

**AMERICAN GENERAL MORTGAGE CORP.**

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12/10/07 10:40 AM

**AMG JUMBO PRODUCT**

| ARM PRODUCTS |         |         |               |         |         | MARGIN: 2.75 |         |         |
|--------------|---------|---------|---------------|---------|---------|--------------|---------|---------|
| AMG511 5/2/5 |         |         | AMG 711 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 |
| 8.500%       | (3.000) | (1.000) | 8.500%        | (3.250) | (1.250) | 8.500%       | 0.000   | 2.375   |
| 8.375%       | (2.750) | (0.625) | 8.375%        | (3.000) | (1.000) | 8.375%       | 0.250   | 2.625   |
| 8.250%       | (2.625) | (0.375) | 8.250%        | (2.625) | (0.750) | 8.250%       | 0.500   | 2.875   |
| 8.125%       | (2.250) | (0.125) | 8.125%        | (2.250) | (0.375) | 8.125%       | 0.750   | 3.125   |
| 8.000%       | (1.875) | 0.125   | 8.000%        | (1.875) | (0.125) | 8.000%       | 1.000   | 3.375   |
| 7.875%       | (1.375) | 0.375   | 7.875%        | (1.375) | 0.125   | 7.875%       | 1.250   | 3.625   |
| 7.750%       | (1.125) | 0.500   | 7.750%        | (1.000) | 0.375   | 7.750%       | 1.500   | 3.875   |
| 7.625%       | (0.750) | 0.750   | 7.625%        | (0.500) | 0.625   | 7.625%       | 1.750   | 4.125   |
| 7.500%       | (0.375) | 1.000   | 7.500%        | 0.000   | 1.000   | 7.500%       | 2.000   | 4.375   |
| 7.375%       | 0.000   | 1.375   | 7.375%        | 0.500   | 1.500   | 7.375%       | 2.250   | 4.625   |
| 7.250%       | 0.500   | 1.625   | 7.250%        | 0.875   | 2.000   | 7.250%       | 2.375   | 4.750   |
| 7.125%       | 1.000   | 2.000   | 7.125%        | 1.375   | 2.500   | 7.125%       | 2.625   | 5.000   |

| FIXED PRODUCTS     |         |         |                    |         |         |                        |         |         |
|--------------------|---------|---------|--------------------|---------|---------|------------------------|---------|---------|
| AMG151 15 YR Fixed |         |         | AMG310 30 YR Fixed |         |         | AMG300 30 YR Fixed I/O |         |         |
| RATE               | 3 YR PP | 0 YR PP | RATE               | 3 YR PP | 0 YR PP | RATE                   | 3 YR PP | 0 YR PP |
| 8.500%             | (1.875) | (0.250) | 8.500%             | (2.000) | 0.625   | 8.500%                 | (1.750) | 0.875   |
| 8.375%             | (1.500) | 0.000   | 8.375%             | (1.750) | 0.875   | 8.375%                 | (1.500) | 1.125   |
| 8.250%             | (1.250) | 0.250   | 8.250%             | (1.250) | 1.125   | 8.250%                 | (1.000) | 1.375   |
| 8.125%             | (0.875) | 0.500   | 8.125%             | (0.750) | 1.375   | 8.125%                 | (0.500) | 1.625   |
| 8.000%             | (0.500) | 0.750   | 8.000%             | (0.125) | 1.625   | 8.000%                 | 0.125   | 1.875   |
| 7.875%             | 0.000   | 1.000   | 7.875%             | 0.375   | 2.000   | 7.875%                 | 0.625   | 2.250   |
| 7.750%             | 0.500   | 1.375   | 7.750%             | 1.000   | 2.250   | 7.750%                 | 1.250   | 2.500   |
| 7.625%             | 1.000   | 1.750   | 7.625%             | 1.500   | 2.500   | 7.625%                 | 1.750   | 2.750   |
| 7.500%             | 1.500   | 2.125   | 7.500%             | 2.000   | 2.875   | 7.500%                 | 2.250   | 3.125   |
| 7.375%             | 2.000   | 2.500   | 7.375%             | 2.625   | 3.375   | 7.375%                 | 2.875   | 3.625   |
| 7.250%             | 2.500   | 2.875   | 7.250%             | 3.125   | 4.000   | 7.250%                 | 3.375   | 4.250   |
| 7.125%             | 3.000   | 3.250   | 7.125%             | 3.750   | 4.500   | 7.125%                 | 4.000   | 4.750   |

| 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 |
| Full Doc                   | >=720        | (0.375) | (0.375)  | (0.375)  | (0.375)  | (0.375)  | (0.375)  | (0.375)  |
|                            | 719-700      | (0.250) | (0.250)  | (0.250)  | (0.250)  | (0.250)  | (0.250)  | (0.125)  |
|                            | 699-680      | (0.125) | (0.125)  | (0.125)  | (0.125)  | (0.125)  | 0.000    | 0.125    |
|                            | 679-660      | 0.000   | 0.000    | 0.000    | 0.000    | 0.000    | 0.125    | 0.250    |
|                            | 659-640      | 0.000   | 0.000    | 0.000    | 0.000    | N/A      | N/A      | N/A      |
| Stated Income              | >=720        | (0.250) | (0.250)  | (0.250)  | (0.250)  | 0.250    | 0.375    | N/A      |
|                            | 719-700      | 0.000   | 0.000    | 0.125    | 0.625    | 0.625    | 0.750    | N/A      |
|                            | 699-680      | 0.000   | 0.375    | 0.500    | 0.625    | 1.125    | 1.250    | N/A      |
|                            | 679-660      | 0.000   | 0.625    | 0.875    | 1.000    | 1.625    | 1.875    | N/A      |
|                            | 659-640      | 0.250   | 1.375    | 2.000    | N/A      | N/A      | N/A      | N/A      |
| No Ratio                   | >=720        | (0.250) | (0.125)  | 0.000    | 0.000    | N/A      | N/A      | N/A      |
|                            | 719-700      | 0.000   | 0.125    | 0.500    | 0.625    | N/A      | N/A      | N/A      |
|                            | 699-680      | 0.000   | 0.750    | 1.125    | 1.250    | N/A      | N/A      | N/A      |
|                            | 679-660      | 0.000   | 0.875    | 1.250    | 1.375    | N/A      | N/A      | N/A      |
|                            | 659-640      | N/A     | N/A      | N/A      | N/A      | N/A      | N/A      | N/A      |
| NINA                       | >=720        | (0.250) | 0.000    | 0.250    | N/A      | N/A      | N/A      | N/A      |
|                            | 719-700      | 0.000   | 0.250    | 0.875    | N/A      | N/A      | N/A      | N/A      |
|                            | 699-680      | 0.000   | 0.875    | 1.500    | N/A      | N/A      | N/A      | N/A      |
|                            | 679-660      | 0.125   | N/A      | N/A      | N/A      | N/A      | N/A      | N/A      |
|                            | 659-640      | N/A     | N/A      | N/A      | N/A      | N/A      | N/A      | N/A      |

| INTEREST ONLY PRICE ADJUSTMENT |              |       |          |          |          |          |          |          |
|--------------------------------|--------------|-------|----------|----------|----------|----------|----------|----------|
| DOC TYPE                       | CREDIT SCORE | <=65  | 65.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 |
| ARM                            | >=700        | 0.000 | 0.000    | 0.000    | 0.000    | 0.000    | 0.000    | 0.125    |
|                                | 660-699      | 0.125 | 0.250    | 0.250    | 0.250    | 0.250    | 0.375    | 0.375    |
|                                | 620-659      | 0.250 | 0.375    | 0.375    | 0.375    | N/A      | 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 |  |
| Low Rise/High Rise Condo        | 0.000 | 0.125    | 0.250    | 0.375    | 0.375    | 0.500    | 0.625    |  |
| 2 Units                         | 0.000 | 0.125    | 0.125    | 0.250    | 0.250    | 0.375    | 0.500    |  |
| 3-4 Units                       | 0.000 | 0.500    | 0.750    | 1.000    | 1.000    | 1.125    | N/A      |  |

| OTHER PRICE ADJUSTMENTS |         |          |          |          |          |          |          |  |
|-------------------------|---------|----------|----------|----------|----------|----------|----------|--|
|                         | <=65    | 65.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 |  |
| Credit Score >= 780     | (0.125) | (0.125)  | (0.125)  | (0.125)  | 0.000    | 0.000    | 0.000    |  |
| Cash Out                | 0.000   | 0.125    | 0.375    | 0.625    | 0.625    | 0.875    | N/A      |  |
| Second Home             | 0.000   | 0.000    | 0.125    | 0.250    | 0.250    | 0.500    | N/A      |  |
| Investment              | 0.250   | 0.500    | 1.000    | 1.250    | 1.500    | 2.000    | N/A      |  |
| No Impounds             | 0.125   | 0.125    | 0.125    | 0.125    | 0.125    | 0.125    | 0.125    |  |

| LOAN AMOUNT PRICE ADJUSTMENTS |       |          |          |          |          |          |          |  |
|-------------------------------|-------|----------|----------|----------|----------|----------|----------|--|
|                               | <=65  | 65.01-70 | 70.01-75 | 75.01-80 | 80.01-85 | 85.01-90 | 90.01-95 |  |
| \$417,001 - \$599,999         | 0.250 | 0.250    | 0.250    | 0.250    | 0.250    | 0.250    | 0.250    |  |
| \$600,000 - \$1,499,999       | 0.000 | 0.000    | 0.000    | 0.000    | 0.000    | 0.125    | N/A      |  |
| \$1,500,000 - \$2,000,000     | 0.000 | 0.125    | 0.250    | 0.250    | N/A      | N/A      | N/A      |  |

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

| STATE PRICE ADJUSTMENTS |  |         |
|-------------------------|--|---------|
| ZONE 1                  | AR, FL, HI, SC, WY, AK, LA, NM         | (0.250) |
| ZONE 2                  | AZ, ID, NV, OR, WA                     | (0.125) |
| ZONE 3                  | CA, CO, IA, IN, KY, MN, MO, ND, NE, UT | 0.000   |

| MAXIMUM PRICE       |               |              |
|---------------------|---------------|--------------|
|                     | <3 YR Hard PP | 3 YR HARD PP |
| Full/Stated O/O     | 0.000         | 0.750        |
| No Ratio & NINA     | [1]           | [1]          |
| 2nd Home/Investment | [1]           | [1]          |

[1] Will require 0.750 discount fee in addition to current pricing.

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