



PFA Capital., LLC

Retail Commercial Ratesheet

June 11, 2007

Loan Type	Property Type LTV	Multi Family			Mixed Use			Commercial		Rate Buydowns (bps)
		< 60%	60 - 70%	70-80%	< 60%	60-70%	70-80%	< 65%	65-75%	1Pt Cost
2 yr fixed / 30 yr Am / 30 yr Term		9.00	9.30	9.50	9.35	9.85	10.40	10.35	10.90	-0.60
3 yr fixed / 30 yr Am / 30 yr Term		8.60	8.90	9.10	8.95	9.30	9.65	9.80	10.15	-0.50
5 yr fixed / 30 yr Am / 30 yr Term		8.00	8.20	8.30	8.45	8.80	9.10	9.30	9.60	-0.40
7 yr fixed / 30 yr Am / 30 yr Term		8.10	8.25	8.40	8.30	8.60	8.85	9.10	9.35	-0.35
10 yr fixed / 30 yr Am / 30 yr Term		8.10	8.25	8.40	8.30	8.60	8.85	9.10	9.35	
15 yr fixed / 30 yr Am / 15 yr Balloon		8.90								
30 yr fixed / 30 yr Am / 30 yr Term		9.15								

Program Guidelines		
Loan amount	Min	\$100,000
	Max	\$3,000,000
Min DSCR	1.2x	MultiFam
	1.2x	Mixed Use
	1.25x	Commercial
Loan Purpose	ALL	
	Purchase	
	R/T & C/O	

Rate Adjustments (bps)		
FICO<675 (for each 25pt decrement)	Add	0.25
Borrower Stated Doc (DTI ONLY)	Add	0.25
Ln Amounts <= \$250,000	Add	0.50
LN Amounts <= \$500,000	Add	0.25
Single teneant Properties	Add	0.25
Owner Occ > 25% (for each 25 pt increment)	Add	0.25
Seller Second Program Adj	Add	0.75

Yield Curve (%) as of 1/5/07		
1M LIBOR 5.32	2Y TSY 4.77	2y SWP 5.11
6M LIBOR 5.35	3Y TSY 4.73	3y SWP 5.03
1Y LIBOR 5.25	5Y TSY 4.65	5y SWP 5.03
	7Y TSY 4.65	7y SWP 5.06
	10Y TSY 4.65	10y SWP 5.11
PRIME 8.25		

Prepayment Premium Table			
Ln Type	PrePay	Premium %	Adj (bps)
2Yr	3,2	Add	0.20
	5,5		0.00
	10,9	Sub	-0.35
3 Yr	5,3,1	Add	0.20
	5,5,5		0.00
	10,9,8	Sub	-0.35
5 Yr	5,5,5	Add	0.30
	5,4,3,2,1	Add	0.20
	5,5,5,5,5		0.00
	10,9,8,7,6	Sub	-0.35
7 yr	5,4,3,2,1	Add	0.40
10 yr	5,5,4,3,2,1	Add	0.25
15yr F	5 for term		0.00
30 yr F	10 declin	Sub	-0.35

Property Type Guidelines	
Eligible Properties	
Multi fam >4 (>6 in NJ), Mixed use, Office	
Retail and Light Industrial.	
Ineligible Properties	
Gas stations, automotive, hotel, motel, funeral	
B&B, daycare, Asst liv, religious, non profits	
schools, vacant land, constr, stnd alone restrnt	

Notes
1) If a mixed use property includes a residential owner or if the number of residential units is 4 or less (6 or less in NJ) please call for eligibility
2) Program exceptions are subject to approval at PFA sole discretion