

LOANS inc.

LICENSED MORTGAGE LENDER

" 5/1 ARM - RESIDENTIAL PRIME MORTGAGE PROGRAMS "

P.O. BOX 651294, Miami FL 33265 - Telephone: (305) 274-9700 Fax: (305) 270-2217

*** LOANS FROM \$ 60,000 to \$ 3,000,000 ***

Effective 10:00 AM - 01/05/09

Credit Score Rating	Credit Criteria Based On Last 24-Month Period	MAX D/R %	LTV %	FULL DOC	LTV	STATED	LTV	SISA	LTV	NINA
				5/1 ARM	%	5/1 ARM	%	5/1 ARM	%	5/1 ARM
A-1 741	Mtge 0 X 30	45	75	6.125	45	7.125	40	7.250	30	8.250
	Major 0 X 30	45	80	6.250	50	7.125	45	7.250	35	8.250
	Minor 1 X 30	41	85	6.375	55	7.250	50	7.250	40	8.250
	Bkptcy 0 X 60 mo	41	90	6.625	60	7.375	55	7.375	45	8.250
	Frclse 0 X 60 mo	41	95	6.750	65	7.500	60	7.500	50	8.250

A-2 721	Mtge 0 X 30	45	75	6.250	45	7.250	40	7.375	30	8.375
	Major 1 X 30	45	80	6.375	50	7.250	45	7.375	35	8.375
	Minor 2 X 30	41	85	6.500	55	7.375	50	7.375	40	8.375
	Bkptcy 0 X 60 mo	41	90	6.750	60	7.500	55	7.500	45	8.375
	Frclse 0 X 60 mo	41	95	6.875	65	7.625	60	7.625	50	8.375

A-3 701	Mtge 0 X 30	45	75	6.375	45	7.375			30	8.500
	Major 1 X 30	45	80	6.500	50	7.375			35	8.500
	Minor 2 X 30	41	85	6.625	55	7.500			40	8.500
	Bkptcy 0 X 48 mo	41	90	6.875	60	7.625			45	8.500
	Frclse 0 X 60 mo	41	95	7.000	65	7.750			50	8.500

A-4 681	Mtge 1 X 30	45	75	6.500					25	8.625
	Major 2 X 30	45	80	6.625					30	8.625
	Minor 3 X 30	41	85	6.750					35	8.625
	Bkptcy 0 X 36 mo	41	90	7.000					40	8.625
	Frclse 0 X 72 mo	41	95	7.125					45	8.625

A-5 661	Mtge 1 X 30	45	75	6.750					25	8.750
	Major 2 X 30	45	80	6.875					30	8.750
	Minor 3 X 30	41	85	7.000					35	8.750
	Bkptcy 0 X 36 mo	41	90	7.250					40	8.750
	Frclse 0 X 60 mo	41	95	7.375					45	8.750

B-1 641	Mtge 1 X 30	45	60	6.625					20	8.875
	Major 2 X 30	45	65	6.750					25	8.875
	Minor 3 X 30	45	70	6.875					30	8.875
	Bkptcy 0 X 36 mo	45	75	7.250					35	8.875
	Frclse 0 X 60 mo	41	80	7.375					40	8.875

B-2 621	Mtge 1 X 30	45	60	7.125					20	9.000
	Major 2 X 30	45	65	7.250					25	9.000
	Minor 3 X 30	45	70	7.375					30	9.000
	Bkptcy 0 X 36 mo	45	75	7.500					35	9.000
	Frclse 0 X 60 mo	41	80	7.625					40	9.000

B-3 601	Mtge 1 X 30	45	60	7.500					20	9.125
	Major 2 X 30	45	65	7.625					25	9.125
	Minor 3 X 30	45	70	7.750					30	9.125
	Bkptcy 0 X 36 mo	45	75	7.875					35	9.125
	Frclse 0 X 60 mo	41	80	8.125					40	9.125

Loan Amnt	Rate +/- Adjuster	Property	Rate	Loan Type	Rate
Loans < 100K	0.500	Detached	0.000		
Loans < 150K	0.250	Attached	0.125		
Loans > 150K	0.000	Condo	0.250		
Loans > 417K	Call for quote	Duplex	0.375	Cash Out > 60	0.500
Loans > 650K	Call for quote	Hi-Rise	0.500	2nd Home	0.375
Loans > 1MM	Call for quote	3/4 units	0.500	Investor	1.500

Other Fees	Points
No Escrows	0.250
No Doc	0.500
Cash Out < 60	0.500
Foreign Nat'l > Nina B-1	0.500
Investor	1.000

Par rates cannot go below the lowest published rate - Programs available to approved licensed mortgage brokers only
 This is not a solicitation to borrowers to extend consumer credit as defined by section 226.6 of regulation Z.
 Published rates, terms and programs are subject to change without notice.