

# EXHIBIT A

## Pipeline

	# of Loans	Acquisition Balance	Ave Note Rate	Percent by # of loans
<b>First Mortgages:</b>				
FHA	111	30,630,066.00	5.65	77%
VA	19	5,818,510.00	5.55	13%
RD	8	2,210,905.00	5.56	6%
HUD 184				0%
Uninsured 80% LTV or less	6	1,297,556.00	4.50	4%
<b>Sub-Total First Mortgages:</b>	<b>144</b>	<b>\$39,957,037.00</b>	<b>5.58</b>	
*monthly escrow payments required for taxes and insurance				
<b>Second Mortgages:</b>				
*DPA amortizing	62	725,466.00	5.75	83%
**DPA deferred	13	137,232.00	-	17%
<b>Sub-Total Second Mortgages:</b>	<b>75</b>	<b>\$862,698.00</b>		
<b>Combined Totals:</b>	<b>219</b>	<b>\$40,819,735.00</b>	N/A	N/A

## Second Mortgage Characteristics:

\*15-yr amortizing DPA- 5% of sales price, \$15,000 max, minimum 620 credit score

\*\*Deferred DPA - 5% of sales price, \$15,000 max, minimum 620 credit score, 45 DTI, income cap of \$65,000 for 1 to 2, \$75,000 for 3 or more

(true averages no weighted)

Ave Loan Amt (1st mtg only)	277,479.42
Average FICO (mid score)	681
Average DTI	41.51
Average LTV	96.13
Average CLTV (estimated)	102