



# First Guaranty

FINANCIAL CORPORATION™

3 Hutton Centre Drive, Suite 150, Santa Ana, CA 92707

CALL: [714] 429-1212



Effective For:  
9/8/2010

## Standard FHA/VA Rates

### FHA 30 Year Fixed

Rate	21 Day	30 Day
4.250	(1.375)	(1.125)
4.375	(1.625)	(1.375)
4.500	(2.250)	(2.000)
4.625	(2.375)	(2.125)
4.750	(3.625)	(3.375)
4.875	(3.875)	(3.625)
5.000	(4.125)	(3.875)

### FHA 3/1 ARM

Rate	21 Day	30 Day	Caps
3.375	(1.875)	(1.625)	1/5
3.500	(2.000)	(1.750)	Margin
3.625	(2.125)	(1.875)	2.00%
3.750	(2.250)	(2.000)	
3.875	(2.375)	(2.125)	
4.000	(2.500)	(2.250)	
4.250	(2.625)	(2.375)	
4.375	(2.750)	(2.500)	

### FHA 15 Year Fixed

Rate	21 Day	30 Day
4.250	(2.625)	(2.375)
4.500	(3.375)	(3.125)
4.750	(3.500)	(3.250)
4.875	(3.625)	(3.375)
5.000	(4.250)	(4.000)
5.250	(4.375)	(4.125)

### VA 30 Year Fixed

Rate	21 Day	30 Day
4.250	(1.000)	(0.750)
4.375	(1.250)	(1.000)
4.500	(1.875)	(1.625)
4.625	(2.000)	(1.750)
4.750	(3.250)	(3.000)
4.875	(3.500)	(3.250)
5.000	(3.750)	(3.500)

### FHA Price Adjustments

FICO >= 720*	(0.125)
FICO 640-659	0.250
HUD \$100 Down Prog. (30 Fixed Only)	0.250

### VA Price Adjustments

FICO < 740	0.250
FICO < 700	0.625

### Govt. Loan - Common Price Adjustments

NON-CALIFORNIA PROP.	0.250
<= \$120,000	0.250
<= \$100,000	1.250
45 Day Lock (to 30d Price)	0.500

**MAX REBATE - FIXED: (3.000)**  
**MAX REBATE - ARM: (2.000)**

\* FICO Adjustment DOES apply on FHA

Streamline Refinances

\*\*Note: All Borrowers must have at least 2 FICO scores.

\*\*\* MIN FICO FOR ALL GOVT. LOANS IS 640 FOR ALL BORROWERS

\*\*\*\* Max Rate & Price is quoted. Off sheet pricing not available at this time.

### FHA 5/1 ARM

Rate	21 Day	30 Day	Caps
3.750	(2.125)	(1.875)	1/5
3.875	(2.250)	(2.000)	Margin
4.000	(2.375)	(2.125)	2.00%
4.250	(2.500)	(2.250)	
4.500	(2.625)	(2.375)	

### FHA Standard Max Loan Limits

	1 Unit	2 Units	3 Units	4 Units
LOS ANGELES	417,000	533,850	645,300	801,950
ORANGE	417,000	533,850	645,300	801,950
RIV/SAN BERN	355,350	454,900	549,850	683,350
KERN	271,050	347,000	419,425	521,250
SAN DIEGO	417,000	533,850	645,300	801,950
CLARK, NV	287,500	368,050	444,900	552,900

\*For pricing purposes, loans with a Base Loan amount > \$417,000 are considered

Jumbo and will be priced accordingly.

## FHA/VA JUMBO Rates\*

### FHA/VA Jumbo - 30 Year Fixed

Rate	21 Day	30 Day
5.250	(3.125)	(2.750)
5.125	(2.875)	(2.500)
5.000	(2.750)	(2.375)
4.875	(2.500)	(2.125)
4.750	(2.125)	(1.750)
4.625	(0.625)	(0.250)

### FHA JUMBO - 3/1 ARM

Rate	21 Day	30 Day
4.375	(1.500)	(1.125)
4.250	(1.375)	(1.000)
4.125	(1.250)	(0.875)
4.000	(1.125)	(0.750)
3.875	(1.000)	(0.625)
3.750	(0.875)	(0.500)

Margin: 2.00

Caps 1/5

### FHA JUMBO - 5/1 ARM

Rate	21 Day	30 Day
4.500	(1.500)	(1.125)
4.250	(1.375)	(1.000)
4.000	(1.250)	(0.875)
3.875	(1.125)	(0.750)
3.750	(1.000)	(0.625)
3.500	(0.875)	(0.500)

Margin: 2.00

Caps 1/5

Final Loan Amounts >\$417,000 with LTV's >=95% will require 2 full appraisals

\* Min FICO 640 for ALL GOVT Jumbo Loans. DU approval required.

**MAX REBATE:**

**FIXED - (3.000), ARM - (2.000), FIXED OR ARM >= \$500,000 - (2.000)**

### FHA JUMBO - MAX LOAN LIMITS

	1 Unit	2 Units	3 Units	4 Units
L.A.	729,750	934,200	1,129,250	1,403,400
ORANGE	729,750	934,200	1,129,250	1,403,400
RIV/SAN BERN	500,000	640,100	773,700	961,550
KERN	368,750	472,050	570,600	709,150
SAN DIEGO	697,500	892,950	1,079,350	1,341,350
CLARK, NV	400,000	512,050	618,950	769,250

### FHA Jumbo Price Adjustments

FICO 640-659 0.250

### VA Jumbo Price Adjustments

VA FIXED 0.375

FICO < 740 0.250

FICO < 700 0.750

> \$600,000 0.500

### All Govt. Price Adjust.

Non CA Prop. 0.250

### Market Commentary

**Wednesday 9/8/10:** Wednesday's bond market has opened in negative territory again following early gains in stocks. The stock markets are reacting favorable to a bit of good news about overseas debt issues, pushing the Dow up 66 points and the Nasdaq up 18 points. The bond market is currently down 12/32, but we will likely see little change in this morning's mortgage rates due to strength late yesterday. The only relevant economic data scheduled for release today comes during afternoon hours, so its impact on mortgage rates won't be felt until later today. Some of this morning's weakness in bonds can be attributed to the normal positioning from traders that are participating in today's 10-year Treasury Note auction. This is common and is not of concern to the mortgage market. If today's sale goes well, the early morning selling should be erased after the results are posted at 1:00 PM ET. The Federal Reserve will release its Beige Book report at 2:00 PM ET today.

### CORPORATE CONTACT LIST

ROD THOMPSON, PRESIDENT EXT 202

Regional Production Managers:

Gina Carr (714) 267-3577

Laurie Bennett (714) 322-7893

Mike Manginelli (714) 469-2365

Fred DeMarco (909) 855-1257

Deidre C.-Underwriter (951) 272-8556

Ala Tabatabai (310) 720-5626

Roxanne Edwards (661) 846-4244

\* Price cannot exceed Max Price Posted

LOCK UNTIL: 3:00 PM PST  
Lock Desk Fax: 714-850-9280  
Lock On-Line: [www.fgflend.com](http://www.fgflend.com)  
Trans Box: Orange 535-C

### Expiration Dates

21 DAYS	9/28/2010
30 DAYS	10/7/2010
45 DAYS	10/22/2010

All Prices include SRP. The ability to price a scenario does not guarantee that the scenario will meet guidelines.

Please refer to guidelines or matrices for eligibility. Rates shown are current market only and are subject to change without notice.



CONVENTIONAL CONFORMING FIXED RATE						CONFORMING ARMS								
30 Year Fixed			15 Year Fixed			3/1 LIBOR ARM		5/1 LIBOR ARM		7/1 LIBOR ARM				
Rate	15 Day	21 Day	Rate	15 Day	21 Day	Rate	15 Day	21 Day	Rate	15 Day	21 Day			
4.125	0.375	0.625	3.750	(0.500)	(0.250)	3.375	(0.500)	(0.250)	3.500	(0.500)	(0.250)	3.625	0.000	0.250
4.250	(0.375)	(0.125)	3.875	(1.000)	(0.750)	3.500	(0.750)	(0.500)	3.625	(0.875)	(0.625)	3.750	(0.500)	(0.250)
4.375	(1.250)	(1.000)	4.000	(1.375)	(1.125)	3.625	(1.000)	(0.750)	3.750	(1.125)	(0.875)	3.875	(0.875)	(0.625)
4.500	(1.750)	(1.500)	4.125	(1.750)	(1.500)	3.750	(1.250)	(1.000)	3.875	(1.500)	(1.250)	4.000	(1.250)	(1.000)
4.625	(1.875)	(1.625)	4.250	(2.250)	(2.000)	3.875	(1.375)	(1.125)	4.000	(1.750)	(1.500)	4.125	(1.500)	(1.250)
4.750	(2.250)	(2.000)	4.375	(2.750)	(2.500)	4.000	(1.625)	(1.375)	4.125	(2.000)	(1.750)	4.250	(1.625)	(1.375)
4.875	(2.625)	(2.375)	4.500	(3.000)	(2.750)	4.125	(1.750)	(1.500)	4.250	(1.875)	(1.625)	4.375	(1.750)	(1.500)
5.000	(3.000)	(2.750)	4.625	(3.125)	(2.875)	4.250	(1.875)	(1.625)	4.375	(2.000)	(1.750)	4.500	(1.875)	(1.625)
5.125	(3.250)	(3.000)	4.750	(3.250)	(3.000)	4.375	(2.000)	(1.750)	4.500	(2.125)	(1.875)	4.625	(2.000)	(1.750)
5.250	(3.625)	(3.375)	4.875	(3.375)	(3.125)	Caps: 2/2/6		Margin: 2.250	Caps: 5/2/5		Margin: 2.250	Caps: 5/2/5		Margin: 2.250
5.375	(3.875)	(3.625)												
5.500	(4.000)	(3.750)												

Price Adjustments - ALL FNMA PROGRAMS - Max Price After Adjustments = (3.00)

	<=60	<=65	<=70	<=75	<=80	<=85	<=90	<=95
2 Units ( All Occupancy Types )	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
3-4 Units ( All Occupancy Types )	1.000	1.000	1.000	1.000	1.000	N/A	N/A	N/A
Investment, 1-2 Units	1.750	1.750	1.750	2.000	3.000	3.750	N/A	N/A
Investment, 3-4 Units	2.250	2.250	2.250	3.000	N/A	N/A	N/A	N/A
Low Rise Condo	0.500	0.500	0.500	0.500	0.750	0.750	0.750	0.750
FICO = 700 - 739	0.000	0.500	0.500	0.500	0.750	0.500	0.500	0.500
FICO = 680 - 699	0.000	0.500	0.500	1.000	1.500			
FICO = 660 - 679	0.000	1.000	1.000	2.000	2.500			
FICO = 640 - 659	0.500	1.250	1.250	2.500	3.000			
FICO = 620 - 639	0.500	1.500	1.500	3.000	3.000			
Cash Out Refi w/ FICO >=740	0.000	0.250	0.250	0.250	0.500	0.625		
Cash Out Refi w/ FICO = 700-739	0.000	0.625	0.625	0.625	0.750			
Cash Out Refi w/ FICO = 680 - 699	0.000	0.750	0.750	0.750	1.375			
Cash Out Refi w/ FICO = 660 - 679	0.250	0.750	0.750	0.750	1.500			
Cash Out Refi w/ FICO = 640 - 659	0.250	1.250	1.250	1.250	2.250			
Cash Out Refi w/ FICO = 620 - 639	0.250	1.250	1.250	1.250	2.750			
Fannie Jumbo Cash Out Refi	1.000	1.000	1.000	1.000	1.000			
Fannie Jumbo 5/1 ARM LTV Adjustment	0.750	0.750	0.750	0.750	1.500	1.500	1.500	1.500
Fannie Jumbo Interest Only (5/1 ARM ONLY-Min. FICO 720)	0.500	0.500	0.500	0.500				
CLTV 90.01-95%	0.500	0.500	0.500	0.500	0.500	0.500	0.500	N/A
No Impounds (min. FICO 620 - Must be DU Approved Eligible - EA not allowed)	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A
Ln Am. < \$100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
40 Year Term (add to 30 Yr Price)	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000

**FNMA HOMEPATH & DU REFI PLUS**

**FNMA HOMEPATH & DU REFI PLUS**

CONFORMING LOANS TO \$417,000

JUMBO LOANS FROM \$417,001+

30 Year Fixed			5/1 LIBOR ARM			Max Price After Adjust. (3.000)	30 Year Fixed			5/1 LIBOR ARM			HOMEPATH 97% Purchase No MI DU REFI PLUS R/T Refinance up to 105%
Rate	21 Day	30 Day	Rate	21 Day	30 Day		Rate	21 Day	30 Day	Rate	21 Day	30 Day	
5.375	(3.125)	(2.750)	4.250	(2.000)	(1.625)		5.875	(1.625)	(1.250)	4.125	(1.250)	(0.875)	
5.250	(2.875)	(2.500)	4.125	(1.875)	(1.500)		5.750	(1.500)	(1.125)	4.000	(1.125)	(0.750)	
5.125	(2.625)	(2.250)	4.000	(1.750)	(1.375)		5.625	(1.375)	(1.000)	3.875	(1.000)	(0.625)	
5.000	(2.375)	(2.000)	3.875	(1.625)	(1.250)		5.500	(1.250)	(0.875)	3.750	(0.875)	(0.500)	
4.875	(2.000)	(1.625)	3.750	(1.375)	(1.000)		5.375	(1.125)	(0.750)	3.625	(0.750)	(0.375)	
4.750	(1.375)	(1.000)	3.625	(1.125)	(0.750)		5.250	(1.000)	(0.625)	3.500	(0.375)	0.000	
4.625	(1.125)	(0.750)	3.500	(0.875)	(0.500)		5.125	(0.875)	(0.500)	3.375	0.000	0.375	
4.500	(1.000)	(0.625)	3.375	(0.500)	(0.125)		5.000	(0.750)	(0.375)	3.250	0.250	0.625	
4.375	(0.625)	(0.250)	3.250	2.750	3.125		4.875	(0.625)	(0.250)	3.125	3.750	4.125	
4.250	0.500	0.875	Caps: 5/2/5 Margin: 2.25				4.750	(0.375)	0.000	Caps: 5/2/5 Margin: 2.250			

**HOMEPATH Price Adjustments**

	<=60	<=70	<=75	<=80	<=85	<=90	<=95	<=97
2-4 Units	1.000	1.000	1.000	1.000				
Investment Property	1.500	1.500	1.500	2.000	2.500			
Loan Amount < \$100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
No Impounds	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A
Low Rise Condo	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750
LTV > 80 - 85%						1.000		
LTV > 85 - 90%							1.750	
LTV > 90 - 95%								2.500
LTV > 95 - 97%								3.625
FICO 700-719	0.500	0.500	0.500	0.750	0.500	0.500	0.500	0.500
FICO 680-699	0.500	0.500	1.000	1.500	1.000	0.750	0.750	0.750
FICO 660-679	1.000	1.000	2.000	2.500	2.250	1.750	1.750	1.750
FLEX Products	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
FLEX Products w/ Sub Financing	1.500	1.500	1.500	1.500	1.500	1.500	1.500	1.500
CLTV - Loans w/ Sub Financing (non FLEX)	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500

**DU REFI PLUS Price Adjustments**

	<=60	<=70	<=75	<=80	<=85	<=90	<=95	<=97	<=105
2-4 Units	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Loan Amount < \$100,000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
No Impounds	0.250	0.250	0.250	0.250	0.250	0.250	N/A	N/A	N/A
Low Rise Condo	0.750	0.750	0.750	0.750	0.750	0.750	0.750	0.750	
LTV >95 and <=97								0.500	
LTV > 97								1.000	
CLTV - Loans w/ Sub Financing						0.250	0.500	2.000	2.000
FICO >=740	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.375	0.375
FICO 720-739	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.375	0.375
FICO 700-719	0.000	0.500	0.875	0.875	0.875	0.875	0.875	0.875	0.875
FICO 680-699	0.000	0.500	1.125	1.125	1.125	1.125	1.125	0.875	0.875
FICO 660-679	0.500	1.500	2.000	2.250	2.750	2.750	2.750	2.250	2.250
FICO 640-659	1.000	1.750	2.250	2.250	2.750	2.750	2.750	2.750	2.750
FICO 620-639	1.000	1.750	2.250	2.250	2.750	2.750	2.750	2.750	2.750
FICO < 620	1.500	2.500	2.750	2.750	2.750	2.750	2.750	2.750	2.750

<b>ROD THOMPSON, PRESIDENT EXT 202</b> Regional Production Managers: Gina Carr (714) 267-3577 Laurie Bennett (714) 322-7893 Mike Manginelli (714) 469-2365 Fred DeMarco (909) 855-1257 Deidre C.-Underwriter (951) 272-8556	<b>MAX CONF. LN AMT / LTV</b>			<b>Expiration Dates</b>	
	1 UNIT	\$417,000	95%	15 DAYS	9/22/2010
	2 UNIT	\$533,850	90%	21 DAYS	9/28/2010
	3 UNIT	\$645,300	80%	30 DAYS	10/7/2010
	4 UNIT	\$801,950	80%	45 DAYS	10/22/2010
				60 DAYS	11/6/2010



# Grand Jumbo

LIBOR Arms

**No Prepay!**

1 Year LIBOR: 1.0263  
**Full Doc ONLY**

\* No Exceptions on FICO. Full Original Submissions Only.

**Up to \$2.0 Million!**

**75% to \$1.0 Million w/ 700 FICO!**

3/1 LIBOR	
Note Rate	No Prepay
4.250	(0.250)
4.500	(0.500)
4.750	(0.750)
4.875	(0.875)

5/1 LIBOR	
Note Rate	No Prepay
4.250	(0.125)
4.500	(0.500)
4.750	(0.875)
5.000	(1.250)

Max Price After Adjust.: <=\$1.0 Million - (1.00), > \$1.0 Million to \$1.5 Million - (.500), >\$1.5 Million to \$2.0 Million - PAR

Adjustments to Price	
Loan Amount >\$1.0 Million to \$1.50 Million	0.250
Loan Amount >\$1.5 Million to \$2.0 Million	1.000
Cash Out Refi	0.500
2nd Home	N/A
Non Owner Occupied	N/A
2 Units	0.500
3-4 Units (Cash Out Not Allowed)	1.000
Low Rise Condo	0.500
High Rise Condo	0.750
DTI >40 & <=45	0.250

**PRIMARY RESIDENCE ONLY**

PURCHASE AND RATE/TERM REFINANCE				
Units	LTV*	CLTV*	FICO	LOAN AMT.
1-2 Units	75	75	700	\$1,000,000
	75	75	720	\$2,000,000
3-4 Units	65	65	700	\$1,000,000
	65	65	720	\$2,000,000

**CASH OUT REFINANCE**

Units	LTV*	CLTV*	FICO	LOAN AMT.
1-2 Units	75	75	700	\$1,000,000
	75	75	720	\$1,500,000
3-4 Units	N/A			

\* Additional Geographic restrictions may apply. Please call for more details on LTV limits.

# Fannie JUMBO

**Now Up to \$729,750\***

**Just Added 5/1 Jumbo ARM**

**FIXED RATE PRIMARY RESIDENCE**

Purchase		
Units	LTV	FICO
1	90 <sup>1</sup>	700
	75	660
2-4	75	740
Rate/Term Refi <=\$625,500		
Units	LTV	FICO
1	90 <sup>1</sup>	700
	75	660
2-4	75	740
Rate/Term Refi >\$625,500		
Units	LTV	FICO
1	80	700
	75	660
2-4	75	740
Cash Out Refi <sup>4</sup>		
Units	LTV	FICO
1	60	740
2-4	N/A	N/A

**5/1 LIBOR ARM PRIMARY RESIDENCE**

Purchase		
Units	LTV	FICO
1	75	680
2-4	75	740
Rate/Term Refi		
Units	LTV	FICO
1	75	680
2-4	75	740
Cash Out Refi <sup>4</sup>		
Units	LTV	FICO
1	60	740
2-4	N/A	N/A
5/1 LIBOR ARM w/ Interest Only <sup>2,3</sup> PRIMARY RESIDENCE		
Purchase - R/T Refinance <sup>4</sup>		
Units	LTV	FICO
1	70	720
2-4	N/A	N/A

**30 Year Fixed - No Prepay**

Rate	15 Days	21 Days	30 Days
5.375	(1.875)	(1.750)	(1.500)
5.250	(1.750)	(1.625)	(1.375)
5.125	(1.500)	(1.375)	(1.125)
5.000	(1.250)	(1.125)	(0.875)
4.875	(0.875)	(0.750)	(0.500)
4.750	(0.125)	0.000	0.250
4.625	0.250	0.375	0.625
4.500	0.375	0.500	0.750

**5/1 LIBOR - No Prepay**

Rate	15 Days	21 Days	30 Days
4.125	(1.625)	(1.500)	(1.250)
4.000	(1.500)	(1.375)	(1.125)
3.875	(1.375)	(1.250)	(1.000)
3.750	(1.125)	(1.000)	(0.750)
3.625	(0.875)	(0.750)	(0.500)
3.500	(0.625)	(0.500)	(0.250)
3.375	(0.375)	(0.250)	0.000
3.250	0.000	0.125	0.375

CAPS: 5/2/5 Margin: 2.25

1. MI Required over 80% LTV. MI LTV and FICO limits may vary from matrix.
2. 2nd Home - Fixed, 5/1 ARM & 5/1 I.O. - 1 Unit Only - Purchase -R/T Refi Only - Max 65% w/ 740 FICO
3. Non Owner - 1-4 Units - Purchase, R/T Refi Only - Max 65% w/ 740 FICO. I.O. not allowed
4. Cash Out Not Allowed on 2nd Home, Non-Owner OR Any 5/1 I.O.

**FNMA Jumbo Adjustments**  
See Conventional Conforming Page for Adjustments - ( Page 2 )

\* Maximum loan limits determined by geographic area. Call for specific mortgage limits.

LOCK CUT-OFF TIME  
**3:00 P.M.**

**EXPIRATION DATES**

15 Day	9/22/2010
21 Day	9/28/2010
30 Day	10/7/2010
45 Day	10/22/2010
60 Day	11/6/2010
90 Day	12/6/2010