

Fannie Mae Small Balance Rates

FIXED RATE LOANS							
Prepayment	Treasury	Tier 2		Tier 3		Tier 4	
		80% / 1.25x		65% / 1.35x		55% / 1.55x	
		Spread	Rate	Spread	Rate	Spread	Rate
5 Year Fixed Balloon							
4.5 Years Yield Maintenance	1.42%	2.87%	4.29%	2.72%	4.14%	2.52%	3.94%
7 Year Fixed Balloon							
6.5 Years Yield Maintenance	1.51%	2.54%	4.05%	2.39%	3.90%	2.19%	3.70%
7 Year Fixed Hybrid ARM							
5%, 5%, 4%, 4%, 3%, 2%, 1% Prepayment	1.51%	2.87%	4.38%	2.72%	4.23%	2.52%	4.03%
10 Year Fixed Balloon							
9.5 Years Yield Maintenance	1.58%	2.40%	3.98%	2.25%	3.83%	2.05%	3.63%
10 Year Fixed Hybrid ARM							
5%, 5%, 4%, 4%, 3%, 3%, 2%, 2%, 1% Prepayment	1.58%	2.74%	4.32%	2.59%	4.17%	2.39%	3.97%
12 Year Fixed Balloon							
11.5 Years Yield Maintenance	1.58%	2.51%	4.09%	2.36%	3.94%	2.16%	3.74%
15 Year Fixed Balloon							
14.5 Years Yield Maintenance	1.58%	2.61%	4.19%	2.46%	4.04%	2.26%	3.84%