



# AMERICAN SOUTHWEST MORTGAGE CORP.

3503 NW 63rd Street, Suite 500 Oklahoma City, OK 73116  
Toll Free 888-593-1003 Local 405-848-3600 Fax 405-848-3604

DATE: 1/12/2009 2:30 PM

## Conforming Conventional Price and Rate Adjuster Effective Date 3/27/2008

All adjustments are cumulative -- Check Program Guidelines for Product Line Feature Eligibility

Loan Feature	FIXED	0.000
	Price Adj	Price Adj
Non-Escrowed Loans	-0.250	-0.250
40 Year Term	0.000	0.000
I/O w/ sub finance	>or = 65.01% & CLTV 90.01-95% & fico <720	-0.500
I/O w/ sub finance	LTV >or= 65.01% & CLTV 90.01-95%&fico>or=720	-0.250
Interest First I/O - Fixed Rate	>90% LTV	n/a
Interest Only ARM (not Interest First)	FICO <680	n/a
I/O w/ sub finance	LTV 75.01-90%&CLTV75.01-90%&fico<720	-0.500
I/O w/ sub finance	LTV 75.01-90% & CLTV 75.01-90%&fico >or=720	-0.250
Purchase or Rate/Term Refi	>90% LTV	-0.250
2 units	-1.000	-1.000
3-4 units	-1.000	-1.000
Non I/O w/ sub finance	LTV >65 CLTV 90.01-95	-0.250
Non I/O w/ sub finance	LTV 75.01-90% & CLTV 75.01-90%&fico <720	-0.250
Investment Properties-Conf. FIX & ARM	LTV <= 75%	-1.750
Investment Properties-Conf. FIX & ARM	LTV 75.01-80%	-3.000

### Agency Fixed & ARM >15 Years

Agency cash-out refi FICO/LTV Grid for DU Expanded Approval or Freddie A-

	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%
>=740	0.000	0.000	0.000	-0.250	-0.375
720-739	0.000	-0.125	-0.125	-0.500	-1.000
700-719	0.000	-0.125	-0.125	-0.500	-1.000
680-699	0.000	-0.250	-0.250	-0.875	-2.000
660-679	0.000	-0.250	-0.250	-1.000	-2.000
640-659	0.000	-0.750	-0.750	-1.750	-2.500
620-639	0.000	-0.750	-0.750	-2.250	-2.500
<620	-1.000	-1.750	-1.750	-2.750	-3.000

### Agency Fixed & ARM- Agency FICO/LTV Grid for Terms Greater than 15 years.

Does not apply to MyComm, Home Possible or Freddie A-

	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-97%
>= 740	0.000	0.000	0.000	0.000	0.250
720-739	0.000	0.000	-0.250	0.000	0.250
700-719	-0.500	-0.500	-0.750	-0.500	-0.250
680-699	-0.500	-0.500	-1.000	-0.500	-0.250
660-679	-0.500	-1.250	-1.750	-1.500	-1.000
640-659	-0.500	-1.750	-2.250	-2.000	-1.500
620-639	-0.750	-2.500	-2.750	-2.750	-2.250
<620	-0.750	-2.750	-2.750	-2.750	-2.750

Asset Based Stated Income	Use Non-conforming Pricing and Adjusters		
Convertible Option	Add .125 to margin-See ARM table	n/a	-0.500
ALT 97 - 35% MI Coverage		-0.500	n/a
ALT 97 - 18% MI Coverage		-1.750	-1.750
FNMA 97-Any DU Decision(18% MI)	95.01% - 97% LTV	-1.250	n/a

### FHA/VA/SECTION 184 ADJUSTMENTS

#### ALL VA LOANS -0.30

Minimum FICO Sec 184 is 580

FICO 600-619	-0.55
FICO 580-599	-1.30
FICO 530-579	-2.30
FICO < 530 or non-traditional credit	-3.30
FHA Secure	-2.50
FHA 203K-S Call for Quote OR Refer to Mtg Machine	

FLEX 97 DU Approve/Refer (18% MI)	LTV 90%-95% CLTV > 95%	-1.500	-1.500
FLEX 97 DU Approve/Refer (18% MI)	LTV 90%-97% (no sub financing)	-1.750	-1.750
FLEX 97 DU Approve/Refer (35% MI)	LTV 90%-97%	-0.500	-0.500
My Community (ALL Products/Programs)		-0.750	-0.750
My Community 97/100	Add .375 to rate	Add .250 to rate	
MyCommunity 2 Family	Add .375 to rate	Add .250 to rate	
My Community 3-4 Family	Add .375 to rate	n/a	
My Community 30yr fixed I/O	(Agency 30 yr I/O base price)	-0.250	n/a
My Community (5/1 ARMS Only)	LTV > 90%	n/a	-0.250
Freddie MAC A-	Level 1	-1.375	n/a
Freddie MAC A-	Level 2	-1.625	n/a
Freddie MAC A-	Level 3	-2.875	n/a
Freddie MAC A-	Level 4	-4.000	n/a

### Agency Expanded Approval Adjustors

	60-90.00	95.01-97	97.01-100
740 +	0.000	-0.500	-1.000
700-739	-0.250	-0.750	-1.250
660-699	-0.500	-1.000	-1.500
620-659	-0.750	-1.250	-1.750
<620	-1.250	-1.750	-2.250

### EXPANDED APPROVAL

CLTV <95%	-1.500	-1.500
-----------	--------	--------

Loan Feature	LTV%	Price Adj
<b>All EA Loans NOT MCM</b>		<b>-0.500</b>
Purchase or Rate/Term Refi	>90% LTV-ARM Only	-0.250
Subordinate Financing		-0.875
Subordinate Financing	LTV >65% & CLTV >90.01-95%	-0.250
Subordinate Financing	LTV>75-90% & CLTV >75-90% FICO <720	-0.250
Cash Out Refi-Condo/COOP		-0.500
Investment Property	LTV <=75%	-1.500
Investment Property	LTV 75.01-80%	-2.000
Investment Property	LTV > 80%	-2.500
2 Unit		-0.500
COOP Owner Occupied	LTV >90%	-0.500
COOP 2nd Home	LTV >80%	-0.750

Alt-A Adjusters on Separate Page

### CLOSED LOAN PACKAGE DUE IN OUR OFFICE WITH IN TWO BUSINESS DAYS OF CLOSING AND FUNDING DATE:

10 DAY 1/22/2009	45 DAY 2/26/2009	110 DAY 5/2/2009	260 DAY 9/29/2009
30 DAY 2/11/2009	60 DAY 3/13/2009	170 DAY 7/1/2009	

**AMERICAN SOUTHWEST MORTGAGE CORP.**

3503 NW 63rd Street, Suite 500 Oklahoma City, OK 73116  
Toll Free 888-593-1003 Local 405-848-3600 Fax 405-848-3604

DATE: 1/12/2009 2:30 PM


--

**CLOSED LOAN PACKAGE DUE IN OUR OFFICE WITH IN TWO BUSINESS DAYS OF CLOSING AND FUNDING DATE:**

10 DAY 1/22/2009      45 DAY 2/26/2009      110 DAY 5/2/2009      260 DAY 9/29/2009  
30 DAY 2/11/2009      60 DAY 3/13/2009      170 DAY 7/1/2009







# **AMERICAN SOUTHWEST MORTGAGE CORP.**

3503 NW 63rd Street, Suite 500 Oklahoma City, OK 73116  
 Toll Free 888-593-1003 Local 405-848-3600 Fax 405-848-3604

DATE: 1/12/2009 2:30 PM

<b>Available Bond Programs and Down Payment Assistance</b>							
Program Name	Assisted	Rate	Disc & Orig	SRP	Loan Type	Expires	Fees
<b>OHFA 2008-I (A)</b>							
First Gold (DPA)	3%	6.67%	0 + 0	1	CONF/FHA/VA/RD/184	2/13/2009	\$75
OHFA Shield/OHFA 4	3%	6.67%	0 + 0	1	CONF/FHA/VA/RD/184	2/13/2009	\$75
Teachers							
HUD REPOS NOT ELIGIBLE FOR OHFA PROGRAMS							
<b>Native American DPA</b>	Up to 28%	Current Rates & Pricing			Conf/FHA/VA/RD/184	NA	NA

**CLOSED LOAN PACKAGE DUE IN OUR OFFICE WITH IN TWO BUSINESS DAYS OF CLOSING AND FUNDING DATE:**

10 DAY 1/22/2009	45 DAY 2/26/2009	110 DAY 5/2/2009	260 DAY 9/29/2009
30 DAY 2/11/2009	60 DAY 3/13/2009	170 DAY 7/1/2009	