

REVERSE MORTGAGE RATES

TO: REGIONAL MANAGERS & CORRESPONDENTS

EFFECTIVE FOR LOANS CLOSED THE WEEK OF: April 24 2007 - April 30 2007

HECM ANNUAL ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.93	3.10	8.03
EXPECTED 10-YEAR (T-bill)	4.69	3.10	7.79
MONTHLY FACTOR		0.6692	
DAILY FACTOR		0.022	

HECM MONTHLY Advantage ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.93	1.12	6.05
EXPECTED 10-YEAR (T-bill)	4.69	1.12	5.81
MONTHLY FACTOR		0.5042	
DAILY FACTOR		0.0166	

HECM MONTHLY 150 ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.93	1.50	6.43
EXPECTED 10-YEAR (T-bill)	4.69	1.50	6.19
MONTHLY FACTOR		0.5358	
DAILY FACTOR		0.0176	

HECM MONTHLY 100 ARM	INDEX	MARGIN	RATE
INITIAL-1-YEAR (T-bill)	4.93	1.00	5.93
EXPECTED 10-YEAR (T-bill)	4.69	1.00	5.69
MONTHLY FACTOR		0.4942	
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	5.35		
ADVANTAGE (LOC)		3.50	8.85
ADVANTAGE (COMBO)		3.50	8.85
ADVANTAGE (CASH OUT)		3.50	8.85