

Wholesale Rate Sheet

3501 Jamboree Road, Newport Beach, CA 92660

Rate Lock Desk Closes At 4:00 PM PT

Rate Lock Fax 949.725.0608

07/10/08

Downey Programs

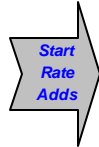
A-100

"A" 1 Month COFI

All Locks are for 45 Days

Rate	Margin	Fee	Pre-Pay
2.950	2.650	0.000	None
2.950	2.750	(0.250)	None
2.950	2.900	(0.500)	None
2.950	3.050	(0.750)	None
2.950	2.650	(0.250)	1 Year
2.950	2.750	(0.500)	1 Year
2.950	2.850	(0.750)	1 Year
2.950	2.950	(1.000)	1 Year
2.950	2.700	(0.500)	2 Year
2.950	2.800	(0.750)	2 Year
2.950	2.900	(1.000)	2 Year
2.950	3.000	(1.250)	2 Year
2.950	2.900	(1.250)	3 Year
2.950	3.000	(1.500)	3 Year
2.950	3.050	(1.750)	3 Year
2.950	3.100	(2.000)	3 Year
2.950	3.200	(2.250)	3 Year Min 3 Yr Pre Pay
2.950	3.300	(2.500)	3 Year Min 3 Yr Pre Pay

10.950% Life Cap



A-100 / A-141 Pricing Adjustments	Fees	Rate	Margin	Cap
Owner Occ, Purchase (Not 2nd Home)	(0.250)			
Non-Owner Occupied		0.450	0.450	0.450
Loan Amount = or < than \$40,000	0.625			
Loan Amount \$40,001 to \$50,000	0.500			
Loan Amount \$50,001 to \$80,000	0.250			
Loan Amts > \$1.5 million		0.500	0.100	
3-4 Units	0.500			
LTV <= 50%			(0.100)	
40 Year Term <= 70% LTV		1.000		
Credit Score >=750	(0.375)			
Credit Score 720 - 749	(0.125)			
Credit Score 660 - 679, LTV>60*			0.100	
No Lender Fees (O/O, Purchase) --- 1 yr prepayment required		0.375	0.375	
Buy Down Prepay Per Yr, if available	0.500			

START RATE ADDS	LTV Adds to Start Rate
Credit Score <=75%	
Credit Score >= 700	0.000
Credit Score 660 - 699	0.500

MAX NET REBATES
Limited to 1.000% for No Prepay Penalty
Limited to 1.375% for 1 Year Prepay Penalty
Limited to 1.750% for 2 Year Prepay Penalty
Limited to 2.750% Maximum for 3 Year Prepay Penalty

COFI	MTA	6 Mo Libor	1 Yr Libor
2.918	3.078	3.098	3.223

A-141

"A" 1 Month MTA

All Locks are for 45 Days

Rate	Margin	Fee	Pre-Pay
2.950	2.350	0.000	None
2.950	2.450	(0.250)	None
2.950	2.600	(0.500)	None
2.950	2.750	(0.750)	None
2.950	2.350	(0.250)	1 Year
2.950	2.450	(0.500)	1 Year
2.950	2.550	(0.750)	1 Year
2.950	2.650	(1.000)	1 Year
2.950	2.400	(0.500)	2 Year
2.950	2.500	(0.750)	2 Year
2.950	2.600	(1.000)	2 Year
2.950	2.700	(1.250)	2 Year
2.950	2.600	(1.250)	3 Year
2.950	2.700	(1.500)	3 Year
2.950	2.750	(1.750)	3 Year
2.950	2.800	(2.000)	3 Year
2.950	2.900	(2.250)	3 Year Min 3 Yr Pre Pay
2.950	3.000	(2.500)	3 Year Min 3 Yr Pre Pay

10.950% Life Cap

-Broker Rebates Limited to \$50,000

-Brokers will be charged .125 for not delivering a complete loan package within 30 days of submission date.

-Available in the states of: AZ and CA only

-Loans must comply with all applicable federal and state laws, including all anti-predatory lending laws

Downey Savings limits total fees charged on any loan transaction to the lesser of 5% of the principal loan amount or the maximum allowed under state-specific restrictions.

Fees include all lender and broker fees, yield spread premium and certain third party fees. State-specific restrictions may include additional fees.

The maximum rebate DSL will pay to broker is \$50,000

CONSULT www.downeywholesale.com OR YOUR ACCOUNT EXECUTIVE FOR DOWNEY SAVINGS PROGRAM MATRICES AND UNDERWRITING/APPRaisal GUIDELINES.

UNDERWRITING \$325, DOC'S \$200, TAX SVC \$56, FLOOD \$8.50, WIRE XFER \$50, CREDIT REPORT \$8.50 - \$14.00. AN APPRAISAL REVIEW MAY BE REQUIRED, THE COST OF WHICH WILL VARY;
THE MINIMUM APPRAISAL REVIEW FEE IS \$150.00.

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