

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
10/30/2006	T-Bill - 1 year	5.05	Monthly	6.55	HECM Initial	Annual 8.15
10/30/2006	T-Bill - 10 year	4.78	Monthly	6.28	HECM Expected	Annual 7.88
10/30/2006	CD Rate - 1 month	5.29		8.750	HomeKeeper - FNMA	
10/30/2006	LIBOR - 6 month	5.41		8.91	Cash Account Advantage	
11/6/2006	T-Bill - 1 year	5.07	Monthly	6.57	HECM Initial	Annual 8.17
11/6/2006	T-Bill - 10 year	4.77	Monthly	6.27	HECM Expected	Annual 7.87
11/6/2006	CD Rate - 1 month	5.28		8.625	HomeKeeper - FNMA	
11/6/2006	LIBOR - 6 month	5.40		8.90	Cash Account Advantage	
11/13/2006	T-Bill - 1 year	5.00	Monthly	6.50	HECM Initial	Annual 8.10
11/13/2006	T-Bill - 10 year	4.64	Monthly	6.14	HECM Expected	Annual 7.74
11/13/2006	CD Rate - 1 month	5.28		8.625	HomeKeeper - FNMA	
11/13/2006	LIBOR - 6 month	5.36		8.86	Cash Account Advantage	
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	

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%