



"Express Service You Can Bank On"

2 Year Fixed Product #100

New Lower Rates!!!

January 16, 2003

For Up-To-The Minute Rates and Specials Visit Us
At www.BankersExpressMortgage.com

CALL Your Account Executive

Toll Free (888) 845-8888
Local (818) 880-4444

Rates	A+							A							A-				
Mortgage History	0 x 30							1x30							2x30				
Credit Score/ LTV	70	75	80	85	90	95	100*	70	75	80	85	90	95	100*	70	75	80	85	90
Over 725	6.30	6.35	6.48	6.78	7.10	7.46	7.77	6.33	6.40	6.60	6.88	7.25	7.67	8.20	7.10	7.30	7.59	7.94	8.28
700 - 725	6.45	6.60	6.80	7.08	7.35	7.74	8.06	6.63	6.75	6.92	7.13	7.52	8.10	8.59	7.25	7.55	7.93	8.17	8.55
675 - 699	6.60	6.70	6.93	7.14	7.50	7.91	8.30	6.73	6.79	7.10	7.28	7.68	8.43	8.65	7.40	7.80	8.08	8.45	8.91
650 - 674	7.00	7.10	7.33	7.50	7.85	8.35	8.79	7.10	7.20	7.45	7.68	8.07	7.88	9.10	7.65	8.04	8.38	8.68	9.24
625 - 649	7.26	7.35	7.68	7.88	N/A	N/A	N/A	7.48	7.60	7.85	8.08	N/A	N/A	N/A	7.90	8.35	8.68	8.95	N/A
*No Purchase Money above 95% Firsts.								*No Purchase Money above 95% Firsts.											

Margins	A+							A							A-				
Mortgage History	0 x 30							1x30							2x30				
Credit Score/ LTV	70	75	80	85	90	95	100*	70	75	80	85	90	95	100*	70	75	80	85	90
Over 725	4.25	4.30	4.45	4.75	5.04	5.56	6.02	4.28	4.35	4.55	4.83	5.20	5.72	6.18	4.75	5.05	5.34	5.34	6.03
700 - 725	4.40	4.55	4.75	4.95	5.30	5.84	6.31	4.58	4.70	4.87	5.08	5.47	6.01	6.48	5.00	5.30	5.68	5.68	6.30
675 - 699	4.55	4.65	4.90	5.10	5.45	6.06	6.65	4.68	4.75	5.04	5.23	5.63	6.24	6.83	5.15	5.55	5.83	5.83	6.66
650 - 674	4.85	4.95	5.20	5.35	5.70	6.40	7.04	4.95	5.05	5.30	5.53	5.92	6.62	7.26	5.30	5.70	6.03	6.03	6.89
625 - 649	5.00	5.10	5.45	5.65	N/A	N/A	N/A	5.25	5.35	5.60	5.83	N/A	N/A	N/A	5.45	5.90	6.23	6.23	N/A

1003 Stated / Alt Doc
Tier 1
Wage Earners & Self-employed
 700 min. fico
 Max loan amount 100K
 Max LTV 90% refi only
 Self-employed 3 years same job
 Employed 3 years same field
 Max Cash Out 15% - 2 years same job.

Tier 2
Self-employed only
 650 min. fico
 Max loan amount 1st - 300K;
 2nd - 150K
 Max LTV - 80%
 Max Cash Out 15% - 2 years same job.

Charge Off / Collections Repossessions / Judgments
1 to 12 months - all must be paid.
13 to 48 months - must be paid down to aggregate amount of \$2,500.
48 month plus - Disregard.
Medical - < \$500 per account
Bankruptcy & Foreclosure
None in last 48 months.
No More than 1 BK or Foreclosure.
Debt Ratio
50% D.T.R. with exceptions.

Rate Bumps	
N/O/O	50 bps
Condo / 2 - 4 Units	50 bps
Rural Properties	50 bps
Alt Doc 6 Month Bank Statements	50 bps
1003 Stated < 700 Fico	100 bps
1003 Stated > 700 Fico	No add on
2 Year Pre Pay	25 bps
1 Year Pre Pay	50 bps
No Fico Price from A- Bucket	150 bps
Thin Credit	50 bps

Loan Amount Max	
Loan Amount > \$300,000 and < \$400,000 Reduce LTV by 5%	
Loan Amount > \$400,000 and = to \$450,000 Reduce LTV by 10%	
Loan Amount > \$450,000 Reduce LTV by 15%	
Credit Score	Owner & Non-Owner 3-4 Family, Rural Props Owner Occupied Condo, Non Owner Occupied SFR
Max LTV	
>= 700	85%
625 - 699	80%
Caution:	LTV not to exceed highest allowed for mort. history.

Highlights!!
 SFR = SFR, Townhome, PUDS, Rowhouses.
 Drive by appraisals on loan amount up to \$100,000.
 2nds behind \$500,000 firsts.
 Unique/Unusual properties (i.e. Log House, Dome House, A-frame), 75% LTV.

Yield Spread Premium Adjustment to Rate						
Rate Addition	0.125	0.25	0.375	0.500	0.75	1.00
Premium	<0.25>	<0.50>	<0.75>	<1.00>	<1.50>	<2.00>
Non Owner Occupied			Terms			
See Chart for Max LTV		No Mobile Homes	Loan Amount > = \$35,000		Up to 360 Months	
		Condo—subtract 10% from chart max	Loan Amount < \$35,000		Up to 240 Months	
			Any Loan Amount Balloon Term = 180/360			