CircleBLoans

Contact: Mark Skolnick
Telephone: 415-893-9321
mark@circlebloans.com

February 1, 2009

CircleBLoans PORTFOLIO PRICING

A value added approach for mulitfamily and commercial real estate lending

Multi-Family

	Starting Rate/ Floor	Fully Indexed	Origination Fee	Margin	Adjustment Period/Cap	LTV	CLTV
5 Year Fixed	6.875%	6.875%	NONE*	5.500% Index=6 Mon CMT	5 years, then each 6 months/1.00%	75%**	80%**
3 Year Fixed	6.625%	6.625%	NONE*	5.500% Index=6 Mon CMT	3 years, then each 6 months/1.00%	75%**	80%**
Wall Street Prime	5.750%	5.750%	NONE*	2.500%	Quarterly/.50%	75%**	80%**
6 Mos. CMT	6.000%	6.000%	NONE*	5.625%	6 months/1.00%	75%**	80%**
Equity Line*** (WSJ Prime @ 3.25%)	7.000%	7.000%	1%	3.750%	Monthly/.50% 18% Lifetime	70%	70%

Commercial

Product	Starting Rate/ Floor	Fully Indexed	Origination Fee	Margin	Adjustment Period/Cap	LTV	CLTV
5 Year Fixed	7.000%	7.00%	NONE*	5.500% Index=6 Mon CMT	5 years, then each 6 months/1.00%	75%**	80%**
3 Year Fixed	6.750%	6.750%	NONE*	5.500% Index=6 Mon CMT	3 years, then each 6 months/1.00%	75%**	80%**
Wall Street Prime	6.000%	6.000%	NONE*	2.750%	Quarterly/.50%	75%**	80%**
6 mon. CMT	6.250%	6.250%	NONE*	5.875%	6 months/1.00%	75%**	80%**
Equity Line*** (WSJ Prime @ 3.25%)	8.000%	8.000%	1%	4.750%	Monthly/.50% 18% Lifetime	70%	70%

PRIME = 3.25% 6 Month CMT = 40%

Common Features to All Products (Equity Lines Excluded):

Amortization:	30 or 40 Years
Qualifying Terms:	Qualify at Fully Indexed Amortizing Payment
Payment Deferral:	See Specialty Product Sheet
Term:	15 years
Life Cap:	5% over Start
Prepay Penalty:	5 year fixed - 3%, 2%, 1% All other terms - 3%, 2%, 1%
Documentation:	Full Doc (Stated-Special Product)
Personal Debt Ratios:	Max 50% (higher, case by case)
Negative Debt Service:	See pricing adjustments.

Pricing Adjustments to Start Rate and Margin (R & M):

Category	Adjustment to R & M
- Debt Service Coverage Ratio (DSCR):	
If DSCR = or >.99 and < 1.15 (max LTV 75%)	.500
If DSCR = <.99 (Reduce LTV -5%)	.750
Less than .70:1 Exception basis only	1.00
- CLTV...if > 75%	N/C
- Personal Debt to Income Ratios...if > 45%	.250
- Mid Credit Score...if < 680	.250
- Rebate Pricing: 1.00% rebate	.250
2.00% rebate	.500
- Loan Amount < $300,000	.500
- Interest Only / 40 year Amort Option (see below)	N/C
- Special Use Properties – Reduced LTV	.25 - 1.00
- Stated Income Program (Self Employed Only) ***	1.00

*ORIGINATION FEES: REBATE PRICING AVAILABLE ON MOST PROGRAMS

****LTV/CLTV Max:** 80% LTV Bank Loan (purchase only) on residential/multifamily only with strong borrowers and DSC > 1.15. **85% CLTV** (75/10/15 on 5+ units) is OK . Ratios and DSC are calculated on total debt. 15% equity required on all residential deals and 20% equity required on all commercial deals (75/5/20).

***** **Equity Line:** Paymnets - Interest only monthly, **Term** - 60 months, **Maximum Loan Amount - $500,000, Maximum 1st Lien Balance of $1,000,000, No Prepayment Penalty - No Appraisal Required if request below $250,000**

******Stated Income Program:** Available only for self employed, Maximum LTV 65%, minimum mid-credit 680. If income property must be 1:1 DSC or better.

Prepay Penalty: PREPAY REDUCED TO 2%, 1%,1%,1% WITH A ONE POINT BANK FEE. Can pay up to 20% of balance during 1st four years without penalty; if incurred, penalty is calculated on original balance. For 1.00% rebate prepay penalty is 4%,3%,2%,2% (for both commercial and residential properties). When rebate exceeds 1.00%, prepay penalty changes to 5%, 4%, 3%, 3%. **Loans less than $300,000** = 4 yr. prepay penalty (4%, 3%, 2%, 2%) applies. With 1.00% rebate, add 1% to each year and for rebate exceeding 1.00%, add 2%.

Cash-out Requires Debt Service Coverage (DSC) = 1.15 or Greater.

Land (Lots): 30/5, 8.75% start rate/floor, Prime + 3.50%, life cap = 5% over start, adjustments monthly, 55% LTV max, no prepay, 1.00% bank fee.

Interest Only (I/O): On 3 and 5 year fixed, and then converts to 30 year amort. **If you select for the loan to be due in payable in 5 years, qualify with the interest only payment structure, AND DO NOT Reduce LTV by 5% (NO ADDS). 40 year amort. on all programs...no adds.**

Special Use: LTV range 50% - 70%, case by case

LOAN FEES: $575 Underwriting & $375 Documents; Rushes & redraws = $300; additional borrowers = $300 per application; Credit Report Fee = $18.25 $516.75/borrower; Tax Service & Flood is $73.50. Circle Bank is a Portfolio lender. Broker Origination Fees = 2.00% max (including rebate). **Loans > or = to $800,000 require appraisal review fee of $475.00.**

PROGRAM EXCEPTIONS can be made case by case and are subject to exception pricing. For example, we can make exceptions for shortfalls in debt service coverage, credit problems, and high personal debt-to-income ratios. Seismically retrofit buildings will be considered, case by case.

This information is for Mortgage Professionals only; certain information is not included such as APR. Rates, terms, and programs are subject to change without notice.

701 De Long Avenue, Suite H, Novato, CA 94945
Phone: 415.893.9321 • Fax: 415.893-9337
T-box: GREEN 0001 • www.circlebloans.com

Mark Skolnick
mark@circlebloans.com

Raylene Valentine
raylene@circlebloans.com

© 2008 Circlebloans.