs:

Agency Cash-Out Refi FICO/LTV Grid			
	<= 60%	60.01-75%	75.01-80%
740+	0.375	0.625	0.875
720-739	0.375	1.000	1.125
700-719	0.375	1.000	1.125
680-699	0.375	1.125	1.750
660-679	0.625	1.125	1.875
640-659	0.625	1.625	2.625
620-639	0.625	1.625	3.125

Mortgages with Subordinate Financing:			
LTV Range	CLTV Range	Fico < 720	Fico >= 720
<= 65%	80.01% - 95%	0.875	0.625
65.01% - 75%	80.01% - 95%	1.125	0.875
75.01% - 95%	90.01% - 95%	1.375	1.125
75.01% - 90%	76.01% - 90%	1.375	1.125

LTV < CLTV & NOT LISTED ABOVE 0.375

Product Specific Adjustments

- * 2nd Home LTV => 85% : .25
- * High balance Cash out : 1.0 point
- * High balance (Arm) LTV <= 75% : .75
- * High balance (Arm) LTV > 75% : 1.5
- * Manufactured Home : 1.5

The following RISK-BASED adds apply to ALL loan programs with terms > 15 years:

Non-DU Refi Plus: Agency FICO/LTV Grid								
	<= 60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
740+	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500

No Impounds (Non-CA): add .25

* CLTV 95.01-97%: 1.50

* LTV 97.01-105% : 1.0

* Condo > 75% LTV: 0.75

* 2-4 units : 1.0

Investment Properties*			
LTV	<=75%	75.01-80%	80.01-85%
	2.125	3.375	4.125

* Refer to guides for eligibility

HOMEReady LTV > 80% & FICO >= 680
HOMEReady All other LTV & FICO combinations
HOMEReady See LMPI Grid at bottom of Page 4

LLPA Cap = 0
 LLPA Cap = 1.50
HOMEReady Codes : T300HR,T300JHR,T304HR,T301HR & T305HR



SPM will not fund a loan that is within the Federal Section 32 or any other State/County/City High Cost Calculation. All rates and programs are subject to change without notice. This information is for the use of approved mortgage lenders only and is not intended for distribution to consumers. This is not an advertisement to extend customer credit as defined by part 226.2 of Regulation Z. Interest rate, program terms and conditions are subject to change without notice. Not all products are available in all states and for all loan amounts. Other restrictions and limitations may apply. Granting of loan is subject to the credit and policy requirements of Sierra Pacific Mortgage, Inc.



SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928

FANNIE MAE HOMESTYLE

30 Year Fixed (T300HS)				30 Yr Fixed High Balance (T300JHS)				15 Year Fixed (T301HS)				15 Year Fixed (T301JHS)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
3.500	-0.021	0.204	0.204	3.990	0.897	1.122	1.122	2.625	0.407	0.532	0.732	2.375	1.374	1.499	1.699
3.625	-0.279	-0.054	-0.054	4.000	2.010	2.235	2.235	2.750	-0.027	0.098	0.298	2.500	0.588	0.713	0.913
3.750	0.259	0.484	0.484	4.125	3.264	3.489	3.489	2.875	-0.455	-0.330	-0.130	2.625	0.094	0.219	0.419
3.875	-0.213	0.012	0.012	4.250	2.995	3.220	3.220	3.000	-0.876	-0.751	-0.551	2.750	-0.339	-0.214	-0.014
3.990	-0.283	-0.058	-0.058	4.375	2.773	2.998	2.998	3.125	-1.440	-1.315	-1.115	2.875	-0.767	-0.642	-0.442
4.000	-0.353	-0.128	-0.128	4.500	2.638	2.863	2.863	3.250	-1.193	-1.068	-0.868	3.000	-1.189	-1.064	-0.864
4.125	-0.600	-0.375	-0.375	4.625	3.393	3.618	3.618	3.375	-1.596	-1.471	-1.271	3.125	-1.752	-1.627	-1.427
4.250	-0.146	0.079	0.079	4.750	3.067	3.292	3.292	3.500	-1.871	-1.746	-1.546	3.250	-1.479	-1.354	-1.154
4.375	-0.485	-0.260	-0.260	4.875	2.827	3.052	3.052	3.625	-2.165	-2.040	-1.840	3.375	-1.882	-1.757	-1.557
4.500	-0.677	-0.452	-0.452	4.990	1.419	1.644	1.644	3.750	-1.423	-1.298	-1.098	3.500	-2.157	-2.032	-1.832
4.625	-0.832	-0.607	-0.607	5.000	2.644	2.869	2.869	3.875	-1.773	-1.648	-1.448	3.625	-2.451	-2.326	-2.126
4.750	-0.724	-0.499	-0.499	5.125	2.589	2.814	2.814	4.000	-2.096	-1.971	-1.771	3.750	-1.584	-1.459	-1.259
4.875	-1.076	-0.851	-0.851	5.250	2.354	2.579	2.579	4.125	-2.420	-2.295	-2.095	3.875	-1.934	-1.809	-1.609
4.990	-1.228	-1.003	-1.003	5.375	2.269	2.494	2.494	4.250	-2.367	-2.242	-2.042	4.000	-2.257	-2.132	-1.932

FANNIE MAE ENERGY

30 Year Fixed (T300ENER)				30 Yr Fixed High Balance (T300JENER)				15 Year Fixed (T301ENER)				15 Year Fixed (T301JENER)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
3.500	-0.021	0.204	0.204	3.990	0.897	1.122	1.122	2.625	0.407	0.532	0.732	2.375	1.374	1.499	1.699
3.625	-0.279	-0.054	-0.054	4.000	2.010	2.235	2.235	2.750	-0.027	0.098	0.298	2.500	0.588	0.713	0.913
3.750	0.259	0.484	0.484	4.125	3.264	3.489	3.489	2.875	-0.455	-0.330	-0.130	2.625	0.094	0.219	0.419
3.875	-0.213	0.012	0.012	4.250	2.995	3.220	3.220	3.000	-0.876	-0.751	-0.551	2.750	-0.339	-0.214	-0.014
3.990	-0.283	-0.058	-0.058	4.375	2.773	2.998	2.998	3.125	-1.440	-1.315	-1.115	2.875	-0.767	-0.642	-0.442
4.000	-0.353	-0.128	-0.128	4.500	2.638	2.863	2.863	3.250	-1.193	-1.068	-0.868	3.000	-1.189	-1.064	-0.864
4.125	-0.600	-0.375	-0.375	4.625	3.393	3.618	3.618	3.375	-1.596	-1.471	-1.271	3.125	-1.752	-1.627	-1.427
4.250	-0.146	0.079	0.079	4.750	3.067	3.292	3.292	3.500	-1.871	-1.746	-1.546	3.250	-1.479	-1.354	-1.154
4.375	-0.485	-0.260	-0.260	4.875	2.827	3.052	3.052	3.625	-2.165	-2.040	-1.840	3.375	-1.882	-1.757	-1.557
4.500	-0.677	-0.452	-0.452	4.990	1.419	1.644	1.644	3.750	-1.423	-1.298	-1.098	3.500	-2.157	-2.032	-1.832
4.625	-0.832	-0.607	-0.607	5.000	2.644	2.869	2.869	3.875	-1.773	-1.648	-1.448	3.625	-2.451	-2.326	-2.126
4.750	-0.724	-0.499	-0.499	5.125	2.589	2.814	2.814	4.000	-2.096	-1.971	-1.771	3.750	-1.584	-1.459	-1.259
4.875	-1.076	-0.851	-0.851	5.250	2.354	2.579	2.579	4.125	-2.420	-2.295	-2.095	3.875	-1.934	-1.809	-1.609
4.990	-1.228	-1.003	-1.003	5.375	2.269	2.494	2.494	4.250	-2.367	-2.242	-2.042	4.000	-2.257	-2.132	-1.932

FANNIE MAE HOMESTYLE + ENERGY

25 & 30 Year Fixed (T300HSE)				30 Year Fixed High Balance (T300JHSE)				15 Year Fixed (T301HSE)				15 Year Fixed (T301JHSE)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
3.500	-0.021	0.204	0.204	3.990	0.897	1.122	1.122	2.625	0.407	0.532	0.732	2.375	1.374	1.499	1.699
3.625	-0.279	-0.054	-0.054	4.000	2.010	2.235	2.235	2.750	-0.027	0.098	0.298	2.500	0.588	0.713	0.913
3.750	0.259	0.484	0.484	4.125	3.264	3.489	3.489	2.875	-0.455	-0.330	-0.130	2.625	0.094	0.219	0.419
3.875	-0.213	0.012	0.012	4.250	2.995	3.220	3.220	3.000	-0.876	-0.751	-0.551	2.750	-0.339	-0.214	-0.014
3.990	-0.283	-0.058	-0.058	4.375	2.773	2.998	2.998	3.125	-1.440	-1.315	-1.115	2.875	-0.767	-0.642	-0.442
4.000	-0.353	-0.128	-0.128	4.500	2.638	2.863	2.863	3.250	-1.193	-1.068	-0.868	3.000	-1.189	-1.064	-0.864
4.125	-0.600	-0.375	-0.375	4.625	3.393	3.618	3.618	3.375	-1.596	-1.471	-1.271	3.125	-1.752	-1.627	-1.427
4.250	-0.146	0.079	0.079	4.750	3.067	3.292	3.292	3.500	-1.871	-1.746	-1.546	3.250	-1.479	-1.354	-1.154
4.375	-0.485	-0.260	-0.260	4.875	2.827	3.052	3.052	3.625	-2.165	-2.040	-1.840	3.375	-1.882	-1.757	-1.557
4.500	-0.677	-0.452	-0.452	4.990	1.419	1.644	1.644	3.750	-1.423	-1.298	-1.098	3.500	-2.157	-2.032	-1.832
4.625	-0.832	-0.607	-0.607	5.000	2.644	2.869	2.869	3.875	-1.773	-1.648	-1.448	3.625	-2.451	-2.326	-2.126
4.750	-0.724	-0.499	-0.499	5.125	2.589	2.814	2.814	4.000	-2.096	-1.971	-1.771	3.750	-1.584	-1.459	-1.259
4.875	-1.076	-0.851	-0.851	5.250	2.354	2.579	2.579	4.125	-2.420	-2.295	-2.095	3.875	-1.934	-1.809	-1.609
4.990	-1.228	-1.003	-1.003	5.375	2.269	2.494	2.494	4.250	-2.367	-2.242	-2.042	4.000	-2.257	-2.132	-1.932

The following are RISK-BASED adjustments that apply to all programs:

Mortgages with Subordinate Financing:

LTV Range	CLTV Range	Fico < 720	Fico >= 720
<= 65%	80.01% - 95%	0.875	0.625
65.01% - 75%	80.01% - 95%	1.125	0.875
75.01% - 95%	90.01% - 95%	1.375	1.125
75.01% - 90%	76.01% - 90%	1.375	1.125

LTV < CLTV & NOT LISTED ABOVE 0.375

Product Specific Adjustments

- * CLTV 95.01-97%: 1.50
- * LTV 97.01-105% : 1.0
- * Condo > 75% LTV: 0.75
- * 2-4 units : 1.0
- No Impounds (Non-CA): add .25

The following RISK-BASED adds apply to ALL loan programs with terms > 15 years:

Non-DU Refi Plus: Agency FICO/LTV Grid

	<= 60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
740+	0.000	0.250	0.250	0.500	0.250	0.250	0.250	0.750
720-739	0.000	0.250	0.500	0.750	0.500	0.500	0.500	1.000
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.000	1.500
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	1.500
660-679	0.000	1.000	2.250	2.750	2.750	2.250	2.250	2.250
640-659	0.500	1.250	2.750	3.000	3.250	2.750	2.750	2.750
620-639	0.500	1.500	3.000	3.000	3.250	3.250	3.250	3.500

Investment Properties*

LTV	<=75%	75.01-80%	80.01-85%
	2.125	3.375	4.125

* Refer to guides for eligibility



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SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928
 Toll Free: 844-356-5300

GOVERNMENT PRODUCTS

T100 FHA 30 Year				T100HC FHA 30 Year High Balance				T400/T400SAR USDA 30 Year				T400J USDA 30 Yr High Balance			
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day
2.750	0.063	0.288	0.288	3.250	0.713	0.938	0.938	2.750	0.613	0.738	0.938	3.250	0.838	1.063	1.063
2.875	-0.562	-0.337	-0.337	3.375	0.175	0.400	0.400	2.875	-0.013	0.113	0.313	3.375	0.300	0.525	0.525
3.000	-1.188	-0.962	-0.962	3.500	-0.325	-0.100	-0.100	3.000	-0.638	-0.513	-0.313	3.500	-0.200	0.025	0.025
3.125	-1.688	-1.463	-1.463	3.625	-0.789	-0.564	-0.564	3.125	-1.138	-1.013	-0.813	3.625	-0.664	-0.439	-0.439
3.250	-1.388	-1.163	-1.163	3.750	0.370	0.595	0.595	3.250	-0.838	-0.713	-0.513	3.750	0.495	0.720	0.720
3.375	-1.925	-1.700	-1.700	3.875	-0.090	0.135	0.135	3.375	-1.375	-1.250	-1.050	3.875	0.035	0.260	0.260
3.500	-2.425	-2.200	-2.200	4.000	-0.414	-0.189	-0.189	3.500	-1.875	-1.750	-1.550	4.000	-0.389	-0.164	-0.164
3.625	-2.890	-2.664	-2.664	4.125	-0.798	-0.573	-0.573	3.625	-2.340	-2.215	-2.015	4.125	-0.773	-0.548	-0.548
3.750	-1.168	-0.943	-0.943	4.250	-0.447	-0.222	-0.222	3.750	-0.618	-0.493	-0.293	4.250	-0.422	-0.197	-0.197
3.875	-1.628	-1.403	-1.403	4.375	-0.931	-0.706	-0.706	3.875	-1.078	-0.953	-0.753	4.375	-0.806	-0.581	-0.581
4.000	-2.051	-1.826	-1.826	4.500	-1.317	-1.092	-1.092	4.000	-1.501	-1.376	-1.176	4.500	-1.192	-0.967	-0.967
4.125	-2.436	-2.211	-2.211	4.625	-1.751	-1.526	-1.526	4.125	-1.886	-1.761	-1.561	4.625	-1.626	-1.401	-1.401
4.250	-2.022	-1.797	-1.797	4.750	-0.809	-0.584	-0.584	4.250	-1.472	-1.347	-1.147	4.750	-0.684	-0.459	-0.459
4.375	-2.406	-2.181	-2.181	4.875	-1.147	-0.922	-0.922	4.375	-1.856	-1.731	-1.531	4.875	-1.022	-0.797	-0.797
4.500	-2.792	-2.567	-2.567	5.000	-1.531	-1.306	-1.306	4.500	-2.242	-2.117	-1.917	5.000	-1.406	-1.181	-1.181

T101 FHA 15 Year				A151 FHA 5/1 Arm Margin: 1.75, Caps: 1/1/5				A151HC FHA 5/1 Arm High Balance Margin: 1.75, Caps: 1/1/5				FHA / USDA Price Adjustments: FICO 620-639: add 1.250 FICO 720+: improve price by .25 Manufactured Home add 2.00 Non-Owner Occ. (refer to guides): worsen by 0.50 FHA# 7056000545 ARM Index Value: 0.38 See posted online guides for ARM Change dates	
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day		
3.750	-4.576	-4.451	-4.251	3.500	-1.259	-1.134	-0.934	3.625	-1.058	-0.933	-0.733		
3.875	-4.971	-4.846	-4.646	3.625	-1.538	-1.413	-1.213	3.750	-1.493	-1.368	-1.168		
4.000	-5.133	-5.008	-4.808	3.750	-1.506	-1.381	-1.181	3.875	-1.638	-1.513	-1.313		
4.125	-5.398	-5.273	-5.073	3.875	-1.799	-1.674	-1.474	4.000	-1.775	-1.650	-1.450		
4.250	-4.894	-4.769	-4.569	4.000	-2.085	-1.960	-1.760	4.125	-1.904	-1.779	-1.579		
4.375	-5.094	-4.969	-4.769	4.125	-2.340	-2.215	-2.015	4.250	-1.789	-1.664	-1.464		
4.500	-5.244	-5.119	-4.919	4.250	-1.752	-1.627	-1.427	4.375	-1.908	-1.783	-1.583		
				4.375	-1.938	-1.813	-1.613	4.500	-1.990	-1.865	-1.665		
				4.500	-2.025	-1.900	-1.700	4.625	-2.026	-1.901	-1.701		

If necessary, adjust price for appropriate lock term

T200 VA 30 Year Fixed				T200J VA 30 Year High Balance				T201 VA 15 Year				VA Price Adjustments: FICO 620-639: add 1.250 FICO 720+: improve price by .25 Non-Owner Occ. (refer to guides): worsen by 0.50 Manufactured Home add 2.00 VA# 90624606739 Loan Amt <\$50,000: worsen price by 1.0 point Loan Amt \$50,000 to \$99,999: worsen price by 0.50 point Loan Amt \$100,000-\$124,999: worsen price by 0.25 point	
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day		
2.750	0.388	0.613	0.613	3.250	1.163	1.388	1.388	3.750	-4.326	-4.201	-4.001		
2.875	-0.238	-0.012	-0.012	3.375	0.625	0.850	0.850	3.875	-4.721	-4.596	-4.396		
3.000	-0.863	-0.638	-0.638	3.500	0.125	0.350	0.350	4.000	-4.883	-4.758	-4.558		
3.125	-1.363	-1.138	-1.138	3.625	-0.339	-0.114	-0.114	4.125	-5.148	-5.023	-4.823		
3.250	-1.063	-0.838	-0.838	3.750	0.820	1.045	1.045	4.250	-4.644	-4.519	-4.319		
3.375	-1.600	-1.375	-1.375	3.875	0.360	0.585	0.585	4.375	-4.844	-4.719	-4.519		
3.500	-2.100	-1.875	-1.875	4.000	0.036	0.261	0.261	4.500	-4.994	-4.869	-4.669		
3.625	-2.564	-2.339	-2.339	4.125	-0.348	-0.123	-0.123						
3.750	-0.843	-0.618	-0.618	4.250	0.003	0.228	0.228						
3.875	-1.303	-1.078	-1.078	4.375	-0.481	-0.256	-0.256						
4.000	-1.726	-1.501	-1.501	4.500	-0.867	-0.642	-0.642						
4.125	-2.111	-1.886	-1.886	4.625	-1.301	-1.076	-1.076						
4.250	-1.697	-1.472	-1.472	4.750	-0.359	-0.134	-0.134						
4.375	-2.081	-1.856	-1.856	4.875	-0.697	-0.472	-0.472						
4.500	-2.467	-2.242	-2.242	5.000	-1.081	-0.856	-0.856						

GOVERNMENT PRODUCTS

T100K/T100KL 203K 30 Year Fixed				T100KC/T100KLHC 203K 30 High Balance				T101K/T101KL 203K 15 Year Fixed				203K Adjustments FICO 620-639: add 1.250 FICO 640-679: add .50 FICO 720+: improve price by .25 <\$50k: 1 point add 50k- \$99,999: .5 add Loan Amt \$100k-\$124,999: .25 add	
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day		
3.000	1.657	1.782	1.982	3.375	1.345	1.470	1.670	3.750	-4.076	-3.951	-3.751		
3.125	1.157	1.282	1.482	3.500	0.845	0.970	1.170	3.875	-4.471	-4.346	-4.146		
3.250	0.657	0.782	0.982	3.625	0.345	0.470	0.670	4.000	-4.633	-4.508	-4.308		
3.375	0.282	0.407	0.607	3.750	-0.030	0.095	0.295	4.125	-4.898	-4.773	-4.573		
3.500	-0.218	-0.093	0.107	3.875	-0.490	-0.365	-0.165	4.250	-4.394	-4.269	-4.069		
3.625	-0.718	-0.593	-0.393	4.000	-0.914	-0.789	-0.589	4.375	-4.594	-4.469	-4.269		
3.750	-1.093	-0.968	-0.768	4.125	-1.298	-1.173	-0.973	4.500	-4.744	-4.619	-4.419		
3.875	-1.553	-1.428	-1.228	4.250	-0.947	-0.822	-0.622						
4.000	-1.976	-1.851	-1.651	4.375	-1.331	-1.206	-1.006						
4.125	-2.361	-2.236	-2.036	4.500	-1.717	-1.592	-1.392						
4.250	-1.947	-1.822	-1.622	4.625	-2.151	-2.026	-1.826						
4.375	-2.331	-2.206	-2.006	4.750	-1.209	-1.084	-0.884						
4.500	-2.717	-2.592	-2.392	4.875	-1.547	-1.422	-1.222						
4.625	-3.151	-3.026	-2.826	5.000	-1.931	-1.806	-1.606						



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FANNIE MAE DU REFI PLUS EXPANDED (HARP 2.0) to 125% LTV*

T300RP 30 Yr FRM				T304RP 20 Yr FRM				T301RP 15 Yr FRM			
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day
3.500	-2.816	-2.691	-2.491	3.750	-2.373	-2.248	-2.048	3.125	-2.440	-2.315	-2.115
3.625	-3.074	-2.949	-2.749	3.875	-2.856	-2.731	-2.531	3.250	-2.193	-2.068	-1.868
3.750	-2.536	-2.411	-2.211	4.000	-3.178	-3.053	-2.853	3.375	-2.596	-2.471	-2.271
3.875	-3.008	-2.883	-2.683	4.125	-3.358	-3.233	-3.033	3.500	-2.871	-2.746	-2.546
4.000	-3.148	-3.023	-2.823	4.250	-2.816	-2.691	-2.491	3.625	-3.165	-3.040	-2.840
4.125	-3.395	-3.270	-3.070	4.375	-3.148	-3.023	-2.823	3.750	-2.423	-2.298	-2.098
4.250	-2.941	-2.816	-2.616	4.500	-3.467	-3.342	-3.142	3.875	-2.773	-2.648	-2.448
4.375	-3.280	-3.155	-2.955	4.625	-3.676	-3.551	-3.351	4.000	-3.096	-2.971	-2.771
4.500	-3.472	-3.347	-3.147	4.750	-3.706	-3.581	-3.381	4.125	-3.420	-3.295	-3.095
4.625	-3.627	-3.502	-3.302	4.875	-4.069	-3.944	-3.744	4.250	-3.367	-3.242	-3.042

A341RP 5/1 ARM				A342RP 7/1 ARM			
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day
2.750	#REF!	#REF!	#REF!	2.625	1.049	1.174	1.374
2.875	#REF!	#REF!	#REF!	2.750	0.994	1.119	1.319
3.000	#REF!	#REF!	#REF!	2.875	0.891	1.016	1.216
3.125	#REF!	#REF!	#REF!	3.000	0.718	0.843	1.043
T100HC	2.000	2.125	2.325	3.125	0.545	0.670	0.870
HA 30 Yr	2.000	2.125	2.325	3.250	0.518	0.643	0.843
gh Balanc	2.000	2.125	2.325	3.375	0.395	0.520	0.720
RATE	#####	#####	#####	T400J	0.125	0.250	0.450

Based on the 1 Yr Libor: 0.8194

T300JRP 30 Yr FRM				T301JRP 15 Yr FRM			
RATE	15 Day	30 Day	45 Day	RATE	15 Day	30 Day	45 Day
3.750	-0.286	-0.161	0.039	2.750	0.175	0.300	0.500
3.875	-0.633	-0.508	-0.308	2.875	-0.156	-0.031	0.169
4.000	-0.928	-0.803	-0.603	3.000	-0.598	-0.473	-0.273
4.125	-1.065	-0.940	-0.740	3.125	-0.967	-0.842	-0.642
4.250	0.189	0.314	0.514	3.250	-1.269	-1.144	-0.944
4.375	-0.080	0.045	0.245	3.375	-1.551	-1.426	-1.226
4.500	-0.302	-0.177	0.023	3.500	-1.741	-1.616	-1.416
4.625	-0.437	-0.312	-0.112	3.625	-1.950	-1.825	-1.625
4.750	0.318	0.443	0.643	3.750	-1.216	-1.091	-0.891
4.875	-0.008	0.117	0.317	3.875	-1.463	-1.338	-1.138

DU Refi+: Agency FICO/LTV Grid (term>15 yr)								Owner Occupied		Mortgages with Subordinate Financing:			
	<= 60%	60.01-70	70.01-75	75.01-80	80.01-90	90.01-95	>95%	LTV Range	CLTV Range	Fico < 720	Fico >= 720		
740+	0.00	0.25	0.25	0.25	0.00	0.00	0.00	Any	>95%	1.5	1.5		
720-739	0.00	0.25	0.25	0.25	0.00	0.00	0.00	65.01% - 75%	90.01% - 95%	0.5	0.25		
700-719	0.00	0.50	0.75	0.75	0.50	0.50	0.50	75.01% - 95%	90.01% - 95%	0.5	0.25		
680-699	0.00	0.50	0.75	0.75	0.75	0.75	0.50	75.01% - 90%	76.01% - 90%	0.25	0		
660-679	0.00	1.00	1.50	1.75	1.75	1.75	1.25	Any DU Refi Plus w/ Subordinate Financing					
640-659	0.50	1.25	2.00	2.25	2.25	2.25	1.75	(besides those listed above)					
620-639	0.50	1.50	2.50	2.75	2.75	2.75	2.75	0.375					

Non-Owner Occupied							
<= 60%	60.01-70	70.01-75	75.01-80	80.01-90	90.01-95	95.01-105	
2.125	2.125	2.125	3.375	4.125	4.125	4.125	

DU Refi Plus Adjustments

- * 15/20 yr fixed, owner occ, LTV 80.01-105%: -0.25
- * 2-4 units: 1.00
- * CLTV/HCLTV > 95%: 1.50
- * Attached Condo, Term > 15 yr, LTV >75%: 0.75

DU Refi Plus Adjustments (cont.)

- * 2nd Home, Term > 15 yr, LTV > 80%, 700-719 FICO: 0.50
- * 2nd Home, Term > 15 yr, LTV > 80%, 680-699 FICO: 0.75
- * 2nd Home, Term > 15 yr, LTV > 80%, FICO < 680: 1.75
- * ARM LTV > 90%: 0.25
- * LTV > 105%: 2.50

DU Refi Plus/HARP Adjustment Caps		The following adjustments NOT subject to adjustment caps:	
Primary Residence w/ Term <= 20 yrs and LTV > 80%	0	* No Impounds	
Primary Residence w/ Term > 20 yrs and LTV 80.01-105%	0.5	* LTV > 105%	
Primary Residence, LTV <= 80%	1.75		
Investment Property & 2nd Home	1.75		
Primary Residence w/ Term > 20 yrs and LTV >105%	0.75		



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FHLMC RELIEF REFI - OPEN ACCESS

T300OA 30 Yr FRM				T301OA 15 Yr FRM				T300JOA HIGH BALANCE 30				T301JOA HIGH BALANCE 15			
RATE	15 DAY	30 DAY	45 DAY	RATE	15 DAY	30 DAY	45 DAY	RATE	15 DAY	30 DAY	45 DAY	RATE	15 DAY	30 DAY	45 DAY
3.750	-2.239	-2.114	-1.914	3.750	-2.748	-2.623	-2.423	3.750	-0.677	-0.562	-0.352	3.750	-1.498	-1.373	-1.173
3.875	-2.549	-2.424	-2.224	3.875	-2.902	-2.777	-2.577	3.875	-0.987	-0.862	-0.662	3.875	-1.652	-1.527	-1.327
4.000	-2.888	-2.763	-2.563	4.000	-3.279	-3.154	-2.954	4.000	-1.326	-1.201	-1.001	4.000	-2.029	-1.904	-1.704
4.125	-2.938	-2.813	-2.613	4.125	-3.348	-3.223	-3.023	4.125	-1.376	-1.251	-1.051	4.125	-1.723	-1.598	-1.398
4.250	-2.972	-2.847	-2.647	4.250	-3.718	-3.593	-3.393	4.250	-0.597	-0.472	-0.272	4.250	-2.093	-1.968	-1.768
4.375	-3.259	-3.134	-2.934	4.375	-4.050	-3.925	-3.725	4.375	-0.884	-0.759	-0.559	4.375	-2.425	-2.300	-2.100
4.500	-3.583	-3.458	-3.258	4.500	-4.226	-4.101	-3.901	4.500	-1.208	-1.083	-0.883	4.500	-2.601	-2.476	-2.276
4.625	-3.678	-3.553	-3.353	4.625	-2.595	-2.470	-2.270	4.625	-1.303	-1.178	-0.978	4.625	-0.439	-0.314	-0.114
4.750	-4.214	-4.089	-3.889	4.750	-2.871	-2.746	-2.546	4.750	-1.089	-0.964	-0.764	4.750	-0.715	-0.590	-0.390
4.875	-4.571	-4.446	-4.246	4.875	-3.007	-2.882	-2.682	4.875	-1.446	-1.321	-1.121	4.875	-0.851	-0.726	-0.526

The following RISK-BASED adds apply to ALL loan programs with terms > 15 years:

	Risk-Based Adjustments								
	<= 60%	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	>97%
740+	0.000	0.250	0.500	0.500	0.000	0.000	0.000	0.000	0.250
720-739	0.000	0.250	0.500	0.750	0.000	0.000	0.000	0.000	0.500
700-719	0.000	0.500	1.000	1.250	0.500	0.500	0.500	0.500	1.000
680-699	0.000	0.500	1.250	1.750	1.000	0.750	0.750	0.750	1.250
660-679	0.000	1.000	2.250	2.750	2.250	1.750	1.750	1.750	2.250
640-659	0.500	1.250	2.750	3.000	2.750	2.250	2.250	2.250	2.750
620-639	0.500	1.500	3.000	3.000	2.750	2.750	2.750	2.750	3.250

The adds below apply to all programs:

Mortgages with Subordinate Financing:			
LTV Range	CLTV/HGLTV Range	FICO<720	FICO>=720
65% - 75%	80.01% - 95%	1.125	0.875
75.01% - 80%	76.01% - 95 %	1.375	1.125
80.01% - 95%	91.01% - 95%	0.875	0.625
80.01% - 90%	81.01% - 95%	1.375	0.875
<=75%	<=80%	0.375	0.375
<=65%	80.01% - 95%	0.875	0.625
ALL	> 95%	1.875	1.875

LRPP with MI: 0.375

Product Specific Adjustments	
Condos LTV > 75%, Term > 15 year	0.750
2 Units	1.000
3-4 Units <= 80% LTV	1.000
3-4 Units > 80% LTV <= 85% LTV	1.500
3-4 Units > 85% LTV	2.000
LTV > 95% <= 97%	0.500
LTV > 97% <= 105%	1.000
LTV > 105%	2.000

Maximum Price Adjustment	
N/O/O	2.000
LTV <= 80%	2.000
LTV > 80%, O/O+; Second Home. Term = 30 yr	0.750
LTV > 80%, O/O+; Second Home. Term = 15 yr	0.000

Investment properties*			
LTV	<=75%	75.01-80%	80.01-85%
	2.125	3.375	4.125

* Refer to guides for eligibility

Posted price adjustment caps applicable only to T300OA and T301OA.

T300JOA and T301JOA NOT subject to price adjustment caps.

Note: Closing Costs, financing costs (including discount costs) and prepaid/escrows are limited to the lesser of 4% of the current unpaid balance of the mortgage being refinanced OR \$5,000.

MORTGAGE INSURANCE PROGRAMS

LENDER-PAID MORTGAGE INSURANCE (LPMI)

Notes: Not available on 3-4 units properties. All adjustments are CUMULATIVE. Minimum FICO is 620.

The following are price adjustments that would be in addition to the standard fixed & arm adjustments:

30 Year Terms										
	>800+	780-799	760-779	740-759	720-739	700-719	680-699	660-679	640-659	620-639
80.01-85%	0.680	0.680	0.740	0.770	0.900	1.000	1.030	1.540	1.730	1.970
85.01-90%	1.020	1.030	1.190	1.230	1.590	1.840	1.910	3.280	3.530	4.080
90.01-95%	1.400	1.420	1.670	1.800	2.230	2.700	2.800	4.930	5.120	5.790
95.01-97%	2.280	2.310	2.870	3.080	3.080	3.850	3.850	6.840	7.090	7.380

HOMEPOSSIBLE & HOMEREADY - 30 Year Terms											
Coverage	800+	780-799	760-779	740-759	720-739	700-719	680-699	660-679	640-659	620-639	
12%	80.01-85%	0.680	0.680	0.740	0.770	0.900	1.000	1.030	1.540	1.730	1.970
25%	85.01-90%	1.020	1.030	1.190	1.230	1.590	1.840	1.910	3.280	3.530	4.080
25%	90.01-95%	1.200	1.200	1.200	1.690	2.100	2.480	3.080	4.050	4.430	4.880
25%	95.01-97%	1.310	1.310	1.310	1.880	2.360	2.780	3.450	4.610	5.060	5.590

Pricing Grid does not reflect guidelines. Go to www.sierrapacificmortgage.com for Complete Pipeline Management Capabilities and to check Status.

Additional adjustments to the price:

Adjustments	> 740	720-739	680-719	620-679
Manufactured Home	0.500	0.700	1.000	1.300
Rate & Term Refinance	0.000	0.000	0.530	1.050
Second Home	0.250	0.490	0.700	1.230
Loan amount > \$510,400	0.000	0.000	0.000	0.000
Investment Property	1.190	1.330	N/A	N/A
Loan term < 25	-0.180	-0.180	-.28	-0.390
3-4 Unit Property	1.190	1.330	N/A	N/A
Cash Out	0.500	N/A	N/A	N/A



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 Rohnert Park, CA 94928
 Toll Free: 844-356-5300

SIERRA ADVENTUM NATIONWIDE HI BAL (QM)

30 Year Fixed (T500SHB)				LTV / CLTV / HCLTV									
Rates	15 Day	30 Day	45 Day	FICO	<= 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
3.625	0.224	0.349	0.549	800+	-0.500	-0.500	-0.500	-0.500	-0.375	-0.250	0.000	0.125	0.125
3.750	0.086	0.211	0.411	780-799	-0.500	-0.500	-0.500	-0.500	-0.375	-0.250	0.000	0.125	0.125
3.875	-0.008	0.117	0.317	760-779	-0.500	-0.500	-0.375	-0.375	-0.375	-0.125	0.125	0.250	0.250
4.000	-0.262	-0.137	0.063	740-759	-0.500	-0.500	-0.375	-0.250	-0.250	0.000	0.250	0.500	0.500
4.125	-0.491	-0.366	-0.166	720-739	-0.500	-0.500	-0.375	-0.250	-0.250	0.000	0.500	0.750	0.750
4.250	-0.693	-0.568	-0.368	700-719	-0.375	-0.375	-0.250	-0.125	0.000	0.250	0.625	1.000	1.000
4.375	-0.981	-0.856	-0.656	680-699	-0.375	-0.375	-0.250	-0.125	0.000	0.500	0.875	na	na
4.500	-1.204	-1.079	-0.879	Purchase	-0.375	-0.375	-0.375	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500
4.625	-1.201	-1.076	-0.876	Cash-Out Refi	0.000	0.000	0.000	0.250	0.500	0.875	na	na	na
4.750	-1.372	-1.247	-1.047	>80 LTV No MI	na	na	na	na	na	na	na	0.750	1.000
4.875	-1.651	-1.526	-1.326	MAX REBATE (2.35)									
5.000	-1.849	-1.724	-1.524										
5.125	-2.033	-1.908	-1.708										
5.250	-2.120	-1.995	-1.795										
5.375	-2.249	-2.124	-1.924										
5.500	-2.419	-2.294	-2.094										

SIERRA ADVENTUM JUMBO A - FIXED

30 Year Fixed (T500SJA)					15 Year Fixed (T501SJA)				
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day		
3.500	0.665	0.790	0.990	3.250	0.712	0.837	1.037		
3.625	0.224	0.349	0.549	3.375	0.246	0.371	0.571		
3.750	0.086	0.211	0.411	3.500	-0.160	-0.035	0.165		
3.875	-0.008	0.117	0.317	3.625	-0.646	-0.521	-0.321		
4.000	-0.262	-0.137	0.063	3.750	-1.062	-0.937	-0.737		
4.125	-0.491	-0.366	-0.166	3.875	-1.440	-1.315	-1.115		
4.250	-0.693	-0.568	-0.368	4.000	-1.779	-1.654	-1.454		
4.375	-0.981	-0.856	-0.656	4.125	-1.911	-1.786	-1.586		
4.500	-1.204	-1.079	-0.879	4.250	-2.219	-2.094	-1.894		
4.625	-1.201	-1.076	-0.876	4.375	-2.498	-2.373	-2.173		
4.750	-1.372	-1.247	-1.047	4.500	-2.653	-2.528	-2.328		
4.875	-1.651	-1.526	-1.326						

SIERRA ADVENTUM JUMBO A - ARMS

5/1 ARM (A534SJA) Margin: 2.25 Caps: 5/2/5				7/1 ARM (A522SJA) Margin: 2.25 Caps: 5/2/5				10/1 ARM (A527SJA) Margin: 2.25 Caps: 2/2/5			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.250	1.422	1.547	1.747	3.250	1.789	1.914	2.114	3.250	2.943	3.068	3.268
3.375	1.031	1.156	1.356	3.375	1.381	1.506	1.706	3.375	2.376	2.501	2.701
3.500	0.601	0.726	0.926	3.500	1.002	1.127	1.327	3.500	1.790	1.915	2.115
3.625	0.176	0.301	0.501	3.625	0.647	0.772	0.972	3.625	1.258	1.383	1.583
3.750	0.030	0.155	0.355	3.750	0.044	0.169	0.369	3.750	0.596	0.721	0.921
3.875	-0.392	-0.267	-0.067	3.875	-0.277	-0.152	0.048	3.875	0.281	0.406	0.606
4.000	-0.812	-0.687	-0.487	4.000	-0.563	-0.438	-0.238	4.000	-0.037	0.088	0.288
4.125	-1.084	-0.959	-0.759	4.125	-0.848	-0.723	-0.523	4.125	-0.354	-0.229	-0.029
4.250	-1.352	-1.227	-1.027	4.250	-1.132	-1.007	-0.807	4.250	-0.661	-0.536	-0.336
4.375	-1.623	-1.498	-1.298	4.375	-1.417	-1.292	-1.092	4.375	-0.975	-0.850	-0.650
4.500	-1.894	-1.769	-1.569	4.500	-1.708	-1.583	-1.383	4.500	-1.290	-1.165	-0.965

SIERRA ADVENTUM JUMBO A LLPA's

FICO	<=55%	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00	90.01-95.00
680-699	-0.375	-0.250	-0.125	0.000	0.500	0.875	n/a	n/a	n/a
700-719	-0.375	-0.250	-0.125	0.000	0.250	0.625	1.000	1.000	n/a
720-739	-0.500	-0.375	-0.250	-0.250	0.000	0.500	0.750	0.750	n/a
740-759	-0.500	-0.375	-0.250	-0.250	0.000	0.250	0.500	0.500	n/a
760-779	-0.500	-0.375	-0.375	-0.375	-0.125	0.125	0.250	0.250	n/a
780-850	-0.500	-0.500	-0.500	-0.375	-0.250	0.000	0.125	0.125	n/a

LTV/CLTV/HCLTV

Purpose	<=55%	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00	85.01-90.00	90.01-95.00
Cash-Out Refi	0.000	0.000	0.250	0.500	0.875	n/a	n/a	n/a	n/a
Purchase	-0.375	-0.375	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	n/a
Investor	0.500	0.500	0.750	0.750	1.250	n/a	n/a	n/a	n/a
>80 LTV NO MI	n/a	n/a	n/a	n/a	n/a	n/a	0.750	1.000	n/a

**Max Rebate -2.35 on all ADVENTUM
 JUMBO A Products!**



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SIERRA EXPANDED JUMBO - FIXED

30 Year Fixed (T500EX)				15 Year Fixed (T501EX)			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
5.375	1.738	1.863	2.063	4.750	3.313	3.438	3.638
5.500	1.090	1.215	1.415	4.875	2.640	2.765	2.965
5.625	0.575	0.700	0.900	5.000	1.977	2.102	2.302
5.750	0.114	0.239	0.439	5.125	1.364	1.489	1.689
5.875	-0.326	-0.201	-0.001	5.250	0.873	0.998	1.198
6.000	-0.737	-0.612	-0.412	5.375	0.470	0.595	0.795
6.125	-1.097	-0.972	-0.772	5.500	0.090	0.215	0.415
6.250	-1.452	-1.327	-1.127	5.625	-0.268	-0.143	0.057
6.375	-1.793	-1.668	-1.468	5.750	-0.567	-0.442	-0.242
6.500	-2.103	-1.978	-1.778	5.875	-0.815	-0.690	-0.490
6.625	-2.319	-2.194	-1.994	6.000	-1.007	-0.882	-0.682
6.750	-2.591	-2.466	-2.266				

SIERRA EXPANDED JUMBO - ARMS

Expanded Jumbo Program LLPA's

Purchase Transactions

No MI

FICO	LTV / CLTV / HCLTV							
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
680-699	-0.500	-0.250	-0.125	NA	NA	NA	NA	NA
700-719	-0.750	-0.625	-0.375	-0.125	0.000	0.250	0.625	NA
720-739	-0.750	-0.750	-0.625	-0.375	-0.250	0.000	0.375	NA
740-759	-0.875	-0.875	-0.750	-0.625	-0.375	-0.125	0.000	NA
760-779	-0.875	-0.875	-0.875	-0.750	-0.625	-0.500	-0.375	0.250
≥ 780	-1.000	-0.875	-0.875	-0.875	-0.750	-0.625	-0.500	0.125

LLPA's :	
5/1 Arm LTV >80% :	-0.375
7/1 Arm LTV >80% :	-0.25
10/1 Arm LTV >80% :	0.5
15 Year LTV 70.01-75% :	-0.125
15 Year LTV 75.01-80% :	-0.25
15 Year LTV > 80% :	-0.5
FL or NV LTV 75.01-80% :	0.5
FL or NV LTV >80% :	0.75
No Escrows :	0.125

Rate/Term Refinance

No MI

FICO	LTV / CLTV / HCLTV							
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
680-699	-0.250	0.000	0.125	NA	NA	NA	NA	NA
700-719	-0.500	-0.375	-0.125	0.125	0.375	0.750	1.125	NA
720-739	-0.500	-0.500	-0.375	-0.125	0.000	0.375	0.875	NA
740-759	-0.750	-0.625	-0.500	-0.375	-0.125	0.125	0.375	NA
760-779	-0.750	-0.750	-0.625	-0.500	-0.375	-0.250	-0.125	0.625
≥ 780	-0.750	-0.750	-0.750	-0.625	-0.500	-0.375	-0.250	0.375

QM Special	
30 Year, Non CA :	-0.375
30 Year, CA LTV ≤70% :	-0.25
30 Year, CA LTV 70.01-75% :	-0.125
30 Year, CA ltv > 75% :	0.25
Arm, CA LTV 60.01-75% :	0.125
Arm, CA LTV 75.01-80% :	0.25
Arm, CA LTV >80% :	0.375

Cash-Out Refinance

No MI

FICO	LTV / CLTV / HCLTV							
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
700-719	-0.375	-0.250	0.000	0.375	0.500	NA	NA	NA
720-739	-0.375	-0.375	-0.250	0.000	0.250	NA	NA	NA
740-759	-0.625	-0.500	-0.375	-0.250	0.000	NA	NA	NA
760-779	-0.625	-0.625	-0.500	-0.375	-0.250	NA	NA	NA
≥ 780	-0.625	-0.625	-0.625	-0.500	-0.375	NA	NA	NA

Non QM Special	
30 Year, Non CA :	-0.375
30 Year, CA LTV, ≤= 70% :	-0.250
30 Year, CA LTV 70.01 - 75% :	-0.125

Feature

	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
2 Unit	0.250	0.250	0.250	0.375	0.375	NA	NA	NA
3-4 Units	0.375	0.375	0.375	0.500	0.625	NA	NA	NA
Second Home	0.125	0.125	0.125	0.125	0.125	0.250	0.375	NA
Investment	1.125	1.125	1.250	1.500	1.750	NA	NA	NA

Max Rebate		
	≤ \$1 Mil	> \$1 Mil
30 Year	-2.125	-1.500
15 Year	-1.750	-1.250

Loan Amounts

	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
1,000,001-\$1.5 Mil	0.000	0.000	0.000	0.250	0.250	0.250	0.375	NA
1,500,001-\$2Mil	0.125	0.125	0.125	0.250	0.375	0.375	NA	NA
2,000,001-\$2.5Mil	0.250	0.250	0.250	0.375	0.375	NA	NA	NA



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SIERRA CHOICE

30 Year Fixed (T500CH)				15 Year Fixed (T501CH)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
6.125	-1.265	-1.140	-0.940	6.125	-1.386	-1.261	-1.061
6.250	-1.782	-1.657	-1.457	6.250	-1.763	-1.638	-1.438
6.375	-2.282	-2.157	-1.957	6.375	-2.132	-2.007	-1.807
6.500	-2.764	-2.639	-2.439	6.500	-2.490	-2.365	-2.165
6.625	-3.221	-3.096	-2.896	6.625	-2.836	-2.711	-2.511
6.750	-3.651	-3.526	-3.326	6.750	-3.168	-3.043	-2.843
6.875	-4.047	-3.922	-3.722	6.875	-3.482	-3.357	-3.157
7.000	-4.403	-4.278	-4.078	7.000	-3.776	-3.651	-3.451
7.125	-4.759	-4.634	-4.434	7.125	-4.069	-3.944	-3.744
7.250	-5.115	-4.990	-4.790	7.250	-4.363	-4.238	-4.038
7.375	-5.471	-5.346	-5.146	7.375	-4.656	-4.531	-4.331
7.500	-5.827	-5.702	-5.502	7.500	-4.949	-4.824	-4.624
7.625	-6.183	-6.058	-5.858	7.625	-5.243	-5.118	-4.918
7.750	-6.539	-6.414	-6.214	7.750	-5.536	-5.411	-5.211
7.875	-6.895	-6.770	-6.570	7.875	-5.829	-5.704	-5.504
8.000	-7.251	-7.126	-6.926	8.000	-6.123	-5.998	-5.798

SIERRA CHOICE (continued) **SIERRA CHOICE Program LLPAs**

Max Rebate		
	<= \$1 Mil	> \$1 Mil
30 Year	-2.000	-1.000
15 Year	-1.250	-0.875

LTV / CLTV / HCLTV

Purchase Transactions	No MI No MI								
	FICO	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
661-679	-0.125	0.000	0.250	0.500	0.875	1.375	1.875	NA	NA
680-699	-0.375	-0.125	0.000	0.250	0.500	0.875	1.375	2.500	3.500
700-719	-0.500	-0.375	-0.125	0.000	0.250	0.500	0.875	1.875	2.875
720-739	-0.625	-0.500	-0.375	-0.250	-0.125	0.125	0.500	1.250	2.375
740-759	-0.625	-0.625	-0.500	-0.375	-0.250	-0.125	0.125	1.000	1.875
760-779	-0.625	-0.625	-0.625	-0.500	-0.375	-0.250	0.000	0.750	1.625
≥ 780	-0.750	-0.625	-0.625	-0.625	-0.500	-0.375	-0.125	0.500	1.500

Rate/Term Refinance	No MI No MI								
	FICO	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
661-679	0.125	0.250	0.625	0.875	1.250	1.875	2.500	NA	NA
680-699	-0.250	0.125	0.375	0.625	1.000	1.375	1.875	3.000	4.250
700-719	-0.375	-0.250	0.125	0.375	0.625	1.000	1.375	2.500	3.500
720-739	-0.375	-0.375	-0.250	0.000	0.250	0.500	0.875	1.750	2.875
740-759	-0.625	-0.500	-0.375	-0.250	0.000	0.250	0.500	1.375	2.375
760-779	-0.625	-0.500	-0.500	-0.375	-0.250	0.000	0.250	1.125	2.125
≥ 780	-0.625	-0.625	-0.500	-0.500	-0.375	-0.125	0.125	0.750	1.875

Cash-Out Refinance	No MI No MI								
	FICO	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
661-679	0.500	0.750	1.000	1.375	1.875	2.625	3.500	NA	NA
680-699	0.250	0.500	0.750	1.125	1.500	2.125	2.875	NA	NA
700-719	0.000	0.250	0.500	0.750	1.250	1.750	2.375	NA	NA
720-739	-0.125	0.125	0.250	0.375	0.750	1.250	1.875	NA	NA
740-759	-0.125	0.000	0.125	0.250	0.625	1.000	1.500	NA	NA
760-779	-0.250	-0.125	0.000	0.125	0.375	0.750	1.250	NA	NA
≥ 780	-0.250	-0.250	-0.125	0.000	0.250	0.500	1.125	NA	NA

Loan Amounts	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
1,000,001-1,500,000	0.000	0.000	0.000	0.000	0.125	0.250	0.375	NA	NA
1,500,001-2,000,000	0.125	0.125	0.125	0.125	0.250	0.375	NA	NA	NA

Feature	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
2 Unit	0.375	0.375	0.375	0.500	0.500	0.500	0.625	0.750	0.875
3-4 Units	0.375	0.500	0.500	0.625	0.625	0.625	NA	NA	NA
Second Home	0.125	0.125	0.125	0.125	0.250	0.500	1.000	NA	NA
Investment	0.625	0.750	0.750	0.875	1.125	1.375	NA	NA	NA
Non-War. Condo	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA

State Adjustments	70.01-75	75.01-80	80.01-85	85.01-90
FL, NV	0.250	0.500	0.750	1.000
CA	0.125	0.250	0.375	0.500
No Escrows	0.250			



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SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928

SIERRA CHOICE PLUS NON QM

30 Year Fixed (T500CHP)				15 Year Fixed (T501CHP)			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
6.125	-0.536	-0.411	-0.211	6.125	-1.001	-0.876	-0.676
6.250	-1.074	-0.949	-0.749	6.250	-1.386	-1.261	-1.061
6.375	-1.596	-1.471	-1.271	6.375	-1.763	-1.638	-1.438
6.500	-2.102	-1.977	-1.777	6.500	-2.132	-2.007	-1.807
6.625	-2.590	-2.465	-2.265	6.625	-2.490	-2.365	-2.165
6.750	-3.057	-2.932	-2.732	6.750	-2.836	-2.711	-2.511
6.875	-3.496	-3.371	-3.171	6.875	-3.168	-3.043	-2.843
7.000	-3.904	-3.779	-3.579	7.000	-3.482	-3.357	-3.157
7.125	-4.275	-4.150	-3.950	7.125	-3.776	-3.651	-3.451
7.250	-4.631	-4.506	-4.306	7.250	-4.069	-3.944	-3.744
7.375	-4.987	-4.862	-4.662	7.375	-4.363	-4.238	-4.038
7.500	-5.343	-5.218	-5.018	7.500	-4.656	-4.531	-4.331
7.625	-5.699	-5.574	-5.374	7.625	-4.949	-4.824	-4.624

SIERRA CHOICE+ NON QM (cont)

LTV / CLTV / HCLTV

Purchase Transactions

FICO	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
661-679	-0.125	0.000	0.250	0.500	0.875	1.375	1.875	NA	NA
680-699	-0.375	-0.125	0.000	0.250	0.500	0.875	1.375	2.500	3.500
700-719	-0.500	-0.375	-0.125	0.000	0.250	0.500	0.875	1.875	2.875
720-739	-0.625	-0.500	-0.375	-0.250	-0.125	0.125	0.500	1.250	2.375
740-759	-0.625	-0.625	-0.500	-0.375	-0.250	-0.125	0.125	1.000	1.875
760-779	-0.625	-0.625	-0.625	-0.500	-0.375	-0.250	0.000	0.750	1.625
≥ 780	-0.750	-0.625	-0.625	-0.625	-0.500	-0.375	-0.125	0.500	1.500

Rate/Term Refinance

FICO	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
661-679	0.125	0.250	0.625	0.875	1.250	1.875	2.500	NA	NA
680-699	-0.250	0.125	0.375	0.625	1.000	1.375	1.875	3.000	4.250
700-719	-0.375	-0.250	0.125	0.375	0.625	1.000	1.375	2.500	3.500
720-739	-0.375	-0.375	-0.250	0.000	0.250	0.500	0.875	1.750	2.875
740-759	-0.625	-0.500	-0.375	-0.250	0.000	0.250	0.500	1.375	2.375
760-779	-0.625	-0.500	-0.500	-0.375	-0.250	0.000	0.250	1.125	2.125
≥ 780	-0.625	-0.625	-0.500	-0.500	-0.375	-0.125	0.125	0.750	1.875

Cash-Out Refinance

FICO	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
661-679	0.500	0.750	1.000	1.375	1.875	2.625	3.500	NA	NA
680-699	0.250	0.500	0.750	1.125	1.500	2.125	2.875	NA	NA
700-719	0.000	0.250	0.500	0.750	1.250	1.750	2.375	NA	NA
720-739	-0.125	0.125	0.250	0.375	0.750	1.250	1.875	NA	NA
740-759	-0.125	0.000	0.125	0.250	0.625	1.000	1.500	NA	NA
760-779	-0.250	-0.125	0.000	0.125	0.375	0.750	1.250	NA	NA
≥ 780	-0.250	-0.250	-0.125	0.000	0.250	0.500	1.125	NA	NA

Max Rebate		
	≤ \$1 Mil	> \$1 Mil
30 Year	-2.000	-1.000
15 Year	-1.250	-0.875

Loan Amounts

	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
1,000,001-1,500,000	0.000	0.000	0.000	0.000	0.125	0.250	0.375	NA	NA
1,500,001-2,000,000	0.125	0.125	0.125	0.125	0.250	0.375	NA	NA	NA
2,000,001-2,500,000	NA	NA	NA	NA	NA	NA	NA	NA	NA

Feature

	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
2 Unit	0.375	0.375	0.375	0.500	0.500	0.500	0.625	0.750	0.875
3-4 Units	0.375	0.500	0.500	0.625	0.625	0.625	NA	NA	NA
Second Home	0.125	0.125	0.125	0.125	0.250	0.500	1.000	NA	NA
Investment	0.625	0.750	0.750	0.875	1.125	1.375	NA	NA	NA
Non-War. Condo	0.500	0.500	0.500	0.500	0.500	0.500	0.500	NA	NA

State Adjustments

	70.01-75	75.01-80	80.01-85	85.01-90
FL, NV	0.250	0.500	0.750	1.000
CA	0.125	0.250	0.375	0.500

No Escrows 0.250



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SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928
 Toll Free: 844-356-5300

SIERRA EXPANDED JUMBO PLUS & SELECT 90

Expanded Jumbo Plus (NonQM)				
30 Year Fixed (T500EXPL)				
Rate	15 Day	30 Day	45 Day	
5.500	1.864	1.989	2.189	
5.625	1.361	1.486	1.686	
5.750	0.885	1.010	1.210	
5.875	0.417	0.542	0.742	
6.000	-0.026	0.099	0.299	
6.125	-0.389	-0.264	-0.064	
6.250	-0.743	-0.618	-0.418	
6.375	-1.084	-0.959	-0.759	
6.500	-1.394	-1.269	-1.069	
6.625	-1.610	-1.485	-1.285	
6.750	-1.882	-1.757	-1.557	

Max Rebate		
	<= \$1 Mil	> \$1 Mil
30 Year	-2.125	-1.500

SELECT 90 (T500EX90)				
Rates	15 Day	30 Day	45 Day	
0.000	0.000	0.125	0.325	
5.250	4.446	4.571	4.771	
5.375	3.774	3.899	4.099	
5.500	3.102	3.227	3.427	
5.625	2.429	2.554	2.754	
5.750	1.776	1.901	2.101	
5.875	1.140	1.265	1.465	

Max Rebate		
	<= \$1 Mil	> \$1 Mil
30 Year	-1.500	-1.000

Purchase Transactions

FICO	LTV / CLTV / HCLTV						
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
680-699	-0.500	-0.250	-0.125	NA	NA	NA	NA
700-719	-0.750	-0.625	-0.375	-0.125	0.000	0.250	0.625
720-739	-0.750	-0.750	-0.625	-0.375	-0.250	0.000	0.375
740-759	-0.875	-0.875	-0.750	-0.625	-0.375	-0.125	0.000
760-779	-0.875	-0.875	-0.875	-0.750	-0.625	-0.500	-0.375
≥ 780	-1.000	-0.875	-0.875	-0.875	-0.750	-0.625	-0.500

Purchase Transactions	LTV / CLTV / HCLTV	
	No MI	No MI
FICO	80.01-85	85.01-90
720-739	0.000	0.375
740-759	-0.375	-0.125
760-779	-0.625	-0.500
≥ 780	-0.875	-0.750

Rate/Term Refinance

FICO	LTV / CLTV / HCLTV						
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
680-699	-0.250	0.000	0.125	NA	NA	NA	NA
700-719	-0.500	-0.375	-0.125	0.125	0.375	0.750	1.125
720-739	-0.500	-0.500	-0.375	-0.125	0.000	0.375	0.875
740-759	-0.750	-0.625	-0.500	-0.375	-0.125	0.125	0.375
760-779	-0.750	-0.750	-0.625	-0.500	-0.375	-0.250	-0.125
≥ 780	-0.750	-0.750	-0.750	-0.625	-0.500	-0.375	-0.250

Rate/Term Refinance	No MI	
	80.01-85	85.01-90
FICO	80.01-85	85.01-90
720-739	0.375	0.875
740-759	0.000	0.375
760-779	-0.250	0.000
≥ 780	-0.625	-0.375

Cash-Out Refinance

FICO	LTV / CLTV / HCLTV						
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
700-719	-0.375	-0.250	0.000	0.375	0.500	NA	NA
720-739	-0.375	-0.375	-0.250	0.000	0.250	NA	NA
740-759	-0.625	-0.500	-0.375	-0.250	0.000	NA	NA
760-779	-0.625	-0.625	-0.500	-0.375	-0.250	NA	NA
≥ 780	-0.625	-0.625	-0.625	-0.500	-0.375	NA	NA

Loan Amounts	80.01-85		85.01-90	
	≤ 1,000,000	1,000,001-1,500,000	80.01-85	85.01-90
≤ 1,000,000	0.000	0.000		
1,000,001-1,500,000	0.375	0.375		

State Adjustments	80.01-85		85.01-90	
	FL, NV	CA	80.01-85	85.01-90
FL, NV	0.750	1.000		
CA	0.125	0.250		

Feature

Feature	LTV / CLTV / HCLTV						
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
2 Unit	0.250	0.250	0.250	0.375	0.375	NA	NA
3-4 Units	0.375	0.375	0.375	0.500	0.625	NA	NA
Second Home	0.125	0.125	0.125	0.125	0.125	0.250	0.375
Investment	1.125	1.125	1.250	1.500	1.750	NA	NA

No Escrows	0.250
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Loan Amounts

Loan Amounts	LTV / CLTV / HCLTV						
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
1,000,001-\$1.5 Mil	0.000	0.000	0.000	0.250	0.250	0.250	0.375
1,500,001-\$2Mil	0.125	0.125	0.125	0.250	0.375	0.375	NA
2,000,001-\$2.5Mil	0.250	0.250	0.250	0.375	0.375	NA	NA

LLPA's :	
FL or NV LTV 75.01-80 :	0.5
FL or NV LTV >80% :	0.75
No Escrows :	0.125

QM Special	
30 Year, Non CA :	-0.375
30 Year, CA LTV <=70% :	-0.25
30 Year, CA LTV 70.01-75% :	-0.125
30 Year, CA Ltv > 75% :	0.25

Non QM Special	
30 Year, Non CA :	-0.375
30 Year, CA LTV ,<= 70% :	-0.250
30 Year, CA LTV 70.01 - 75% :	-0.125



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SIERRA ELITE JUMBO - FIXED

30 Year Fixed (T500WF)					15 Year Fixed (T501WF)				
Rate	15 Day	30 Day	45 Day		Rate	15 Day	30 Day	45 Day	
3.000	5.253	5.378	5.578		2.375	6.015	6.140	6.340	
3.125	4.440	4.565	4.765		2.500	5.390	5.515	5.715	
3.250	3.690	3.815	4.015		2.625	4.828	4.953	5.153	
3.375	2.940	3.065	3.265		2.750	4.265	4.390	4.590	
3.500	2.315	2.440	2.640		2.875	3.703	3.828	4.028	
3.625	1.690	1.815	2.015		3.000	3.203	3.328	3.528	
3.750	1.065	1.190	1.390		3.125	2.703	2.828	3.028	
3.875	0.503	0.628	0.828		3.250	2.203	2.328	2.528	
4.000	-0.060	0.065	0.265		3.375	1.703	1.828	2.028	
4.125	-0.622	-0.497	-0.297		3.500	1.265	1.390	1.590	
4.250	-1.185	-1.060	-0.860		3.625	0.828	0.953	1.153	
4.375	-1.747	-1.622	-1.422		3.750	0.390	0.515	0.715	
4.500	-2.247	-2.122	-1.922		3.875	-0.047	0.078	0.278	
4.625	-2.622	-2.497	-2.297		4.000	-0.485	-0.360	-0.160	
4.750	-2.997	-2.872	-2.672		4.125	-0.860	-0.735	-0.535	
4.875	-3.372	-3.247	-3.047		4.250	-1.235	-1.110	-0.910	
5.000	-3.622	-3.497	-3.297		4.375	-1.610	-1.485	-1.285	

SIERRA ELITE JUMBO - ARMS

5/1 ARM (A534WF) Margin: 2.25 Caps: 2/2/5				7/1 ARM (A522WF) Margin: 2.25 Caps: 2/2/5				10/1 ARM (A593WF) Margin: 2.25 Caps: 2/2/5			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
2.500	3.830	3.955	4.155	2.500	4.205	4.330	4.530	2.750	4.530	4.655	4.855
2.625	3.268	3.393	3.593	2.625	3.643	3.768	3.968	2.875	3.968	4.093	4.293
2.750	2.705	2.830	3.030	2.750	3.080	3.205	3.405	3.000	3.405	3.530	3.730
2.875	2.205	2.330	2.530	2.875	2.580	2.705	2.905	3.125	2.905	3.030	3.230
3.000	1.705	1.830	2.030	3.000	2.080	2.205	2.405	3.250	2.405	2.530	2.730
3.125	1.205	1.330	1.530	3.125	1.580	1.705	1.905	3.375	1.905	2.030	2.230
3.250	0.705	0.830	1.030	3.250	1.080	1.205	1.405	3.500	1.405	1.530	1.730
3.375	0.268	0.393	0.593	3.375	0.643	0.768	0.968	3.625	0.968	1.093	1.293
3.500	-0.170	-0.045	0.155	3.500	0.205	0.330	0.530	3.750	0.530	0.655	0.855
3.625	-0.607	-0.482	-0.282	3.625	-0.232	-0.107	0.093	3.875	0.093	0.218	0.418
3.750	-1.045	-0.920	-0.720	3.750	-0.670	-0.545	-0.345	4.000	-0.345	-0.220	-0.020
3.875	-1.482	-1.357	-1.157	3.875	-1.107	-0.982	-0.782	4.125	-0.782	-0.657	-0.457
4.000	-1.857	-1.732	-1.532	4.000	-1.482	-1.357	-1.157	4.250	-1.157	-1.032	-0.832
4.125	-2.232	-2.107	-1.907	4.125	-1.857	-1.732	-1.532	4.375	-1.532	-1.407	-1.207
4.250	-2.607	-2.482	-2.282	4.250	-2.232	-2.107	-1.907	4.500	-1.907	-1.782	-1.582

SIERRA ELITE JUMBO - FIXED

10 Year Fixed (T505WF)					20 Year Fixed (T504WF)				
Rate	15 Day	30 Day	45 Day		Rate	15 Day	30 Day	45 Day	
2.750	3.890	4.015	4.215		3.375	2.440	2.565	2.765	
2.875	3.328	3.453	3.653		3.500	1.815	1.940	2.140	
3.000	2.828	2.953	3.153		3.625	1.190	1.315	1.515	
3.125	2.328	2.453	2.653		3.750	0.565	0.690	0.890	
3.250	1.828	1.953	2.153		3.875	0.003	0.128	0.328	
3.375	1.328	1.453	1.653		4.000	-0.560	-0.435	-0.235	
3.500	0.890	1.015	1.215		4.125	-1.122	-0.997	-0.797	
3.625	0.453	0.578	0.778		4.250	-1.685	-1.560	-1.360	
3.750	0.015	0.140	0.340		4.375	-2.247	-2.122	-1.922	
3.875	-0.422	-0.297	-0.097		4.500	-2.747	-2.622	-2.422	
4.000	-0.860	-0.735	-0.535		4.625	-3.122	-2.997	-2.797	
4.125	-1.235	-1.110	-0.910		4.750	-3.497	-3.372	-3.172	
4.250	-1.610	-1.485	-1.285		4.875	-3.872	-3.747	-3.547	
4.375	-1.985	-1.860	-1.660		5.000	-4.122	-3.997	-3.797	

SIERRA ELITE JUMBO LLPA's

	<=60%	60.01-70.00	70.01-75.00	75.01-80.00	Other Adjustments	
FICO					Investment (N/A 5/1 ARM)	1.750
800+	(0.750)	(0.625)	(0.500)	(0.375)	2 Unit Property	0.375
780 - 799	(0.625)	(0.500)	(0.375)	(0.125)	4 Unit Property	1.000
760 - 779	(0.500)	(0.375)	(0.125)	0.125	Loan Amount >= \$1 Mil	-0.125
740 - 759	(0.375)	(0.125)	0.125	0.375	2nd Home	0.250
720 - 739	(0.125)	0.250	0.500	0.875	Cash Out - LTV <=50%	0.375
700 - 719	0.125	0.500	0.875	1.375	Cash Out - LTV 50.01-60%	0.500
					Cash Out - LTV > 60%	0.625
					Purchase Special	-1.125



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SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928

SIERRA ADVENTUM DU ALTERNATIVE -- NON QM

30 Year Fixed				5/1 ARM				7/1 ARM			
T500SDUA				A534SDUA				A535SDUA			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
4.000	2.835	2.960	3.160	4.000	2.705	2.830	3.030	4.000	3.085	3.210	3.410
4.125	2.460	2.585	2.785	4.125	2.330	2.455	2.655	4.125	2.710	2.835	3.035
4.250	2.085	2.210	2.410	4.250	1.955	2.080	2.280	4.250	2.335	2.460	2.660
4.375	1.710	1.835	2.035	4.375	1.580	1.705	1.905	4.375	1.960	2.085	2.285
4.500	1.335	1.460	1.660	4.500	1.205	1.330	1.530	4.500	1.585	1.710	1.910
4.625	0.960	1.085	1.285	4.625	0.830	0.955	1.155	4.625	1.210	1.335	1.535
4.750	0.585	0.710	0.910	4.750	0.455	0.580	0.780	4.750	0.835	0.960	1.160
4.875	0.210	0.335	0.535	4.875	0.080	0.205	0.405	4.875	0.460	0.585	0.785
5.000	-0.040	0.085	0.285	5.000	-0.170	-0.045	0.155	5.000	0.210	0.335	0.535
5.125	-0.290	-0.165	0.035	5.125	-0.420	-0.295	-0.095	5.125	-0.040	0.085	0.285
5.250	-0.540	-0.415	-0.215	5.250	-0.670	-0.545	-0.345	5.250	-0.290	-0.165	0.035
5.375	-0.790	-0.665	-0.465	5.375	-0.920	-0.795	-0.595	5.375	-0.540	-0.415	-0.215
5.500	-1.040	-0.915	-0.715	5.500	-1.170	-1.045	-0.845	5.500	-0.790	-0.665	-0.465
5.625	-1.290	-1.165	-0.965	5.625	-1.420	-1.295	-1.095	5.625	-1.040	-0.915	-0.715
5.750	-1.540	-1.415	-1.215	5.750	-1.670	-1.545	-1.345	5.750	-1.290	-1.165	-0.965
5.875	-1.790	-1.665	-1.465	5.875	-1.920	-1.795	-1.595	5.875	-1.540	-1.415	-1.215
6.000	-2.040	-1.915	-1.715	6.000	-2.170	-2.045	-1.845	6.000	-1.790	-1.665	-1.465
6.125	-2.290	-2.165	-1.965	6.125	-2.420	-2.295	-2.095	6.125	-2.040	-1.915	-1.715
6.250	-2.540	-2.415	-2.215	6.250	-2.670	-2.545	-2.345	6.250	-2.290	-2.165	-1.965
6.375	-2.790	-2.665	-2.465	6.375	-2.920	-2.795	-2.595	6.375	-2.540	-2.415	-2.215
6.500	-3.040	-2.915	-2.715	6.500	-3.170	-3.045	-2.845	6.500	-2.790	-2.665	-2.465
6.625	-3.290	-3.165	-2.965	6.625	-3.420	-3.295	-3.095	6.625	-3.040	-2.915	-2.715
6.750	-3.540	-3.415	-3.215	6.750	-3.670	-3.545	-3.345	6.750	-3.290	-3.165	-2.965
6.875	-3.790	-3.665	-3.465	6.875	-3.920	-3.795	-3.595	6.875	-3.540	-3.415	-3.215

TV/CLTV	< 60	60.01-65	65.01-70	70.01-75	75.01-80
12 Month Bank Statemen	0.000	0.000	0.250	0.500	0.500
Asset Utilization*	0.250	0.250	0.500	0.500	0.000
Condo	0.250	0.500	0.500	0.500	0.500
Non-Warrantable Condo	0.750	1.000	1.500	1.750	0.000
Cash Out / Debt Consolid	0.250	0.375	0.500	0.500	1.000
Loan Amount > 1.5mm	-0.375	-0.375	0.000	0.000	0.000
2-4 Unit Property	0.125	0.125	0.125	0.250	0.250
Investor	-0.500	-0.500	1.000	1.750	0.000
Second Home	0.500	0.750	1.000	1.000	0.000

Max Rebate Fixed Rate Programs - (1.75)
 Max Rebate Arm Programs - (1.75)

FULL DOC FICO - LTV LLPA'S

	< 60	60.01-65	65.01-70	70.01-75	75.01-80
740+	-1.875	-1.875	-1.750	-1.375	-0.875
720-739	-1.750	-1.750	-1.625	-1.250	-0.750
700-719	-1.500	-1.500	-1.250	-1.125	-0.625
680-699	-1.500	-1.375	-0.750	-0.625	-0.125

ALT DOC FICO - LTV LLPA'S

	< 60	60.01-65	65.01-70	70.01-75	75.01-80
740+	-1.750	-1.250	-0.875	0.000	0.500
720-739	-1.625	-1.125	-0.750	0.125	0.625
700-719	-1.375	-0.875	-0.375	0.250	0.750
680-699	-1.375	-0.750	0.125	0.750	1.250



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SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928

SIERRA ADVENTUM NEAR PRIME -- NON QM

30 Year Fixed				5/1 ARM				7/1 ARM			
T500SNP				A534SNP				A535SNP			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
4.500	0.500	0.625	0.825	4.500	0.500	0.625	0.825	4.500	0.750	0.875	1.075
4.625	0.250	0.375	0.575	4.625	0.250	0.375	0.575	4.625	0.500	0.625	0.825
4.750	0.000	0.125	0.325	4.750	0.000	0.125	0.325	4.750	0.250	0.375	0.575
4.875	-0.250	-0.125	0.075	4.875	-0.250	-0.125	0.075	4.875	0.000	0.125	0.325
4.990	-0.500	-0.375	-0.175	4.990	-0.500	-0.375	-0.175	4.990	-0.250	-0.125	0.075
5.125	-0.750	-0.625	-0.425	5.125	-0.750	-0.625	-0.425	5.125	-0.500	-0.375	-0.175
5.250	-1.000	-0.875	-0.675	5.250	-1.000	-0.875	-0.675	5.250	-0.750	-0.625	-0.425
5.375	-1.250	-1.125	-0.925	5.375	-1.250	-1.125	-0.925	5.375	-1.000	-0.875	-0.675
5.500	-1.500	-1.375	-1.175	5.500	-1.500	-1.375	-1.175	5.500	-1.250	-1.125	-0.925
5.625	-1.750	-1.625	-1.425	5.625	-1.750	-1.625	-1.425	5.625	-1.500	-1.375	-1.175
5.750	-2.000	-1.875	-1.675	5.750	-2.000	-1.875	-1.675	5.750	-1.750	-1.625	-1.425
5.875	-2.250	-2.125	-1.925	5.875	-2.250	-2.125	-1.925	5.875	-2.000	-1.875	-1.675
5.990	-2.500	-2.375	-2.175	5.990	-2.500	-2.375	-2.175	5.990	-2.250	-2.125	-1.925
6.125	-2.750	-2.625	-2.425	6.125	-2.750	-2.625	-2.425	6.125	-2.500	-2.375	-2.175
6.250	-3.000	-2.875	-2.675	6.250	-3.000	-2.875	-2.675	6.250	-2.750	-2.625	-2.425
6.375	-3.250	-3.125	-2.925	6.375	-3.250	-3.125	-2.925	6.375	-3.000	-2.875	-2.675
6.500	-3.500	-3.375	-3.175	6.500	-3.500	-3.375	-3.175	6.500	-3.250	-3.125	-2.925
6.625	-3.750	-3.625	-3.425	6.625	-3.750	-3.625	-3.425	6.625	-3.500	-3.375	-3.175
6.750	-4.000	-3.875	-3.675	6.750	-4.000	-3.875	-3.675	6.750	-3.750	-3.625	-3.425
6.875	-4.250	-4.125	-3.925	6.875	-4.250	-4.125	-3.925	6.875	-4.000	-3.875	-3.675
6.990	-4.500	-4.375	-4.175	6.990	-4.500	-4.375	-4.175	6.990	-4.250	-4.125	-3.925
7.125	-4.750	-4.625	-4.425	7.125	-4.750	-4.625	-4.425	7.125	-4.500	-4.375	-4.175
7.250	-5.000	-4.875	-4.675	7.250	-5.000	-4.875	-4.675	7.250	-4.750	-4.625	-4.425
7.375	-5.250	-5.125	-4.925	7.375	-5.250	-5.125	-4.925	7.375	-5.000	-4.875	-4.675
7.500	-5.500	-5.375	-5.175	7.500	-5.500	-5.375	-5.175	7.500	-5.250	-5.125	-4.925
7.625	-5.750	-5.625	-5.425	7.625	-5.750	-5.625	-5.425	7.625	-5.500	-5.375	-5.175
7.750	-6.000	-5.875	-5.675	7.750	-6.000	-5.875	-5.675	7.750	-5.750	-5.625	-5.425
7.875	-6.250	-6.125	-5.925	7.875	-6.250	-6.125	-5.925	7.875	-6.000	-5.875	-5.675
7.990	-6.500	-6.375	-6.175	7.990	-6.500	-6.375	-6.175	7.990	-6.250	-6.125	-5.925
8.125	-6.750	-6.625	-6.425	8.125	-6.750	-6.625	-6.425	8.125	-6.500	-6.375	-6.175
8.250	-7.000	-6.875	-6.675	8.250	-7.000	-6.875	-6.675	8.250	-6.750	-6.625	-6.425

TV/CLTV	< 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	
Loan Amt < \$150k	0.500	0.500	0.500	0.750	0.750	1.000	1.000	1.500	
Loan Amt < \$250k	0.000	0.000	0.250	0.250	0.250	0.500	0.500	1.000	
Loan Amt > \$600k	-0.250	-0.250	-0.250	-0.250	-0.250	0.000	0.000	0.000	
Loan Amt > \$1 Mil	0.000	0.000	0.000	0.000	0.000	0.500	0.500	0.750	Max Rebate Fixed Rate Programs - (2.75)
Loan Amt > \$1.5 Mil	0.500	0.500	0.500	0.500	0.750	0.750	N/A	N/A	Max Rebate Arm Programs - (1.75)
Cash Out	0.500	0.500	0.750	1.000	1.000	1.000	N/A	N/A	
Second Home	1.000	1.000	1.000	1.000	1.000	1.000	N/A	N/A	
Investor	0.500	0.750	1.250	1.750	2.500	3.000	N/A	N/A	
DTI > 43%	0.000	0.000	0.000	0.125	0.125	0.250	0.500	N/A	
2-4 Unit Property	0.500	0.500	0.500	0.500	0.500	N/A	N/A	N/A	
non war condo	0.500	0.750	0.750	1.000	1.000	N/A	N/A	N/A	
Condo	0.000	0.000	0.000	0.000	0.250	0.500	N/A	N/A	
12 Mo Bank Statement	0.000	0.000	0.000	0.250	0.500	0.750	1.000	N/A	

FULL DOC FICO - LTV LLPA'S								
	< 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
720+	-1.250	-1.000	-0.500	-0.250	0.000	1.000	1.500	1.750
719-700	-1.000	-0.750	-0.250	0.000	0.250	1.250	2.000	N/A
699-680	-0.500	-0.250	0.000	0.250	0.750	2.000	3.000	N/A
679-660	-0.250	0.000	0.250	0.500	1.250	2.750	3.750	N/A
659-640	0.000	0.250	0.500	1.250	2.000	3.500	N/A	N/A
639-620	0.500	0.750	1.500	2.250	3.000	4.250	N/A	N/A

ALT DOC FICO - LTV LLPA'S								
	< 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	
720+	-1.000	-0.500	0.000	0.500	1.000	2.000	2.750	
719-700	-0.750	-0.250	0.250	0.750	1.250	2.250	3.250	
699-680	-0.250	0.250	0.500	1.000	1.750	3.000	4.250	
679-660	0.000	0.500	0.750	1.250	2.250	3.750	N/A	
659-640	0.500	1.000	1.250	2.250	3.250	4.750	N/A	
639-620	1.000	1.500	2.250	3.250	4.250	N/A	N/A	



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SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928

SIERRA ADVENTUM EXPANDED PRIME -- NON - QM

30 Year Fixed				5/1 ARM				7/1 ARM			
T500SEP				A534SEP				A535SEP			
Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day	Rates	15 Day	30 Day	45 Day
3.990	1.628	1.753	1.953	3.990	0.441	0.566	0.766	3.990	0.191	0.316	0.516
4.125	1.128	1.253	1.453	4.125	0.066	0.191	0.391	4.125	-0.184	-0.059	0.141
4.250	0.628	0.753	0.953	4.250	-0.309	-0.184	0.016	4.250	-0.559	-0.434	-0.234
4.375	0.253	0.378	0.578	4.375	-0.622	-0.497	-0.297	4.375	-0.872	-0.747	-0.547
4.500	-0.122	0.003	0.203	4.500	-0.934	-0.809	-0.609	4.500	-1.184	-1.059	-0.859
4.625	-0.497	-0.372	-0.172	4.625	-1.247	-1.122	-0.922	4.625	-1.497	-1.372	-1.172
4.750	-0.872	-0.747	-0.547	4.750	-1.559	-1.434	-1.234	4.750	-1.809	-1.684	-1.484
4.875	-1.184	-1.059	-0.859	4.875	-1.809	-1.684	-1.484	4.875	-2.059	-1.934	-1.734
4.990	-1.497	-1.372	-1.172	4.990	-2.122	-1.997	-1.797	4.990	-2.372	-2.247	-2.047
5.125	-1.809	-1.684	-1.484	5.125	-2.434	-2.309	-2.109	5.125	-2.684	-2.559	-2.359
5.250	-2.122	-1.997	-1.797	5.250	-2.685	-2.560	-2.360	5.250	-2.935	-2.810	-2.610
5.375	-2.434	-2.309	-2.109	5.375	-2.934	-2.809	-2.609	5.375	-3.184	-3.059	-2.859
5.500	-2.684	-2.559	-2.359	5.500	-3.184	-3.059	-2.859	5.500	-3.434	-3.309	-3.109
5.625	-2.934	-2.809	-2.609	5.625	-3.434	-3.309	-3.109	5.625	-3.684	-3.559	-3.359
5.750	-3.184	-3.059	-2.859	5.750	-3.684	-3.559	-3.359	5.750	-3.934	-3.809	-3.609
5.875	-3.434	-3.309	-3.109	5.875	-3.934	-3.809	-3.609	5.875	-4.184	-4.059	-3.859
5.990	-3.684	-3.559	-3.359	5.990	-4.184	-4.059	-3.859	5.990	-4.434	-4.309	-4.109
6.125	-3.934	-3.809	-3.609	6.125	-4.434	-4.309	-4.109	6.125	-4.684	-4.559	-4.359
6.250	-4.184	-4.059	-3.859	6.250	-4.684	-4.559	-4.359	6.250	-4.934	-4.809	-4.609
6.375	-4.434	-4.309	-4.109	6.375	-4.934	-4.809	-4.609	6.375	-5.184	-5.059	-4.859
6.500	-4.684	-4.559	-4.359	6.500	-5.184	-5.059	-4.859	6.500	-5.434	-5.309	-5.109
6.625	-4.934	-4.809	-4.609	6.625	-5.434	-5.309	-5.109	6.625	-5.684	-5.559	-5.359
6.750	-5.184	-5.059	-4.859	6.750	-5.684	-5.559	-5.359	6.750	-5.934	-5.809	-5.609
6.875	-5.434	-5.309	-5.109	6.875	-5.934	-5.809	-5.609	6.875	-6.184	-6.059	-5.859
6.990	-5.684	-5.559	-5.359	6.990	-6.184	-6.059	-5.859	6.990	-6.434	-6.309	-6.109
7.125	-5.934	-5.809	-5.609	7.125	-6.434	-6.309	-6.109	7.125	-6.684	-6.559	-6.359
7.250	-6.184	-6.059	-5.859	7.250	-6.684	-6.559	-6.359	7.250	-6.934	-6.809	-6.609
7.375	-6.434	-6.309	-6.109	7.375	-6.934	-6.809	-6.609	7.375	-7.184	-7.059	-6.859

LTV/CLTV								
	< 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95
Loan Amt < \$150k	0.625	0.750	0.750	0.750	0.750	0.875	1.125	N/A
Loan Amt < \$250k	0.000	0.000	0.250	0.250	0.375	0.375	0.625	N/A
Loan Amt > \$600k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
Loan Amt > \$1 Mil	0.000	0.000	0.000	0.250	0.375	0.375	0.500	N/A
Loan Amt > \$1.5 Mil	0.000	0.125	0.250	0.375	0.500	N/A	N/A	N/A
Cash Out	0.500	0.500	0.750	1.000	1.250	N/A	N/A	N/A
Second Home	0.250	0.250	0.500	0.750	1.000	N/A	N/A	N/A
Investor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DTI > 43%	0.000	0.000	0.000	0.000	0.000	0.250	N/A	N/A
2 Unit Property	0.250	0.250	0.250	0.375	0.500	N/A	N/A	N/A
non war condo	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Condo	0.250	0.250	0.500	0.500	0.750	0.750	N/A	N/A
12 Mo Bank Statement	0.000	0.000	0.000	0.375	0.500	1.000	1.500	N/A

FICO LLPA FULL DOC

	< 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
760+	-0.375	-0.250	-0.125	0.000	0.250	1.000	1.500
759-740	-0.250	-0.125	0.000	0.250	0.500	1.250	1.750
739-720	-0.125	0.000	0.250	0.500	0.750	1.750	2.250
719-700	0.000	0.250	0.500	0.750	1.250	2.125	2.750
699-680	0.125	0.375	0.750	1.250	1.875	2.750	3.250
679-660	0.375	0.750	1.250	1.875	2.500	N/A	N/A

ALT DOC FICO - LTV LLPA'S

	< 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
760+	-0.125	0.250	0.625	1.000	1.375	2.250	2.750
759-740	0.000	0.375	0.750	1.250	1.625	2.500	3.250
739-720	0.125	0.500	1.000	1.500	1.875	2.875	3.750
719-700	0.250	0.625	1.250	1.750	2.375	3.375	4.375
699-680	0.500	0.875	1.500	2.250	3.000	4.000	5.000
679-660	0.750	1.250	2.000	2.875	3.625	N/A	N/A

Max Rebate Fixed Rate Programs - (1.50)
 Max Rebate Arm Programs - (1.50)



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SIERRA PACIFIC MORTGAGE
 North Bay Area Region Fulfillment Center
 6085 State Farm Drive, Suite 110
 Rohnert Park, CA 94928

SIERRA BAM JUMBO - FIXED

	30 Year Fixed (T500BAM)				15 Year Fixed (T501BAM)			
	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.125	1.217	1.342	1.542	3.125	1.617	1.742	1.942	
3.250	0.717	0.842	1.042	3.250	1.104	1.229	1.429	
3.375	0.256	0.381	0.581	3.375	0.629	0.754	0.954	
3.500	-0.174	-0.049	0.151	3.500	0.179	0.304	0.504	
3.625	-0.580	-0.455	-0.255	3.625	-0.258	-0.133	0.067	
3.750	-0.970	-0.845	-0.645	3.750	-0.696	-0.571	-0.371	
3.875	-1.345	-1.220	-1.020	3.875	-1.124	-0.999	-0.799	
4.000	-1.692	-1.567	-1.367	4.000	-1.527	-1.402	-1.202	
4.125	-1.999	-1.874	-1.674	4.125	-1.890	-1.765	-1.565	
4.250	-2.252	-2.127	-1.927	4.250	-2.196	-2.071	-1.871	

30Y FIXED AND 15Y FIXED PURCHASE AND R/T REFINANCE

FIXED	LTV/CLTV							2nd Home	Occupancy						
	FICO	≤50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%		75.01-80%	≤50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
≥800	-0.1250	-0.0625	-0.0625	-0.0625	0.0625	0.1875	0.3750	0.0000	0.1250	0.1875	0.3125	0.3750	0.4375	N/A	
780-799	-0.1250	-0.0625	-0.0625	0.0000	0.1250	0.2500	0.4375	0.0000	0.1250	0.3125	0.6250				
760-779	-0.0625	-0.0625	-0.0625	0.0000	0.1250	0.3125	0.6250	Purch	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)
740-759	-0.0625	-0.0625	0.0000	0.0625	0.2500	0.4375	0.7500	Property Type							
720-739	-0.0625	0.0000	0.0625	0.0625	0.3125	0.5000	0.9375	2-4 Unit	0.250	0.375	0.750	1.000	1.500	2.000	3.000
700-719	-0.0625	0.0625	0.1250	0.1875	0.4375	0.7500	1.3750	Condo	0.0000	0.0000	0.0625	0.1250	0.1250	0.1250	0.1250
680-699	0.0000	0.1250	0.1875	0.2500	N/A	N/A	N/A	DTI							
								>40%	0.0000	0.0000	0.1250	0.1875	0.1875	0.2500	0.3750

Maximum Rebate	
30 Year Fixed	-1.250
15 Year Fixed	-1.000

SIERRA BAM JUMBO - ARMS

5/1 ARM (A534BAM) Margin: 2.25 Caps: 2/2/5				7/1 ARM (A535BAM) Margin: 2.50 Caps: 5/2/5				10/1 ARM (A527BAM) Margin: 2.50 Caps: 5/2/5			
Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day	Rate	15 Day	30 Day	45 Day
3.125	2.464	2.589	2.789	3.125	2.201	2.326	2.526	3.625	3.946	4.071	4.271
3.250	1.855	1.980	2.180	3.250	1.670	1.795	1.995	3.750	3.212	3.337	3.537
3.375	1.323	1.448	1.648	3.375	1.178	1.303	1.503	3.875	2.556	2.681	2.881
3.500	0.855	0.980	1.180	3.500	0.717	0.842	1.042	4.000	1.962	2.087	2.287
3.625	0.433	0.558	0.758	3.625	0.280	0.405	0.605	4.125	1.415	1.540	1.740
3.750	0.042	0.167	0.367	3.750	-0.142	-0.017	0.183	4.250	0.900	1.025	1.225
3.875	-0.317	-0.192	0.008	3.875	-0.533	-0.408	-0.208	4.375	0.415	0.540	0.740
4.000	-0.630	-0.505	-0.305	4.000	-0.877	-0.752	-0.552	4.500	-0.022	0.103	0.303
4.125	-0.880	-0.755	-0.555	4.125	-1.158	-1.033	-0.833	4.625	-0.397	-0.272	-0.072
4.250	-1.052	-0.927	-0.727	4.250	-1.361	-1.236	-1.036	4.750	-0.694	-0.569	-0.369

ARM PURCHASE AND R/T REFINANCE

ARM	LTV/CLTV							2nd Home	Occupancy						
	FICO	≤50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%		75.01-80%	≤50%	50.01-55%	55.01-60%	60.01-65%	65.01-70%	70.01-75%
≥800	-0.1250	-0.0625	0.0625	0.0625	0.1875	0.3125	0.5000	0.0000	0.1250	0.1875	0.3125	0.3750	0.4375		
780-799	-0.1250	-0.0625	0.0625	0.1250	0.2500	0.3750	0.5625	0.0000	0.1250	0.3125	0.6250				
760-779	-0.0625	-0.0625	0.0625	0.1250	0.2500	0.4375	0.7500	Purch	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	(0.125)	
740-759	-0.0625	-0.0625	0.1250	0.1875	0.3750	0.5625	0.8750	Property Type							
720-739	-0.0625	0.0000	0.1875	0.1875	0.4375	0.6250	1.0625	2-4 Unit	0.250	0.375	0.750	1.000	1.500	2.000	3.000
700-719	-0.0625	0.0625	0.2500	0.3125	0.5625	0.8750	1.5000	Condo	0.0000	0.0000	0.0625	0.1250	0.1250	0.1250	0.1250
680-699	0.0000	0.1250	0.3125	0.3750	N/A	N/A	N/A	DTI							
								>40%	0.0000	0.0000	0.1250	0.1875	0.1875	0.2500	0.3750

Maximum Rebate	
10/1 Arm	-0.875
7/1 Arm	-0.875
5/1 Arm	-0.875



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