



Manager of the  
CalPERS Member Home Loan Program



**QUOTED RATES AS OF 8:00 A.M. (PST) for July 28, 2010**

Rates are subject to change without notice.

Current and Archived Rates are also available @  
<http://correspondent.citimortgage.com/calpers>

**Customer Relations Team**  
(800) 967-2205 Opt 1, 0, 1

[Print Rates](#)

For questions regarding a commitment, please call 800 967 2205 option 1, option 0, then option 1 or to send a commitment request, fax a completed Commitment Request (Form 2) to 636-261-3046

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| Conventional Conforming Fixed Rate<br>30-Year Term   |              |              |              | Conventional Conforming Fixed Rate<br>15-Year Term     |              |              |              | WHAT'S NEW  |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
|--|--------------|--------------|--------------|--|--------------|--------------|--------------|---|--------------|--------------|--------------|--------|-------|-----|-----|--------|-------|--------|--------|--------|-------|--------|--------|--------------|-------|--------------|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Rate*  | 30-day       | 60-day       | 90-day       | Rate*  | 30-day       | 60-day       | 90-day       | <p><b>April 9, 2010: New Loan Level Price Adjusters for Condominims, applicable for greater than 15 year terms</b></p> <p><b>Effective 4/2/2010, Expanded Approval pricing will not be offered</b></p> <p><b>Conforming Products Loan Level Price Adjustments</b></p> <p>See "LLPA Table" Tab<br/>Loan Level Price Adjustments</p> <p><b>Reminders</b></p> <p>New Loan Level Price Adjusters for the DU REFI PLUS Program - see "LLPA Table" tab</p> <p>New Loan Level Price Adjusters for the High-Balance Loans - see "LLPA Table" tab</p>  |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.750  | n/a          | n/a          | -1.000       | 4.250  | n/a          | n/a          | -1.000       |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.625  | -1.000       | -1.000       | -0.500       | 4.125  | n/a          | -1.000       | -0.500       |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.500  | -0.500       | -0.500       | <b>0.000</b> | 4.000  | -1.000       | -0.500       | <b>0.000</b> |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.375  | <b>0.000</b> | <b>0.000</b> | 0.625        | 3.875  | -0.500       | <b>0.000</b> | 0.500        |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.250  | 0.625        | 0.625        | 1.250        | 3.750  | <b>0.000</b> | 0.500        | 1.000        |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.125  | 1.250        | 1.250        | 1.875        | 3.625  | 0.500        | 1.000        | 1.500        |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
|  |              |              |              | 3.500  | 1.000        | 1.500        | 2.000        |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| Expanded Approval I  |              |              |              | Expanded Approval I                                    |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| Effective April 2, 2010: Pricing not offered   |              |              |              | Expanded Approval II - DU Refi Plus Only               |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| Expanded Approval II - DU Refi Plus Only   |              |              |              | Effective April 2, 2010: Pricing not offered           |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| Conventional Non-Conforming Fixed Rate<br>30-Year Term   |              |              |              | Conventional Non-Conforming Fixed Rate<br>15-Year Term |              |              |              | Conventional Conforming Fixed Rate<br>30-Year Term with Interest Only Feature   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| Effective October 19, 2009: Product is not available   |              |              |              | Effective October 19, 2009: Product is not available   |              |              |              | <table border="1"> <thead> <tr> <th>Rate</th> <th>30-day</th> <th>60-day</th> <th>90-day</th> </tr> </thead> <tbody> <tr> <td>5.375</td> <td>n/a</td> <td>n/a</td> <td>-1.000</td> </tr> <tr> <td>5.250</td> <td>-1.000</td> <td>-1.000</td> <td>-0.500</td> </tr> <tr> <td>5.125</td> <td>-0.500</td> <td>-0.500</td> <td><b>0.000</b></td> </tr> <tr> <td>5.000</td> <td><b>0.000</b></td> <td><b>0.000</b></td> <td>0.625</td> </tr> <tr> <td>4.875</td> <td>0.625</td> <td>0.625</td> <td>1.250</td> </tr> <tr> <td>4.750</td> <td>1.250</td> <td>1.250</td> <td>1.875</td> </tr> </tbody> </table> | Rate         | 30-day       | 60-day       | 90-day | 5.375 | n/a | n/a | -1.000 | 5.250 | -1.000 | -1.000 | -0.500 | 5.125 | -0.500 | -0.500 | <b>0.000</b> | 5.000 | <b>0.000</b> | <b>0.000</b> | 0.625 | 4.875 | 0.625 | 0.625 | 1.250 | 4.750 | 1.250 | 1.250 | 1.875 |
| Rate   | 30-day       | 60-day       | 90-day       |  |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 5.375  | n/a          | n/a          | -1.000       |  |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 5.250  | -1.000       | -1.000       | -0.500       |  |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 5.125  | -0.500       | -0.500       | <b>0.000</b> |  |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 5.000  | <b>0.000</b> | <b>0.000</b> | 0.625        |  |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.875  | 0.625        | 0.625        | 1.250        |  |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.750  | 1.250        | 1.250        | 1.875        |  |              |              |              |   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| MyCommunityMortgageTM 97<br>30-Year Term   |              |              |              | Government (FHA) Fixed Rate<br>30-Year Term            |              |              |              | Flexible Mortgages<br>30-Year Term  |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| Rate*  | 30-day       | 60-day       | 90-day       | Rate*  | 30-day       | 60-day       | 90-day       | Rate  | 30-day       | 60-day       | 90-day       |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.875  | n/a          | n/a          | -1.000       | 4.500  | n/a          | n/a          | <b>0.000</b> | 4.750   | n/a          | n/a          | -1.000       |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.750  | -1.000       | -1.000       | -0.500       | 4.375  | <b>0.000</b> | <b>0.000</b> | 0.500        | 4.625   | -1.000       | -1.000       | -0.500       |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.625  | -0.500       | -0.500       | <b>0.000</b> | 4.250  | 0.500        | 0.500        | 1.000        | 4.500   | -0.500       | -0.500       | <b>0.000</b> |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.500  | <b>0.000</b> | <b>0.000</b> | 0.625        | 4.125  | 1.000        | 1.000        | 1.500        | 4.375   | <b>0.000</b> | <b>0.000</b> | 0.625        |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.375  | 0.625        | 0.625        | 1.250        |  |              |              |              | 4.250   | 0.625        | 0.625        | 1.250        |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| 4.250  | 1.250        | 1.250        | 1.875        |  |              |              |              | 4.125   | 1.250        | 1.250        | 1.875        |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| Note: Use above pricing on MCM with EAI findings. Please call for pricing for MCM with less than 16-Year term. |              |              |              |  |              |              |              | Expanded Approval I   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
|  |              |              |              |  |              |              |              | Not available   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |
| *** Reserved for future use ***  |              |              |              | *** Reserved for future use ***                        |              |              |              | *** Reserved for future use ***   |              |              |              |        |       |     |     |        |       |        |        |        |       |        |        |              |       |              |              |       |       |       |       |       |       |       |       |       |



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| Conventional Conforming 7/1 LIBOR ARM<br>Plan 3224 30-Year Term<br>with Interest Only Feature  |              |              |              | Conventional Conforming 10/1 LIBOR ARM<br>Plan 3225 30-Year Term<br>with Interest Only Feature |              |              |              | Notes   |
|--|--------------|--------------|--------------|--|--------------|--------------|--------------|---|
| PRODUCT IS NOT AVAILABLE   |              |              |              | Rate   | 30-day       | 60-day       | 90-day       | <b>EFFECTIVE OCTOBER 19th THE FLOAT<br/>DOWN OPTION WILL BE DISCONTINUED***</b><br><br><b>Conforming LLPA's also applies to all ARM<br/>products</b>  |
|  |              |              |              | 5.000  | n/a          | n/a          | -0.250       |   |
|  |              |              |              | 4.875  | -0.250       | -0.250       | -0.125       |   |
|  |              |              |              | 4.750  | -0.125       | -0.125       | <b>0.000</b> |   |
|  |              |              |              | 4.625  | <b>0.000</b> | <b>0.000</b> | n/a          |   |
| LIBOR Index  |              |              |              |  |              |              |              | *** Reserved for future use ***   |
| Current LIBOR Index Value is 1.07469   |              |              |              |  |              |              |              |   |
| Conventional Conforming 3/1 LIBOR ARM<br>Plan 2723<br>30-Year Term   |              |              |              | Conventional Conforming 7/1 LIBOR ARM<br>Plan 2727<br>30-Year Term                             |              |              |              |   |
| Rate   | 30-day       | 60-day       | 90-day       | Rate   | 30-day       | 60-day       | 90-day       |   |
| 3.375  | n/a          | n/a          | -0.250       | 4.500  | n/a          | n/a          | -0.250       |   |
| 3.250  | n/a          | -0.250       | -0.125       | 4.375  | n/a          | -0.250       | -0.125       |   |
| 3.125  | -0.250       | -0.125       | <b>0.000</b> | 4.250  | -0.250       | -0.125       | <b>0.000</b> |   |
| 3.000  | -0.125       | <b>0.000</b> | n/a          | 4.125  | -0.125       | <b>0.000</b> | n/a          |   |
| 2.875  | <b>0.000</b> | n/a          | n/a          | 4.000  | <b>0.000</b> | n/a          | n/a          |   |
| Conventional Conforming 5/1 LIBOR ARM<br>Plan 3252<br>30-Year Term   |              |              |              | Conventional Conforming 10/1 LIBOR ARM<br>Plan 2729<br>30-Year Term                            |              |              |              |   |
| Rate   | 30-day       | 60-day       | 90-day       | Rate   | 30-day       | 60-day       | 90-day       |   |
| 3.875  | n/a          | n/a          | -0.250       | 4.875  | n/a          | n/a          | -0.250       |   |
| 3.750  | n/a          | -0.250       | -0.125       | 4.750  | -0.250       | -0.250       | -0.125       |   |
| 3.625  | -0.250       | -0.125       | <b>0.000</b> | 4.625  | -0.125       | -0.125       | <b>0.000</b> |   |
| 3.500  | -0.125       | <b>0.000</b> | n/a          | 4.500  | <b>0.000</b> | <b>0.000</b> | n/a          |   |
| 3.375  | <b>0.000</b> | n/a          | n/a          |  |              |              |              |   |
| *** Reserved for future use ***  |              |              |              |  |              |              |              | <b>You can access the CalPERS Member<br/>Home Loan Program Participant Guide<br/>at:</b><br><a href="http://correspondent.citimortgage.com/calpers">http://correspondent.citimortgage.com/calpers</a> |
| Reminders  |              |              |              |  |              |              |              | <b>EFFECTIVE OCTOBER 19, 2009, THE FLOAT<br/>DOWN OPTION will be DISCONTINUED</b>   |
| CalPERS Personal Loan  |              |              |              | NHF ACCESS 2nd Mortgage  |              |              |              |   |
| Conventional or Government<br><br>Rate<br>7.375<br><br>*See Personal Loan Product Matrix located in the<br>Participant Guide for available loan terms. |              |              |              | *** No longer available ***  |              |              |              | All Premium Pricing must be a borrower credit and<br>is not available w/ any Level of Expanded Approval<br>DU Recommendation.   |



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**Conforming Products  
Loan Level Price Adjustments**

Note: LLPA's are cumulative and apply to Conforming Mortgage Loans only.

**0.250 Adverse Market Delivery Charge\* on all Conventional Conforming Loans**

\*Applicable to all mortgages delivered to Fannie Mae, including MCM Mortgages.

**All Eligible Mortgages > 15 Years (Excluding MCM Mortgages) (2)**

| FICO      | LTV ≤ 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00%(1) | 97.01 – 100%(1) |
|-----------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|-----------------|
| ≥ 740     | -0.250%      | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%            | 0.000%          |
| 720 - 739 | -0.250%      | 0.000%         | 0.000%         | 0.250%         | 0.000%         | 0.000%         | 0.000%         | 0.000%            | 0.000%          |
| 700-719   | -0.250%      | 0.500%         | 0.500%         | 0.750%         | 0.500%         | 0.500%         | 0.500%         | 0.500%            | 0.500%          |
| 680-699   | 0.000%       | 0.500%         | 1.000%         | 1.500%         | 1.000%         | 0.750%         | 0.750%         | 0.500%            | 0.500%          |
| 660-679   | 0.000%       | 1.000%         | 2.000%         | 2.500%         | 2.250%         | 1.750%         | 1.750%         | 1.250%            | 1.250%          |
| 640-659   | 0.500%       | 1.250%         | 2.500%         | 3.000%         | 2.750%         | 2.250%         | 2.250%         | 1.750%            | 1.750%          |
| 620-639   | 0.500%       | 1.500%         | 3.000%         | 3.000%         | 3.000%         | 2.750%         | 2.750%         | 2.500%            | 2.500%          |
| < 620     | 0.500%       | 1.500%         | 3.000%         | 3.000%         | 3.000%         | 3.000%         | 3.000%         | 3.000%            | 3.000%          |

**All Eligible Mortgages (Excluding MCM Mortgages)**

|                               | LTV ≤ 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00%(1) | 97.01 – 100%(1) |
|-------------------------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|-----------------|
| ARM                           | 0.000%       | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.250%         | 0.250%            | N/A             |
| Manufactured Home             | 0.500%       | 0.500%         | 0.500%         | 0.500%         | 0.500%         | 0.500%         | 0.500%         | N/A               | N/A             |
| Condominiums (>15-year terms) | 0.000%       | 0.000%         | 0.000%         | 0.750%         | 0.750%         | 0.750%         | 0.750%         | 0.750%            | N/A             |

**Multiple Unit Properties (Excluding MCM Mortgages)**

|                   | LTV ≤ 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00%(1) | 97.01 – 100%(1) |
|-------------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|-----------------|
| 2-unit property   | 1.000%       | 1.000%         | 1.000%         | 1.000%         | 1.000%         | 1.000%         | 1.000%         | N/A               | N/A             |
| 3-4 unit property | 1.000%       | 1.000%         | 1.000%         | 1.000%         | N/A            | N/A            | N/A            | N/A               | N/A             |

**Cash-Out Refinance (Excluding MCM Mortgages)**

| FICO    | LTV ≤ 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00%(1) | 97.01 – 100%(1) |
|---------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|-----------------|
| ≥ 740   | 0.000%       | 0.250%         | 0.250%         | 0.500%         | 0.625%         | 0.625%         | N/A            | N/A               | N/A             |
| 720-739 | 0.000%       | 0.625%         | 0.625%         | 0.750%         | 1.000%         | 1.000%         | N/A            | N/A               | N/A             |
| 700-719 | 0.000%       | 0.625%         | 0.625%         | 0.750%         | 1.000%         | 1.000%         | N/A            | N/A               | N/A             |
| 680-699 | 0.000%       | 0.750%         | 0.750%         | 1.375%         | 2.000%         | 2.000%         | N/A            | N/A               | N/A             |
| 660-679 | 0.250%       | 0.750%         | 0.750%         | 1.500%         | 2.000%         | 2.000%         | N/A            | N/A               | N/A             |
| 640-659 | 0.250%       | 1.250%         | 1.250%         | 2.250%         | 3.000%         | 2.500%         | N/A            | N/A               | N/A             |
| 620-639 | 0.250%       | 1.250%         | 1.250%         | 2.750%         | 3.000%         | 2.500%         | N/A            | N/A               | N/A             |
| < 620   | 1.250%       | 2.250%         | 2.250%         | 2.750%         | 3.000%         | 3.000%         | N/A            | N/A               | N/A             |

**Mortgages with Subordinate Financing (3) (Excluding MCM and Flexible Mortgages)**

| LTV Range       | Non Interest-Only LLPA |            | Interest-Only LLPA |            |
|-----------------|------------------------|------------|--------------------|------------|
|                 | FICO < 720             | FICO ≥ 720 | FICO < 720         | FICO ≥ 720 |
| 65.01% – 75.00% | 0.500%                 | 0.250%     | 0.750%             | 0.500%     |
| 75.01% – 95.00% | 0.500%                 | 0.250%     | 0.750%             | 0.500%     |
| 75.01% – 90.00% | 0.250%                 | 0.000%     | 0.500%             | 0.250%     |

**Reduced Mortgage Insurance Option for DU Processed Loans (6) (Excluding MCM, Flexible Mortgages, Refi Plus, and DU Refi Plus)**

| Minimum Mortgage Insurance Loan-Level Price Adjustments |                  |                |                |                |  |
|---|------------------|----------------|----------------|----------------|--|
| FICO  | LTV 80.01-85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00% |  |
| ≥740  | 0.125%           | 0.375%         | 0.500%         | 1.000%         |  |
| 720-739   | 0.125%           | 0.625%         | 0.875%         | 1.250%         |  |
| 700-719   | 0.125%           | 0.750%         | 0.875%         | 1.250%         |  |
| 680-699   | 0.125%           | 0.750%         | 0.875%         | 1.750%         |  |
| 660-679   | 0.750%           | 1.250%         | 1.750%         | 2.125%         |  |
| 640-659   | 1.250%           | 1.750%         | 2.000%         | 2.375%         |  |
| 620-639   | 1.750%           | 2.000%         | 2.250%         | 2.750%         |  |
| <620  | 2.000%           | 2.250%         | 2.500%         | 3.000%         |  |

**Flexible Mortgages**

| Product Feature   | Loan-Level Price Adjustment |
|---|-----------------------------|
| Flexible 97   | 0.500%                      |
| Flexible 90-95  | 0.500%                      |
| Flexible Mortgages with Subordinate Financing (non-Community Seconds) | 1.500%                      |

**MyCommunityMortgage (LLPAs listed on ratesheet do not apply to MCM, except as noted)**

| Product Description   | LLPAs (8)  |
|---|------------|
| All DU 7.0-processed MCM loans; or Manually underwritten loans - Eligibility guidelines in effect on 6/1/08   | 0.750%     |
| Subordinate-financing (non-Community Seconds)   | 0.500% (3) |
| All DU 5.7-processed MCM loans; or Manually underwritten loans - Eligibility guidelines in effect prior to 6/1/08; or Negotiated variances requiring standard MCM pricing | 1.000%     |

**DU Refi Plus (Applicable for all mortgages with greater than 15 year terms)**

| FICO    | LTV ≤ 60.00% | 60.01 – 70.00% | 70.01 – 75.00% | 75.01 – 80.00% | 80.01 – 85.00% | 85.01 – 90.00% | 90.01 – 95.00% | 95.01 – 97.00% | 97.01 – 105% |
|---------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| ≥ 740   | -0.250%      | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%       |
| 720-739 | -0.250%      | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%         | 0.000%       |
| 700-719 | -0.250%      | 0.500%         | 0.500%         | 0.500%         | 0.500%         | 0.500%         | 0.500%         | 0.500%         | 0.500%       |
| 680-699 | 0.000%       | 0.500%         | 0.750%         | 0.750%         | 0.750%         | 0.750%         | 0.750%         | 0.500%         | 0.500%       |
| 660-679 | 0.000%       | 1.000%         | 1.500%         | 1.750%         | 1.750%         | 1.750%         | 1.750%         | 1.250%         | 1.250%       |
| 640-659 | 0.500%       | 1.250%         | 2.000%         | 2.250%         | 2.250%         | 2.250%         | 2.250%         | 1.750%         | 1.750%       |
| 620-639 | 0.500%       | 1.500%         | 2.500%         | 2.750%         | 2.750%         | 2.750%         | 2.750%         | 2.500%         | 2.500%       |
| < 620   | 0.500%       | 1.500%         | 3.000%         | 3.000%         | 3.000%         | 3.000%         | 3.000%         | 3.000%         | 3.000%       |

|  |        |                              |
|--|--------|------------------------------|
| Refi Plus SubFi LTV>65-95 CLTV>90-95 Fico<720  | 0.500% | <b>High Balance Mortgage</b> |
| Refi Plus SubFi LTV>65-95 CLTV>90-95 Fico>=720 | 0.250% | ARM LTV/CLTV/HCLTV <=75%     |
| Refi Plus SubFi LTV>75-90 CLTV>76-90 Fico<720  | 0.250% | ARM LTV/CLTV/HCLTV > 75%     |
| Refi Plus SubFi CLTV >95                       | 1.500% | Cash-out Refinance           |

- (1) If the LTV exceeds 95.00%, the loan must be Flex, MCM, or EA.
- (2) These LLPAs apply to EA loans that are DU 7.0-processed.
- (3) If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply, but higher MI coverage may be required.
- (4) Other refers to loans that receive any recommendation other than Approve/Eligible.
- (5) Flexible Mortgages that receive EA-I or EA-II recommendation are subject to the EA LLPA in lieu of the adjustments in this table.
- (6) The MI percentages represent the minimum coverage that is required for the listed LLPAs. Refer to the Selling Guide for other requirements and restrictions.
- (7) This LLPA is in addition to the cash-out refinance LLPA under All Eligible Mortgages table on page 4.
- (8) MCM loans with an EA recommendation do not require the addition of the EA-specific LLPAs.
- (9) For EA loans that are DU 7.0-processed, LLPAs per this table will be required. These LLPAs are in addition to (and NOT in lieu of) the standard Credit Score/LTV LLPAs under "All Eligible Mortgages" table on page 3 (note these LLPAs also apply to mortgages with terms less than 15 years).