



First Guaranty

FINANCIAL CORPORATION™

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

CALL: [714] 429-1212



Effective For:
3/9/2010

Standard FHA/VA Rates

FHA 30 Year Fixed

Rate	21 Day	30 Day
4.375	2.000	2.250
4.500	1.125	1.375
4.625	1.000	1.250
4.750	(0.500)	(0.250)
4.875	(0.875)	(0.625)
5.000	(1.625)	(1.375)
5.250	(3.125)	(2.875)
5.375	(3.250)	(3.000)

FHA 3/1 ARM

Rate	21 Day	30 Day	Caps
3.750	(0.250)	0.000	1/5
3.875	(0.375)	(0.125)	Margin
4.000	(0.500)	(0.250)	2.00%
4.125	(0.625)	(0.375)	
4.250	(0.875)	(0.625)	
4.375	(1.000)	(0.750)	
4.500	(1.375)	(1.125)	
4.625	(1.500)	(1.250)	

FHA 15 Year Fixed

Rate	21 Day	30 Day
4.250	(0.250)	0.000
4.500	(1.250)	(1.000)
4.750	(2.500)	(2.250)
4.875	(2.625)	(2.375)
5.000	(3.125)	(2.875)
5.250	(3.625)	(3.375)

FHA Price Adjustments	
FICO > = 720*	(0.125)
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 PRICE AFTER ADJUST: **(2.750)**

* FICO Adjustment DOES apply on FHA

Streamline Refinances

**Note: All Borrowers must have FICO score.

*** 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	0.000	0.250	1/5
3.875	(0.375)	(0.125)	Margin
4.000	(0.500)	(0.250)	2.00%
4.250	(1.375)	(1.125)	
4.500	(1.625)	(1.375)	

VA 30 Year Fixed

Rate	21 Day	30 Day
4.375	2.375	2.625
4.500	1.500	1.750
4.625	1.375	1.625
4.750	(0.125)	0.125
4.875	(0.500)	(0.250)
5.000	(1.250)	(1.000)
5.250	(2.750)	(2.500)
5.375	(2.875)	(2.625)

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
5.750	(3.000)	(2.625)
5.625	(2.875)	(2.500)
5.500	(2.625)	(2.250)
5.375	(2.500)	(2.125)
5.250	(2.125)	(1.750)
5.125	(0.625)	(0.250)
5.000	(0.500)	(0.125)

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

* Min. FICO 640 for ALL GOVT Jumbo Loans w/ DU

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

MAX PRICE AFTER ADJUST: **(2.750)**

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 Mortgage Limits may vary by county/state.

Please contact your A.E. for other areas limits.

FHA JUMBO - 3/1 ARM

Rate	21 Day	30 Day
4.375	(0.500)	(0.125)
4.250	(0.375)	0.000
4.125	(0.250)	0.125
4.000	(0.125)	0.250
3.875	0.000	0.375
3.750	0.125	0.500

Margin: 2.00

Caps 1/5

FHA JUMBO - 5/1 ARM

Rate	21 Day	30 Day
5.000	(0.750)	(0.375)
4.875	(0.625)	(0.250)
4.750	(0.500)	(0.125)
4.625	(0.250)	0.125
4.500	(0.125)	0.250
4.375	0.000	0.375

Margin: 2.00

Caps 1/5

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

FHA Jumbo Loans may be subject to additional restrictions. Please contact your A.E. for further details.

Market Commentary

Tuesday 3/9/10: Tuesday's bond market has opened up slightly, but not enough to improve mortgage rates. The stock markets are showing minor gains with the Dow up 13 points and the Nasdaq up 9 points. The bond market is currently up 4/32, which should keep this morning's mortgage rates around yesterday's levels. There is no relevant economic data scheduled for release today or tomorrow morning. The 10-year Treasury Note auction will be held tomorrow while the 30-year bond sale will be held Thursday. Results of both sales will be posted at 1:00 PM ET of each day. If investor demand was high, we may see bonds rally during afternoon trading, however, weak demand could lead to selling and an increase to mortgage rates. The results of the last sales do not give us much to look forward to, so it is not likely that these auctions will fuel a bond rally and a downward trend in mortgage pricing. The week's first factual economic data will come Thursday morning. January's Goods and Services Trade Balance will be released early Thursday morning.

CORPORATE CONTACT LIST

ROD THOMPSON, PRESIDENT EXT 202

Regional Production Managers:

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Ala Tabatabai (310) 720-5626

Roxanne Edwards (661) 846-4244

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* Price cannot exceed Max Price Posted

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

Expiration Dates

21 DAYS	3/29/2010
30 DAYS	4/7/2010
45 DAYS	4/22/2010

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	Rate	15 Day	21 Day
4.375	2.500	2.750	4.250	(0.500)	(0.250)	3.625	(0.125)	0.125	3.625	0.250	0.500	3.750	0.625	0.875
4.500	1.875	2.125	4.375	(1.125)	(0.875)	3.750	(0.375)	(0.125)	3.750	0.000	0.250	3.875	0.250	0.500
4.625	1.250	1.500	4.500	(1.375)	(1.125)	3.875	(0.625)	(0.375)	3.875	(0.375)	(0.125)	4.000	0.000	0.250
4.750	0.375	0.625	4.625	(1.750)	(1.500)	4.000	(0.750)	(0.500)	4.000	(0.750)	(0.500)	4.125	(0.500)	(0.250)
4.875	(0.500)	(0.250)	4.750	(2.500)	(2.250)	4.125	(1.000)	(0.750)	4.125	(1.125)	(0.875)	4.250	(0.875)	(0.625)
5.000	(0.875)	(0.625)	4.875	(3.000)	(2.750)	4.250	(1.125)	(0.875)	4.250	(1.375)	(1.125)	4.375	(1.125)	(0.875)
5.125	(1.375)	(1.125)	5.000	(3.375)	(3.125)	4.375	(1.250)	(1.000)	4.375	(1.625)	(1.375)	4.500	(1.500)	(1.250)
5.250	(2.250)	(2.000)	5.125	(3.625)	(3.375)	4.500	(1.500)	(1.250)	4.500	(1.875)	(1.625)	4.625	(1.875)	(1.625)
5.375	(3.000)	(2.750)	5.250	(3.875)	(3.625)	4.625	(1.625)	(1.375)	4.625	(2.000)	(1.750)	4.750	(2.000)	(1.750)
5.500	(3.375)	(3.125)	5.375	(4.125)	(3.875)	Caps: 2/2/6 Margin: 2.250			Caps: 5/2/5 Margin: 2.250			Caps: 5/2/5 Margin: 2.250		
5.625	(3.500)	(3.250)												
5.750	(3.625)	(3.375)												

Price Adjustments - ALL FNMA PROGRAMS - Max Price After Adjustments = (3.25)

	<=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	3.750	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)	0.500	0.500	0.500	0.500	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			30 Year Fixed			5/1 LIBOR ARM		
Rate	21 Day	30 Day	Rate	21 Day	30 Day	Rate	21 Day	30 Day	Rate	21 Day	30 Day
6.000	(4.125)	(3.750)	4.625	(1.000)	(0.625)	6.625	(2.500)	(2.125)	4.625	(0.500)	(0.125)
5.875	(3.875)	(3.500)	4.500	(0.875)	(0.500)	6.500	(2.375)	(2.000)	4.500	(0.375)	0.000
5.750	(3.500)	(3.125)	4.375	(0.750)	(0.375)	6.375	(2.125)	(1.750)	4.375	(0.250)	0.125
5.625	(3.125)	(2.750)	4.250	(0.625)	(0.250)	6.250	(2.000)	(1.625)	4.250	(0.125)	0.250
5.500	(2.875)	(2.500)	4.125	(0.500)	(0.125)	6.125	(1.875)	(1.500)	4.125	0.000	0.375
5.375	(2.500)	(2.125)	4.000	(0.250)	0.125	6.000	(1.625)	(1.250)	4.000	0.250	0.625
5.250	(1.750)	(1.375)	3.875	0.125	0.500	5.875	(1.500)	(1.125)	3.875	0.625	1.000
5.125	(0.875)	(0.500)	3.750	0.375	0.750	5.750	(1.375)	(1.000)	3.750	0.875	1.250
5.000	(0.500)	(0.125)	3.625	0.750	1.125	5.625	(1.250)	(0.875)	3.625	1.250	1.625
4.875	0.000	0.375	Caps: 5/2/5	Margin: 2.250		5.500	(0.625)	(0.250)	Caps: 5/2/5	Margin: 2.250	

HOMEPATH
95% Purchase
No MI

DU REFI PLUS
R/T Refinance
up to 105%

HOMEPATH Price Adjustments

	<=60	<=70	<=75	<=80	<=85	<=90	<=95
2-4 Units	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
No Impounds	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Low Rise Condo	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
FICO 700-719	0.500	0.500	0.500	0.750	0.500	0.500	0.500
FICO 680-699	0.500	0.500	1.000	1.500	1.000	0.750	0.750
FICO 660-679	1.000	1.000	2.000	2.500	2.250	1.750	1.750
CLTV - Loans w/ Sub Financing	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	0.250	0.250	0.250
Low Rise Condo	0.750	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

ROD THOMPSON, PRESIDENT EXT 202		MAX CONF. LN AMT / LTV			Expiration Dates	
Regional Production Managers:		1 UNIT	\$417,000	95%	15 DAYS	3/23/2010
Gina Carr (714) 267-3577		2 UNIT	\$533,850	90%	21 DAYS	3/29/2010
Rebecca Raff (714) 429-1212 Ext. 237		3 UNIT	\$645,300	80%	30 DAYS	4/7/2010
Mike Manginelli (714) 469-2365		4 UNIT	\$801,950	80%	45 DAYS	4/22/2010
Fred DeMarco (909) 855-1257					60 DAYS	5/7/2010
Deidre C. Underwriter (951) 272-8556		Aia Tabatabai (310) 720-5626				
Laurie Bennett (714) 322-7893		Ruth Jimenez (818) 391-6372				



Grand Jumbo

Interest Only Arms

No Prepay!

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
4.875	(0.125)
5.000	(0.250)
5.250	(0.500)
5.500	(0.750)

5/1 LIBOR	
Note Rate	No Prepay
5.250	(0.375)
5.500	(0.750)
5.625	(0.875)
5.750	(1.000)

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	0.625
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	1.000
Low Rise Condo	0.500
High Rise Condo	0.750
LTV 75.01- 80%	0.375
DTI >40 & <=45	0.250
Interest Only	0.375

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

PRIMARY RESIDENCE ONLY

PURCHASE AND RATE/TERM REFINANCE

Units	LTV*	CLTV*	FICO	LOAN AMT.
	1-2 Units	75	75	700
	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
	75	75	720	\$1,500,000
3-4 Units	65	65	700	\$1,000,000
	65	65	720	\$1,500,000

Fannie JUMBO

Now Up to \$729,750*

Owner Occupied Purchase
85% w/ 700 FICO
Rate/Term Refi
75% w/ 680 FICO
Cash Out Refi. - 60% w/ 740 FICO

* 30 Fixed Only - Fully Amortized *
* Full Doc Only *
* Reserves: 2 mos. O/O, 6 mos. 2nd Home & Non-Owner *
* Max DTI 45% *
* 1 Unit Properties Only *

Just Added 5/1 Jumbo ARM

30 Year Fixed - No Prepay

Rate	15 Days	21 Days	30 Days
5.875	(2.375)	(2.250)	(2.000)
5.750	(2.250)	(2.125)	(1.875)
5.625	(2.125)	(2.000)	(1.750)
5.500	(1.875)	(1.750)	(1.500)
5.250	(0.750)	(0.625)	(0.375)
5.000	0.250	0.375	0.625
4.875	0.625	0.750	1.000
4.750	1.375	1.500	1.750

5/1 LIBOR - No Prepay

Rate	15 Days	21 Days	30 Days
4.625	(1.250)	(1.125)	(0.875)
4.500	(1.125)	(1.000)	(0.750)
4.375	(1.000)	(0.875)	(0.625)
4.250	(0.875)	(0.750)	(0.500)
4.125	(0.750)	(0.625)	(0.375)
4.000	(0.500)	(0.375)	(0.125)
3.875	(0.250)	(0.125)	0.125
3.750	0.000	0.125	0.375

CAPS: 5/2/5 Margin: 2.25

FNMA Jumbo Adjustments

See Conventional Conforming Page for Adjustments - (Page 2)

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

Purchase

Units	Owner Occ		2nd Home		Non-Owner	
	LTV/CLTV	FICO	LTV/CLTV	FICO	LTV/CLTV	FICO
1	85 ¹ 75	700 680	55	740	55	740

1: Mortgage Insurance Required (12%) - Lender Paid MI not allowed

Rate & Term Refinance

Units	Owner Occ		2nd Home		Non-Owner	
	LTV/CLTV	FICO	LTV/CLTV	FICO	LTV/CLTV	FICO
1	80 70	700 680	55	740	55	740

Cash Out Refinance

Units	Owner Occ		Max Cash Out	Note
	LTV/CLTV	FICO	\$100,000	Consolidation of 1st & 2nd is allowed.
1	60	740	6 Mos. Seasoning Required	

Notes:

0 x 30 Required on all mortgage related debt in the last 12 months
1st Time Homebuyers are allowed

SFRs, PUDs & Low Rise Condos (FNMA Approved) Allowed

Loans must receive a prior investor approval

Full Appraisal Required - Field Review may be required

3rd Party Contributions are allowed with restrictions. For purchases, borrower must contribute at least 5% from their own funds

CURRENT INDICIES

Prime	3.250
6 mo LIBOR	0.483
T-Bill CMT	0.350
1 YR LIBOR	1.026
10 Yr CMT	3.720

LOCK CUT-OFF TIME

3:00 P.M.

EXPIRATION DATES

15 Day	3/23/2010
21 Day	3/29/2010
30 Day	4/7/2010
45 Day	4/22/2010
60 Day	5/7/2010
90 Day	6/6/2010