TIB – The Independent BankersBank
Released Loan Level Price Adjustments
SEC-004-12
February 8, 2012

Due to continued changes in investor's perception of risk, effective with today's rate sheet we are updating the loan level price adjustments for conventional mortgages locked on **servicing released products only**. These adjustments are in place of - not in addition to. The adjustments are only for cash out and investment properties. The tables below detail the new adjustments.

Please contact Secondary or your Account Executive if there are any questions concerning this announcement. As always, we truly appreciate your business!!!

Released Conventional Mortgages : LLPA by Cash Out/Credit Score/LTV									
PRODUCT FEATURE	LLPAs by LTV Range								
	<= 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	
Representative Credit Score	Applicable for all conventional cash out mortgages, Released Only. Minimum FICO is 620 – score used is lowest middle Score, all borrowers.								
=> 740	0.250%	0.250%	0.250%	0.500%	0.625%	N/A	N/A	N/A	
720 – 739	0.250%	1.125%	1.125%	1.250%	2.000%	N/A	N/A	N/A	
700 – 719	0.250%	1.125%	1.125%	1.250%	2.000%	N/A	N/A	N/A	
680 – 699	0.250%	1.250%	1.250%	1.875%	3.000%	N/A	N/A	N/A	
660 – 679	1.500%	1.750%	1.750%	2.500%	3.500%	N/A	N/A	N/A	
640 – 659	2.000%	2.250%	2.250%	3.250%	4.000%	N/A	N/A	N/A	
620 – 639	2.000%	2.250%	2.250%	3.750%	4.000%	N/A	N/A	N/A	

Released Conventional Mortgages : Investment Properties/LTV

PRODUCT FEATURE	LLPAs by LTV Range								
	<= 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01 – 80.00%	80.01 – 85.00%	85.01 – 90.00%	90.01 – 95.00%	95.01 – 97.00%	
	Applicable for all conventional investment mortgages, Released Only. Minimum FICO is 620 – score used is lowest middle Score, all borrowers.								
Investment	2.000%	2.000%	2.000%	3.250%	3.750%	N/A	N/A	N/A	