

AMERICAN GENERAL MORTGAGE CORP.

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12/7/07 9:30 AM

Lender Paid Mortgage Insurance!

AMG NO MI CONFORMING PRODUCT

ARM PRODUCTS									MARGIN: 4.000
AMG5501 5/2/5			AMG7701 5/2/5			AMG1101 5/2/5			
RATE	3 YR PP	0 YR PP	RATE	3 YR PP	0 YR PP	RATE	3 YR PP	0 YR PP	
7.750%	(0.250)	0.375	7.750%	(0.625)	0.000	7.750%	(0.250)	0.250	
7.625%	(0.125)	0.500	7.625%	(0.500)	0.125	7.625%	(0.125)	0.375	
7.500%	0.000	0.625	7.500%	(0.375)	0.250	7.500%	0.000	0.500	
7.375%	0.250	0.875	7.375%	(0.125)	0.500	7.375%	0.125	0.625	
7.250%	0.375	1.000	7.250%	0.000	0.625	7.250%	0.250	0.750	
7.125%	0.500	1.125	7.125%	0.125	0.750	7.125%	0.375	0.875	
7.000%	0.750	1.375	7.000%	0.250	0.875	7.000%	0.625	1.125	
6.875%	0.875	1.500	6.875%	0.375	1.000	6.875%	0.875	1.375	
6.750%	1.125	1.750	6.750%	0.625	1.250	6.750%	1.125	1.625	
6.625%	1.250	1.875	6.625%	0.875	1.500	6.625%	1.375	1.875	
6.500%	1.500	2.125	6.500%	1.125	1.750	6.500%	1.625	2.125	
6.375%	1.625	2.250	6.375%	1.375	2.000	6.375%	2.000	2.500	
Price Adjustments (Apply to 3 Year Prepay Price)									
1 YR Hard PP	0.375		1 YR Hard PP	0.375		1 YR Hard PP	0.375		

FIXED PRODUCTS					
AMG1150 15/15		AMG3300 30/30		AMG3300 30/30 I/O	
RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP
7.750%	(1.500)	7.750%	(2.250)	7.750%	(0.125)
7.625%	(1.250)	7.625%	(2.000)	7.625%	0.125
7.500%	(0.875)	7.500%	(1.750)	7.500%	0.500
7.375%	(1.250)	7.375%	(1.250)	7.375%	0.875
7.250%	(0.875)	7.250%	(1.000)	7.250%	1.125
7.125%	(0.500)	7.125%	(0.750)	7.125%	1.500
7.000%	(0.250)	7.000%	(0.375)	7.000%	1.750
6.875%	(0.125)	6.875%	0.375	6.875%	2.500
6.750%	0.250	6.750%	0.750	6.750%	2.875
6.625%	0.625	6.625%	1.000	6.625%	3.250
6.500%	1.000	6.500%	1.500	6.500%	3.625
6.375%	1.125	6.375%	2.500	6.375%	4.625

ADJUSTMENT TO RATE				
DOC TYPE	CREDIT SCORE	80.01-85	85.01-90	90.01-95
Full Doc	>=720	0.000	0.125	0.375
	700-719	0.125	0.250	0.500
	680-699	0.250	0.500	0.750
	660-679	0.375	0.625	0.875
Stated Income	>=720	0.500	0.625	N/A
	700-719	0.625	0.875	N/A
	680-699	1.125	1.375	N/A
	660-679	1.250	1.625	N/A
No Ratio	>=720	0.625	0.875	N/A
	700-719	0.875	1.125	N/A
	680-699	1.375	1.625	N/A
	660-679	1.500	1.750	N/A
NINA	>=720	0.750	1.125	N/A
	700-719	1.125	1.375	N/A
	680-699	N/A	N/A	N/A

** Fixed Only

INTEREST ONLY PRICE ADJUSTMENTS					
	SCORE	80.01-85	85.01-90	90.01-95	95.01-100
ARM	>= 700	0.000	0.000	0.250	N/A
	660-699	0.250	0.375	0.375	N/A
	620-659	0.500	0.500	0.500	N/A

PROPERTY TYPE PRICE ADJUSTMENTS				
	80.01-85	85.01-90	90.01-95	95.01-100
Low Rise Condo	0.375	0.500	0.625	N/A
High Rise Condo	0.375	0.500	0.625	N/A
2 Units	1.000	1.125	1.250	N/A
3-4 Units	1.750	1.875	2.000	N/A

OTHER PRICE ADJUSTMENTS				
	80.01-85	85.01-90	90.01-95	95.01-97
Full Doc	(1.000)	(1.000)	(1.000)	N/A
Investment >= 700	1.625	1.750	N/A	N/A
Investment < 700	1.875	2.000	N/A	N/A
Cash Out >= 700	0.750	1.000	1.250	N/A
Cash Out < 700	1.000	1.250	1.500	N/A
Second Home	0.250	0.500	1.000	N/A
Waive Escrows	0.125	0.125	0.125	N/A

Region A	AR, FL, HI, LA, NM, SC, WY		
Region B	AZ, ID, NV, OR, WA		
Region C	CA, CO, IA, IN, MO, ND, NE, UT		
LOAN SIZE PRICE ADJUSTMENTS			
LOAN SIZE	Region A	Region B	Region C
>=\$400,000	(0.625)	(0.500)	(0.375)
\$332,000 - \$399,999	(0.500)	(0.375)	(0.250)
\$275,000 - \$331,999	(0.375)	(0.250)	(0.125)
\$100,000 - \$274,999	(0.250)	(0.125)	0.000
\$75,000 - \$99,999	0.000	0.125	0.250
\$50,000 - \$74,999	0.375	0.500	0.625
<=\$49,999	1.250	1.375	1.500

MAXIMUM PRICE		
	< 3 YR. HARD PP	3 YR HARD PP
Primary Resid. Fixed	2.500	3.000
Primary Resid. ARM	1.500	2.250
Investor/2nd Home Fixed	1.500	2.000
Investor/2nd Home ARM	1.000	1.500

If you wish to be removed from our list, please call 888.739.4920, enter pin 1223 and then your fax number.

Brad Belvedere: (800)757-1983 (S.Bernadino,Orange,S.Diego,Riverside)

Ronnie Gharibian: (800) 757-1983 (San Fernando Valley & Northern California)

Rates, Fees & Programs subject to change without notice. For Broker use only.No APR Computed

Rate LOCK CUT OFF TIME 01:00 PM (PST)

American General Mortgage Corp. is approved in the following states: AZ, AR, CA, CO, FL, LA, HI, ID, IA, IN, MO, NE, NM, ND, OR, SC, UT, WA, WY, NV