

REVERSE MORTGAGE RATES

TO: REGIONAL MANAGERS & CORRESPONDENTS

EFFECTIVE FOR LOANS CLOSED THE WEEK OF: April 17 2007 - April 23 2007

HECM ANNUAL ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.97	3.10	8.07
EXPECTED 10-YEAR (T-bill)	4.74	3.10	7.84
MONTHLY FACTOR		0.6725	
DAILY FACTOR		0.0221	

HECM MONTHLY Advantage ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.97	1.07	6.04
EXPECTED 10-YEAR (T-bill)	4.74	1.07	5.81
MONTHLY FACTOR		0.5033	
DAILY FACTOR		0.0165	

HECM MONTHLY 150 ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.97	1.50	6.47
EXPECTED 10-YEAR (T-bill)	4.74	1.50	6.24
MONTHLY FACTOR		0.5392	
DAILY FACTOR		0.0177	

HECM MONTHLY 100 ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.97	1.00	5.97
EXPECTED 10-YEAR (T-bill)	4.74	1.00	5.74
MONTHLY FACTOR		0.4975	
DAILY FACTOR		0.0164	

HOME KEEPER

MONTHLY ARM	INDEX	MARGIN	RATE
1month CD	5.29	3.40	8.750
MONTHLY FACTOR		0.7292	
DAILY FACTOR		0.024	

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