Office of Thrift Supervision
Quarterly Loan Servicing Market Data Survey

	FNMA\FHLMC Conventional Products					GNMA		Jumbo		Private-Label	Home	2nd	Auto	Credit
Quarter	30-Yr Fix	15-Yr Fix	ARM	Balloon	Recourse	I	II	30-Yr Fix	15-Yr Fix	Fixed	Equity	Mortg	Loans	Cards
"Generic" Pricing Assumptions:														
PSA Rates														
2Q2003	325.0	315.0	632.0	730.0	324.0	325.0	285.0	340.0	340.0	344.0	N/A	N/A	N/A	N/A
1Q2003	341.0	339.0	596.0	650.0	364.0	300.0	340.0	380.0	375.0	400.0	N/A	N/A	N/A	N/A
4Q2002	301.0	340.0	525.0	605.5	302.0	297.5	302.5	365.0	393.5	310.0	N/A	N/A	N/A	N/A
3Q2002	282.5	325.0	529.0	570.0	300.0	262.5	262.5	377.5	385.0	310.0	N/A	N/A	N/A	N/A
2Q2002	226.5	240.0	414.0	422.5	225.0	198.0	205.0	245.0	240.0	267.5	N/A	N/A	N/A	N/A
1Q2002	227.5	225.0	400.0	490.5	227.5	189.5	205.0	245.0	215.0	237.5	N/A	N/A	N/A	N/A
4Q2001	222.0	265.0	466.0	400.0	240.0	215.0	219.0	250.0	250.0	240.0	N/A	N/A	N/A	N/A
3Q2001	210.0	225.0	500.0	400.0	225.0	200.0	212.5	250.0	250.0	252.0	N/A	N/A	N/A	N/A
2Q2001	190.0	200.0	400.0	400.0	200.0	178.0	200.0	225.0	250.0	225.0	N/A	N/A	N/A	N/A
Ancillary Income														
2Q2003	$ 30.0	$ 30.0	$ 30.0	$ 30.0	$ 27.5	$ 35.0	$ 35.0	$ 30.0	$ 30.0	$ 27.5	N/A	N/A	N/A	N/A
1Q2003	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 25.0	N/A	N/A	N/A	N/A
4Q2002	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 25.0	N/A	N/A	N/A	N/A
3Q2002	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 25.0	N/A	N/A	N/A	N/A
2Q2002	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 25.0	N/A	N/A	N/A	N/A
1Q2002	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 26.3	N/A	N/A	N/A	N/A
4Q2001	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 25.0	N/A	N/A	N/A	N/A
3Q2001	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 27.5	N/A	N/A	N/A	N/A
2Q2001	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 25.0	$ 35.0	$ 35.0	$ 25.0	$ 25.0	$ 25.0	N/A	N/A	N/A	N/A
Servicing Cost														
2Q2003	$ 35.0	$ 35.0	$ 46.0	$ 35.0	$ 40.0	$ 46.0	$ 46.0	$ 40.0	$ 40.0	$ 43.0	N/A	N/A	N/A	N/A
1Q2003	$ 35.0	$ 35.0	$ 50.0	$ 40.0	$ 45.0	$ 46.0	$ 46.0	$ 40.0	$ 40.0	$ 50.0	N/A	N/A	N/A	N/A
4Q2002	$ 35.0	$ 35.0	$ 45.5	$ 37.5	$ 40.0	$ 45.5	$ 45.5	$ 40.0	$ 40.0	$ 50.0	N/A	N/A	N/A	N/A
3Q2002	$ 35.0	$ 35.0	$ 46.0	$ 35.0	$ 45.0	$ 45.5	$ 45.5	$ 40.0	$ 40.0	$ 41.0	N/A	N/A	N/A	N/A
2Q2002	$ 37.5	$ 37.5	$ 50.5	$ 45.0	$ 45.0	$ 48.0	$ 48.0	$ 42.5	$ 42.5	$ 47.5	N/A	N/A	N/A	N/A
1Q2002	$ 37.5	$ 37.5	$ 52.5	$ 40.0	$ 47.5	$ 50.0	$ 50.0	$ 42.5	$ 42.5	$ 50.0	N/A	N/A	N/A	N/A
4Q2001	$ 35.0	$ 35.0	$ 50.0	$ 40.0	$ 45.0	$ 45.0	$ 46.0	$ 40.0	$ 40.0	$ 50.0	N/A	N/A	N/A	N/A
3Q2001	$ 40.0	$ 40.0	$ 50.0	$ 40.0	$ 40.0	$ 46.0	$ 50.0	$ 40.0	$ 40.0	$ 55.0	N/A	N/A	N/A	N/A
2Q2001	$ 40.0	$ 40.0	$ 50.0	$ 40.0	$ 50.0	$ 50.0	$ 50.0	$ 50.0	$ 50.0	$ 50.0	N/A	N/A	N/A	N/A
Price Multiples:														
2Q2003	4.0	3.7	2.4	2.3	2.1	4.0	3.8	3.5	3.0	3.3	N/A	N/A	N/A	N/A
1Q2003	4.5	3.6	2.5	2.5	2.0	4.4	4.4	4.0	3.0	3.4	N/A	N/A	N/A	N/A
4Q2002	4.7	3.8	2.5	2.4	2.0	4.2	4.0	4.0	3.2	3.7	N/A	N/A	N/A	N/A
3Q2002	4.8	3.9	2.4	2.6	2.0	4.1	4.0	4.0	3.1	3.8	N/A	N/A	N/A	N/A
2Q2002	5.3	4.5	2.5	2.9	2.0	4.9	4.7	4.3	3.7	4.0	N/A	N/A	N/A	N/A
1Q2002	5.4	4.5	2.5	3.0	2.0	5.0	4.9	4.1	3.9	4.0	N/A	N/A	N/A	N/A
4Q2001	5.3	4.5	2.5	3.0	2.0	4.5	4.1	4.3	4.0	4.0	N/A	N/A	N/A	N/A
3Q2001	5.5	4.8	2.5	2.8	2.0	4.5	4.5	4.5	4.0	4.1	N/A	N/A	N/A	N/A
2Q2001	6.0	5.0	2.8	3.0	2.0	5.0	5.0	4.8	4.3	4.8	N/A	N/A	N/A	N/A
Pre-Tax Required Yield:														
2Q2003	8.25%	8.25%	9.50%	9.00%	23.25%	9.75%	10.00%	11.00%	11.00%	12.00%	N/A	N/A	N/A	N/A
1Q2003	8.75%	8.75%	10.00%	8.75%	20.50%	10.50%	11.00%	11.00%	11.00%	12.00%	N/A	N/A	N/A	N/A
4Q2002	8.88%	8.88%	11.00%	9.13%	20.00%	10.75%	11.50%	11.50%	11.50%	12.00%	N/A	N/A	N/A	N/A
3Q2002	8.88%	8.88%	10.75%	9.25%	22.00%	10.75%	11.25%	12.00%	12.00%	12.00%	N/A	N/A	N/A	N/A
2Q2002	9.00%	9.00%	10.88%	10.25%	23.50%	11.00%	11.50%	12.00%	12.00%	12.50%	N/A	N/A	N/A	N/A
1Q2002	9.25%	9.25%	11.13%	10.88%	20.75%	11.00%	11.50%	12.00%	12.00%	12.50%	N/A	N/A	N/A	N/A
4Q2001	9.00%	9.00%	11.00%	10.50%	20.00%	11.00%	11.00%	12.00%	12.00%	13.00%	N/A	N/A	N/A	N/A
3Q2001	9.00%	9.00%	11.00%	10.50%	20.00%	11.00%	11.00%	9.50%	9.50%	14.50%	N/A	N/A	N/A	N/A
2Q2001	9.00%	9.00%	11.00%	10.50%	22.50%	11.00%	11.50%	11.00%	11.00%	13.00%	N/A	N/A	N/A	N/A

Background:

[1] Data should only be used as a general guide to quarterly market information for mortgage servicing rights.

[2] Data on actual transactions may differ widely from these based on the characteristics of the particular mortgages that are involved.

[3] Because of rounding corrections, these yields may differ slightly from the quarterly yields that were previously published.

[4] The ARM discount rates are the same used for similar fixed-rate servicing, but with substantially higher prepayment estimates.

Definitions:

- Conventional refers to the Federal National Mortgage Association (FNMA) and Federal Home Loan Mortgage Corporation (FHLMC) conforming mortgage products.

- ARM means adjustable rate mortgage. - JUMBO refers to fixed-rate loans that exceed the FNMA and FHLMC authorized dollar threshold. - N/A means not available.

- GNMA is the Government National Mortgage Association. - Private-label means any fixed-rate mortgage issues other than FNMA, FHLMC, or GNMA.

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