

Commercial Loans -- \$100,000 to \$1,000,000 (T3 & T4 are limited to \$800k)

Pricing Matrix @ 2.0 % Origination

Rates as of: March 1, 2006

				90% LTV Available on A Credit, See Details in Notes					
	A Credit	A- Credit	B Credit	15 Year Amortization		20/20 Term Amortization		30/30 Term Amortization	
	LTV	LTV	LTV	Start Rate	Margin	Start Rate	Margin	Start Rate	Margin
Tier 1 Properties									
6 Month Adjustable	65%	60%	55%	6.750%	0.500%	6.875%	0.625%	7.250%	1.000%
	70%	65%	60%	7.000%	0.750%	7.125%	0.875%	7.500%	1.250%
Prepay Penalty	75%	70%	65%	7.250%	1.000%	7.375%	1.125%	7.750%	1.500%
5% for 5 Years	80%	75%	70%	7.500%	1.250%	7.625%	1.375%	8.000%	1.750%
2 Year Fixed	65%	60%	55%	7.125%	1.375%	7.250%	1.500%	7.625%	1.875%
	70%	65%	60%	7.375%	1.625%	7.500%	1.750%	7.875%	2.125%
Prepay Penalty	75%	70%	65%	7.625%	1.875%	7.750%	2.000%	8.125%	2.375%
5% for 5 Years	80%	75%	70%	7.875%	2.125%	8.000%	2.250%	8.375%	2.625%
3 Year Fixed	65%	60%	55%	7.875%	0.750%	8.000%	0.875%	8.375%	1.250%
	70%	65%	60%	8.125%	1.000%	8.250%	1.125%	8.625%	1.500%
Prepay Penalty	75%	70%	65%	8.375%	1.250%	8.500%	1.375%	8.875%	1.750%
5% for 5 Years	80%	75%	70%	8.625%	1.500%	8.750%	1.625%	9.125%	2.000%
7 Year Fixed	65%	60%	55%	8.125%	0.750%	8.250%	0.875%	8.625%	1.250%
	70%	65%	60%	8.375%	1.000%	8.500%	1.125%	8.875%	1.500%
Prepay Penalty	75%	70%	65%	8.625%	1.250%	8.750%	1.375%	9.125%	1.750%
5% for 5 Years	80%	75%	70%	8.875%	1.500%	9.000%	1.625%	9.375%	2.000%
Declining Fixed Rate	65%	60%	55%	8.500%		8.625%		9.000%	
	70%	65%	60%	8.750%		8.875%		9.250%	
Prepay Penalty	75%	70%	65%	9.000%		9.125%		9.500%	
10%, declining 1% per yr for 10 years	80%	75%	70%	9.250%		9.375%		9.750%	

				90% LTV Available on A Credit, See Details in Notes					
	A Credit	A- Credit	B Credit	15 Year Amortization		20/20 Term Amortization		30/30 Term Amortization	
	LTV	LTV	LTV	Start Rate	Margin	Start Rate	Margin	Start Rate	Margin
Tier 2 Properties									
6 Month Adjustable	65%	60%	55%	7.250%	1.000%	7.375%	1.125%	7.750%	1.500%
	70%	65%	60%	7.500%	1.250%	7.625%	1.375%	8.000%	1.750%
Prepay Penalty	75%	70%	65%	7.750%	1.500%	7.875%	1.625%	8.250%	2.000%
5% for 5 Years	80%	75%	70%	8.000%	1.875%	8.250%	2.000%	8.625%	2.375%
2 Year Fixed	65%	60%	55%	7.625%	1.875%	7.750%	2.000%	8.125%	2.375%
	70%	65%	60%	7.875%	2.125%	8.000%	2.250%	8.375%	2.625%
Prepay Penalty	75%	70%	65%	8.125%	2.375%	8.250%	2.500%	8.625%	2.875%
5% for 5 Years	80%	75%	70%	8.500%	2.750%	8.625%	2.875%	9.000%	3.250%
3 Year Fixed	65%	60%	55%	8.375%	1.250%	8.500%	1.375%	8.875%	1.750%
	70%	65%	60%	8.625%	1.500%	8.750%	1.625%	9.125%	2.000%
Prepay Penalty	75%	70%	65%	8.875%	1.750%	9.000%	1.875%	9.375%	2.250%
5% for 5 Years	80%	75%	70%	9.250%	2.125%	9.375%	2.250%	9.750%	2.625%
7 Year Fixed	65%	60%	55%	8.625%	1.250%	8.750%	1.375%	9.125%	1.750%
	70%	65%	60%	8.875%	1.500%	9.000%	1.625%	9.375%	2.000%
Prepay Penalty	75%	70%	65%	9.125%	1.750%	9.250%	1.875%	9.625%	2.250%
5% for 5 Years	80%	75%	70%	9.500%	2.125%	9.625%	2.250%	10.000%	2.625%
Declining Fixed Rate	65%	60%	55%	9.000%		9.125%		9.500%	
	70%	65%	60%	9.250%		9.375%		9.750%	
Prepay Penalty	75%	70%	65%	9.500%		9.625%		10.000%	
10%, declining 1% per yr for 10 years	80%	75%	70%	9.875%		10.000%		10.375%	

Commercial Program Notes

MortgageMac 90% LTV Program

- . Increase rate/margin 0.375% for each 5% LTV increment above max
- . 1st Must = 80% LTV; 2nd mortgage required for additional proceeds
- . Terms and pricing increase apply to both the 1st and 2nd mortgage

Interest Only Program: A Credit Only, Pricing based on 30 Yr. Fixed Rate

- . I/O first 3 years, then 27 yr. AM 10 yr. Balloon, 5% for 5 yr prepay
- . 80% max LTV

Declining Fixed Rate Program

- . The fixed rate will decrease .50% EVERY 5 years with excellent history

Caps / Floors

- . Periodic Cap for 2, 3 and 7 Year programs is 2% for initial reset, 1.5% thereafter
- . Periodic Cap for 6 Month adjustable program is 1.5%
- . Life Cap on all loans is equal to the initial fully indexed rate = 6.0%
- . Life Floor on all loans is equal to the start rate
- . All adjustable loans adjust every 6 months after the initial fixed period

Borrowers Costs

- . \$1,500 Application Fee to MortgageMac LLC
- . Borrower pays all out of pocket expenses (i.e. appraisal, title, survey, envr.ins)
- . \$500 Lender fee paid at closing plus \$250 if automatic payment is declined.

Credit Scores

- A: Borrower middle score 680+ Co-Borrower middle score 640+
- A-: Borrower middle score 640+ Co-Borrower middle score 600+
- B: Borrower middle score 600+ Co-Borrower middle score 575+

Prepayment Options

- . 3 Year Lock-Out option, decrease rate/margin .25%, No Buydown
- . 7 Year Lock-Out option, decrease rate/margin .50%
- . 3 Year Prepayment with 3 Year Lock-Out option, increase rate/margin .375%
- . 5, 4, 3, 2, 1 Prepay, increase rate/margin .25% & pay 1%
- . Loans are assumable upon MortgageMac LLC approval

Other

- . Tier 2: decrease rate/margin 0.25% for LTV's >=5% below Matrix Min.
- . All loans are personal recourse to borrower(s) / guarantor(s)
- . 6 Month, 2 Year and 3 Year programs are locked at Letter
- . Seller 2nd up to 20% of prop. Value, Tier 1 max LTV 95%, Tier 2 max LTV 90% Rate/margin increase 1% and max LTV decreases by 5%



Bryant Nielson, Managing Director
 Toll Free: (800) 404-4804
 Fax Number: (201) 568-8855



All rates, programs and pricing adjustments are subject to change at any time and without prior notice. This rate sheet is for use by real estate professionals only and is not an advertisement under section 226.24 of Regulation Z, and is not intended for use by the general public.

30 Riveredge Road, Tenafly, New Jersey 07670 or visit us online at: www.MortgageMac.com