



FHA DIRECT

Email Locks to: lockdesk@thinkfha.net
 Lock Online at www.thinkfha.net

Friday, September 03, 2010

10:30 AM

Lock Expiration Dates		
15 day	30 day	45 day
9/17/10	10/2/10	10/17/10

www.THINKFHA.net

FHA 203(b) \$0 - \$417,000				FHA 203(b) PORTFOLIO \$0 - \$417,000				FHA HIGH-BALANCE \$417,001 - \$729,750			
Rate	15-day	30-day	45-day	Rate	15-day	30-day	45-day	Rate	15-day	30-day	45-day
4.000	98.830	98.643	98.517	4.000	97.436	97.555	97.331	4.250	99.546	99.359	99.171
4.125	98.667	98.479	98.355	4.125	97.547	97.190	97.003	4.375	100.153	99.966	99.778
4.250	100.439	100.252	100.127	4.250	99.520	99.264	99.057	4.500	100.713	100.526	100.338
4.375	100.969	100.782	100.657	4.375	99.946	99.690	99.483	4.625	101.190	101.003	100.815
4.500	102.012	101.825	101.700	4.500	100.749	100.527	100.317	4.750	101.939	101.752	101.564
4.625	101.765	101.578	101.452	4.625	100.551	100.295	100.088	4.875	102.444	102.257	102.069
4.750	102.750	102.750	102.679	4.750	101.677	101.459	101.233	5.000	102.750	102.707	102.519
4.875	102.750	102.750	102.750	4.875	102.000	101.781	101.555	5.125	102.750	102.750	102.750
5.000	102.750	102.750	102.750	5.000	102.486	102.525	102.397	5.250	102.750	102.750	102.750
5.125	102.750	102.750	102.585	NEW PRODUCT FOR THOSE LITTLE TOUGHER FHA LOANS! Requires Loan Committee Approval. Please allow an additional 48- hours for approval.				5.375	102.750	102.750	102.750
5.250	102.750	102.750	102.750					5.500	102.750	102.750	102.750
5.375	102.750	102.750	102.750					5.625	102.750	102.750	102.750
5.500	102.750	102.750	102.750					5.750	102.750	102.750	102.750
Purchase DTI >50 -0.250 C/O DTI >45 -0.250 Score >=740 Improve price: 0.250 Score >=720 Improve price: 0.125 Score < 640-659 -0.500 Score 620-639 -0.750								DTI>50 -0.375 Score < 660 -0.500 Score >= 720 0.125			
1-unit <	417000			1-unit <	417000			1-unit <	729750		
2-unit <	533850			2-unit <	533850			2-unit <	934200		
3-unit <	645300			3-unit <	645300			3-unit <	1129250		
4-unit <	801950			4-unit <	801950			4-unit <	1403400		
Lock Extensions: 7 Days -0.125 15 Days -0.250 30 Days -0.500				Lock Extensions: 7 Days -0.125 15 Days -0.250 30 Days -0.500				Lock Extensions: 7 Days -0.250 15 Days -0.375 30 Days -0.600			
Minimum Credit Score 620				Minimum Credit Score 620				Minimum Credit Score 660			

PLEASE CONSIDER OUR HIGHLIGHTED COUPONS FOR THE BEST RATE/PRICE COMBINATIONS

Any Loan < \$150,000 -0.25	Maximum DTI allowed for Manual Underwriting loans is 50% NO EXCEPTIONS (DTI adj do not apply to AUS approved loans)	Lock Extensions: 7 day -0.125 15 day -0.25 30 day -0.5 (Extension must be requested on line prior to expiration. Only 1 extension per loan allowed.)
Manual underwriting -0.50	203(k) (see page 2)	
NY/CT/DE/MO/SC/CO -0.25	15 Year (see page 2)	
Minimum Fico for Streamlines 660 Only State & Loan Amt Adjmts Apply		60 day lock - Add .125 to 45 day

Contacts/Your FHA Specialists

Please lock loans on-line at www.thinkfha.net.
 Call your FHA Specialist:
 Susan Belese (NJ/PA) 908-763-1189 cell
 Ed Darrow (NY/CT) 845-224-4503 cell

Submit loans to newloans@thinkfha.net.
 Submit conditions to conditions@thinkfha.net
 Call our office at 877-FHA-2008



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PAGE TWO - SPECIALTY PROGRAMS

203(K) - REHABILITATION MORTGAGE

THIS PROGRAM IS NOT AVAILABLE ON FHA DIRECT.

15 YEAR FHA - 203(b)

Rate	15-day	30-day	45-day		
4.000	101.526	101.339	101.151	Score 620-639	-0.750
4.500	102.750	102.750	102.750	Score 640-659 adjust pricing	-0.500
5.000	102.750	102.750	102.750	Score >=720 Improve price:	0.125
5.500	102.750	102.750	102.750	High Balance	-1.250
6.000	102.750	102.750	102.750	1-unit >= 417000	
				2-unit >= 533850	
				3-unit >= 645300	
				4-unit >= 801950	
				High Balance Loans Require 660 Score	
				Manual u/w	-0.500
				DTI >50	-0.500
				Minimum Credit Score: 620 (see page one for loan amount, dti, and State adjustments)	

USDA

MINIMUM CREDIT SCORE = 620				State Adjustments:	
Rate	15-day	30-day	45-day		
4.250	97.988	97.800	97.613	NY / PA / RI	Improve 0.25
4.375	98.780	98.592	98.405	CO / DE	Reduce 0.35
4.500	99.601	99.413	99.226	MD / NJ	Reduce 0.45
4.625	100.270	100.082	99.895	Other States	No adjustment
4.750	100.400	100.212	100.025	Loan Amounts:	
4.875	-0.750	-0.750	-0.750	\$57,501 - \$90,000	Reduce 1
5.000	-0.750	-0.750	-0.750	<= \$57,500	Reduce 1.5
				Credit Score 640-659	-0.625
				Credit Score 620-639	-0.750
				Rates Shown are only coupons available	
				Max Final Price = 102.500	

Not Currently Available!



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PAGE THREE - FHA ARMS

FHA 203(B) - 5/1 ARMS

5/1 ARM Conforming				5/1 ARM High Balance			
Rate	15-day	30-day	45-day	Rate	15-day	30-day	45-day
3.250	100.223	100.085	99.918	3.500	100.112	99.974	99.807
3.375	100.738	100.599	100.432	3.625	100.072	99.933	99.766
3.500	101.112	100.974	100.807	3.750	100.573	100.573	100.535
3.625	101.072	100.933	100.766	3.875	100.395	100.238	100.045
3.750	101.573	101.573	101.535	4.000	100.573	100.463	100.270
3.875	101.395	101.238	101.045	4.125	100.391	100.234	100.041
4.000	101.573	101.463	101.270	4.250	100.573	100.573	100.496
4.125	101.391	101.234	101.041	4.375	99.557	99.729	99.543
4.250	101.573	101.573	101.496	4.500	99.945	100.003	99.817
4.375	100.735	100.735	100.735	4.625	100.233	100.280	100.094
4.500	100.945	100.770	100.735	4.750	100.502	100.327	100.108

Minimum credit score = 620

Minimum credit score = 660

Special ARM Guidelines:	ARM Pricing Add-ons:
Minimum Credit Score - Conforming: 620	Any Loan < \$150,000 -0.250
Minimum Credit Score - High Balance: 660	Manual underwriting N/A
AUS Approval Required (no manually u/w)	Condo Spot Approval N/A
FHA Approved Condos Only	NY/CT/DE -0.250
Terms:	Credit Score >=720 0.125
Margin: 2.25	Credit Score < 660 -0.625
Index: 1-year Treasury	Lock Extensions:
Floor: 5% below Start (not below margin)	7 Days -0.250
Ceiling: 5% above Start Rate	15 Days -0.375
Rate Change Period: Every 1 year after fixed period	30 Days -0.600
Max Rate Change: 1% increase or decrease per adjustment.	60 day lock - Add .125 to 45 day