JUMBO FIXED & ARM RATES

Lock Hours: 9:00 am - 3:00 pm PST

ALL AMERICAN FINANCE SM

Current Underwriting Turn Times
Approval 72 Hours
Conditions 24 hours
Exceptions 7 business days
Docs 24 Hours
Funding 72 Hours

EQUAL HOUSING LENDER

1 Year LIBOR Index: 3.200
Effective: July 24, 2008

Phone (866) 631-5626
Fax Numbers:
New Submissions: (866) 863- 6886
Conditions (408) 516-8148

JUMBO FIXED & ARMS / FULL DOC (FD) & ASSET BASED STATED INCOME (AB)

4 MONTH PREPAY PENALTY

J130

30 YEAR FIXED			
Rate	10 DAYS	21 DAYS	30 DAYS
7.875	2.321	2.783	3.138
8.000	2.214	2.681	3.031
8.125	2.099	2.571	2.916
8.250	1.985	2.462	2.802
8.375	1.861	2.343	2.678
8.500	1.707	2.194	2.523

J115

15 YEAR FIXED			
Rate	10 DAYS	21 DAYS	30 DAYS
7.375	2.878	3.016	3.427
7.500	2.719	2.850	3.266
7.625	2.578	2.704	3.125

PRICING ADJUSTMENTS BY LTV FOR FIXED RATE ONLY

LTV:	< = 55%	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
FICO 620-639	3.000	3.500	4.000	4.000	N/A	N/A	N/A	N/A
FICO 640-659	1.250	1.375	1.500	1.625	N/A	N/A	N/A	N/A
FICO 660-679	0.875	1.125	1.250	1.375	1.625	2.250	2.500	2.875
FICO 680-699	0.375	0.375	0.500	0.875	1.500	1.750	2.125	2.250
FICO 700-719	(0.250)	(0.125)	(0.125)	0.125	0.500	0.750	0.750	1.000
FICO > = 720	(0.375)	(0.250)	(0.125)	0.125	0.250	0.750	0.750	0.750
700K-1M & FICO < 660	0.625	0.625	0.875	1.250	N/A	N/A	N/A	N/A
700K-1M & FICO 660-719	0.500	0.500	0.625	0.625	0.750	1.000	N/A	N/A
700K-1M & FICO > = 720	0.375	0.375	0.500	0.500	0.625	0.750	N/A	N/A
>1M & FICO <= 680	4.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
> 1M & FICO 681-719	0.625	0.625	0.750	0.750	1.125	N/A	N/A	N/A
>1M & FICO > = 720	0.500	0.500	0.625	0.625	0.875	N/A	N/A	N/A
2ND HM & FICO 660-719	0.125	0.125	0.250	0.250	0.375	0.750	1.125	N/A
2ND HM & FICO > = 720	0.000	0.000	0.125	0.125	0.250	0.375	0.750	N/A
2 UNITS & FICO < 660	0.625	0.625	0.750	0.875	N/A	N/A	N/A	N/A
2 UNITS & FICO 660-719	0.250	0.250	0.250	0.375	0.500	0.500	N/A	N/A
2 UNITS & FICO > = 720	0.125	0.125	0.125	0.250	0.250	0.375	0.750	1.000
3-4 UNITS & FICO 660-719	0.750	0.875	1.000	1.125	1.375	1.750	N/A	N/A
3-4 UNITS & FICO > = 720	0.250	0.375	0.500	0.625	0.750	1.125	N/A	N/A
CONDO & FICO < 660	0.750	0.750	0.875	0.875	N/A	N/A	N/A	N/A
CONDO & FICO 660-719	0.250	0.250	0.375	0.500	0.750	0.875	N/A	N/A
CONDO & FICO > = 720	0.125	0.125	0.250	0.375	0.625	0.625	0.750	0.750
CASH OUT & FICO < 660	4.000	4.000	4.000	4.000	N/A	N/A	N/A	N/A
CASH OUT & FICO 660-719	0.125	0.125	0.250	0.375	0.500	0.625	N/A	N/A
CASH OUT & FICO > = 720	0.125	0.125	0.250	0.250	0.375	0.500	N/A	N/A
INTEREST ONLY & FICO < 660	0.625	0.625	0.750	0.750	N/A	N/A	N/A	N/A
INTEREST ONLY FICO 660-719	0.250	0.250	0.250	0.375	0.500	0.500	0.625	0.625
INTEREST ONLY & FICO >= 720	0.000	0.000	0.125	0.250	0.375	0.375	0.500	0.500
CLTV < = 80% & FICO <660	0.375	0.375	0.375	0.500	N/A	N/A	N/A	N/A
CLTV < = 80% & FICO 660-719	0.375	0.375	0.375	0.375	0.375	0.375	N/A	N/A
CLTV < = 80% & FICO > = 720	0.250	0.250	0.375	0.375	0.375	0.375	N/A	N/A
CLTV 80.01-90 & FICO 660-719	1.000	1.125	1.500	1.625	1.750	2.000	N/A	N/A
CLTV 80.01-90 & FICO > = 720	0.625	0.750	0.875	1.000	1.125	1.250	N/A	N/A
CLTV >90% & FICO 660-719	2.875	3.375	4.375	4.750	4.750	4.750	N/A	N/A
CLTV >90% & FICO > = 720	1.000	1.125	1.250	1.250	1.500	1.500	N/A	N/A
ASSET BASED STATED INC	0.500	0.500	0.500	0.500	1.250	1.500	N/A	N/A
ARIZONA PROPERTIES	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
WAIVE ESCROWS	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250

J105

5/1 LIBOR ARM			
Rate	10 DAYS	21 DAYS	30 DAYS
8.500	2.490	2.910	3.107
8.625	2.242	2.662	2.859
8.750	2.007	2.427	2.624
8.875	1.783	2.203	2.400
9.000	1.570	1.990	2.187
9.125	1.364	1.784	1.981

5/1 LIBOR ARM 5/2/5 CAPS MARGIN 2.25

J107

7/1 LIBOR ARM			
Rate	10 DAYS	21 DAYS	30 DAYS
8.750	2.655	3.082	3.282
8.875	2.367	2.794	2.994
9.000	2.093	2.520	2.720
9.125	1.827	2.254	2.454

7/1 LIBOR ARM 5/2/5 CAPS MARGIN 2.25

J110

10/1 LIBOR ARM			
Rate	10 DAYS	21 DAYS	30 DAYS
8.875	2.729	3.189	3.395
9.000	2.401	2.861	3.067
9.125	2.089	2.549	2.755

10/1 LIBOR ARM 5/2/5 CAPS MARGIN 2.25

ARM PROGRAM FICO ADJUSTMENTS

LTV:	720+	700-719	680-699	660-679	620-659
<=60	0.250	0.375	0.500	0.750	1.000
60.01-70	0.250	0.375	0.500	0.750	0.875	1.250
70.01-75	0.375	0.500	0.875	1.000	N/A
75.01-80	0.375	0.625	0.875	1.125	N/A
80.01-85	0.500	0.750	1.000	1.250	N/A
85.01-90	0.625	0.875	1.125	1.375	N/A

ASSET BASED STATED INCOME LTV > 75% ADD 1.500 TO FEE
ASSET BASED STATED INCOME LTV 70.01-75% ADD 1.250 TO FEE
ASSET BASED STATED INCOME LTV <= 70% ADD .500 TO FEE

ARM FEATURE ADJUSTMENTS

Loan amt > 1.5M-3M	0.375
Cash Out	0.250
2nd Home	0.125
2 units	0.250
3-4 Units	1.000
Condo Low Rise	0.000
Condo High Rise	0.125
Sub. Fin w/CLTV 90.01-95%	0.000
Sub. Fin w/CLTV > 95%	0.500
Interest Only	0.125
Arizona Properties	0.125
Waive Escrows/Impounds	0.250

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