

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
9/5/2006	T-Bill - 1 year	5.07	Monthly	6.57	HECM Initial	Annual 8.17
9/5/2006	T-Bill - 10 year	4.81	Monthly	6.31	HECM Expected	Annual 7.91
9/5/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
9/5/2006	LIBOR - 6 month	5.45		8.95	Cash Account Advantage	
9/11/2006	T-Bill - 1 year	5.03	Monthly	6.53	HECM Initial	Annual 8.13
9/11/2006	T-Bill - 10 year	4.76	Monthly	6.26	HECM Expected	Annual 7.86
9/11/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
9/11/2006	LIBOR - 6 month	5.42		8.92	Cash Account Advantage	
9/18/2006	T-Bill - 1 year	5.02	Monthly	6.52	HECM Initial	Annual 8.12
9/18/2006	T-Bill - 10 year	4.79	Monthly	6.29	HECM Expected	Annual 7.89
9/18/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
9/18/2006	LIBOR - 6 month	5.42		8.92	Cash Account Advantage	
9/25/2006	T-Bill - 1 year	5.02	Monthly	6.52	HECM Initial	Annual 8.12
9/25/2006	T-Bill - 10 year	4.79	Monthly	6.29	HECM Expected	Annual 7.89
9/25/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
9/25/2006	LIBOR - 6 month	5.44		8.94	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%