

AMERICAN GENERAL MORTGAGE CORP.

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12/12/07 8:45 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 |
| 8.375% | (2.625) | (0.500) | 8.500% | (3.125) | (1.125) | 8.500% | (0.125) | 2.500 |
| 8.250% | (2.500) | (0.250) | 8.375% | (2.750) | (0.750) | 8.375% | 0.125 | 2.750 |
| 8.125% | (2.125) | 0.000 | 8.250% | (2.375) | (0.500) | 8.250% | 0.375 | 3.000 |
| 8.000% | (1.750) | 0.250 | 8.125% | (2.125) | (0.250) | 8.125% | 0.625 | 3.250 |
| 7.875% | (1.375) | 0.500 | 8.000% | (1.750) | 0.000 | 8.000% | 0.875 | 3.500 |
| 7.750% | (1.000) | 0.625 | 7.875% | (1.250) | 0.250 | 7.875% | 1.125 | 3.750 |
| 7.625% | (0.625) | 0.875 | 7.750% | (0.875) | 0.500 | 7.750% | 1.375 | 4.000 |
| 7.500% | (0.250) | 1.125 | 7.625% | (0.375) | 0.750 | 7.625% | 1.625 | 4.250 |
| 7.375% | 0.125 | 1.375 | 7.500% | 0.125 | 1.125 | 7.500% | 1.875 | 4.500 |
| 7.250% | 0.625 | 1.750 | 7.375% | 0.625 | 1.625 | 7.375% | 2.125 | 4.750 |
| 7.125% | 1.000 | 2.125 | 7.250% | 1.125 | 2.125 | 7.250% | 2.375 | 5.000 |
| 7.000% | 1.500 | 2.375 | 7.125% | 1.500 | 2.625 | 7.125% | 2.500 | 5.125 |

| FIXED PRODUCTS | | | | | | | | |
|--------------------|---------|---------|--------------------|---------|---------|-------------------------|---------|---------|
| AMG151 15 YR Fixed | | | AMG310 30 YR Fixed | | | AMG1300 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% | (2.125) | 0.500 | 8.500% | (1.875) | 0.750 |
| 8.375% | (1.625) | 0.000 | 8.375% | (1.875) | 0.875 | 8.375% | (1.625) | 1.125 |
| 8.250% | (1.250) | 0.250 | 8.250% | (1.375) | 1.125 | 8.250% | (1.125) | 1.375 |
| 8.125% | (1.000) | 0.500 | 8.125% | (0.875) | 1.375 | 8.125% | (0.625) | 1.625 |
| 8.000% | (0.625) | 0.750 | 8.000% | (0.250) | 1.625 | 8.000% | 0.000 | 1.875 |
| 7.875% | (0.125) | 1.000 | 7.875% | 0.250 | 1.875 | 7.875% | 0.500 | 2.125 |
| 7.750% | 0.375 | 1.250 | 7.750% | 0.875 | 2.125 | 7.750% | 1.125 | 2.375 |
| 7.625% | 0.875 | 1.625 | 7.625% | 1.375 | 2.375 | 7.625% | 1.625 | 2.625 |
| 7.500% | 1.375 | 2.000 | 7.500% | 2.000 | 2.750 | 7.500% | 2.250 | 3.000 |
| 7.375% | 1.875 | 2.375 | 7.375% | 2.500 | 3.375 | 7.375% | 2.750 | 3.625 |
| 7.250% | 2.375 | 2.750 | 7.250% | 3.125 | 3.875 | 7.250% | 3.375 | 4.125 |
| 7.125% | 2.875 | 3.125 | 7.125% | 3.625 | 4.375 | 7.125% | 3.875 | 4.625 |

| 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