

REVERSE MORTGAGE RATES

TO: REGIONAL MANAGERS & CORRESPONDENTS

EFFECTIVE FOR LOANS CLOSED THE WEEK OF: May 1 2007 - May 7 2007

HECM ANNUAL ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.90	3.10	8.00
EXPECTED 10-YEAR (T-bill)	4.67	3.10	7.77
MONTHLY FACTOR		0.6667	
DAILY FACTOR		0.0219	

HECM MONTHLY Advantage ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.90	1.01	5.91
EXPECTED 10-YEAR (T-bill)	4.67	1.01	5.68
MONTHLY FACTOR		0.4925	
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)	4.67	1.50	6.17
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)	4.67	1.00	5.67
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	5.36		
ADVANTAGE (LOC)		3.50	8.86
ADVANTAGE (COMBO)		3.50	8.86
ADVANTAGE (CASH OUT)		3.50	8.86