

COSI INDEX: CA,CT,FL,MA,NJ,NY AND VA

REVISION 03-06

Attached is the new rate sheet dated 02/15/2006 which supersedes the rate sheet dated 02/08/2006. All rates, fees and footnotes should be reviewed carefully. Please note that the interest rate and fee changes have been asterisked for your review.

PAYMENT DATE

New COFI loans should be quoted a 1st of the month payment date. On COSI index loans, the payment date will be the 15th of the month. This is a flexible policy with exception approval authority by DLOMS.

*** PLEASE NOTE: All products in this rate sheet the minimum loan amount on owner occupied loans for properties in NJ and NY must be \$50,000. For loans with broker comp the minimum loan amount must be \$75,000.

New York Only - add .250% to loan fee.

The exception for Equity Builder loans from adding 1.00% to the start rate has been deleted from the program.



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This is not a commitment to lend. Terms are subject to change without notice.

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Interest Only Adjustable - based on COSI. This loan includes payment adjustment combined with an interest rate cap of 1% each 6 month period (loan type code 092) (plan 43). The index will be set upon the receipt of application and fee. The borrower must qualify using the fully indexed rate, not the start rate, for income vs. payment ratio. This loan includes a prepayment fee of 2% for the first 3 years.

4055 - (43) 092 - COSI Interest Only No Neg ARM												Footnotes																			
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Start	Fully Index Rate	Margin	Points	Life Cap	PrePay	3	26	-	-	-	-	-	-												
Owner Occupied																															
95	n/a	n/a	\$40,000	\$500,000	SFR	5.750	6.260*	2.900	0.500	12.250	3-Year	•	•																		
90	n/a	n/a	\$40,000	\$600,000	SFR	5.750	6.260*	2.900	0.500	12.250	3-Year	•	•																		
80	80	80	\$40,000	\$750,000	SFR	5.750	6.260*	2.900	0.000	12.250	3-Year	•	•																		
80	80	75	\$750,001	\$1,000,000	SFR	5.750	6.260*	2.900	0.000	12.250	3-Year	•	•																		
75	75	75	\$40,000	\$533,850	2	5.750	6.310*	2.950	0.000	12.250	3-Year	•	•																		
75	75	75	\$40,000	\$645,300	3	5.750	6.310*	2.950	0.000	12.250	3-Year	•	•																		
75	75	75	\$40,000	\$801,950	4	5.750	6.310*	2.950	0.000	12.250	3-Year	•	•																		
Non-owner Occupied																															
75	75	70	\$75,000	\$500,000	SFR	6.550	6.460*	3.100	0.500	12.500	3-Year	•	•																		
70	70	70	\$75,000	\$533,850	2	6.550	6.460*	3.100	0.500	12.500	3-Year	•	•																		
70	70	70	\$75,000	\$645,300	3	6.550	6.460*	3.100	0.500	12.500	3-Year	•	•																		
70	70	70	\$75,000	\$801,950	4	6.550	6.460*	3.100	0.500	12.500	3-Year	•	•																		

SPECIAL PMB PROGRAM

Adjustable Rate Mortgage with Pick-A-Payment feature (loan type code 247) (equity builder code 227) (plan 409/410)

4095 - (409/410) 247/227 - Broker Comp COSI ARM Pick-a-Paymt												Footnotes																					
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Min Pmt	Fully Index Rate	Margin	Points	Life Cap	PrePay	1	4	6	7	8	22	23	26	28	29												
Owner Occupied																																	
80	80	80	\$40,000	\$750,000	SFR	2.600	6.510*	3.150	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
80	80	75	\$750,001	\$1,000,000	SFR	2.600	6.560*	3.200	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
70	70	70	\$40,000	\$1,000,000	SFR	1.950	6.510*	3.150	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
60	60	60	\$40,000	\$1,000,000	SFR	1.850	6.510*	3.150	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
50	50	50	\$40,000	\$1,000,000	SFR	1.700	6.510*	3.150	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
75	75	75	\$40,000	\$533,850	2	2.600	6.510*	3.150	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
75	75	75	\$40,000	\$645,300	3	2.600	6.510*	3.150	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
75	75	75	\$40,000	\$801,950	4	2.600	6.510*	3.150	-1.000	11.950	3-Year	•	•	•	•	•	•	•	•	•	•	•											
Non-owner Occupied																																	
75	75	70	\$75,000	\$500,000	SFR	3.200	6.610*	3.250	-0.500	12.250	3-Year	•	•	•	•	•	•	•	•	•	•	•											
70	70	70	\$75,000	\$533,850	2	3.200	6.610*	3.250	-0.500	12.250	3-Year	•	•	•	•	•	•	•	•	•	•	•											
70	70	70	\$75,000	\$645,300	3	3.200	6.610*	3.250	-0.500	12.250	3-Year	•	•	•	•	•	•	•	•	•	•	•											
70	70	70	\$75,000	\$801,950	4	3.200	6.610*	3.250	-0.500	12.250	3-Year	•	•	•	•	•	•	•	•	•	•	•											

Maximum broker comp is \$20,000

SPECIAL PMB PROGRAM

Modified Adjustable Rate Mortgage - 1 year modified rate based on COSI index. (Loan type code 150) (Equity builder code 130) (Plan 411/412) The borrower must qualify using the fully indexed rate, not the start rate, for income vs. payment ratio.

4096 - (411/412) 150/130 - Broker Comp COSI MARM-12												Footnotes																					
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Start	Fully Index Rate	Margin	Points	Life Cap	PrePay	26	-	-	-	-	-	-	-	-	-												
Owner Occupied																																	
90	n/a	n/a	\$40,000	\$600,000	SFR	6.750	6.560*	3.200	-0.500	12.250	3-Year	•																					
80	80	80	\$40,000	\$750,000	SFR	6.750	6.560*	3.200	-1.000	11.950	3-Year	•																					
80	80	75	\$750,001	\$1,000,000	SFR	7.000	6.560*	3.200	-1.000	11.950	3-Year	•																					
75	75	75	\$40,000	\$533,850	2	7.000	6.560*	3.200	-1.000	11.950	3-Year	•																					
75	75	75	\$40,000	\$645,300	3	7.000	6.560*	3.200	-1.000	11.950	3-Year	•																					
75	75	75	\$40,000	\$801,950	4	7.000	6.560*	3.200	-1.000	11.950	3-Year	•																					
Non-owner Occupied																																	
75	75	70	\$75,000	\$500,000	SFR	7.250	6.910*	3.550	-0.500	12.250	3-Year	•																					
70	70	70	\$75,000	\$533,850	2	7.250	6.910*	3.550	-0.500	12.250	3-Year	•																					
70	70	70	\$75,000	\$645,300	3	7.250	6.910*	3.550	-0.500	12.250	3-Year	•																					
70	70	70	\$75,000	\$801,950	4	7.250	6.910*	3.550	-0.500	12.250	3-Year	•																					

SPECIAL PMB PROGRAM

Interest Only Adjustable - based on COSI. This loan includes payment adjustment combined with an interest rate cap of 1% each 6 month period (loan type code 092) (plan 413). The index will be set upon the receipt of application and fee. The borrower must qualify using the fully indexed rate, not the start rate, for income vs. payment ratio. this loan includes a prepayment fee of 2% for the first 3 years.

4097 - (413) 092 - Broker Comp COSI Interest Only No Neg MARM												Footnotes																					
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Start	Fully Index Rate	Margin	Points	Life Cap	PrePay	6	7	8	26	-	-	-	-	-	-												
Owner Occupied																																	
95	n/a	n/a	\$40,000	\$500,000	SFR	6.000	6.510*	3.150	-0.500	12.500	3-Year	•	•	•	•																		
90	n/a	n/a	\$40,000	\$600,000	SFR	6.000	6.510*	3.150	-0.500	12.500	3-Year	•	•	•	•																		
80	80	80	\$40,000	\$750,000	SFR	6.000	6.510*	3.150	-1.000	12.250	3-Year	•	•	•	•																		
80	80	75	\$750,001	\$1,000,000	SFR	6.000	6.510*	3.150	-1.000	12.250	3-Year	•	•	•	•																		
75	75	75	\$40,000	\$533,850	2	6.000	6.510*	3.150	-1.000	12.250	3-Year	•	•	•	•																		
75	75	75	\$40,000	\$645,300	3	6.000	6.510*	3.150	-1.000	12.250	3-Year	•	•	•	•																		
75	75	75	\$40,000	\$801,980	4	6.000	6.510*	3.150	-1.000	12.250	3-Year	•	•	•	•																		
Non-owner Occupied																																	
75	75	70	\$75,000	\$500,000	SFR	6.800	6.810*	3.450	-0.500	12.500	3-Year	•	•	•	•																		
70	70	70	\$75,000	\$533,850	2	6.800	6.810*	3.450	-0.500	12.500	3-Year	•	•	•	•																		
70	70	70	\$75,000	\$645,300	3	6.800	6.810*	3.450	-0.500	12.500	3-Year	•	•	•	•																		
70	70	70	\$75,000	\$801,950	4	6.800	6.810*	3.450	-0.500	12.500	3-Year	•	•	•	•																		



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Program Specific Footnotes are available if indicated by a dot in the Box

- 1) FOR RETAIL AND PMB LOANS: Fixed Rate Option! Add .050 to the spread for convertible option window - years 2 through 7. Fixed Rate Option must have a prepayment fee. Cannot be offered when waiving an existing broker/lender comp prepay fee. Footnote #3 cannot be used to waive prepayment fee. This margin increase will not qualify for prepay fee waiver on the existing loan being paid off. FOR PMB LOANS WITH BROKER COMP: FRO will be effective at the end of the prepay term, NO EXCEPTIONS.
- 3) The prepayment fee may be waived with an additional .500% loan fee. Footnote #3 cannot be used in conjunction with any other fee reduction.
- 4) The minimum payment rate can be reduced to 2.30% for COSI and 2.55% for CODI if the borrowers mid credit score is 650 or higher and the ltv is 70-75%. The credit score must be entered into the ALPS system. The loan cannot have concurrent financing that takes the CLTV over 75%. Purchase optional elocs are allowed provided that no funds are use for the closing.
- 5) 40 Year Term--ARM only. Plan numbers 1, 31, 61 (loan types 40, 41, 147). This term should only be used when the borrower understands the increased interest cost and to compete with other lenders with a 40 year loan. 40 year term cannot be used with Fixed Rate Option.
- 6) You may increase the broker compensation by .500% for providing services resulting in an increase of .100% in the margin on this ARM loan. Important! Footnote 7, 8 and 17 cannot be used in conjunction.
- 7) You may increase broker compensation by .750% for providing services resulting in an increase of .150% in the margin on this ARM loan.
- 8) You may increase broker compensation by 1.000% for providing services resulting in an increase of .250% in the margin on this ARM loan.
- 22) You may increase the broker comp by 1.5% for providing services resulting in an increase of .300% in the margin on this ARM loan. Required credit score is 675. This footnote cannot be used in conjunction with footnotes 4, 6, 7, 8, 23, 28 and 29.
- 23) You may increase the broker comp by 2.000% for providing services resulting in an increase of .400% in the margin on this ARM loan. Required credit score is 710. This footnote cannot be used in conjunction with footnotes 4, 6, 7, 8, 22, 28 and 29.
- 26) NEW YORK ONLY - Add .100% to the Margin to waive the .250% adjustment to the Loan Fee.
- 28) To reduce the term of the prepayment feature from 3 years to 1 year, you must decrease the broker compensation by .500% and decrease the margin by .100%. This footnote cannot be used in conjunction with footnotes 1, 6, 7, 8, 22, 23 and 29. Please Note: To apply 1 year prepay to a loan you must select either footnote 28 or 29.
- 29) To reduce the term of the prepayment feature from 3 years to 1 year, you must increase margin by .100%. This footnote cannot be used in conjunction with footnotes 1, 6, 7, 8, 22, 23 and 28. Please Note: To apply 1 year prepay to a loan you must select either footnote 28 or 29.

MANDATORY ADJUSTMENTS

(62) (63) apply to the line of pricing on Adjustable Rate Mortgage with Pick-A-Payment feature (plan 40/41), owner occupied, single family residence, 80% ltv and maximum loan amount \$600,000. Also applies to line of pricing for 75% LTV 2-4 units up to \$500,000.

(62) You must increase the minimum payment rate by 1.000% on all purchase or refinance transactions with World's 2nds or outside 2nd's where the combined 1st & 2nd are greater than 80% cltv.

*** Remember to manually select this footnote for loans with outside 2nds.

(63) You must increase the minimum payment rate by 1.000% on all purchase or refinance transactions with World Concurrent ELOC where the combined 1st & ELOC are greater than 80% cltv. Purchase optional ELOCs are allowed without adding the 1.000% provided that no funds are used for the closing.

***Remember to select this footnote for all refinance transactions when any part of ELOC funds will be used to close the loan.

ADDITIONAL PRICING INFORMATION

- 1) Refer to the State Underwriting reference charts for down payment requirements for all loan programs.
- 2) 40 year term--for loan type 147 (plan 061) only, loan amount up to \$600,000 for owner occupied pricing. This term should only be used when the borrower understands the increased interest cost and to compete with other lenders with a 40 year loan. 40 year term cannot be used with fixed rate option.
- 3) Equity builder payment plan, combined with an automatic checking account. Pick-a-Payment loan type code 110 plan 062). ARM loan type code 210 (plan 072). MARM 12 loan type code 139 (plan 068).
- 4) Mortgage insurance is required with U.G.I., P.M.I., Radian or Republic (25% coverage for loans 80.1% to 90% - loans 90.1% to 95% must have 30% MI coverage). Tax impounds are required.
- 5) A total of \$310 will be collected up front. This covers a \$306 processing fee and \$4 initial flood determination fee. Please note that these fees will not be returned for any reason if the appraiser has visited the property.

Fees deducted from loan proceeds at close (net funded)...appraisal fee \$225 - \$425 with possible \$50 appraisal review fee (or \$100 appraisal fee for qualified broker fee appraisal), \$9 ongoing flood monitoring fee, tax service fee. In addition, all broker fees are net funded by World. Brokers must submit a broker fee statement to World with the complete loan package and broker fees will be paid out by World within three business days after the loan closes. There may be additional fees depending on certain features of the loan.

