

AMERICAN GENERAL MORTGAGE CORP.

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12/12/07 8:44 AM

No Adjustment for Income/Assets Relief Doc Type

AMX CONFORMING PRODUCT

25 Day Lock Pricing

AMX301 2/2/6 ARM		AMX501 5/2/5 ARM		AMX701 5/2/5 ARM		AMX101 5/2/5 ARM		AMX300 I/O FIXED	
RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP
7.000	(0.750)	7.000	(1.125)	7.250	(0.750)	7.250	(0.750)	7.500	(2.000)
6.875	(0.625)	6.875	(1.000)	7.125	(0.625)	7.125	(0.625)	7.375	(2.125)
6.750	(0.625)	6.750	(0.750)	7.000	(0.500)	7.000	(0.500)	7.250	(1.875)
6.625	(0.500)	6.625	(0.625)	6.875	(0.500)	6.875	(0.250)	7.125	(1.625)
6.500	(0.250)	6.500	(0.375)	6.750	(0.250)	6.750	0.000	7.000	(1.250)
6.375	(0.125)	6.375	(0.250)	6.625	(0.125)	6.625	0.250	6.875	(1.250)
6.250	0.000	6.250	0.000	6.500	0.125	6.500	0.500	6.750	(0.875)
6.125	0.250	6.125	0.250	6.375	0.375	6.375	0.750	6.625	(0.625)
6.000	0.375	6.000	0.500	6.250	0.750	6.250	1.000	6.500	(0.125)
5.875	0.625	5.875	0.750	6.125	0.875	6.125	1.375	6.375	0.250

AMX300 FIXED		AMX150 FIXED		AMX300 DU EA1 FIXED		AMX300 DU EA2 FIXED		AMX300 DU EA3 FIXED	
RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP	RATE	0 YR PP
7.500	(2.000)	7.000	(2.625)	7.875	(1.125)	7.875	(0.375)	7.875	0.750
7.375	(2.125)	6.875	(3.000)	7.750	(0.875)	7.750	(0.125)	7.750	0.875
7.250	(1.875)	6.750	(2.750)	7.625	(0.625)	7.625	0.125	7.625	1.125
7.125	(1.625)	6.625	(2.500)	7.500	(0.250)	7.500	0.375	7.500	1.500
7.000	(1.250)	6.500	(2.125)	7.375	0.000	7.375	0.625	7.375	2.250
6.875	(1.250)	6.375	(2.250)	7.250	0.125	7.250	0.875	7.250	2.500
6.750	(0.875)	6.250	(1.875)	7.125	0.375	7.125	1.125	7.125	2.875
6.625	(0.625)	6.125	(1.500)	7.000	0.750	7.000	1.750	7.000	3.250
6.500	(0.125)	6.000	(1.125)	6.875	1.000	6.875	2.125	6.875	4.125
6.375	0.250	5.875	(1.125)	6.750	1.500	6.750	2.500	6.750	4.500

ARM & FIXED PRICE ADJUSTMENTS	
Income/Assets Relief Doc Type	0.000
Non Owner - Purchase/No Cash Out	
LTV 0 to 75%	1.500
LTV > 75% <= 80%	2.000
LTV > 80%	2.500
Non Owner - Cash Out Refi, 1-2 Units	
LTV 0 - 75%	1.500
LTV > 70% <= 75%	2.000
LTV > 75% <= 80%	2.500
LTV > 80%	3.250
Non Owner - Cash Out Refi, 3-4 Units	
LTV <= 70%	1.500
Owner Occupied - Cash Out Refi	
LTV > 70% <= 80%	0.500
LTV > 80%	0.750
Secondary Financing	
80/10/10	0.000
75/20/5	0.250
80/15/5 or 90/5/5	0.250
No Impounds	0.250

ARM & FIXED STATE PRICE ADJUSTMENTS			
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			
Loan Size:	Zone 1	Zone 2	Zone 3
>= \$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

FIXED PRICE ADJUSTMENTS	
Unit Properties	
2 Units: > 90%	0.500
Interest Only 30 YR Fixed	
LTV > 75% with subordinate financing	0.250
LTV > 90%	0.250
Other Adjustments	
EA2, EA3 C/O for Condo	0.500

ARM PRICE ADJUSTMENTS	
Second Home	
SFR, LTV > 90%	0.250
Property Type	
Primary Residence Purchase, 1 Unit, LTV > 90%	0.250
Primary Residence Purchase, 2 Unit, LTV > 90%	0.750
Other Adjustments	
Interest Only	0.000

ARM Margin: 2.250

MAXIMUM PRICING	
Fixed Products	2.000
ARM Products	1.000

* Loan must be approved in order to be eligible.

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