

REVERSE MORTGAGE RATES

TO:

REGIONAL MANAGERS & CORRESPONDENTS

VARIABLE-RATE PRODUCTS

EFFECTIVE FOR LOANS CLOSED (Docs Signed) THE WEEK OF: January 8 2008 - January 14 2008

HECM Monthly LIBOR	INDEX	MARGIN	RATE
INITIAL-1-MONTH LIBOR	4.515	0.65	5.165
		0.75	5.265
		0.85	5.365
EXPECTED 10-YEAR SWAP	4.570	0.65	5.22
		0.75	5.32
		0.85	5.42
MONTHLY FACTOR		0.65	0.4304
		0.75	0.4388
		0.85	0.4471
DAILY FACTOR		0.65	0.0142
		0.75	0.0144
		0.85	0.0147

HECM MONTHLY 100 ARM	INDEX	MARGIN	RATE
HECM MONTHLY Advantage ARM			
INITIAL-1-YEAR (CMT)	3.18	1.00	4.18
EXPECTED 10-YEAR (CMT)	3.94	1.00	4.94
MONTHLY FACTOR		0.3483	
DAILY FACTOR		0.0115	

HECM MONTHLY 150 ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (CMT)	3.18	1.50	4.68
EXPECTED 10-YEAR (CMT)	3.94	1.50	5.44
MONTHLY FACTOR		0.39	
DAILY FACTOR		0.0128	

HECM ANNUAL ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (CMT)	3.18	3.10	6.28
EXPECTED 10-YEAR (CMT)	3.94	3.10	7.04
MONTHLY FACTOR		0.5233	
DAILY FACTOR		0.0172	

HOME KEEPER

MONTHLY ARM	INDEX	MARGIN	RATE
1month CD	4.55	3.40	8.000

CASH ACCOUNT ADVANTAGE	INDEX	MARGIN	RATE
SIX MONTH LIBOR ARM	4.47	3.50	7.97

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MONTHLY FACTOR		0.6667	
DAILY FACTOR		0.0219	