



Oceanside Mortgage Company

615 W. Lacey Road
 Forked River, NJ 08731
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Rate Sheet

05/26/2010 2:00PM

Streamline Refinance Rates - 30 Years

Rate	Points	APR	Details
4.5	0	4.840	No Closing Costs!

Streamline Refinance Rates - 15 Years

Rate	Points	APR	Details
4.5	0	4.840	No Closing Costs!

FHA Cash Out / Rate & Term / Purchase - 30 Years

Rate	Points	APR	Details
4.875	0	5.215	No Closing Costs!
4.5	0	4.853	Financed Closing Costs

*FHA Loans assume a borrower with a 660 credit score with a \$300,000 loan in NJ at 85% LTV. Conventional Loans assume borrower with 720 credit score for a \$300,000 loan in NJ at 70 LTV. This is not a commitment to lend. Rates are subject to change. Please contact Oceanside Mortgage for a loan specific quote.