

REVERSE MORTGAGE RATES

TO: REGIONAL MANAGERS & CORRESPONDENTS

EFFECTIVE FOR LOANS CLOSED THE WEEK OF: May 8 2007 - May 14 2007

HECM ANNUAL ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.90	3.10	8.00
EXPECTED 10-YEAR (T-bill)	4.65	3.10	7.75
MONTHLY FACTOR		0.6667	
DAILY FACTOR		0.0219	

HECM MONTHLY Advantage ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.90	1.03	5.93
EXPECTED 10-YEAR (T-bill)	4.65	1.03	5.68
MONTHLY FACTOR		0.4942	
DAILY FACTOR		0.0162	

HECM MONTHLY 150 ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.90	1.50	6.40
EXPECTED 10-YEAR (T-bill)	4.65	1.50	6.15
MONTHLY FACTOR		0.5333	
DAILY FACTOR		0.0175	

HECM MONTHLY 100 ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.90	1.00	5.90
EXPECTED 10-YEAR (T-bill)	4.65	1.00	5.65
MONTHLY FACTOR		0.4917	
DAILY FACTOR		0.0162	

HOME KEEPER

MONTHLY ARM	INDEX	MARGIN	RATE
1month CD	5.28	3.40	8.625
MONTHLY FACTOR		0.7188	
DAILY FACTOR		0.0236	

JUMBO - Cash Account

SIX MONTH ARM	INDEX	MARGIN	RATE
LIBOR	5.37		
ADVANTAGE (LOC)		3.50	8.87
ADVANTAGE (COMBO)		3.50	8.87
ADVANTAGE (CASH OUT)		3.50	8.87