

FINANCIAL FREEDOM SENIOR FUNDING CORPORATION

Weekly Interest Rates

Rate Good Through	Description	(RMA) Interest Rate	Int. Adj. Period	Interest Rate w/ Margin	Program Type	Interest Rate with Annual Margin
7/31/2006	T-Bill - 1 year	5.22	Monthly	6.72	HECM Initial	Annual 8.32
7/31/2006	T-Bill - 10 year	5.07	Monthly	6.57	HECM Expected	Annual 8.17
7/31/2006	CD Rate - 1 month	5.35		8.750	HomeKeeper - FNMA	
7/31/2006	LIBOR - 6 month	5.55		9.05	Cash Account Advantage	
8/7/2006	T-Bill - 1 year	5.17	Monthly	6.67	HECM Initial	Annual 8.27
8/7/2006	T-Bill - 10 year	5.05	Monthly	6.55	HECM Expected	Annual 8.15
8/7/2006	CD Rate - 1 month	5.37		8.750	HomeKeeper - FNMA	
8/7/2006	LIBOR - 6 month	5.55		9.05	Cash Account Advantage	
8/14/2006	T-Bill - 1 year	5.10	Monthly	6.60	HECM Initial	Annual 8.20
8/14/2006	T-Bill - 10 year	4.96	Monthly	6.46	HECM Expected	Annual 8.06
8/14/2006	CD Rate - 1 month	5.36		8.750	HomeKeeper - FNMA	
8/14/2006	LIBOR - 6 month	5.55		9.05	Cash Account Advantage	
8/21/2006	T-Bill - 1 year	5.09	Monthly	6.59	HECM Initial	Annual 8.19
8/21/2006	T-Bill - 10 year	4.94	Monthly	6.44	HECM Expected	Annual 8.04
8/21/2006	CD Rate - 1 month	5.31		8.750	HomeKeeper - FNMA	
8/21/2006	LIBOR - 6 month	5.47		8.97	Cash Account Advantage	

HECM Monthly Margin = 1.50%, HECM Annual Margin = 3.10%, HomeKeeper Margin = 3.40% (rounded to the nearest 1/8th), Cash Account Advantage Margin = 3.5%