



Apartment Loan Rate Sheet

Alpha 2 Omega, Inc.
800-215-3484 ext 102
916-844-0017 fax

License # 607-1982

Effective Date: 09/26/06

60 Day Lock Expiration Date: 11/25/06

LOAN AMOUNTS: \$500,000 TO \$5,000,000

	3 Yr. ARM	5 Yr. ARM	7 Yr. ARM	10 Yr. ARM	15 Yr. Fixed
Cost 1.00 point	6.42%	6.39%	6.45%	6.49%	6.99%
Pre-Payment %	4,2,0	5,4,3,2,0	5,5,4,3,2,1,0	5,5,4,4,3,2,1,1,0	5,5,4,4,3,2,1,1,0

GENERAL TERMS

- LTV:** Up to 80% on Purchases & No Cash-Out Refinances, up to 75% Cash-Out Refinances
- Term:** Up to 360 Months (ARMS), 180 Months (15 Yr Fixed)
- DCR:** 1.20
- Index:** 6 Month LIBOR
- Margin:** 2.500%
- Floor:** Initial interest rate minus 0.500%
- Fees:** \$4,750 (apartments) - Due at Registration - Covers appraisal, site inspection, and environmental.
 \$6,750 (mobile home parks) - Due at Registration - Covers appraisal, site inspection, and environmental.

Recourse: Full recourse, limited recourse, and non-recourse available depending on LTV and DCR

Package Submission: *Must be received within 18 days of lock date*

All loans are now assumable. Assumption fee is equal to 1% of the outstanding principal loan balance

ADJUSTMENTS

- LTV:** Add +15 basis points for loans greater than 75% LTV
- MHP:** Add +10 basis points for Mobile Home Parks (State and special deductions do not apply)

www.alpha2omega.com