



# 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     | ARM       |
|---|-----------|-----------|
|   | Price Adj | Price Adj |
| Non-Escrowed Loans  | -0.250    | -0.250    |
| 40 Year Term  | 0.000     | -0.125    |
| 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    | -0.250    |
| Interest First I/O - Fixed Rate >90% LTV                      | -0.125    | n/a       |
| Interest Only ARM (not Interest First) FICO <680              | n/a       | -0.125    |
| I/O w/ sub finance LTV 75.01-90%& CLTV75.01-90%&fico <720     |           | -0.500    |
| I/O w/ sub finance LTV75.01-90%& CLTV 75.01-90%&fico >or=720  |           | -0.250    |
| Purchase or Rate/Term Refi >90% LTV                           | -0.250    | -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    | -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    | -1.750    |
| Investment Properties-Conf. FIX & ARM LTV 75.01-80%           | -3.000    | -3.000    |

| Agency Fixed & ARM >15 years   |        |           |           |           |           |
|--|--------|-----------|-----------|-----------|-----------|
| Agency cash-out refi FICO/LTV Grid for DU Expan Approval, Or FreddieA- |        |           |           |           |           |
|  | >=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 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              |
| 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) |  | -1.000           | -1.000           |
| My Community 97                      |  | Add .375 to rate | Add .250 to rate |
| My Community 100 or 2 family         |  | Add .375 to rate | Add .250 to rate |
| My Community 3 to 4 family           |  | Add.375 to rate  | n/a              |
| My Community 30 year 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              |

| FHA/VA/SECTION 184 ADJUSTMENTS       |                      |
|--------------------------------------|----------------------|
| <b>ALL VA LOANS</b>                  | <b>-0.3</b>          |
| 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 |

| Agency Expanded Approval Adjustors |        |        |        |
|------------------------------------|--------|--------|--------|
| >=740                              | 0.000  | -5.500 | -1.000 |
| 700-739                            | -0.250 | -0.750 | -1.250 |
| 660-699                            | -0.250 | -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 |

| Fannie Mae Expanded Approval Program Price/Rate Adjustments (Effective 10/1/2004) |                        |           |
|---|------------------------|-----------|
| Conforming Conventional Programs  |                        |           |
| Loan Feature  | LTV%                   | Price Adj |
| Purchase or Rate/Term Refi  | >90% LTV-ARM Only      | -0.250    |
| Subordinate Financing   | LTV > 65% & CLTV > 90% | -0.250    |
| Cash Out Refi - Condo Level II & III  |                        | -0.500    |
| Cash-Out Refinance  | 70.01-80%              | -0.500    |
| Cash-Out Refinance  | >80.01%                | -0.750    |
| Investment Properties-Conf 20/30 yr. FIX & ARM                                    | LTV <=75%              | -1.500    |
| Investment Properties-Conf 20/30 yr. FIX & ARM                                    | LTV 75.01-80%          | -2.000    |
| Investment Properties-Conf 20/30 yr. FIX & ARM                                    | 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

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |

|  |
|--|
|  |
|--|



**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  
30 DAY 2/11/2009

45 DAY 2/26/2009  
60 DAY 3/13/2009

110 DAY 5/2/2009  
170 DAY 7/1/2009

