



TMS funding

Wholesale Lending

Effective Date: 2/22/2012 Borrower/ Consumer Paid Rate Sheet Effective Time: 2:57 PM

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TMS funding
 326 W. Main Street
 Suite 208
 Milford, CT 06460
www.TMSfunding.com

Processing Center	
Milford	Lock Desk
Main: 888-371-2989	Phone: 203-783-5529
	Fax: 203-783-5680

Expiration Dates	
15 Day: FOR APPROVED LOANS ONLY	3/8/2012
30 Day:	3/23/2012
45 Day:	4/9/2012
60 Day:	4/23/2012
LOCK EXTENSIONS:	
Minimum 5 days	10 bps
6 - 30 days (Max 30 days)	2 bps per day
RATE LOCK POLICY:	
Please refer to lock policy posted on web site: www.tmsfunding.com	
Pricing Availability: 6:00 AM EST Next business day	

News and Announcements

Purchase Special!

.125 pt Purchase incentive on all
 Conforming Fixed & FHA Fixed with FICO
 > = 720

> Eligible Lock Period: All Lock Periods

> Can not be used in conjunction with any other incentive

TMS Fees	
Agency:	\$799.00
FHA/ USDA	\$799.00
FHA Streamline	\$499.00
Rate Lock Correspondence	
ratelock@tmsfunding.com	
Max Rebate (Inclusive of risk hits)	
Conforming Fixed & FHA Fixed(N/A FHA 30):	103.50
FHA 30 Year:	104.00
FHA 30 Yr High Balance:	103.50
Conforming Arms & FHA Arms:	102.50

Account Executives			
Name	Region	E-mail address	Cell Phone
Shawn Hanson	CA	SHanson@tmsfunding.com	925-324-0656
Brent Park	CA	BPark@tmsfunding.com	714-860-8867
Carol Pizzo	CA - S.F North Bay Area	CPizzo@tmsfunding.com	415-279-3663
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Inside Sales Staff	All Other States	insidesales@tmsfunding.com	888-371-2989 x143 & 148

FHA Sponsor ID #s	
ID #s	States
13506-0000-5	CT, MA, NH, NJ, NY, PA, RI & VT
13506-0002-8	CA, CO, DC, DE, FL, GA, IL, MD, MI, MS, NC, SC, TN, TX & VA

Broker Coordinator			
Name	E-mail address	Telephone	
Greg Deemy	GDeemy@tmsfunding.com	203-783-5529	
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Meredith Marcello	MMarcello@tmsfunding.com	203-783-5506	
Wholesale Contact Directory: http://www.tmsfunding.com/company-directory/			

Mortgagee Clause	
Total Mortgage Services, LLC.	
ISAOA, ATIMA	
326 W. Main Street	
Milford, CT 06460	
NY Only:	
Total Mortgage Services, LLC	
Doing Business As Total Group, ISAOA, ATIMA	
326 W. Main Street	
Milford, CT 06460	

Lender Paid Compensation Plans	
Plan	Compensation Percentage
A	0.75
B	1.00
C	1.25
D	1.50
E	1.75
F	2.00
G	2.25
H	2.50
I	2.75
J	3.00

Lender Paid compensation plan's have been embedded into our pricing engine. Should you choose to price a lender paid scenario, the dollar equivalent of your plan will be reflected in search results.

If you want to manually price, please make sure to take your compensation into consideration



Effective Date: 2/22/2012

Borrower/ Consumer Paid Rate Sheet

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Agency Fixed

Page 2

WS30FIX		
30 Year Fixed		
Note Rate	15-Day	30-Day
5.125	-4.500	-4.500
4.990	-4.500	-4.500
4.875	-4.500	-4.500
4.750	-4.500	-4.500
4.625	-4.500	-4.500
4.500	-4.500	-4.388
4.375	-3.767	-3.607
4.250	-3.413	-3.253
4.125	-3.003	-2.843
4.000	-2.595	-2.435
3.990	-2.515	-2.355
3.875	-1.670	-1.510
3.750	-0.887	-0.727
3.625	-0.336	-0.176
3.500	0.121	0.281
3.375	1.145	1.305
3.250	2.138	2.298

WS-HB30YRFIX		
30 Year High Bal.		
Note Rate	15-Day	30-Day
5.250	-4.500	-4.500
5.125	-4.500	-4.500
5.000	-4.500	-4.500
4.875	-4.500	-4.482
4.750	-4.314	-4.154
4.625	-3.925	-3.765
4.500	-3.568	-3.408
4.375	-2.787	-2.627
4.250	-2.433	-2.273
4.125	-2.023	-1.863
4.000	-1.615	-1.455
3.875	-0.690	-0.530
3.750	0.178	0.338
3.625	0.644	0.804
3.500	1.101	1.261
3.375	2.125	2.285
3.250	3.118	3.278

WS-DURP-HB30		
30 Year High Bal DU Refi Plus		
Note Rate	15-Day	30-Day
5.250	-4.500	-4.500
5.125	-4.500	-4.500
5.000	-4.500	-4.500
4.875	-4.500	-4.482
4.750	-4.314	-4.154
4.625	-3.925	-3.765
4.500	-3.568	-3.408
4.375	-2.787	-2.627
4.250	-2.433	-2.273
4.125	-2.023	-1.863
4.000	-1.615	-1.455
3.875	-0.690	-0.530
3.750	0.178	0.338
3.625	0.644	0.804
3.500	1.101	1.261
3.375	2.125	2.285
3.250	3.118	3.278

WS-30DURP		
30 Year DU Refi Plus		
Note Rate	15-Day	30-Day
5.125	-4.500	-4.500
4.990	-4.500	-4.500
4.875	-4.500	-4.500
4.750	-4.500	-4.500
4.625	-4.500	-4.500
4.500	-4.500	-4.388
4.375	-3.767	-3.607
4.250	-3.413	-3.253
4.125	-3.003	-2.843
4.000	-2.595	-2.435
3.990	-2.515	-2.355
3.875	-1.670	-1.510
3.750	-0.887	-0.727
3.625	-0.336	-0.176
3.500	0.121	0.281
3.375	1.145	1.305
3.250	2.138	2.298

WS-20FX		
20 Yr Fxd & 20 DURP		
Note Rate	15-Day	30-Day
5.375	-4.500	-4.500
5.250	-4.500	-4.500
5.125	-4.500	-4.500
5.000	-4.500	-4.500
4.875	-4.500	-4.500
4.750	-4.500	-4.500
4.625	-4.500	-4.500
4.500	-4.500	-4.495
4.375	-4.191	-4.031
4.250	-3.826	-3.666
4.125	-3.503	-3.343
4.000	-2.991	-2.831
3.875	-2.293	-2.133
3.750	-1.558	-1.398
3.625	-0.700	-0.540
3.500	-0.144	0.016

WS-15DURP		
WS-15FX		
15 Year Fxd & DURP		
Note Rate	15-Day	30-Day
4.625	-4.500	-4.500
4.500	-4.500	-4.500
4.375	-4.500	-4.500
4.250	-4.500	-4.441
4.125	-4.370	-4.210
4.000	-4.113	-3.953
3.875	-3.847	-3.687
3.750	-3.527	-3.367
3.625	-3.229	-3.069
3.500	-2.704	-2.544
3.375	-2.485	-2.325
3.250	-1.975	-1.815
3.125	-1.347	-1.187
3.000	-1.004	-0.844
2.875	-0.430	-0.270
2.750	0.287	0.447

WS-HB15YRFIX		
WS-DURP-HB15		
15 Year Fixed Hgh Bal. & DU Refi Plus		
Note Rate	15-Day	30-Day
4.625	-4.010	-3.850
4.500	-4.010	-3.850
4.375	-3.837	-3.677
4.250	-3.563	-3.403
4.125	-3.276	-3.116
4.000	-2.971	-2.811
3.875	-2.683	-2.523
3.750	-2.392	-2.232
3.625	-2.104	-1.944
3.500	-1.764	-1.604
3.375	-1.223	-1.063
3.250	-0.577	-0.417
3.125	-0.407	-0.247
3.000	-0.064	0.096
2.875	0.510	0.670
2.750	1.227	1.387

WS10FIX		
10 Year Fxd		
Note Rate	15-Day	30-Day
5.125	-3.500	-3.500
5.000	-3.500	-3.500
4.875	-3.500	-3.500
4.750	-3.500	-3.500
4.625	-3.500	-3.500
4.500	-3.500	-3.500
4.375	-3.500	-3.500
4.250	-3.500	-3.500
4.125	-3.500	-3.500
4.000	-3.500	-3.500
3.875	-3.500	-3.500
3.750	-3.500	-3.342
3.625	-3.244	-3.084
3.500	-2.947	-2.787
3.375	-2.630	-2.470
3.250	-2.232	-2.072

Please see page 6 for feature adjustments

Government Fixed

WS-30FHAFIX		
30 Year Fixed FHA		
Note Rate	15-Day	30-Day
5.500	-5.000	-5.000
5.375	-5.000	-5.000
5.250	-5.000	-5.000
5.125	-5.000	-5.000
5.000	-5.000	-5.000
4.875	-5.000	-5.000
4.750	-5.000	-5.000
4.625	-5.000	-5.000
4.500	-5.000	-5.000
4.375	-5.000	-5.000
4.250	-5.000	-5.000
4.125	-5.000	-4.994
4.000	-4.653	-4.493
3.875	-4.113	-3.953
3.750	-3.551	-3.391
3.625	-0.821	-0.661
3.500	-0.839	-0.679

WS-FHA-HB30		
30 Year High Balance		
Note Rate	15-Day	30-Day
5.500	-4.500	-4.500
5.375	-4.500	-4.500
5.250	-4.500	-4.500
5.125	-4.500	-4.500
5.000	-4.500	-4.500
4.875	-4.500	-4.500
4.750	-4.500	-4.500
4.625	-4.500	-4.500
4.500	-4.500	-4.500
4.375	-4.500	-4.500
4.250	-4.500	-4.500
4.125	-4.224	-4.064
4.000	-3.723	-3.563
3.875	-3.183	-3.023
3.750	-2.621	-2.461
3.625	0.109	0.269
3.500	0.091	0.251

WS-15FHAFIX		
15 Year FHA		
Note Rate	15-Day	30-Day
4.500	-3.500	-3.500
4.000	-3.500	-3.500
3.500	-3.500	-3.500

Please see page 6 for feature adjustments



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Agency Arms

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WS-5/1-LA			
5/1 Arm			
Note Rate	15-Day	30-Day	
4.000	-2.271	-2.111	
3.875	-2.288	-2.128	
3.750	-2.245	-2.085	
3.625	-2.110	-1.950	
3.500	-1.984	-1.824	
3.375	-1.849	-1.689	
3.250	-1.711	-1.551	
3.125	-1.531	-1.371	
3.000	-1.327	-1.167	
2.875	-1.094	-0.934	
2.750	-0.834	-0.674	
2.625	-0.492	-0.332	
2.500	-0.139	0.021	
2.375	0.235	0.395	
Caps:	5/2/5		
Margin:	2.25		
Index:	1 yr Libor	1.07	

WS-7/1-LA			
7/1 Arm			
Note Rate	15-Day	30-Day	
4.250	-3.017	-2.857	
4.125	-2.849	-2.689	
4.000	-2.682	-2.522	
3.875	-2.513	-2.353	
3.750	-2.345	-2.185	
3.625	-2.166	-2.006	
3.500	-1.987	-1.827	
3.375	-1.817	-1.657	
3.250	-1.647	-1.487	
3.125	-1.152	-0.992	
3.000	-0.657	-0.497	
2.875	-0.165	-0.005	
2.750	0.327	0.487	
2.625	0.816	0.976	
Caps:	5/2/5		
Margin:	2.25		
Index:	1 yr Libor	1.07	

WS-10/1-LA			
10/1 Arm			
Note Rate	15-Day	30-Day	
4.625	-2.500	-2.500	
4.500	-2.500	-2.500	
4.375	-2.500	-2.479	
4.250	-2.459	-2.299	
4.125	-2.277	-2.117	
4.000	-2.095	-1.935	
3.875	-1.913	-1.753	
3.750	-1.730	-1.570	
3.625	-1.547	-1.387	
3.500	-1.363	-1.203	
3.375	-0.802	-0.642	
3.250	-0.241	-0.081	
3.125	0.317	0.477	
3.000	0.874	1.034	
Caps:	5/2/5		
Margin:	2.25		
Index:	1 yr Libor	1.07	

WS-5/1-LAHB			
5/1 Arm High Balance			
Note Rate	15-Day	30-Day	
4.875	-1.638	-1.478	
4.750	-1.384	-1.224	
4.625	-1.215	-1.055	
4.500	-1.011	-0.851	
4.375	-0.786	-0.626	
4.250	-0.620	-0.460	
4.125	-0.476	-0.316	
4.000	-0.282	-0.122	
3.875	-0.078	0.082	
3.750	0.039	0.199	
3.625	0.139	0.299	
3.500	0.325	0.485	
3.375	0.603	0.763	
3.250	2.103	2.263	
Caps:	5/2/5		
Margin:	2.25		
Index:	1 yr Libor	1.07	

7/1 Arm High Balance			
Note Rate	15-Day	30-Day	
4.750	-1.037	-0.877	
4.625	-0.919	-0.759	
4.500	-0.751	-0.591	
4.375	-0.349	-0.189	
4.250	-0.142	0.018	
4.125	-0.026	0.134	
4.000	0.200	0.360	
3.875	0.282	0.442	
3.750	0.421	0.581	
3.625	0.562	0.722	
3.500	0.798	0.958	
3.375	1.231	1.391	
3.250	1.382	1.542	
Caps:	5/2/5		
Margin:	2.25		
Index:	1 yr Libor	1.07	

10/1 Arm High Balance			
Note Rate	15-Day	30-Day	
5.250	-1.774	-1.614	
5.125	-1.554	-1.394	
5.000	-1.333	-1.173	
4.875	-1.122	-0.962	
4.750	-0.846	-0.686	
4.625	-0.609	-0.449	
4.500	-0.330	-0.170	
4.375	-0.057	0.103	
4.250	0.097	0.257	
4.125	0.271	0.431	
4.000	0.581	0.741	
3.875	2.081	2.241	
3.750	3.581	3.741	
Caps:	5/2/5		
Margin:	2.25		
Index:	1 yr Libor	1.07	

Government Arms

FHA 3/1 Arm			
Note Rate	15-Day	30-Day	
4.375	-0.134	0.026	
4.250	-0.119	0.041	
4.125	-0.003	0.157	
4.000	0.053	0.213	
3.875	0.154	0.314	
3.750	0.302	0.462	
3.625	1.802	1.962	
Caps:	1/1/5		
Margin:	2.00		
Index:	1 yr Trea.	0.170	

WS-FHA5/1			
FHA 5/1 Arm			
Note Rate	15-Day	30-Day	
4.125	-4.585	-4.425	
4.000	-4.306	-4.146	
3.875	-4.027	-3.867	
3.750	-3.885	-3.725	
3.625	-3.428	-3.268	
3.500	-3.150	-2.990	
3.375	-2.871	-2.711	
3.250	-2.729	-2.569	
3.125	0.401	0.561	
3.000	0.686	0.846	
2.875	0.971	1.131	
2.750	1.257	1.417	
Caps:	1/1/5		
Margin:	2.00		
Index:	1 yr Trea.	0.170	

WS-HIGHBALFHA51			
FHA 5/1 Arm High Balance			
Note Rate	15-Day	30-Day	
4.125	-2.500	-2.500	
4.000	-2.500	-2.500	
3.875	-2.500	-2.500	
3.750	-2.500	-2.500	
3.625	-2.428	-2.268	
3.500	-2.150	-1.990	
3.375	-1.871	-1.711	
3.250	-1.729	-1.569	
3.125	0.942	1.102	
3.000	1.227	1.387	
2.875	1.512	1.672	
2.750	1.797	1.957	
Caps:	1/1/5		
Margin:	2.00		
Index:	1 yr Trea.	0.170	

Please see page 6 for feature adjustments



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Freddie Relief

Page 4

30 Year Fixed Freddie Relief			15 Year Fixed Freddie Relief		
Note Rate	15-Day	30-Day	Note Rate	15-Day	30-Day
5.625	-4.500	-4.500	5.125	-3.514	-3.354
5.500	-4.500	-4.500	5.000	-3.514	-3.354
5.375	-4.500	-4.500	4.875	-3.514	-3.354
5.250	-4.500	-4.500	4.750	-3.514	-3.354
5.125	-4.119	-3.959	4.625	-3.514	-3.354
5.000	-3.784	-3.624	4.500	-3.340	-3.180
4.875	-3.151	-2.991	4.375	-2.832	-2.672
4.750	-3.147	-2.987	4.250	-2.760	-2.600
4.625	-2.835	-2.675	4.125	-2.584	-2.424
4.500	-2.369	-2.209	4.000	-2.350	-2.190
4.375	-1.571	-1.411	3.875	-1.788	-1.628
4.250	-1.314	-1.154	3.750	-1.639	-1.479
4.125	-0.939	-0.779	3.625	-1.413	-1.253
4.000	-0.432	-0.272	3.500	-1.139	-0.979
3.875	0.404	0.564	3.375	-0.550	-0.390
3.750	1.111	1.271	3.250	0.085	0.245

Feature adjustments

See Page 7 for Freddie Specific risk adjusters

Freddie Relief: No cumulative cap on risk hits

Applicable Conventional Conforming Risk Adjustments

Loan Size **See Page 6**

Regional Adjusters

Lock Period

Agency Coop

30 Year Fixed		
Note Rate	15-Day	30-Day
5.625	-4.500	-4.500
5.500	-4.500	-4.500
5.375	-4.500	-4.500
5.250	-4.500	-4.500
5.125	-3.684	-3.524
5.000	-3.286	-3.126
4.875	-3.558	-3.398
4.750	-3.259	-3.099
4.625	-2.887	-2.727
4.500	-2.428	-2.268
4.375	-1.837	-1.677
4.250	-1.483	-1.323
4.125	-1.067	-0.907
4.000	-0.536	-0.376
3.875	0.363	0.523
3.750	0.906	1.066

20 Year Fixed		
Note Rate	15-Day	30-Day
5.625	-4.500	-4.500
5.500	-4.500	-4.500
5.375	-4.500	-4.500
5.250	-4.500	-4.500
5.125	-3.934	-3.774
5.000	-3.645	-3.485
4.875	-4.294	-4.134
4.750	-4.067	-3.907
4.625	-3.758	-3.598
4.500	-3.425	-3.265
4.375	-2.889	-2.729
4.250	-2.568	-2.408
4.125	-2.228	-2.068
4.000	-1.855	-1.695
3.875	-1.242	-1.082
3.750	-0.594	-0.434

15 Year Fixed		
Note Rate	15-Day	30-Day
5.125	-3.523	-3.363
5.000	-3.523	-3.363
4.875	-3.523	-3.363
4.750	-3.523	-3.363
4.625	-3.523	-3.363
4.500	-3.182	-3.022
4.375	-3.081	-2.921
4.250	-2.766	-2.606
4.125	-2.452	-2.292
4.000	-2.135	-1.975
3.875	-1.919	-1.759
3.750	-1.617	-1.457
3.625	-1.301	-1.141
3.500	-0.977	-0.817
3.375	-0.445	-0.285
3.250	0.035	0.195

30 Year Fixed High Balance		
Note Rate	15-Day	30-Day
5.625	-4.500	-4.500
5.500	-4.500	-4.500
5.375	-4.500	-4.500
5.250	-4.500	-4.500
5.125	-1.688	-1.528
5.000	-1.290	-1.130
4.875	-2.062	-1.902
4.750	-1.763	-1.603
4.625	-1.391	-1.231
4.500	-0.932	-0.772
4.375	-0.139	0.021
4.250	0.263	0.423
4.125	0.679	0.839
4.000	1.210	1.370
3.875	2.109	2.269
3.750	2.903	3.063

FICO/LTV Grid. Applicable for Terms > 15 Years								
	<=60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01 - 97
740+	-0.250	0.000	0.000	0.250	0.250	0.250	n/a	n/a
720-739	-0.250	0.000	0.250	0.500	0.500	0.500	n/a	n/a
700-719	-0.250	0.500	0.750	1.000	1.000	1.000	n/a	n/a
680-699	0.000	0.500	1.250	1.750	1.500	1.250	n/a	n/a
660-679	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
640-659	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
620-639	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

FICO/LTV Grid. Applicable for all Cash-out Refi's					
	<=60	60.01-70	70.01-75	75.01-80	80.01-85
740+	0.000	0.250	0.250	n/a	n/a
720-739	0.000	0.625	0.625	n/a	n/a
700-719	0.000	0.625	0.625	n/a	n/a
680-699	0.000	0.750	0.750	n/a	n/a
660-679	n/a	n/a	n/a	n/a	n/a
640-659	n/a	n/a	n/a	n/a	n/a
620-639	n/a	n/a	n/a	n/a	n/a

Pricing subject to prior approval.
Exceptions may be considered but pricing will be impacted.

Feature Adjustments	
Coop > 75% (Term > 15 Yrs)	0.000
No Investment properties	
High Balance	
Cash-out Refinance	1.000
Loan Size	
Loan Amount 75,001 - 99,999	0.125
Loan Amount 50,000 - 75,000	0.500
Minimum Loan Amount = 50,000	
Regional Adjustments	
NJ, NY	0.000
Lock Period	
45 Day (Adjustment from 30 day price)	0.180
60 Day (Adjustment from 30 day price)	0.375



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30 Year Fixed		
Note Rate	15-Day	30-Day
5.625	-4.500	-4.500
5.500	-4.500	-4.500
5.375	-4.500	-4.500
5.250	-4.500	-4.500
5.125	-4.500	-4.500
5.000	-4.500	-4.500
4.875	-4.500	-4.500
4.750	-4.500	-4.500
4.625	-4.500	-4.500
4.500	-4.500	-4.500
4.375	-4.500	-4.500
4.250	-4.500	-4.500
4.125	-4.500	-4.500
4.000	-4.253	-4.093
3.875	-3.713	-3.553
3.750	-3.151	-2.991

Feature adjustments	
Middle Credit Score	
640 - 659	0.375
660 - 719	0.000
>=720	-0.125
Investment Property	N/a
Loan Size	
Loan Amount 75,001 - 99,999	0.250
Loan Amount 50,000 - 75,000	0.500
Minimum Loan Amount = 50,000	
Regional Adjustments	
TX	-0.250
FL	-0.150
CT, GA, MS, PA	-0.050
IL, NH, NJ, SC, VT	0.000
CO, DC, DE, NC, NY, TN	0.050
MD, MA, ME, VA	0.100
RI	0.150
CA, MI	0.250
Lock Period	
45 Day (Adjustment from 30 day price)	0.250
60 Day (Adjustment from 30 day price)	0.500

Jumbo

5/1 Arm		
Note Rate	25-Day	55-Day
4.125	-2.410	-2.185
4.000	-2.170	-1.945
3.875	-1.929	-1.704
3.750	-1.687	-1.462
3.625	-1.445	-1.220
3.500	-1.167	-0.942
3.375	-0.878	-0.653
3.250	-0.590	-0.365
3.125	-0.301	-0.076

Caps: 5/2/5
Margin: 2.25
Index: 1 Yr Libor 1.070

7/1 Arm		
Note Rate	25-Day	55-Day
4.625	-2.620	-2.620
4.500	-2.620	-2.620
4.375	-2.620	-2.600
4.250	-2.615	-2.390
4.125	-2.406	-2.181
4.000	-2.110	-1.885
3.875	-1.792	-1.567
3.750	-1.473	-1.248
3.625	-1.154	-0.929

Caps: 5/2/5
Margin: 2.25
Index: 1 Yr Libor 1.070

10/1 Arm		
Note Rate	25-Day	55-Day
4.625	-2.620	-2.620
4.500	-2.620	-2.423
4.375	-2.368	-2.143
4.250	-2.088	-1.863
4.125	-1.808	-1.583
4.000	-1.348	-1.123
3.875	-0.840	-0.615
3.750	-0.333	-0.108
3.625	0.175	0.400

Caps: 5/2/5
Margin: 2.25
Index: 1 Yr Libor 1.070

30 Year			
Note Rate	25-Day	40-Day	55-Day
5.750	-4.052	-3.825	-3.778
5.625	-3.654	-3.431	-3.379
5.500	-2.967	-2.749	-2.692
5.375	-3.127	-2.915	-2.805
5.250	-2.856	-2.649	-2.532
5.125	-2.452	-2.250	-2.129
5.000	-1.672	-1.475	-1.333
4.875	-1.665	-1.474	-1.232
4.750	-1.288	-1.102	-0.855
4.625	-0.785	-0.603	-0.351
4.500	0.066	0.242	0.499
4.375	0.735	0.906	1.201

Feature Adjustments	Loan to Value								Arm Regional adjusters	
	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95		
Credit Score									TX	-0.100
>=740	0.000	0.000	0.000	0.000	0.250	0.250	0.250	n/a	DC, FL, GA, MD, MS, NC, PA, SC, TN	-0.050
720-739	0.000	0.000	0.000	0.250	0.500	0.500	0.500	n/a	CO, CT, DE, IL, MA, ME, MI, NJ, RI, VA, VT	0.000
Cash-Out									NH	0.050
>=740	0.000	0.250	0.250	0.250	n/a	n/a	n/a	n/a	NY	0.250
720-739	0.000	0.625	0.625	0.625	n/a	n/a	n/a	n/a	CA - presently not available	n/a
Loan Amount									Fixed Regional adjusters	
650,000- 1,000,000	0.000	0.000	0.000	0.000	0.000	n/a	n/a	n/a	TX	-0.300
1,000,001- 1,500,000	0.750	0.750	0.750	0.750	n/a	n/a	n/a	n/a	DC, FL, GA, MD, MS, NC, PA, SC, TN	-0.100
1,500,001- 2,000,000	0.750	0.750	0.750	n/a	n/a	n/a	n/a	n/a	CO, CT, DE, IL, MA, ME, MI, NJ, RI, VA, VT	0.000
Property Type									NH	0.100
2 Unit	1.000	1.000	n/a	n/a	n/a	n/a	n/a	n/a	NY	0.250
3-4 Unit	1.000	1.000	n/a	n/a	n/a	n/a	n/a	n/a	CA - presently not available	n/a
Condo <=4 stories	0.000	0.000	0.000	0.000	0.750	0.750	0.750	n/a	Fixed Jumbo: Maximum Loan amount \$1,000,000	
Condo >4 stories	0.000	0.000	0.000	0.000	0.750	0.750	0.750	n/a	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> AUS: LP Only </div>	
Escrow Waiver (N/a - NY)	0.250	0.250	0.250	0.250	n/a	n/a	n/a	n/a		
Secondary Financing	LTV <=65 & CLTV > 80		LTV 65.01- 75 & CLTV > 80			LTV > 75 & CLTV > 76				
FICO >= 720	0.250		0.500			0.750				

Arms: Max Rebate 101.75
Fixed: Max Rebate 103.00

No Advance Lock Requests (Need prior file submission)



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Agency Risk Adjusters

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FICO/ LTV Grid. Applicable for Terms > 15 Years								
	<=60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01 - 97
740+	-0.250	0.000	0.000	0.250	0.250	0.250	0.250	0.250
720-739	-0.250	0.000	0.250	0.500	0.500	0.500	0.500	0.500
700-719	-0.250	0.500	0.750	1.000	1.000	1.000	1.000	n/a
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.250	n/a
660-679	0.000	1.000	2.125	2.625	2.750	2.250	2.250	n/a
640-659	0.500	1.250	2.625	3.000	3.250	2.750	2.750	n/a
620-639	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

FICO/LTV Grid. Applicable for all Cash-out Refi's					
	<=60	60.01-70	70.01-75	75.01-80	80.01-85
740+	0.000	0.250	0.250	0.500	0.625
720-739	0.000	0.625	0.625	0.750	1.500
700-719	0.000	0.625	0.625	0.750	1.500
680-699	0.000	0.750	0.750	1.375	2.500
660-679	0.250	0.750	0.750	1.500	2.500
640-659	0.250	1.250	1.250	2.250	3.000
620-639	n/a	n/a	n/a	n/a	n/a

Subordinate Financing Full Amortization			
LTV Range	CLTV Range	FICO < 720	FICO >=720
<=65	80.01 - 95	0.500	0.250
65.01-75	80.01 - 95	0.750	0.500
75.01 - 90	76.01 - 95	1.000	0.750
90.01 - 95	90.01 - 95	1.000	0.750

Conforming Fixed Conventional	
FICO	Adjuster
680-739	0.125
640-679	0.250

Feature adjustments	
Non-Escrow Loan (n/a - NY)	0.250
2 Units	1.000
3-4 Units	1.000
Investment Property <=75%	1.750
Investment Property 75.01 - 80%	3.000
High LTV (95.01-97) > 95 for Conforming 30 yr only	0.500
Condo > 75% (Term > 15 Yrs)	0.750

Loan Size	
Loan Amount 75,001 - 99,999	0.125
Loan Amount 50,000 - 75,000	0.500
Minimum Loan Amount = 50,000	

Agency High Balance Fixed & Arms	
Cash-out Refinance	1.000

Regional Adjustments	
TX	-0.250
CA, FL	-0.150
CT, GA, MS, PA	-0.050
MI, NH, NJ, SC, VA	0.000
DE, IL, NC, TN, VT	0.050
CO, DC, MD, MA, ME	0.100
NY, RI	0.150

Conforming & High Balance Arms	
LTV >= 90.01 - 95%	0.250

Lock Period	
45 Day (Adjustment from 30 day price)	0.160
60 Day (Adjustment from 30 day price)	0.500

Government Risk Adjustments	
Feature adjustments	
Middle Credit Score	
640 - 679	0.375
680 - 719	0.000
>=720	-0.250
30 Yr High Balance StreamLine Refi	0.250
Loan Size	
Loan Amount 75,001 - 99,999	0.250
Loan Amount 50,000 - 75,000	0.500
Minimum Loan Amount = 50,000	
Regional Adjustments	
TX	-0.250
FL	-0.150
CT, GA, MS, PA	-0.050
CA, IL, NH, NJ, SC, VT	0.000
CO, DC, DE, NC, NY, TN	0.050
MD, MA, ME, VA	0.100
RI	0.150
MI	0.250
Lock Period	
45 Day (Adjustment from 30 day price)	0.160
60 Day (Adjustment from 30 day price)	0.500

LPMI Upfront Single Premium Risk Adjustments				
LTV	Coverage	>=740	720-739	680-719
90.01 - 95	30%	2.150	2.350	3.290
85.01 - 90	25%	1.370	1.720	2.170
80.01 - 85	12%	0.990	1.120	1.330
Feature adjustments				
		>=740	720-739	680-719
Loan Amount \$ 417,001 - \$ 625,500		0.400	0.880	1.400
Rate & Term Refinance		0.000	0.000	0.530
Second Home		0.250	0.490	0.700
Term 20 Years and Under		0.180	0.180	0.280
Subject to MI Approval				



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DU Refi Plus

All DU Refi Plus Mortgages	All Occupancies				Primary Residence				Second Home				Page 7
	All Products With Terms > 15 Years								30 Year Fixed				
Product Type	All Products With Terms > 15 Years								All Products With Terms > 15 Years				
LTV%	<=60%	60.01 - 70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-105%	80.01-85%	85.01-90%	90.01-95%	95.01-105%	
FICO >=740	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	n/a	0.000	0.000	0.000	n/a	
FICO 720-739	-0.250	0.000	0.000	0.000	0.000	0.000	0.000	n/a	0.000	0.000	0.000	n/a	
FICO 700 - 719	-0.250	0.500	0.500	0.500	0.500	0.500	0.500	n/a	0.500	0.500	0.500	n/a	
FICO 680 - 699	0.000	0.500	0.750	0.750	0.500	0.500	0.500	n/a	0.750	0.750	0.750	n/a	
FICO 660 - 679	0.000	1.000	1.500	1.750	0.500	0.500	0.500	n/a	1.750	1.750	1.750	n/a	
FICO 640 - 659	0.500	1.250	1.750	1.750	0.500	0.500	0.500	n/a	1.750	1.750	1.750	n/a	
FICO 620 - 639	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

All DU Refi Plus Mortgages - Feature Adjustments										DU Refi Plus Adjuster Caps:	
LTV%	<=60%	60.01 - 70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	95.01-97%	97.01-105%	Feature Adjustments	
Attached Condo W/Term > 15 YR	0.000	0.000	0.000	0.750	0.750	0.750	0.750	n/a	n/a	Pri with Term <= 20 and LTV >80%	0.000
Investment property	1.750	1.750	1.750	1.750	1.750	1.750	1.750	n/a	n/a	Pri with Term > 20 and LTV >80%	0.500
2 unit property	1.000	1.000	1.000	1.000	1.000	1.000	1.000	n/a	n/a	Inv & 2nd H, all LTVs and Terms	1.750
3-4 unit property	1.000	1.000	1.000	1.000	1.000	1.000	1.000	n/a	n/a	Pri, all Terms, LTV <= 80%	1.750
High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a	n/a		

DU Refi Plus Mortgages with Secondary Financing			
LTV Range	CLTV Range	FICO < 720	FICO >=720
65.01 - 75	90.01 - 95	0.500	0.250
75.01 - 95	90.01 - 95	0.500	0.250
75.01 - 90	76.01 - 90	0.250	0.000
ANY	> 95.01	n/a	n/a

FICO Adjusters: Applicable to all Conforming Conv. Loans and not subject to DU Refi Plus Adjuster caps	
680-739	0.125
620-679	0.250

Freddie Relief

Loan Terms > 180 - LTV <= 80%						Loan Terms > 240 - LTV > 80%			
All Fixed Products						All Fixed Products			
FICO/LTV GRID						FICO/LTV GRID			
Excludes: Investment, Sub Financing						Excludes: Investment, Second Home, CLTV >95, Coop, Condo, Multi Unit			
	<=60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	>95
FICO >=740	-0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000	n/a
FICO 720-739	-0.250	0.000	0.000	0.250	0.500	0.000	0.000	0.000	n/a
FICO 700-719	-0.250	0.500	0.500	0.750	1.000	0.500	0.500	0.500	n/a
FICO 680-699	0.000	0.500	0.500	1.250	1.750	0.500	0.500	0.500	n/a
FICO 660-679	0.000	1.000	1.000	1.750	1.750	0.500	0.500	0.500	n/a

Loan Terms > 180 - LTV <= 80% & CLTV <= 95%						Loan Terms <= 180 - LTV <= 80%				
All Fixed Products						All Fixed Products				
FICO/LTV GRID						FICO/LTV GRID				
Excludes: Investment						Excludes: Investment				
	<=60	60.01-65	65.01-70	70.01-75	75.01-80	Feature Adjustments				
FICO >=740	0.000	0.250	0.500	0.500	1.000	Multi Unit				1.000
FICO 720-739	0.000	0.250	0.500	0.750	1.250	Condo Or Coop	LTV 75.01-80			0.750
FICO 700-719	0.250	1.000	1.250	1.500	1.750	CLTV	>95			1.500
FICO 680-699	0.500	1.000	1.250	1.750	1.750	Sub Financing	LTV <=65, CLTV 80.01-95, Fico <720			0.500
FICO 660-679	0.500	1.500	1.750	1.750	1.750	Sub Financing	LTV 65.01-75, CLTV 80.01-95, Fico <720			0.500
Feature Adjustments						Sub Financing	LTV 75.01-80, CLTV 76.01-95, Fico <720			0.250
Condo	LTV 75.01-80, Fico >=740				0.750	Sub Financing	LTV <=65, CLTV 80.01-95, Fico >=720			0.250
Condo	LTV 75.01-80, Fico 720-739				0.500	Sub Financing	LTV 65.01-75, CLTV 80.01-95, Fico >=720			0.500
						Sub Financing	LTV 75.01-80, CLTV 76.01-95, Fico >=720			0.750

Loan Terms > 180 - LTV <= 80% & CLTV > 95%					
All Fixed Products					
FICO/LTV GRID					
Excludes: Investment					
	<=60	60.01-65	65.01-70	70.01-75	75.01-80
FICO >=740	1.250	1.500	1.500	1.500	1.750
FICO 720-739	1.250	1.500	1.500	1.750	1.750
FICO 700-719	1.250	1.750	1.750	1.750	1.750
FICO 680-699	1.500	1.750	1.750	1.750	1.750
FICO 660-679	1.500	1.750	1.750	1.750	1.750

Feature adjustments	
Non-Escrow Loan (n/a - NY)	0.250
Freddie Relief - Investment Property	N/a
Freddie Relief: No cumulative cap on risk hits	