

Eagle Funding

BROKER MEMO

Date: June 4, 2010

Subject: FHA Streamline Refinance

Please be advised that, effective immediately, we have re-introduced FHA Streamline Refinance Loans and they are available to you:

Please refer to HUD Mortgagee letters 2009-32, 2010-19, and HUD Handbook 4155.1 (Chapters 3 and 6) for complete guidelines. (Note: Both mortgagee letters are attached to this Alert and link to HUD handbook is listed below.)

WITHOUT APPRAISAL

Product Code: FHA STRMLN REFI NO APRSL

Credit Score: 640

CLTV: The maximum CLTV including UFMIP is 125% of the original appraised value.

Maximum Mortgage Amount: Cannot exceed the outstanding principal balance, minus the UFMIP refund, plus the new UFMIP that will be charged on the refinance. (Closing costs cannot be included with the no appraisal option.)

Term: Lesser of 30 years or remaining term plus 12 years

Occupancy: Primary Residence, Second/Vacation Home and Non-Owner Occupied.

Net Tangible Benefit: A net tangible benefit to the borrower is required on all Streamline Refinance transactions. Net tangible benefit as defined as: a reduction in total mortgage payment or refi from an ARM to a fixed rate. (See ML 09-32)

UFMIP: 2.25%

Monthly MIP

Loan term > 15 years: < 95% ltv = .50%, > 95% ltv = .55%

Loan term < 15 years: < 95% ltv = none, > 95% ltv = .25%

Seasoning: The FHA loan being refinanced must be seasoned for at least 6 months from the date of the loan application as evidenced by 6 consecutive mortgage payments made within the month due.

WITH APPRAISAL

New product code: FHA STRMLN REFI W/APRSL

Credit Score: 640

(No other changes have been made to this product.)

Manufactured Homes are not allowed at this time for either product.

The attached product matrix (see pages 4 and 5) will provide additional detail to you regarding our guidelines for loans both with appraisal and without.

If you have any questions, please contact your Account Executive. Thank you for your business.

David Baker
VP - Wholesale

Eagle Funding Matrix: Fixed Rate

Eagle Home Mortgage LLC dba Eagle Funding
 10510 NE Northup Way - Ste. 210
 Kirkland, WA 98033
 ph. (425) 822-0180
 fax (425) 827-1836

Occupancy Requirements	Own Occ / 2nd Home / NOO	Owner Occupied
Property Type	Standard Conforming Product	FHA
	1-4 Units, PUD, Condo	1-4 Units, PUD, Condo
	Manufactured Home	Manufactured Home
Term	Fixed Rate	Fixed Rate
Minimum Credit Scores	see below	640
LTV/CLTV/Loan Limits Purchase & N/C/O	<p>700 FICO O/O 1-2 Unit Purchase 95/95 \$Conf. Limit</p> <p>680 FICO O/O 1-2 Unit Purchase & R/T Refi 90/90 \$Conf. Limit</p> <p>640 FICO O/O 1-2 Unit 80/80 \$Conf. Limit</p> <p>O/O 3-4 Unit 80/80 \$Conf. Limit</p> <p>2nd Home SFR 90/90 \$Conf. Limit 720 FICO 80/80 \$Conf. Limit</p> <p>N/O/O 1-2 Unit 80/80 \$Conf. Limit</p> <p>N/O/O 3-4 Unit 75/75 \$Conf. Limit</p>	<p>O/O</p> <p>Purchase 96.5 County Limit R/T Refi 97.75 County Limit</p> <p>Manufactured Home Minimum FICO 660 Requires 3 mos. PITI in reserve Max. LTV 95 if FICO 660-679</p>
LTV/CLTV/Loan Limits Cash-Out	<p>640 FICO O/O 1-2 Unit 80/80 \$Conf. Limit</p> <p>O/O 3-4 Unit 75/75 \$Conf. Limit</p> <p>2nd Home SFR 80/80 \$Conf. Limit</p> <p>N/O/O 1-2 Unit 75/75 \$Conf. Limit</p> <p>N/O/O 3-4 Unit N/A</p>	<p>O/O</p> <p>85 County Limit</p> <p>Manufactured Home cash out N/A</p>
Rate Sheet / Pricing	Page 1	Page 2
Max DTI	45 (41 if LTV > 80 and FICO < 740)	45
Cash Reserves	2 mos. PITI minimum	per AUS (see above)
Seller Contribution	Owner Occupied & 2nd Home >90 LTV - 3% <=90 LTV - 6% Non-Owner-Occupied - 2%	6%
# of Financed Properties	per agency guidelines	per agency guidelines
Underwriting	AUS (LP only for Manuf. Homes)	AUS (manual for "Jumbo FHA")
Loan Code	ECFI	EGF30

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Occupancy Requirements	Own Occ / 2nd Home / NOO	Own Occ / 2nd Home / NOO	Own Occ / 2nd Home / NOO
Property Type	DU REFI PLUS 1-4 Units, PUD, Condo	FHLMC Open Access 1-4 Units, PUD, Condo	Conf. High Balance - Freddie Mac 1-4 Units, PUD, Condo
Term	30 Fixed	30 Fixed	30 and 15 Fixed
Minimum Credit Scores	640 (DU required)	640 (LP required)	700 (LP required)
LTV/CLTV/Loan Limits Purchase & N/C/O	Own Occ / 2nd Home / NOO 105 / No CLTV Limit DU Refi Plus only available if underlying mortgage is currently serviced by Fannie Mae AND available in the DU findings Property may qualify for an appraisal waiver Maximum Loan Amount is determined by median sales price in the subject property market area. Contact your AE for assistance.	Own Occ / 2nd Home / NOO 105 / No CLTV Limit LP Open Access only available if underlying mortgage is currently serviced by Freddie Mac AND available in the LP findings Maximum Loan Amount is determined by median sales price in the subject property market area. Contact your AE for assistance. Maximum financeable closing costs are the lesser of \$5000 or 4% of the unpaid principal balance of the existing loan.	MAX REFI LTV 80 O/O SFR 90/90 O/O 2-4 Unit 75/75 2nd Home SFR 80/80 N/O/O SFR 80/80 refi max 75 N/O/O 2-4 Unit 70/70 Maximum Loan Amount is determined by median sales price in the subject property market area. Contact your AE for assistance.
LTV/CLTV/Loan Limits Cash-Out	N/A	N/A	O/O SFR 75/75 O/O 2-4 Unit 65/65 2nd Home SFR 65/65 N/O/O SFR 65/65 N/O/O 2-4 Unit 65/65 Maximum Loan Amount is determined by median sales price in the subject property market area. Contact your AE for assistance. Cash-Out Limit SFR - \$200,000 2-4 Units - \$100,000
Rate Sheet / Pricing	Page 1	Page 1	Page 1
Max DTI	45	45	45
Cash Reserves	per DU	per LP	O/O - 2 mos, 2nd & N/O/O - 6 mos.
Seller Contribution	n/a	n/a	O/O & 2nd Home - 3% N/O/O - 2%
# of Financed Properties	no limit	no limit	4
Underwriting	DU	LP	AUS
Loan Code	DU REFI PLUS	FHLMC Open Access	ECF1JUMBO (Freddie Mac)

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Occupancy Requirements	Own Occ / 2nd Home / NOO	Owner Occupied	Owner Occupied
Property Type	Conf. High Balance - Fannie Mae 1-4 Units, PUD, Condo	VA SFR, PUD, Condo Manufactured Home	USDA SFR, PUD, Condo Manufactured Home
Term	30 and 15 Fixed	30 Year Fixed	30 Year Fixed
Minimum Credit Scores	700 (DU required)	640	680
LTV/CLTV/Loan Limits Purchase & N/C/O	MAX REFI LTV 80 O/O SFR 90/90 O/O 2-4 Unit 75/75 740 FICO 2nd Home SFR 65/65 740 FICO N/O/O 1-4 Unit 65/65 740 FICO Maximum Loan Amount is determined by median sales price in the subject property market area. Contact your AE for assistance.	O/O SFR 100 \$417k purchase 90 \$417k refinance Manufactured Home Minimum FICO 660 Requires 3 mos. PITI in reserve Max. LTV 95 if FICO 660-679	O/O SFR 100 No Limit Property must be located in a USDA Eligible Area Contact your AE for details Borrowers are subject to Income Limits Contact your AE for details Manufactured Home allowable if the home is brand new from an approved dealer
LTV/CLTV/Loan Limits Cash-Out	O/O SFR 60/60 2nd Home SFR N/A N/O/O N/A Maximum Loan Amount is determined by median sales price in the subject property market area. Contact your AE for assistance. Cash-Out Limit: No Limit	O/O SFR 90 \$417k Manufactured Home cash-out N/A	N/A
Rate Sheet / Pricing	Page 1	Page 2	Page 2
Max DTI	45	41	29/41
Cash Reserves	O/O - 2 mos, 2nd & N/O/O - 6 mos.	per AUS (see above)	N/A
Seller Contribution	O/O & 2nd Home - 3% N/O/O - 2%	no limit	no limit
# of Financed Properties	4	Zero	Zero
Underwriting	AUS	AUS	Manual
Loan Code	ECFIJUMBO (Fannie Mae)	EGFVA	EGFF


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Eagle Funding Matrix: Fixed Rate

Occupancy Requirements	Owner Occupied	Own Occ / 2nd Home / NOO	Own Occ / 2nd Home / NOO
Property Type	VA Streamline - No Appraisal	VA Streamline - With Appraisal	FHA Streamline - No Appraisal
	1-4 Units, PUD, Condo	1-4 Units, PUD, Condo	1-4 Units, PUD, Condo
Term	30 Fixed	30 Fixed	30 Fixed
Minimum Credit Scores	660	640	640
LTV/CLTV/Loan Limits Purchase & N/C/O	<p>O/O</p> <p>Maximum Loan Amount \$417,000</p> <p>Manufactured Home N/A</p>	<p>O/O, 2nd Home, N/O/O</p> <p>Maximum LTV 100%</p> <p>Maximum Loan Amount \$1,000,000</p> <p>Manufactured Home N/A</p>	<p>O/O, 2nd Home, N/O/O</p> <p>Maximum Loan Amount Cannot exceed the current principal balance minus the UFMIP refund plus the new UFMIP</p> <p>Manufactured Home N/A</p>
LTV/CLTV/Loan Limits Cash-Out	N/A	N/A	N/A
Rate Sheet / Pricing	Page 2	Page 2	Page 2
Max DTI	N/A	N/A	N/A
Cash Reserves	N/A	N/A	N/A
Seller Contribution	N/A	N/A	N/A
# of Financed Properties	No Limit	No Limit	No Limit
Underwriting	Manual	Manual	AUS
Loan Code	VA IRRRL NO APPRSL 660+	VA IRRRL W/APPRSL	FHA STRMLN REFI NO APRSL

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Eagle  Funding Matrix: Fixed Rate

Occupancy Requirements	Own Occ / 2nd Home / NOO
Property Type	FHA Streamline - No Appraisal
	1-4 Units, PUD, Condo
Term	30 Fixed
Minimum Credit Scores	640
LTV/CLTV/Loan Limits Purchase & N/C/O	O/O, 2nd Home, N/O/O Maximum LTV 97.75% Manufactured Home N/A
LTV/CLTV/Loan Limits Cash-Out	N/A
Rate Sheet / Pricing	Page 2
Max DTI	N/A
Cash Reserves	N/A
Seller Contribution	N/A
# of Financed Properties	No Limit
Underwriting	AUS
Loan Code	FHA STRML REFI W/APRSL

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