

REVISION 28-06

PAYMENT DATE

New fixed rate loans should be quoted a payment date on the 1st of the month. This is a flexible policy with exception approval authority by DLOMS.

RATE SHEET INFORMATION

We have added a FNMA program to the PMB rate sheet. The price is a par price (0 points). There is not a program to increase rate or fee for broker compensation.

FNMA 60 day rate: 6.140 Information only to be used in quoting the fixed rate option on ARMS. This rate may change more than once a day. Loan Service will set the actual rate at time of conversion.

Please note: Cash out LTV is 70%. Higher LTV will increase points.

The buy down and buy up grid may be used in conjunction with FNMA risk-based pricing.



5-year Two Step Loan FNMA Fixed (loan type code 13) Fixed for first 5 years, then adjusted to weekly average of 10-year Treasury Securities adjusted to a constant maturity ? plus 250 basis points rounded to the nearest 1/8 percent. This adjusted rate will be fixed for the next 25 years. This product must be FNMA saleable quality. No QQ underwriting. The borrower must select a 45 day rate lock from application date or a 30 day rate lock from commitment date. For application rate lock, add .10% to rate. Only FNMA Condo/PUD allowed. MI required on all loans above 80%. May use 30 year rate/point buy down formula.

4016 - (91/417) 013 - 5 Year Two-Step 1st										Footnotes									
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Start	Points	Life Cap	PrePay	-	-	-	-	-	-	-	-	-	-
Owner Occupied																			
95	n/a	n/a	\$50,000	\$417,000	SFR	5.850	1.250	11.850	none										
90	90	n/a	\$50,000	\$417,000	SFR	5.850	1.000	11.850	none										
80	80	70	\$50,000	\$417,000	SFR	5.850	1.000	11.850	none										

Fixed Rate 30 year - loan type code 01 (101 up to and including \$417,000): 16-30 years. This is our Portfolio Fixed program. QQ are allowed. (Housing 25-28, overall 33-36) full FHLMC appraisal. A due on sale clause will be included in the loan documents. Only class 111 Condos/PUDs allowed. This loan includes a prepay fee of 2% for the 1st 3 yrs. Min. loan amt is \$50K. The borrower must select a 45 day rate lock from application date or a 30 day rate lock from commitment date. For application rate lock, add .10% to rate.

4020 - (101/103) 001/101-30 Yr Fixed (101 up to and including 417000)										Footnotes									
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Fixed Rate	Points	PrePay		3	-	-	-	-	-	-	-	-	-
Owner Occupied																			
90	n/a	n/a	\$50,000	\$417,000	SFR	7.200*	1.500	3-Year		•									
80	80	80	\$50,000	\$600,000	SFR	6.750*	1.000	3-Year		•									
Cash Out Refi Texas Only																			
n/a	80	80	\$50,000	\$500,000	SFR	6.950*	1.000	none											

Fixed Rate 15 year - loan type code 04 (104 up to and including \$417,000): 1-15 years. This is our Portfolio Fixed program. QQ are allowed. (Housing 25-28, overall 33-36) full FHLMC appraisal. A due on sale clause will be included in the loan documents. Only class 111 Condos/PUDs allowed. This loan includes a prepay fee of 2% for the 1st 3 yrs. Min. loan amt is \$50K. The borrower must select a 45 day rate lock from application date or a 30 day rate lock from commitment date. For application rate lock, add .10% to rate.

4021 - (102/104) 004/104-15 Yr Fixed (104 up to and including 417000)										Footnotes									
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Fixed Rate	Points	PrePay		3	-	-	-	-	-	-	-	-	-
Owner Occupied																			
90	n/a	n/a	\$50,000	\$417,000	SFR	7.150	1.500	3-Year		•									
80	80	80	\$50,000	\$600,000	SFR	6.700	1.000	3-Year		•									
Cash Out Refi Texas Only																			
n/a	80	80	\$50,000	\$500,000	SFR	6.900	1.000	none											

Secondary Market Fixed Rate 30 year - (loan type code 07: 16-30 years). This product must be FNMA/FHLMC saleable quality. No QQ underwriting. The borrower must select a 45 day rate lock from application date or a 30 day rate lock from commitment date. For application rate lock, add .10% to rate. MI required on loans above 80%. Min. loan amount is \$50,000. \$50 origination fee will be applied to Texas loans. Only FNMA Condos/PUD allowed.

4022 - (105/418) 007 - Saleable Conforming 30 Year Fixed										Footnotes									
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Fixed Rate	Points	PrePay		-	-	-	-	-	-	-	-	-	-
Owner Occupied																			
97	n/a	n/a	\$50,000	\$417,000	SFR	6.350*	0.500	none											
95	n/a	n/a	\$50,000	\$417,000	SFR	6.350*	0.000	none											
90	90	n/a	\$50,000	\$417,000	SFR	6.350*	0.000	none											
80	80	70	\$50,000	\$417,000	SFR	6.350*	0.000	none											
90	90	n/a	\$50,000	\$533,850	2	6.600*	0.000	none											
80	80	70	\$50,000	\$533,850	2	6.600*	0.000	none											
80	80	70	\$50,000	\$645,300	3	6.600*	0.000	none											
80	80	70	\$50,000	\$801,950	4	6.600*	0.000	none											
Non-owner Occupied																			
75	75	70	\$50,000	\$417,000	SFR	6.600*	1.500	none											
75	75	70	\$50,000	\$533,850	2	6.600*	1.500	none											
75	75	70	\$50,000	\$645,300	3	6.600*	1.500	none											
75	75	70	\$50,000	\$801,950	4	6.600*	1.500	none											
Cash Out Refi Texas Only																			
n/a	80	80	\$50,000	\$417,000	SFR	6.550*	0.000	none											

Secondary Market Fixed Rate 15 year - (loan type code 09: 1-15 years). This product must be FNMA/FHLMC saleable quality. No QQ underwriting. The borrower must select a 45 day rate lock from application date or a 30 day rate lock from commitment date. For application rate lock, add .10% to rate. MI required on loans above 80%. Min. loan amount is \$50,000. \$50 origination fee will be applied to Texas loans. Only FNMA Condos/PUD allowed.

4023 - (106/419) 009 - Saleable Conforming 15 Year Fixed										Footnotes									
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Fixed Rate	Points	PrePay		-	-	-	-	-	-	-	-	-	-
Owner Occupied																			
97	n/a	n/a	\$50,000	\$417,000	SFR	6.000	0.500	none											
95	n/a	n/a	\$50,000	\$417,000	SFR	6.000	0.000	none											
90	90	n/a	\$50,000	\$417,000	SFR	6.000	0.000	none											
80	80	70	\$50,000	\$417,000	SFR	6.000	0.000	none											
90	90	n/a	\$50,000	\$533,850	2	6.250	0.000	none											
80	80	70	\$50,000	\$533,850	2	6.250	0.000	none											
80	80	70	\$50,000	\$645,300	3	6.250	0.000	none											
80	80	70	\$50,000	\$801,950	4	6.250	0.000	none											
Non-owner Occupied																			
75	75	70	\$50,000	\$417,000	SFR	6.250	1.500	none											
75	75	70	\$50,000	\$533,850	2	6.250	1.500	none											
75	75	70	\$50,000	\$645,300	3	6.250	1.500	none											
75	75	70	\$50,000	\$801,950	4	6.250	1.500	none											
Cash Out Refi Texas Only																			
n/a	80	80	\$50,000	\$417,000	SFR	6.200	0.000	none											

5/1 Fixed/Adjustable FNMA (Loan Type Code 17) (Plan 45) Fixed for first 5 years, then adjusted to 1-year Libor - plus 225 basis points rounded to the nearest 1/8 percent. This rate will be adjusted annually for the next 25 years. This product must be FNMA saleable quality. No QQ underwriting. The borrower must select a 45 day rate lock from application date or a 30 day rate lock from commitment date. For application rate lock, add .10% to rate. MI required on all loans above 80%.

4070 - (45) 017 - LIBOR FNMA 5/1 Fxd/Adjustable											Footnotes										
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Start	Margin	Points	Life Cap	PrePay	-	-	-	-	-	-	-	-			
Owner Occupied																					
95	n/a	n/a	\$50,000	\$417,000	SFR	6.200	2.250	0.250	11.200	none											
90	90	n/a	\$50,000	\$417,000	SFR	6.200	2.250	0.000	11.200	none											
80	80	70	\$50,000	\$417,000	SFR	6.200	2.250	0.000	11.200	none											
90	90	70	\$50,000	\$533,850	2	6.350	2.250	0.000	11.350	none											
80	80	70	\$50,000	\$533,850	2	6.350	2.250	0.000	11.350	none											
80	80	70	\$50,000	\$645,300	3	6.350	2.250	0.000	11.350	none											
80	80	70	\$50,000	\$801,950	4	6.350	2.250	0.000	11.350	none											

Interest rate adjustment at 5 years for remaining 25 years based on weekly average of 1-year Wall Street Journal adjustment to a constant maturity.

5/1 Interest first 5 years only. (Loan Type Code 18) (Plan 46) Interest only payment for first 5 years, then adjusted to 1 year Libor - plus 225 basis points rounded to the nearest 1/8 percent. This rate will be adjusted annually for the next 25 years. This product must be FNMA saleable quality. No QQ underwriting. The borrower must select a 45 day rate lock from application date or a 30 day rate lock from commitment date. For application rate lock, add .10% to rate. MI required on all loans above 80%.

4071 - (46) 018 - LIBOR FNMA 5/1 Interest Only Adjustable											Footnotes										
Purch	Refi	Cash Out	Min. Loan	Max. Loan	Units	Start	Margin	Points	Life Cap	PrePay	-	-	-	-	-	-	-	-			
Owner Occupied																					
90	90	n/a	\$50,000	\$417,000	SFR	6.350	2.250	0.000	11.350	none											
80	80	70	\$50,000	\$417,000	SFR	6.350	2.250	0.000	11.350	none											

Interest rate adjustment at 5 years for remaining 25 years based on weekly average of 1-year Wall Street Journal adjustment to a constant maturity.

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

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.



You may apply the formulas below to deliver a requested change in the standard FNMA (including 2-Step) or Portfolio price to your borrowers. These formulas are subject to daily pricing changes and must be checked on your screen each morning. You must use the exact formula, no deviation will be acceptable. Buydowns not available for CLP loans. Maximum buydown to -0- points, no broker compensation is allowed.

RATE AND POINT BUY DOWNS
30 Year Fixed Rate

-----Rate Buy Down-----		----- Point Buy Down -----	
Rate Reduction	Increase Points	Point Reduction	Increase Rate
-.100	+ 1/2 PT	- 1/2 PT	+.150
-.200	+ 1 PT	- 1 PT	+.300
-.300	+ 1 1/2 PTS	- 1 1/2 PTS	+.450
-.400	+ 2 PTS	- 2 PTS	+.600 Non-Owner Only

15 Year Fixed Rate

-----Rate Buy Down-----		-----Point Buy Down-----	
Rate Reduction	Increase Points	Point Reduction	Increase Rate
-.100	+ 1/2 PT	- 1/2 PT	+.150
-.200	+ 1 PT	- 1 PT	+.300
-.300	+ 1 1/2 PTS	- 1 1/2 PTS	+.450
-.400	+ 2 PTS	- 2 PTS	+.600 Non-Owner Only

Mandatory Adjustments

- (06A) You must increase the rate by .450% on a 30-yr Fannie Mae Fixed Rate Product (loan type 007) when desktop underwriting (DU) returns a recommendation of Expanded Approval Level 1. This loan must have special program code 03 and must be underwritten by the FNMA Underwriting Center in San Antonio.
- (06B) You must increase the rate by .700% on a 30-yr Fannie Mae Fixed Rate Product (loan type 007) when desktop underwriting (DU) returns a recommendation of Expanded Approval Level 2. This loan must have special program code 08 and must be underwritten by the FNMA Underwriting Center in San Antonio.
- (06C) You must increase the rate by 1.100% on a 30-yr Fannie Mae Fixed Rate Product (loan type 007) when desktop underwriting (DU) returns a recommendation of Expanded Approval Level 1. This loan must have special program code 83 and must be underwritten by the FNMA Underwriting Center in San Antonio.

ADDITIONAL PRICING INFORMATION:

- For the Fixed Rate 30 and 15 year programs, loan amounts up to \$500,000 require a minimum of 10% cash down payment. Loan amounts greater than \$500,000 to \$600,000 require a minimum 15% cash down payment. Loan amounts greater than \$600,000 to \$750,000 require a 20% cash down payment. Maximum loan limit on condominiums is 400,000 for 80% or less. Secondary financing is allowed; However, World Savings and Loan reserves the right to approve all terms. No 2nd loans on units.
- For the Secondary Fixed Rate 30 year and 15 year programs, loan amounts on one unit up to \$359,650 require a minimum of 5% cash down payment. Secondary financing is allowed with a 10% down payment and 80% LTV; however, the World Savings and Loan reserves the right to approve all terms.
- All loans over 80% must be packaged for sale in the secondary market. Mortgage insurance is required with P.M.I., Radian, Republic or UGI. (25% coverage for loans 80.1% to 90% - loans 90.1% to 95% must have 30% MI coverage ? loans 95.1% to 97% must have 35% MI coverage). Tax impounds are required.
- You may use the FNMA rate and point buy down chart on the portfolio fixed.
- For the fixed rate 30 year and 15 year Texas equity product, this loan is not assumable, no secondary financing, max total fee cannot exceed 3% of the original balance. Each offer will be individually calculated to ensure compliance with the three (3) point max. Lender's point(s) are discount fees.
- A total of \$310 will be collected up front. This covers a \$306 processing fee (\$306 application fee in NJ) 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. World will net fund a \$100 review fee if a fee appraisal is provided on SFR only for loans up to and including \$600,000.

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, credit review fee, (commitment fee in NJ). In addition, all 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. For FNMA and Portfolio fixed: \$300 sales fee and \$55 credit review fee.

