

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
11/20/2006	T-Bill - 1 year	5.03	Monthly	6.53	HECM Initial	Annual 8.13
11/20/2006	T-Bill - 10 year	4.64	Monthly	6.14	HECM Expected	Annual 7.74
11/20/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
11/20/2006	LIBOR - 6 month	5.38		8.88	Cash Account Advantage	
11/27/2006	T-Bill - 1 year	5.03	Monthly	6.53	HECM Initial	Annual 8.13
11/27/2006	T-Bill - 10 year	4.61	Monthly	6.11	HECM Expected	Annual 7.71
11/27/2006	CD Rate - 1 month	5.28		8.625	HomeKeeper - FNMA	
11/27/2006	LIBOR - 6 month	5.39		8.89	Cash Account Advantage	
12/4/2006	T-Bill - 1 year	5.01	Monthly	6.51	HECM Initial	Annual 8.11
12/4/2006	T-Bill - 10 year	4.58	Monthly	6.08	HECM Expected	Annual 7.68
12/4/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
12/4/2006	LIBOR - 6 month	5.36		8.86	Cash Account Advantage	
12/11/2006	T-Bill - 1 year	4.95	Monthly	6.45	HECM Initial	Annual 8.05
12/11/2006	T-Bill - 10 year	4.49	Monthly	5.99	HECM Expected	Annual 7.59
12/11/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
12/11/2006	LIBOR - 6 month	5.33		8.83	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%