

**AMERICAN GENERAL MORTGAGE CORP.**

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12/10/07 10:40 AM

**Conforming Loans**

**AMG CONFORMING PRODUCT**

ARM PRODUCTS						MARGIN: 2.75		
AMG501 5/2/5			AMG 701 5/2/5			AMG101 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%	(0.875)	(0.250)	7.875%	(0.875)	(0.250)	8.125%	(1.000)	(0.500)
7.625%	(0.750)	(0.125)	7.750%	(0.750)	(0.125)	8.000%	(0.875)	(0.375)
7.500%	(0.625)	0.000	7.625%	(0.625)	0.000	7.875%	(0.750)	(0.250)
7.375%	(0.500)	0.125	7.500%	(0.500)	0.125	7.750%	(0.500)	0.000
7.250%	(0.250)	0.375	7.375%	(0.375)	0.250	7.625%	(0.375)	0.125
7.125%	(0.125)	0.500	7.250%	(0.125)	0.500	7.500%	(0.250)	0.250
7.000%	0.000	0.625	7.125%	(0.125)	0.500	7.375%	(0.125)	0.375
6.875%	0.250	0.875	7.000%	0.000	0.625	7.250%	0.000	0.500
6.750%	0.375	1.000	6.875%	0.250	0.875	7.125%	0.125	0.625
6.625%	0.500	1.125	6.750%	0.375	1.000	7.000%	0.375	0.875
6.500%	0.750	1.375	6.625%	0.625	1.250	6.875%	0.625	1.125
6.375%	1.000	1.625	6.500%	0.875	1.500	6.750%	0.875	1.375

FIXED PRODUCTS					
AMG150 15/15		AMG300 30/30		AMG300 I/O 30/30	
RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP
7.750%	(1.250)	7.625%	(1.875)	8.250%	(2.375)
7.625%	(1.000)	7.500%	(1.625)	8.125%	(2.000)
7.500%	(0.625)	7.375%	(1.250)	8.000%	(1.750)
7.375%	(1.000)	7.250%	(1.000)	7.875%	(1.500)
7.250%	(0.625)	7.125%	(0.625)	7.750%	(1.250)
7.125%	(0.375)	7.000%	(0.375)	7.625%	(1.000)
7.000%	0.000	6.875%	0.375	7.500%	(0.625)
6.875%	0.000	6.750%	0.625	7.375%	(0.375)
6.750%	0.375	6.625%	1.000	7.250%	0.000
6.625%	0.750	6.500%	1.375	7.125%	0.250
6.500%	1.125	6.375%	2.375	7.000%	0.625
6.375%	1.375	6.250%	2.750	6.875%	1.250

DOC TYPE PRICE ADJUSTMENTS									
DOC TYPE	CREDIT SCORE	<=65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97**
Full Doc	>=720	(0.375)	(0.375)	(0.375)	(0.375)	(0.250)	(0.125)	0.000	0.500
	700-719	(0.250)	(0.250)	(0.250)	(0.250)	(0.125)	0.000	0.250	0.750
	680-699	(0.125)	(0.125)	(0.125)	(0.125)	0.000	0.250	0.500	1.000
	660-679	0.000	0.000	0.000	0.000	0.125	0.375	0.625	1.125
	640-659	0.000	0.000	0.000	0.000	0.250	0.500	0.750	N/A
Stated Income	>=720	(0.250)	(0.250)	(0.250)	(0.250)	0.250	0.375	N/A	N/A
	700-719	0.000	0.000	0.000	0.125	0.625	0.750	N/A	N/A
	680-699	0.375	0.375	0.500	0.625	1.125	1.250	N/A	N/A
	660-679	0.000	0.625	0.875	1.000	1.625	1.875	N/A	N/A
	640-659	0.250	1.375	2.000	N/A	N/A	N/A	N/A	N/A
No Ratio	>=720	(0.250)	(0.125)	0.000	0.125	0.500	0.750	N/A	N/A
	700-719	0.000	0.125	0.500	1.000	1.125	1.375	N/A	N/A
	680-699	0.000	0.750	1.500	1.625	1.750	2.000	N/A	N/A
	660-679	0.000	1.250	1.625	1.750	1.875	2.125	N/A	N/A
	640-659	0.375	1.875	2.250	N/A	N/A	N/A	N/A	N/A
NINA	>=720	(0.250)	0.000	0.250	0.375	0.875	1.125	N/A	N/A
	700-719	0.000	0.250	0.875	1.375	1.500	1.750	N/A	N/A
	680-699	0.000	0.875	1.875	N/A	N/A	N/A	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

\*\* Fixed Only

INTEREST ONLY PRICE ADJUSTMENTS (Full and Stated Only)									
DOC TYPE	CREDIT SCORE	<=65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97
ARM	>=700	0.000	0.000	0.000	0.000	0.000	0.125	0.125	N/A
	660-699	0.125	0.250	0.250	0.250	0.250	0.375	0.375	N/A
	620-659	0.250	0.375	0.375	0.375	0.500	0.500	0.500	N/A

SUBORDINATE FINANCING PRICE ADJUSTMENTS									
CLTV	<=65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	
Full Doc	0.000	0.000	0.000	0.250	0.250	0.500	1.000	N/A	
All Other Doc Types	0.000	0.000	0.250	0.500	1.500	2.000	N/A	N/A	

PROPERTY TYPE PRICE ADJUSTMENTS									
	<=65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	
Low/High Rise Condo	0.000	0.000	0.250	0.375	0.375	0.500	0.625	N/A	
2 Units	0.250	0.375	0.875	1.000	1.000	1.125	1.250	N/A	
3-4 Units	0.375	0.500	1.500	1.750	1.750	1.875	2.000	N/A	

OTHER PRICE ADJUSTMENTS									
	<=65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90	90.01-95	95.01-97	
Credit Score >= 750	(0.250)	(0.250)	(0.250)	(0.250)	0.000	0.000	0.000	0.000	
Second Home	0.000	0.000	0.125	0.250	0.250	0.500	1.000	N/A	
Investment >= 700	0.250	0.500	1.000	1.500	1.625	1.750	N/A	N/A	
Investment < 700	0.375	0.750	1.250	1.750	1.875	2.000	N/A	N/A	
Cash Out >= 700	0.000	0.125	0.375	0.625	0.750	1.000	1.250	N/A	
Cash Out < 700	0.125	0.375	0.625	0.875	1.000	1.250	1.500	N/A	
LLC (In Additiona to Investment Pricing)	0.375	0.375	0.375	0.375	N/A	N/A	N/A	N/A	
Waive Escrows	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	

Loan Size	Price Adjustment			MAXIMUM PRICE*		
	Zone 1	Zone 2	Zone 3	<3 YR Hard PP	3 YR HARD PP	
>=\$550,000	(1.000)	(0.875)	(0.750)	Full/Stated - O/O	1.000	
\$549,999 - \$450K	(0.875)	(0.750)	(0.625)	No Ratio & NINA	0.000[1]	
\$449,999 - \$375K	(0.750)	(0.625)	(0.500)	Investor/2nd Home	0.000[2]	
\$374,999 - \$275K	(0.625)	(0.500)	(0.375)		1.000	
\$274,999 - \$100K	(0.250)	(0.125)	0.000			
\$99,999 - \$75,000	0.000	0.125	0.250			
\$74,999 - \$50K	0.375	0.500	0.625			
<= \$49,999	1.250	1.375	1.500			
<b>State Price Adjustments</b>						
Zone 1	AR, FL, HI, LA, NM, SC, WY					
Zone 2	AZ, ID, NV, OR, WA					
Zone 3	CA, CO, IA, IN, MO, ND, NE, UT					

\*Subject to change without notice.

[1] Requires 0.750 discount point.

[2] Requires 0.250 discount point.

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

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

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