

Rate Sheet

We make home loans easy for you and your customers.

Rates effective 07/06/2010 @ 09:30:00 AM EST *Quotes are based on a 30-Day lock. Call for extended rate locks and additional quotes. Rates are subject to change without notice.

Rate Quote

CONFORMING LOANS

(Loans between \$60,000 and \$417,000)**

| | 30-Year Fixed | | 15-Year Fixed | | 10/1 Year ARM | | 7/1 Year ARM | | 5/1 Year ARM | |
|-----------------------------|---------------|----------------|---------------|----------------|---------------|----------------|--------------|----------------|--------------|----------------|
| Rate Quote: | Rate | Points* | Rate | Points* | Rate | Points* | Rate | Points* | Rate | Points* |
| Closest to 2 points* | 4.250 | 2.500 | 3.750 | 2.000 | 3.780 | 2.000 | 3.330 | 2.000 | 3.375 | 0.875 |
| Closest to 1 point* | 4.500 | 1.125 | 4.000 | 1.125 | 4.030 | 1.000 | 3.625 | 1.000 | 3.375 | 0.875 |
| Closest to 0 points* | 4.790 | 0.000 | 4.280 | 0.000 | 4.280 | 0.000 | 3.960 | 0.000 | 3.670 | 0.000 |

* Points include both origination fee and discount points
 **For loan amounts >= \$250,000. Pricing will be reduced by an additional 0.250 points.

Rate Quote

CONFORMING PLUS LOANS*

*Consult your local Mortgage Advisor for the availability of financing greater than \$417,000 in your county.

| | 30Yr Fixed P&I Conf Plus | | 15Yr Fixed P&I Conf Plus | |
|-----------------------------|--------------------------|----------------|--------------------------|----------------|
| Rate Quote: | Rate | Points* | Rate | Points* |
| Closest to 2 points* | 4.625 | 2.250 | 4.125 | 2.000 |
| Closest to 1 point* | 4.625 | 2.250 | 4.250 | 1.250 |
| Closest to 0 points* | 5.000 | -0.250 | 4.660 | 0.000 |

* Points include both origination fee and discount points

NON-CONFORMING ARMS

| | 30-Year Fixed | | 10/1 ARM P&I 30yr | | 7/1 ARM P&I 30yr | | 5/1 ARM P&I 30yr | |
|-----------------------------|---------------|----------------|-------------------|----------------|------------------|----------------|------------------|----------------|
| Rate Quote: | Rate | Points* | Rate | Points* | Rate | Points* | Rate | Points* |
| Closest to 2 points* | 5.000 | 1.625 | N/A | N/A | N/A | N/A | N/A | N/A |
| Closest to 1 point* | 5.000 | 1.625 | 5.125 | 1.000 | 4.750 | 1.000 | 4.500 | 0.625 |
| Closest to 0 points* | 5.375 | -0.375 | 5.375 | 0.000 | 5.000 | 0.000 | 4.750 | 0.000 |

* Points include both origination fee and discount points

Rate Quote

GOVERNMENT LOANS

(Loans between \$60,000 and individual program limits)

| | 30-Year Fixed VA | | 30-Year Fixed FHA | | 15-Year Fixed VA | | 15-Year Fixed FHA | |
|-----------------------------|------------------|----------------|-------------------|----------------|------------------|----------------|-------------------|----------------|
| Rate Quote: | Rate | Points* | Rate | Points* | Rate | Points* | Rate | Points* |
| Closest to 2 points* | 4.375 | 2.375 | 4.375 | 2.250 | 4.000 | 2.125 | 4.000 | 2.000 |
| Closest to 1 point* | 4.625 | 1.500 | 4.625 | 1.375 | 4.000 | 2.125 | 4.000 | 2.000 |
| Closest to 0 points* | 4.875 | 0.000 | 4.875 | 0.000 | 4.500 | -0.875 | 4.500 | -0.875 |

* Points include both origination fee and discount points

Four to the door®
 The four-step mortgage program†



If you have questions please contact your mortgage representative.

We can get your customer into a new home in four easy steps:

- 1 GET PRE-APPROVED**
- 2 FIND A HOME**
- 3 RETURN DOCUMENTS**
- 4 CLOSE ON TIME**

... It's that easy!

†Mortgage loans are subject to qualification, receipt of satisfactory appraisal and verification of income, asset and debt information provided by the customer. *Points include both origination fee and discount points. A negative number in the Points column indicates that PHH Mortgage will contribute towards closing costs up to the amount shown. For conforming conventional programs, only customers scoring Accept or Approve Eligible through Desktop Underwriting or Loan Prospector will qualify for rates shown. Please call your PHH Mortgage toll-free number or local mortgage representative for rate quotes on all other scores. Some restrictions apply. Intended for Real Estate Professionals. PHH Mortgage Corporation, 1 Mortgage Way, Mt. Laurel, NJ 08054. Arizona Residential Mortgage Licensee #BK0903164; Licensed by the Department of Corporations under the California Residential Mortgage Lending Act; Georgia Residential Mortgage Licensee #6266; Illinois Residential Mortgage Licensee #MB.0000443; 122 S. Michigan Avenue, Suite 1900, Chicago, IL 60603, 312-793-3000; Massachusetts Licensed Lender #ML0060; Minnesota - This is not an offer to enter an interest rate lock-in agreement; Mississippi Registered Mortgage Company; Licensed by the New Hampshire Banking Department; Licensed by the New Jersey Department of Banking and Insurance; Licensed Mortgage Banker - NYS Banking Department; Oregon Mortgage Lender #ML-355; Licensed First Mortgage Banker and Secondary Mortgage Lender by Pennsylvania Department of Banking; Rhode Island Licensed Lender; Licensed by the Virginia State Corporation Commission, Lic. No. MLB-746. Equal Housing Lender.

