



Office of Thrift Supervision

Selected Asset and Liability Price Tables As of December 31, 2002

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For future reference, the tables for the **quarter ending March 31, 2002** will be available for retrieval after **April 30, 2003**. The tables are available on the OTS Home page at <http://www.ots.treas.gov/> in the statistical releases section.

Selected Asset and Liability Price Tables

Selected Asset and Liability Price Tables contain "price tables" listing the estimated economic values of selected assets, liabilities, and off-balance sheet instruments in various interest rate scenarios. The economic values are estimated by the OTS Net Portfolio Value Model.

In addition to the price tables, the publication includes the following data (see the OTS *Net Portfolio Value Model* manual for more information on how the data is used by the NPV Model):

- The quarter-end Treasury zero-coupon curve used by the NPV Model to create discount factors for assets, and yield curves for interest rate swaps and wholesale CDs.
- Quarter-end interest rates that are used by the Model to calculate discount factors for a variety of assets.
- Four tables listing estimated prepayments for the following types of single-family mortgages: 30-Year conventional FRMs, 30-year FHA/VA FRMs, 15-year FRMs, and 7-year balloon mortgages.
- One-month implied forward rates for the following interest rate series: Treasury, LIBOR, secondary market CDs, and retail CD rates.
- Price indications for a set of benchmark fixed-rate and adjustable rate mortgage securities. The price indications are intended to represent reasonable approximations of the quarter-end market price of the securities.
- **Based on the current interest rate environment, the values represented by –300bp and –200bp will not apply to portions of the NPV model this quarter.**
- **As of March 2002, mortgage derivative securities are no longer priced by the NPV model, and therefore do not appear in these price tables.**

FHLMC/FNMA 30-year Fixed-Rate Mortgage Pool Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
180	n.a.	n.a.	104.06	100.94	96.02	91.53	87.41
240	n.a.	n.a.	103.80	100.38	94.21	88.80	83.99
330	n.a.	n.a.	103.83	99.72	92.53	86.49	81.26
360	n.a.	n.a.	105.34	98.98	90.92	84.33	78.65
WAC 6%							
180	n.a.	n.a.	104.62	102.42	97.85	93.28	89.10
240	n.a.	n.a.	104.23	102.20	96.58	91.04	86.12
330	n.a.	n.a.	104.27	101.94	95.35	89.11	83.72
360	n.a.	n.a.	106.26	101.88	94.03	87.14	81.25
WAC 6.5%							
180	n.a.	n.a.	104.94	103.12	99.25	94.65	90.44
240	n.a.	n.a.	104.48	102.96	98.46	92.86	87.88
330	n.a.	n.a.	104.53	102.89	97.64	91.30	85.81
360	n.a.	n.a.	106.85	103.54	96.57	89.43	83.35
WAC 7%							
180	n.a.	n.a.	105.42	103.78	100.88	96.45	92.24
240	n.a.	n.a.	104.86	103.52	100.47	95.16	90.18
330	n.a.	n.a.	104.91	103.52	100.02	93.99	88.47
360	n.a.	n.a.	107.72	104.93	99.42	92.31	86.01
WAC 7.5%							
180	n.a.	n.a.	106.78	105.25	103.48	99.90	95.76
240	n.a.	n.a.	105.96	104.72	103.20	99.13	94.31
330	n.a.	n.a.	106.03	104.77	103.06	98.41	93.04
360	n.a.	n.a.	109.92	107.40	103.71	97.51	91.10
WAC 8%							
180	n.a.	n.a.	106.55	105.00	103.27	100.04	95.96
240	n.a.	n.a.	105.75	104.46	103.03	99.52	94.78
330	n.a.	n.a.	105.81	104.50	102.97	99.00	93.74
360	n.a.	n.a.	109.70	107.19	103.92	98.19	91.77

WAC is the weighted average coupon of the underlying collateral. To approximate the pass-through rate, subtract 50 basis points.

GNMA 30-year Fixed-Rate Mortgage Pool Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
180	n.a.	n.a.	104.33	101.07	95.93	91.04	86.56
240	n.a.	n.a.	103.91	100.63	94.24	88.33	83.06
330	n.a.	n.a.	103.94	100.01	92.48	85.76	79.92
360	n.a.	n.a.	105.46	99.31	90.82	83.55	77.32
WAC 6%							
180	n.a.	n.a.	105.17	102.85	98.33	93.43	88.87
240	n.a.	n.a.	104.49	102.65	97.25	91.31	85.93
330	n.a.	n.a.	104.54	102.42	96.05	89.26	83.27
360	n.a.	n.a.	106.67	102.54	94.77	87.30	80.80
WAC 6.5%							
180	n.a.	n.a.	105.72	103.80	100.11	95.33	90.75
240	n.a.	n.a.	104.87	103.53	99.49	93.75	88.34
330	n.a.	n.a.	104.92	103.48	98.74	92.17	86.11
360	n.a.	n.a.	107.51	104.38	97.87	90.39	83.72
WAC 7%							
180	n.a.	n.a.	106.35	104.61	101.79	97.36	92.82
240	n.a.	n.a.	105.30	104.11	101.46	96.28	90.95
330	n.a.	n.a.	105.36	104.13	101.07	95.15	89.17
360	n.a.	n.a.	108.48	105.82	100.79	93.66	86.87
WAC 7.5%							
180	n.a.	n.a.	107.89	106.30	104.42	100.91	96.55
240	n.a.	n.a.	106.42	105.33	104.04	100.27	95.28
330	n.a.	n.a.	106.50	105.39	103.93	99.62	94.01
360	n.a.	n.a.	110.70	108.31	104.94	99.00	92.31
WAC 8%							
180	n.a.	n.a.	109.35	107.80	106.36	103.89	99.96
240	n.a.	n.a.	107.48	106.37	105.63	103.44	99.11
330	n.a.	n.a.	107.57	106.45	105.65	103.14	98.28
360	n.a.	n.a.	112.82	110.48	108.02	103.58	97.39

WAC is the weighted average coupon of the underlying collateral. To approximate the pass-through rate, subtract 50 basis points.

Fixed-Rate 15-Year Mortgage Pool Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
60	n.a.	n.a.	104.36	103.27	101.27	99.11	96.95
120	n.a.	n.a.	104.92	102.90	99.34	95.66	92.10
160	n.a.	n.a.	105.04	102.47	98.11	93.69	89.49
180	n.a.	n.a.	106.09	102.37	97.23	92.22	87.53
WAC 6%							
60	n.a.	n.a.	104.57	103.68	101.86	99.74	97.60
120	n.a.	n.a.	105.19	103.69	100.46	96.82	93.27
160	n.a.	n.a.	105.34	103.50	99.52	95.15	90.94
180	n.a.	n.a.	106.70	103.72	98.87	93.86	89.13
WAC 6.5%							
60	n.a.	n.a.	104.87	104.04	102.50	100.45	98.33
120	n.a.	n.a.	105.56	104.37	101.63	98.11	94.58
160	n.a.	n.a.	105.73	104.35	100.98	96.74	92.55
180	n.a.	n.a.	107.39	104.96	100.62	95.67	90.90
WAC 7%							
60	n.a.	n.a.	105.44	104.64	103.43	101.52	99.45
120	n.a.	n.a.	106.25	105.27	103.22	99.96	96.47
160	n.a.	n.a.	106.46	105.38	102.90	98.97	94.83
180	n.a.	n.a.	108.56	106.53	102.98	98.25	93.46
WAC 7.5%							
60	n.a.	n.a.	106.11	105.29	104.39	102.71	100.70
120	n.a.	n.a.	107.07	106.14	104.77	101.94	98.58
160	n.a.	n.a.	107.31	106.34	104.73	101.34	97.35
180	n.a.	n.a.	109.93	108.08	105.37	101.07	96.33

WAC is the weighted average coupon of the underlying collateral. To approximate the pass-through rate, subtract 50 basis points.

Fixed-Rate Balloon Mortgage Pool Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
48	n.a.	n.a.	103.91	102.92	101.14	98.99	96.74
60	n.a.	n.a.	103.91	102.82	100.82	98.41	95.91
72	n.a.	n.a.	104.15	102.87	100.58	97.86	95.05
84	n.a.	n.a.	105.48	103.36	100.27	96.85	93.42
WAC 6%							
48	n.a.	n.a.	104.30	103.39	101.88	99.86	97.68
60	n.a.	n.a.	104.31	103.35	101.66	99.41	96.98
72	n.a.	n.a.	104.59	103.50	101.55	98.99	96.25
84	n.a.	n.a.	106.18	104.33	101.55	98.26	94.87
WAC 6.5%							
48	n.a.	n.a.	104.44	103.49	102.20	100.32	98.22
60	n.a.	n.a.	104.46	103.47	102.04	99.95	97.61
72	n.a.	n.a.	104.77	103.68	102.02	99.63	96.98
84	n.a.	n.a.	106.50	104.74	102.22	99.08	95.75
WAC 7%							
48	n.a.	n.a.	104.31	103.28	102.08	100.33	98.30
60	n.a.	n.a.	104.32	103.26	101.96	100.01	97.75
72	n.a.	n.a.	104.65	103.49	101.98	99.74	97.16
84	n.a.	n.a.	106.37	104.60	102.26	99.24	95.97
WAC 7.5%							
48	n.a.	n.a.	104.75	103.71	102.66	101.12	99.21
60	n.a.	n.a.	104.77	103.71	102.59	100.89	98.77
72	n.a.	n.a.	105.16	104.01	102.72	100.75	98.32
84	n.a.	n.a.	107.15	105.43	103.35	100.58	97.43
WAC 8%							
48	n.a.	n.a.	105.26	104.21	103.24	101.92	100.16
60	n.a.	n.a.	105.29	104.23	103.21	101.77	99.83
72	n.a.	n.a.	105.75	104.60	103.45	101.77	99.54
84	n.a.	n.a.	108.06	106.36	104.47	101.97	98.99

WAC is the weighted average coupon of the underlying collateral. To approximate the pass-through rate, subtract 50 basis points.

6-Month Treasury ARM Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios						
			-300	-200	-100	0	+100	+200	+300
WAC 7%									
2.5%	11.0%	2	n.a.	n.a.	102.18	100.92	99.99	99.41	98.93
2.5	11.0	6	n.a.	n.a.	103.05	101.69	100.52	99.61	98.76
2.5	15.0	2	n.a.	n.a.	102.18	100.93	100.01	99.54	99.38
2.5	15.0	6	n.a.	n.a.	103.05	101.69	100.54	99.74	99.21
3.5	11.0	2	n.a.	n.a.	103.82	103.17	102.78	102.43	101.52
3.5	11.0	6	n.a.	n.a.	104.49	103.63	102.95	102.29	101.08
3.5	15.0	2	n.a.	n.a.	103.82	103.18	102.83	102.71	102.36
3.5	15.0	6	n.a.	n.a.	104.49	103.64	103.01	102.58	101.92
WAC 9%									
2.5	13.0	2	n.a.	n.a.	104.97	103.46	102.05	100.82	99.84
2.5	13.0	6	n.a.	n.a.	106.03	104.43	102.93	101.55	100.34
2.5	17.0	2	n.a.	n.a.	105.29	103.50	102.05	100.83	99.90
2.5	17.0	6	n.a.	n.a.	106.19	104.44	102.93	101.56	100.41
3.5	13.0	2	n.a.	n.a.	106.09	104.97	103.96	103.14	102.57
3.5	13.0	6	n.a.	n.a.	106.98	105.76	104.62	103.60	102.76
3.5	17.0	2	n.a.	n.a.	106.10	104.97	103.96	103.17	102.70
3.5	17.0	6	n.a.	n.a.	106.98	105.76	104.63	103.63	102.90

The prices listed are for mortgage securities with the following characteristics:

- WARM of 330 months.
- Lifetime floor 1200 basis points below the lifetime cap.
- Periodic cap and floor of 100 basis points.

WAC, margin, and lifetime cap pertain to the underlying mortgage loans.

12-Month Treasury ARM Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios						
			-300	-200	-100	0	+100	+200	+300
WAC 7%									
2.5%	11.0%	2	n.a.	n.a.	102.16	101.23	100.22	99.85	99.38
2.5	11.0	12	n.a.	n.a.	104.41	103.02	101.73	100.73	99.49
2.5	15.0	2	n.a.	n.a.	102.16	101.23	100.24	99.99	99.84
2.5	15.0	12	n.a.	n.a.	104.41	103.02	101.75	100.87	99.97
3.5	11.0	2	n.a.	n.a.	104.09	103.44	103.21	102.87	102.16
3.5	11.0	12	n.a.	n.a.	105.67	104.71	103.99	102.99	101.53
3.5	15.0	2	n.a.	n.a.	104.09	103.44	103.27	103.17	103.01
3.5	15.0	12	n.a.	n.a.	105.67	104.72	104.05	103.30	102.40
WAC 8.5%									
2.5	12.5	2	n.a.	n.a.	104.18	102.73	101.66	100.66	99.86
2.5	12.5	12	n.a.	n.a.	106.64	105.08	103.68	102.27	101.10
2.5	16.5	2	n.a.	n.a.	104.37	102.73	101.67	100.68	99.97
2.5	16.5	12	n.a.	n.a.	106.64	105.08	103.68	102.29	101.21
3.5	12.5	2	n.a.	n.a.	105.40	104.66	103.88	103.23	102.90
3.5	12.5	12	n.a.	n.a.	107.59	106.44	105.27	104.34	103.36
3.5	16.5	2	n.a.	n.a.	105.40	104.66	103.89	103.29	103.14
3.5	16.5	12	n.a.	n.a.	107.59	106.44	105.28	104.40	103.60

The prices listed are for mortgage securities with the following characteristics:

- WARM of 330 months.
- Lifetime floor 1200 basis points below the lifetime cap.
- Periodic cap and floor of 200 basis points.

WAC, margin, and lifetime cap pertain to the underlying mortgage loans.

36-Month Treasury ARM Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios							
			-300	-200	-100	0	+100	+200	+300	
WAC 7.5%										
2.5%	11.5%	2	n.a.	n.a.	99.87	98.56	97.44	96.66	96.36	
2.5	11.5	24	n.a.	n.a.	104.38	102.44	100.62	98.90	97.03	
2.5	15.5	2	n.a.	n.a.	99.87	98.56	97.46	96.74	96.65	
2.5	15.5	24	n.a.	n.a.	104.38	102.44	100.63	98.98	97.32	
3.5	11.5	2	n.a.	n.a.	101.79	100.86	100.16	99.91	99.39	
3.5	11.5	24	n.a.	n.a.	105.14	103.59	102.18	100.55	98.49	
3.5	15.5	2	n.a.	n.a.	101.79	100.87	100.19	100.08	99.94	
3.5	15.5	24	n.a.	n.a.	105.14	103.60	102.21	100.72	99.06	
WAC 9%										
2.5	13.0	2	n.a.	n.a.	102.29	100.52	99.03	97.94	96.84	
2.5	13.0	24	n.a.	n.a.	106.99	105.13	103.27	101.40	99.64	
2.5	17.0	2	n.a.	n.a.	102.72	100.58	99.04	97.95	96.91	
2.5	17.0	24	n.a.	n.a.	106.99	105.14	103.27	101.41	99.71	
3.5	13.0	2	n.a.	n.a.	103.50	102.24	101.30	100.30	99.93	
3.5	13.0	24	n.a.	n.a.	107.66	105.99	104.33	102.83	101.24	
3.5	17.0	2	n.a.	n.a.	103.51	102.24	101.31	100.34	100.07	
3.5	17.0	24	n.a.	n.a.	107.66	105.99	104.34	102.86	101.38	

The prices listed are for mortgage securities with the following characteristics:

- WARM of 330 months.
- Lifetime floor 1200 basis points below the lifetime cap.
- Periodic cap and floor of 200 basis points.

WAC, margin, and lifetime cap pertain to the underlying mortgage loans.

1-Month COFI ARM Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Margin	Lifetime Cap	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
		WAC 5%						
2.0%	9%	n.a.	n.a.	102.40	101.59	100.63	99.30	97.44
2.0	13	n.a.	n.a.	102.40	101.62	100.80	99.97	99.11
3.5	9	n.a.	n.a.	106.77	106.38	105.38	103.69	101.31
3.5	13	n.a.	n.a.	106.78	106.49	105.96	105.29	104.45
		WAC 6%						
2.0	10.0	n.a.	n.a.	102.40	101.61	100.75	99.73	98.37
2.0	14.0	n.a.	n.a.	103.51	101.69	100.80	99.98	99.14
3.5	10.0	n.a.	n.a.	106.77	106.45	105.76	104.55	102.78
3.5	14.0	n.a.	n.a.	106.77	106.48	105.94	105.27	104.49
		WAC 7%						
2.0	11.0	n.a.	n.a.	102.40	101.61	100.79	99.90	98.84
2.0	15.0	n.a.	n.a.	105.52	103.39	101.38	100.10	99.23
3.5	11.0	n.a.	n.a.	106.75	106.46	105.88	104.99	103.68
3.5	15.0	n.a.	n.a.	106.99	106.46	105.93	105.27	104.51

The prices listed are for mortgage securities with the following characteristics:

- WARM of 330 months.
- Lifetime floor 1000 basis points below the lifetime cap.
- Annual payment cap of 7.5%

WAC, margin, and lifetime cap pertain to the underlying mortgage loans.

12-Month COFI ARM Security Prices
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios							
			-300	-200	-100	0	+100	+200	+300	
WAC 5%										
2.0%	9%	2	n.a.	n.a.	98.38	96.71	95.20	93.50	91.41	
2.0	9.0	12	n.a.	n.a.	98.47	96.88	95.43	93.78	91.76	
2.0	13.0	2	n.a.	n.a.	98.39	96.73	95.34	94.04	92.78	
2.0	13.0	12	n.a.	n.a.	98.47	96.90	95.56	94.33	93.12	
3.5	9.0	2	n.a.	n.a.	103.14	101.95	100.35	98.24	95.62	
3.5	9.0	12	n.a.	n.a.	102.18	101.01	99.42	97.31	94.43	
3.5	13.0	2	n.a.	n.a.	103.14	102.03	100.83	99.57	98.21	
3.5	13.0	12	n.a.	n.a.	102.19	101.09	99.92	98.67	97.06	
WAC 7%										
2.0	11.0	2	n.a.	n.a.	98.85	97.22	95.82	94.47	93.05	
2.0	11.0	12	n.a.	n.a.	101.52	99.61	97.78	96.16	94.76	
2.0	15.0	2	n.a.	n.a.	101.66	98.71	96.17	94.53	93.30	
2.0	15.0	12	n.a.	n.a.	103.08	100.31	97.87	96.22	95.00	
3.5	11.0	2	n.a.	n.a.	103.29	102.18	100.96	99.54	97.81	
3.5	11.0	12	n.a.	n.a.	103.81	102.65	101.51	100.16	98.51	
3.5	15.0	2	n.a.	n.a.	103.56	102.18	101.00	99.75	98.48	
3.5	15.0	12	n.a.	n.a.	103.95	102.66	101.55	100.38	99.17	

The prices listed are for mortgage securities with the following characteristics:

- WARM of 330 months.
- Lifetime floor 1000 basis points below the lifetime cap.
- Periodic cap and floor of 200 basis points.

WAC, margin, and lifetime cap pertain to the underlying mortgage loans.

Price Indications For Fixed-Rate MBS As of December 31, 2002

FNMA 30-year Fixed-Rate MBS

Coupon	WAC	WAM	Price
5.0	5.68	357	99.81
5.5	6.07	357	102.06
6.0	6.58	355	103.47
6.5	7.02	349	104.19
7.0	7.55	341	105.19
7.5	8.07	353	106.19
8.0	8.59	332	107.53
8.5	9.10	331	107.63
9.0	9.65	331	107.69
9.5	10.13	271	107.84

GNMA 30-year Fixed-Rate MBS

Coupon	WAC	WAM	Price
5.0	5.50	307	100.13
5.5	6.00	355	102.56
6.0	6.50	354	104.13
6.5	7.00	350	104.97
7.0	7.50	342	105.94
7.5	8.00	337	106.69
8.0	8.50	332	107.84
8.5	9.00	331	108.31
9.0	9.50	283	108.47
9.5	10.00	271	108.66

Source: Bloomberg Financial Markets
WAC in %, WAM in months

Price Indications For Fixed-Rate MBS (cont.) As of December 31, 2002

FNMA 15-year Fixed-Rate MBS

Coupon	WAC	WAM	Price
4.5	5.12	178	100.66
5.0	5.55	177	102.41
5.5	6.03	175	103.63
6.0	6.54	171	104.53
6.5	6.98	164	105.44
7.0	7.55	154	106.28
7.5	8.03	151	106.53
8.0	8.54	151	106.53

FNMA 7/30-year Balloon MBS

Coupon	WAC	WAM *	Price
4.5	5.27	81	101.88
5.0	5.65	72	102.84
5.5	6.10	52	103.34
6.0	6.58	59	103.44
6.5	7.07	74	103.59
7.0	7.57	63	103.69

Source: Bloomberg Financial Markets

WAC in %, WAM in months

* Months until balloon payment.

CMT and COFI ARM Securities Price Indications As of December 31, 2002
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	6-mo Bill	1-Yr CMT	3/1-Yr CMT	1-Mo COFI *	12-Mo COFI
Pass-Thru Rate (%)	7.00%	6.00%	6.50%	3.93%	7.00%
Net Margin (b.p.)	175 b.p.	225 b.p.	225 b.p.	125 b.p.	225 b.p.
Life Rate Cap (%)	12.50%	11.00%	13.00%	11.00%	12.00%
Period Rate Cap (%)	1.0%	2.00%	2.00%	n.a.	2.0%
WAM (months)	333	330	357	330	330
Roll Month	Jan-2004	Jan-2004	Jun-2005	n.a.	Jan-2004
Price	103.69	103.56	103.53	101.63	102.63

* 1-mo COFI ARMS have 7.5% payment cap and permit negative amortization

Source: Bid-side price indications sampled from four securities firms.

Prepayment Rate Estimates for Moderately Seasoned
30-Year Conventional Fixed-Rate Mortgages
(Annual CPR, in Percent)
As of December 31, 2002

WAC	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
5.5	52	48	27	12	9	8	7
6.0	53	50	40	16	10	9	8
6.5	53	51	46	24	12	9	8
7.0	53	52	48	35	16	11	9
7.5	53	52	50	43	22	13	10
8.0	53	53	51	47	32	16	11
8.5	54	53	51	49	40	21	13
9.0	54	53	52	50	44	29	15

Prepayment Rate Estimates for Moderately Seasoned
30-Year FHA/VA Fixed-Rate Mortgages
(Annual CPR, in Percent)
As of December 31, 2002

WAC	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
5.5	52	45	23	12	8	7	6
6.0	53	48	33	16	10	8	7
6.5	53	50	41	22	12	9	7
7.0	54	51	46	30	16	10	8
7.5	54	52	48	38	21	13	9
8.0	54	53	50	43	28	16	11
8.5	54	53	51	46	35	20	13
9.0	54	53	52	48	40	26	16

Prepayment Rate Estimates for
15-Year Fixed-Rate Mortgages
(Annual CPR, in Percent)
As of December 31, 2002

WAC	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
5.5	47	43	31	16	11	9	8
6.0	47	44	36	21	13	10	9
6.5	48	45	40	27	16	11	9
7.0	48	46	42	32	19	13	10
7.5	48	46	43	37	24	15	12
8.0	48	47	44	39	29	18	13
8.5	48	47	45	41	33	22	15
9.0	48	47	46	43	37	26	18

Prepayment Rate Estimates for
Fixed-Rate Balloon Mortgages
(Annual CPR, in Percent)
As of December 31, 2002

WAC	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
5.5	73	67	57	44	34	29	26
6.0	73	68	60	49	38	32	28
6.5	74	70	63	53	42	35	30
7.0	74	71	65	57	46	38	32
7.5	74	71	67	60	50	41	35
8.0	75	72	68	62	54	45	38
8.5	75	72	69	64	57	48	41
9.0	75	73	70	65	59	52	44

Explanation of Tables Containing
Annual CPR Estimates for Fixed-Rate Mortgages

These tables list estimated prepayment rates for moderately seasoned mortgage loans.

These prepayment rate estimates were generated using the OTS NPV Model prepayment functions in a "static" analysis where interest rates, once shocked, are assumed to prevail throughout the remaining life of each mortgage. As such, the prepayment rates differ somewhat from the estimates used in the option-based mortgage pricing model that calculates the mortgage prices used in the NPV Model.

The OTS NPV Model prepayment functions are based on the long-term prepayment rate forecasts of a number of Wall Street firms. The prepayment functions are updated periodically as these firms revise their forecasts. OTS's prepayment functions for this quarter are as follows:

Conventional 30-year FRMs (moderately seasoned):

$$\% \text{ CPR} = [0.2913 - 0.1620 \arctan(8.3645 (1.1556 - \text{coupon} / 0.0581))]100$$

Conventional 30-year FRMs (well seasoned):

$$\% \text{ CPR} = [0.2531 - 0.1277 \arctan(8.4225 (1.1533 - \text{coupon} / 0.0581))]100$$

FHA/VA 30-year FRMs (moderately seasoned):

$$\% \text{ CPR} = [0.2848 - 0.1757 \arctan(6.0001 (1.1516 - \text{coupon} / 0.0600))]100$$

FHA/VA 30-year FRMs (well seasoned):

$$\% \text{ CPR} = [0.2229 - 0.1270 \arctan(5.5964 (1.1317 - \text{coupon} / 0.0600))]100$$

15-year FRMs:

$$\% \text{ CPR} = [0.2567 - 0.1532 \arctan(4.0479 (1.2491 - \text{coupon} / 0.0513))]100$$

Balloons:

$$\% \text{ CPR} = [0.4299 - 0.2194 \arctan(2.1715 (1.1507 - \text{coupon} / 0.0472))]100$$

Adjustable-rate Mortgages (ARMs):

$$\% \text{ CPR} = [0.2006 - 0.09501 \arctan(2.4005 (1.0209 - \text{coupon} / \text{market}\%))]100$$

Conventional FRM Servicing Cost
Present Value of Future Servicing Cost Per Loan
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
180	n.a.	n.a.	106.80	212.53	264.28	268.78	263.89
240	n.a.	n.a.	89.04	207.38	276.48	285.67	281.63
330	n.a.	n.a.	89.06	209.32	280.10	289.36	284.93
360	n.a.	n.a.	139.17	256.58	314.51	318.91	311.51
WAC 6%							
180	n.a.	n.a.	101.30	166.17	246.93	261.13	259.17
240	n.a.	n.a.	83.90	152.21	252.85	274.66	274.76
330	n.a.	n.a.	83.90	153.00	255.54	277.81	277.73
360	n.a.	n.a.	134.91	207.34	293.77	309.98	306.55
WAC 6.5%							
180	n.a.	n.a.	97.87	130.81	221.33	250.00	252.34
240	n.a.	n.a.	80.83	113.09	219.82	259.16	265.07
330	n.a.	n.a.	80.84	113.35	221.55	261.69	267.64
360	n.a.	n.a.	132.97	170.34	265.75	298.21	300.41
WAC 7%							
180	n.a.	n.a.	94.72	110.99	187.80	233.77	242.27
240	n.a.	n.a.	77.99	92.76	178.72	237.33	251.03
330	n.a.	n.a.	77.99	92.84	179.66	239.21	253.16
360	n.a.	n.a.	131.89	150.14	232.43	282.72	292.69
WAC 7.5%							
180	n.a.	n.a.	92.06	100.68	153.50	214.05	230.83
240	n.a.	n.a.	75.47	82.67	138.74	211.65	235.15
330	n.a.	n.a.	75.47	82.70	139.15	212.93	236.82
360	n.a.	n.a.	131.19	140.24	199.03	263.19	283.04
WAC 8%							
180	n.a.	n.a.	90.43	95.39	127.06	192.69	219.62
240	n.a.	n.a.	73.92	77.68	109.63	185.14	220.00
330	n.a.	n.a.	73.92	77.69	109.80	185.93	221.26
360	n.a.	n.a.	130.71	135.25	172.13	240.43	271.16

This table lists the estimated net present value of the cost (less ancillary income) to service one mortgage over its remaining life.

Conventional FRM Servicing Fee
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
180	n.a.	n.a.	0.90	1.58	1.90	1.93	1.90
240	n.a.	n.a.	0.78	1.66	2.14	2.20	2.17
330	n.a.	n.a.	0.80	1.77	2.32	2.40	2.37
360	n.a.	n.a.	1.25	2.19	2.65	2.68	2.63
WAC 6%							
180	n.a.	n.a.	0.86	1.30	1.81	1.90	1.89
240	n.a.	n.a.	0.74	1.26	1.99	2.14	2.14
330	n.a.	n.a.	0.76	1.33	2.15	2.32	2.33
360	n.a.	n.a.	1.22	1.81	2.50	2.63	2.60
WAC 6.5%							
180	n.a.	n.a.	0.84	1.06	1.66	1.84	1.85
240	n.a.	n.a.	0.72	0.97	1.77	2.05	2.09
330	n.a.	n.a.	0.73	1.01	1.89	2.21	2.26
360	n.a.	n.a.	1.20	1.51	2.30	2.56	2.57
WAC 7%							
180	n.a.	n.a.	0.81	0.93	1.45	1.75	1.80
240	n.a.	n.a.	0.70	0.81	1.48	1.91	2.00
330	n.a.	n.a.	0.71	0.83	1.56	2.05	2.16
360	n.a.	n.a.	1.19	1.35	2.04	2.45	2.53
WAC 7.5%							
180	n.a.	n.a.	0.79	0.85	1.22	1.63	1.74
240	n.a.	n.a.	0.67	0.73	1.18	1.73	1.90
330	n.a.	n.a.	0.69	0.75	1.23	1.84	2.04
360	n.a.	n.a.	1.19	1.27	1.77	2.30	2.46
WAC 8%							
180	n.a.	n.a.	0.78	0.82	1.04	1.50	1.67
240	n.a.	n.a.	0.66	0.69	0.95	1.54	1.80
330	n.a.	n.a.	0.67	0.70	0.98	1.63	1.92
360	n.a.	n.a.	1.19	1.23	1.54	2.12	2.38

This table lists the estimated present value of the flow of servicing fees over the remaining life of \$100 of mortgages serviced. The values were calculated assuming an annual fee of 50 basis points.

FHA/VA FRM Servicing Cost
Present Value of Future Servicing Cost Per Loan
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
180	n.a.	n.a.	116.24	199.84	252.52	262.97	261.25
240	n.a.	n.a.	88.92	188.25	257.03	272.89	272.96
330	n.a.	n.a.	88.94	189.54	259.79	275.96	275.84
360	n.a.	n.a.	136.85	234.15	291.58	302.03	298.59
WAC 6%							
180	n.a.	n.a.	109.59	164.37	232.51	252.71	254.70
240	n.a.	n.a.	82.81	143.98	231.33	259.16	264.02
330	n.a.	n.a.	82.81	144.50	233.24	261.65	266.51
360	n.a.	n.a.	131.82	194.76	269.69	291.09	292.13
WAC 6.5%							
180	n.a.	n.a.	105.27	137.55	207.39	239.38	246.28
240	n.a.	n.a.	79.11	112.03	199.61	241.59	252.55
330	n.a.	n.a.	79.11	112.21	200.77	243.48	254.62
360	n.a.	n.a.	129.33	165.25	243.32	277.66	284.48
WAC 7%							
180	n.a.	n.a.	101.93	120.67	179.51	222.84	235.91
240	n.a.	n.a.	76.27	93.48	164.63	219.82	238.14
330	n.a.	n.a.	76.27	93.54	165.23	221.15	239.78
360	n.a.	n.a.	127.94	147.59	214.74	261.44	275.38
WAC 7.5%							
180	n.a.	n.a.	99.38	110.72	153.69	204.22	224.52
240	n.a.	n.a.	73.94	83.28	132.61	195.65	222.29
330	n.a.	n.a.	73.94	83.30	132.88	196.51	223.53
360	n.a.	n.a.	127.03	137.92	187.81	242.64	264.67
WAC 8%							
180	n.a.	n.a.	97.60	104.83	133.65	184.64	212.55
240	n.a.	n.a.	72.29	77.62	108.68	171.14	206.38
330	n.a.	n.a.	72.29	77.62	108.79	171.65	207.28
360	n.a.	n.a.	126.39	132.58	166.16	222.12	252.29

This table lists the estimated net present value of the cost (less ancillary income) to service one mortgage over its remaining life.

FHA/VA FRM Servicing Fee
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 5.5%							
180	n.a.	n.a.	0.97	1.51	1.83	1.89	1.89
240	n.a.	n.a.	0.78	1.53	2.01	2.12	2.12
330	n.a.	n.a.	0.80	1.62	2.17	2.30	2.30
360	n.a.	n.a.	1.23	2.02	2.47	2.55	2.53
WAC 6%							
180	n.a.	n.a.	0.92	1.29	1.72	1.85	1.86
240	n.a.	n.a.	0.73	1.21	1.84	2.04	2.07
330	n.a.	n.a.	0.75	1.26	1.98	2.20	2.24
360	n.a.	n.a.	1.19	1.71	2.31	2.48	2.49
WAC 6.5%							
180	n.a.	n.a.	0.89	1.11	1.57	1.78	1.82
240	n.a.	n.a.	0.70	0.97	1.63	1.93	2.00
330	n.a.	n.a.	0.72	1.00	1.73	2.07	2.16
360	n.a.	n.a.	1.17	1.47	2.12	2.39	2.45
WAC 7%							
180	n.a.	n.a.	0.87	1.00	1.40	1.68	1.76
240	n.a.	n.a.	0.68	0.82	1.37	1.78	1.91
330	n.a.	n.a.	0.69	0.84	1.44	1.90	2.05
360	n.a.	n.a.	1.16	1.33	1.89	2.27	2.39
WAC 7.5%							
180	n.a.	n.a.	0.85	0.93	1.23	1.57	1.70
240	n.a.	n.a.	0.66	0.74	1.13	1.61	1.81
330	n.a.	n.a.	0.67	0.75	1.18	1.71	1.93
360	n.a.	n.a.	1.15	1.25	1.67	2.13	2.31
WAC 8%							
180	n.a.	n.a.	0.84	0.89	1.10	1.45	1.63
240	n.a.	n.a.	0.65	0.69	0.95	1.44	1.70
330	n.a.	n.a.	0.66	0.70	0.97	1.51	1.81
360	n.a.	n.a.	1.15	1.20	1.49	1.97	2.22

This table lists the estimated present value of the flow of servicing fees over the remaining life of \$100 of mortgages serviced. The values were calculated assuming an annual fee of 50 basis points.

Treasury ARM Servicing Cost
Present Value of Future Servicing Cost Per Loan
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	n.a.	n.a.	196.45	217.27	220.96	220.81	219.29
330	n.a.	n.a.	196.58	217.50	221.24	221.10	219.58
360	n.a.	n.a.	253.34	266.10	267.08	265.17	261.93

This table lists the estimated net present value of the cost (less ancillary income) to service one mortgage over its remaining life.

Treasury ARM Servicing Cost
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	n.a.	n.a.	1.90	2.08	2.13	2.14	2.14
330	n.a.	n.a.	2.03	2.24	2.29	2.31	2.30
360	n.a.	n.a.	2.62	2.76	2.78	2.78	2.75

This table lists the estimated present value of the flow of servicing fees over the remaining life of \$100 of mortgages serviced. The values were calculated assuming an annual fee of 75 basis points.

The servicing cost and fee estimates listed in the tables are based on a 12-month Treasury ARM with the following characteristics:

- Margin of 275 basis points
- 200 basis point annual cap and floor
- WAC of 6.40%

COFI ARM Servicing Cost
Present Value of Future Servicing Cost Per Loan
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	n.a.	n.a.	225.68	241.26	242.52	240.42	236.74
330	n.a.	n.a.	225.92	241.67	242.95	240.83	237.10
360	n.a.	n.a.	274.71	285.87	284.15	279.62	273.87

This table lists the estimated net present value of the cost (less ancillary income) to service one mortgage over its remaining life.

COFI ARM Servicing Fee
As a Percent of the Underlying Mortgage Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	n.a.	n.a.	2.13	2.28	2.30	2.31	2.29
330	n.a.	n.a.	2.30	2.47	2.51	2.51	2.49
360	n.a.	n.a.	2.81	2.94	2.95	2.93	2.91

This table lists the estimated present value of the flow of servicing fees over the remaining life of \$100 of mortgages serviced. The values were calculated assuming an annual fee of 75 basis points.

The servicing cost and fee estimates listed in the tables are based on a 1-month 11th District COFI ARM with the following characteristics:

- Margin of 205 basis points
- 7.5% annual payment cap.
- WAC of 5.40%

Retail CD Prices
As a Percent of Outstanding Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Interest Rate 2.5%							
3	n.a.	n.a.	100.59	100.34	100.10	99.85	99.61
6	n.a.	n.a.	101.19	100.69	100.19	99.70	99.21
12	n.a.	n.a.	102.27	101.26	100.26	99.28	98.31
24	n.a.	n.a.	103.53	101.50	99.52	97.58	95.70
48	n.a.	n.a.	102.87	98.90	95.11	91.49	88.02
Interest Rate 3.5%							
3	n.a.	n.a.	100.84	100.59	100.34	100.10	99.85
6	n.a.	n.a.	101.69	101.18	100.68	100.19	99.70
12	n.a.	n.a.	103.28	102.26	101.25	100.26	99.28
24	n.a.	n.a.	105.58	103.51	101.49	99.52	97.59
48	n.a.	n.a.	106.96	102.84	98.90	95.12	91.52
Interest Rate 4.5%							
3	n.a.	n.a.	101.09	100.84	100.59	100.34	100.10
6	n.a.	n.a.	102.19	101.68	101.18	100.68	100.19
12	n.a.	n.a.	104.29	103.26	102.25	101.24	100.26
24	n.a.	n.a.	107.66	105.55	103.49	101.48	99.52
48	n.a.	n.a.	111.20	106.92	102.81	98.89	95.14

The value of retail (ie., non-brokered) CDs appears both on the asset and liability side of the IRR Exposure Report. The prices above represent the value of the liability implied by these deposits and reflect the difference between their coupon and secondary-market CD rates. For the asset side of the report, the value of retail CDs (as a percent of outstanding balance) is found in the table titled "Retail CD Intangible Prices."

The prices listed are for retail CDs with an annual non-interest cost of 20 basis points.

Retail CD Prices
As a Percent of Outstanding Balance
As of December 31, 2002

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Interest Rate 5.5%							
3	n.a.	n.a.	101.34	101.08	100.83	100.59	100.34
6	n.a.	n.a.	102.69	102.18	101.67	101.17	100.68
12	n.a.	n.a.	105.31	104.27	103.25	102.23	101.24
24	n.a.	n.a.	109.77	107.62	105.52	103.47	101.47
48	n.a.	n.a.	115.59	111.13	106.87	102.79	98.89
Interest Rate 6.5%							
3	n.a.	n.a.	101.58	101.33	101.08	100.83	100.58
6	n.a.	n.a.	103.19	102.67	102.17	101.66	101.17
12	n.a.	n.a.	106.34	105.29	104.25	103.23	102.22
24	n.a.	n.a.	111.91	109.72	107.58	105.49	103.45
48	n.a.	n.a.	120.13	115.50	111.07	106.82	102.77
Interest Rate 7.5%							
3	n.a.	n.a.	101.83	101.58	101.32	101.07	100.83
6	n.a.	n.a.	103.68	103.17	102.66	102.16	101.66
12	n.a.	n.a.	107.37	106.31	105.26	104.23	103.21
24	n.a.	n.a.	114.09	111.85	109.67	107.54	105.46
48	n.a.	n.a.	124.83	120.02	115.41	111.00	106.78

The value of retail (ie., non-brokered) CDs appears both on the asset and liability side of the IRR Exposure Report. The prices above represent the value of the liability implied by these deposits and reflect the difference between their coupon and secondary-market CD rates. For the asset side of the report, the value of retail CDs (as a percent of outstanding balance) is found in the table titled "Retail CD Intangible Prices."

The prices listed are for retail CDs with an annual non-interest cost of 20 basis points.

Retail CD Intangible Values
As a Percent of Outstanding Balance
As of December 31, 2002

Original Maturity = 6 months

Remaining Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
3	n.a.	n.a.	0.01	0.01	0.02	0.03	0.04
6	n.a.	n.a.	0.01	0.01	0.02	0.03	0.04

Original Maturity = 24 months

Remaining Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
3	n.a.	n.a.	0.06	0.09	0.12	0.15	0.18
6	n.a.	n.a.	0.07	0.10	0.13	0.16	0.19
12	n.a.	n.a.	0.10	0.13	0.16	0.19	0.22
24	n.a.	n.a.	0.13	0.16	0.19	0.21	0.24

Original Maturity = 48 months

Remaining Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
3	n.a.	n.a.	0.20	0.27	0.33	0.40	0.46
6	n.a.	n.a.	0.20	0.27	0.33	0.39	0.45
12	n.a.	n.a.	0.20	0.26	0.32	0.38	0.44
24	n.a.	n.a.	0.18	0.23	0.29	0.34	0.39
48	n.a.	n.a.	0.12	0.17	0.21	0.25	0.28

The value of retail (ie., non-brokered) CDs appears both on the asset and liability side of the IRR exposure Report. The prices above represent the value of the "customer relationship" due to the rollover of these deposits and, as such, are an intangible asset for an institution. For the liability side of the report, the value of retail CDs (as a percent of outstanding balance) is found in the table titled "Retail CD Prices."

The prices listed are for retail CDs with an annual non-interest cost of 20 basis points.

Transaction Account Intangible Values
As a Percent of Outstanding Balance
As of December 31, 2002

December Deposit Rate	November Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0.50	0.50	n.a.	n.a.	5.11	7.28	9.59	11.85	14.10
0.50	1.50	n.a.	n.a.	4.58	7.03	9.36	11.56	13.63
0.50	2.00	n.a.	n.a.	4.58	7.03	9.35	11.55	13.62
0.50	2.50	n.a.	n.a.	4.58	7.03	9.35	11.55	13.62
0.50	3.00	n.a.	n.a.	4.58	7.03	9.35	11.55	13.62
0.50	5.00	n.a.	n.a.	4.58	7.03	9.35	11.55	13.62
1.50	0.50	n.a.	n.a.	4.81	7.24	9.59	11.90	14.47
1.50	1.50	n.a.	n.a.	4.99	7.32	9.62	11.90	14.51
1.50	2.00	n.a.	n.a.	5.05	7.30	9.61	11.88	14.38
1.50	2.50	n.a.	n.a.	5.01	7.21	9.56	11.83	14.13
1.50	3.00	n.a.	n.a.	4.59	7.09	9.47	11.72	13.90
1.50	5.00	n.a.	n.a.	4.58	7.03	9.35	11.55	13.62
2.00	0.50	n.a.	n.a.	4.59	7.07	9.45	11.81	14.33
2.00	1.50	n.a.	n.a.	4.80	7.22	9.56	11.86	14.44
2.00	2.00	n.a.	n.a.	4.89	7.26	9.58	11.87	14.47
2.00	2.50	n.a.	n.a.	4.97	7.28	9.59	11.86	14.46
2.00	3.00	n.a.	n.a.	5.02	7.26	9.57	11.84	14.34
2.00	5.00	n.a.	n.a.	4.59	7.07	9.42	11.64	13.73
2.50	0.50	n.a.	n.a.	4.36	6.88	9.29	11.68	14.16
2.50	1.50	n.a.	n.a.	4.58	7.05	9.43	11.78	14.30
2.50	2.00	n.a.	n.a.	4.68	7.13	9.48	11.81	14.37
2.50	2.50	n.a.	n.a.	4.78	7.19	9.52	11.83	14.41
2.50	3.00	n.a.	n.a.	4.87	7.23	9.55	11.83	14.43
2.50	5.00	n.a.	n.a.	4.57	7.08	9.46	11.72	13.92
3.00	0.50	n.a.	n.a.	4.12	6.68	9.10	11.53	13.96
3.00	1.50	n.a.	n.a.	4.35	6.86	9.27	11.65	14.14
3.00	2.00	n.a.	n.a.	4.45	6.95	9.34	11.70	14.21
3.00	2.50	n.a.	n.a.	4.56	7.03	9.40	11.74	14.28
3.00	3.00	n.a.	n.a.	4.66	7.10	9.45	11.77	14.34
3.00	5.00	n.a.	n.a.	4.88	7.15	9.50	11.77	14.21
5.00	0.50	n.a.	n.a.	3.17	5.79	8.28	10.80	13.12
5.00	1.50	n.a.	n.a.	3.40	6.01	8.48	10.98	13.32
5.00	2.00	n.a.	n.a.	3.51	6.11	8.58	11.06	13.43
5.00	2.50	n.a.	n.a.	3.63	6.21	8.67	11.14	13.52
5.00	3.00	n.a.	n.a.	3.74	6.31	8.76	11.22	13.62
5.00	5.00	n.a.	n.a.	4.18	6.69	9.10	11.48	13.98

The value of transaction accounts appears both on the asset and liability side of the IRR Exposure Report. The prices above represent the value of the "customer relationship" of this type of demand deposits and, as such, are an intangible asset of an institution. On the liabilities side of the report the value of transaction accounts is equal to 100 percent of their outstanding balance in all nine interest rate scenarios.

The prices listed are for transaction accounts with an annual non-interest cost of 1.8 percent.

Money Market Account Intangible Values
As a Percent of Outstanding Balance
As of December 31, 2002

December Deposit Rate	November Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0.50	0.50	n.a.	n.a.	3.56	4.73	6.20	7.52	8.80
0.50	1.50	n.a.	n.a.	3.22	4.70	6.11	7.47	8.79
0.50	2.00	n.a.	n.a.	3.22	4.70	6.11	7.46	8.76
0.50	2.50	n.a.	n.a.	3.22	4.70	6.11	7.46	8.76
0.50	3.00	n.a.	n.a.	3.22	4.70	6.11	7.46	8.76
0.50	5.00	n.a.	n.a.	3.22	4.70	6.11	7.46	8.76
1.50	0.50	n.a.	n.a.	3.26	4.78	6.29	7.35	8.42
1.50	1.50	n.a.	n.a.	3.50	4.85	6.45	7.70	8.86
1.50	2.00	n.a.	n.a.	3.57	4.81	6.43	7.65	8.82
1.50	2.50	n.a.	n.a.	3.47	4.73	6.22	7.53	8.80
1.50	3.00	n.a.	n.a.	3.21	4.73	6.14	7.51	8.85
1.50	5.00	n.a.	n.a.	3.22	4.70	6.11	7.46	8.76
2.00	0.50	n.a.	n.a.	2.96	4.57	6.01	7.01	7.83
2.00	1.50	n.a.	n.a.	3.24	4.75	6.27	7.35	8.39
2.00	2.00	n.a.	n.a.	3.37	4.80	6.37	7.50	8.70
2.00	2.50	n.a.	n.a.	3.48	4.81	6.42	7.67	8.84
2.00	3.00	n.a.	n.a.	3.54	4.77	6.38	7.63	8.80
2.00	5.00	n.a.	n.a.	3.22	4.72	6.16	7.54	8.88
2.50	0.50	n.a.	n.a.	2.64	4.32	5.70	6.66	7.44
2.50	1.50	n.a.	n.a.	2.94	4.55	6.00	7.00	7.83
2.50	2.00	n.a.	n.a.	3.08	4.64	6.13	7.17	8.03
2.50	2.50	n.a.	n.a.	3.22	4.72	6.25	7.34	8.35
2.50	3.00	n.a.	n.a.	3.35	4.77	6.34	7.50	8.67
2.50	5.00	n.a.	n.a.	3.19	4.72	6.15	7.52	8.85
3.00	0.50	n.a.	n.a.	2.32	4.05	5.38	6.31	7.07
3.00	1.50	n.a.	n.a.	2.63	4.30	5.69	6.65	7.44
3.00	2.00	n.a.	n.a.	2.78	4.42	5.84	6.82	7.63
3.00	2.50	n.a.	n.a.	2.93	4.52	5.98	6.99	7.82
3.00	3.00	n.a.	n.a.	3.07	4.62	6.11	7.16	8.03
3.00	5.00	n.a.	n.a.	3.46	4.70	6.27	7.57	8.75
5.00	0.50	n.a.	n.a.	1.01	2.83	4.04	4.91	5.64
5.00	1.50	n.a.	n.a.	1.33	3.13	4.37	5.25	5.98
5.00	2.00	n.a.	n.a.	1.49	3.28	4.53	5.42	6.16
5.00	2.50	n.a.	n.a.	1.65	3.43	4.70	5.59	6.33
5.00	3.00	n.a.	n.a.	1.80	3.57	4.86	5.76	6.51
5.00	5.00	n.a.	n.a.	2.42	4.10	5.49	6.45	7.23

The value of money market accounts appears both on the asset and liability side of the IRR Exposure Report. The prices above represent the value of the "customer relationship" of this type of demand deposits and, as such, are an intangible asset of an institution. On the liabilities side of the report the value of transaction accounts is equal to 100 percent of their outstanding balance in all nine interest rate scenarios.

The prices listed are for money market accounts with an annual non-interest cost of 0.86 percent.

Passbook Account Intangible Values
As a Percent of Outstanding Balance
As of December 31, 2002

December Deposit Rate	November Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0.50	0.50	n.a.	n.a.	5.27	7.55	9.78	11.92	13.90
0.50	1.50	n.a.	n.a.	5.16	7.47	9.67	11.75	13.74
0.50	2.00	n.a.	n.a.	5.16	7.47	9.67	11.75	13.74
0.50	2.50	n.a.	n.a.	5.16	7.47	9.67	11.75	13.74
0.50	3.00	n.a.	n.a.	5.16	7.47	9.67	11.75	13.74
0.50	5.00	n.a.	n.a.	5.16	7.47	9.67	11.75	13.74
1.50	0.50	n.a.	n.a.	5.16	7.52	9.79	12.19	14.16
1.50	1.50	n.a.	n.a.	5.18	7.55	9.82	12.19	14.09
1.50	2.00	n.a.	n.a.	5.17	7.53	9.78	11.96	13.95
1.50	2.50	n.a.	n.a.	5.17	7.51	9.74	11.89	13.91
1.50	3.00	n.a.	n.a.	5.17	7.50	9.72	11.83	13.84
1.50	5.00	n.a.	n.a.	5.16	7.47	9.67	11.75	13.74
2.00	0.50	n.a.	n.a.	5.05	7.43	9.70	11.99	14.01
2.00	1.50	n.a.	n.a.	5.14	7.50	9.78	12.15	14.28
2.00	2.00	n.a.	n.a.	5.13	7.52	9.80	12.11	14.19
2.00	2.50	n.a.	n.a.	5.15	7.52	9.78	11.96	13.96
2.00	3.00	n.a.	n.a.	5.16	7.51	9.76	11.97	14.01
2.00	5.00	n.a.	n.a.	5.16	7.47	9.67	11.75	13.74
2.50	0.50	n.a.	n.a.	4.93	7.31	9.59	11.79	13.94
2.50	1.50	n.a.	n.a.	5.03	7.42	9.69	11.96	14.05
2.50	2.00	n.a.	n.a.	5.09	7.46	9.73	12.02	14.18
2.50	2.50	n.a.	n.a.	5.09	7.48	9.77	12.01	14.25
2.50	3.00	n.a.	n.a.	5.11	7.49	9.76	11.93	14.02
2.50	5.00	n.a.	n.a.	5.17	7.51	9.73	11.85	13.86
3.00	0.50	n.a.	n.a.	4.81	7.20	9.48	11.61	13.86
3.00	1.50	n.a.	n.a.	4.91	7.32	9.59	11.77	13.98
3.00	2.00	n.a.	n.a.	4.98	7.37	9.64	11.84	14.05
3.00	2.50	n.a.	n.a.	5.04	7.41	9.69	11.89	14.15
3.00	3.00	n.a.	n.a.	5.04	7.44	9.73	11.90	14.22
3.00	5.00	n.a.	n.a.	5.13	7.47	9.71	11.88	13.93
5.00	0.50	n.a.	n.a.	4.31	6.71	9.01	11.16	13.26
5.00	1.50	n.a.	n.a.	4.43	6.85	9.15	11.27	13.46
5.00	2.00	n.a.	n.a.	4.48	6.92	9.22	11.33	13.56
5.00	2.50	n.a.	n.a.	4.56	6.99	9.28	11.39	13.64
5.00	3.00	n.a.	n.a.	4.64	7.06	9.34	11.45	13.72
5.00	5.00	n.a.	n.a.	4.85	7.26	9.55	11.69	13.94

The value of passbook accounts appears both on the asset and liability side of the IRR Exposure Report. The prices above represent the value of the "customer relationship" of this type of demand deposits and, as such, are an intangible asset of an institution. On the liabilities side of the the value of transaction accounts is equal to 100 percent of their outstanding reported balance in all nine interest rate scenarios.

The prices listed are for passbook accounts with an annual non-interest cost of 1.39 percent.

Non-Interest Bearing Account Intangible Values As a Percent of Outstanding Balance As of December 31, 2002								
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December Deposit Rate	November Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0	0	n.a.	n.a.	1.92	4.26	6.49	8.62	10.64

The value of non-interest bearing accounts appears both on the asset and liability side of the IRR Exposure Report. The prices above represent the value of the "customer relationship" of this type of demand deposits and, as such, are an intangible asset of an institution. On the liabilities side of the report the value of transaction accounts is equal to 100 percent of their outstanding balance in all nine interest rate scenarios.

The prices listed are for non-interest bearing accounts with an annual non-interest cost of 2.57 percent.

Interest Rate Cap Prices (in basis points)
As of December 31, 2002

Strike Rate	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Term = 1 year							
3.0	n.a.	n.a.	0.00	0.02	3.69	35.98	97.83
3.5	n.a.	n.a.	0.00	0.00	1.13	17.70	66.57
4.0	n.a.	n.a.	0.00	0.00	0.34	7.96	41.43
4.5	n.a.	n.a.	0.00	0.00	0.10	3.44	23.83
5.0	n.a.	n.a.	0.00	0.00	0.03	1.47	12.95
5.5	n.a.	n.a.	0.00	0.00	0.01	0.62	6.81
6.0	n.a.	n.a.	0.00	0.00	0.01	0.27	3.52
6.5	n.a.	n.a.	0.00	0.00	0.00	0.11	1.81
7.0	n.a.	n.a.	0.00	0.00	0.01	0.05	0.93
7.5	n.a.	n.a.	0.00	0.00	0.00	0.02	0.48
8.0	n.a.	n.a.	0.00	0.00	0.00	0.01	0.25
8.5	n.a.	n.a.	0.00	0.00	0.00	0.01	0.13
9.0	n.a.	n.a.	0.00	0.00	0.00	0.00	0.07
9.5	n.a.	n.a.	0.00	0.00	0.00	0.00	0.03
10.0	n.a.	n.a.	0.00	0.00	0.00	0.01	0.02
10.5	n.a.	n.a.	0.00	0.00	0.00	0.00	0.01
11.0	n.a.	n.a.	0.00	0.00	0.00	0.00	0.01
Term = 2 years							
3.0	n.a.	n.a.	0.14	6.99	48.41	151.89	297.38
3.5	n.a.	n.a.	0.04	2.91	26.45	98.65	224.06
4.0	n.a.	n.a.	0.01	1.20	14.10	61.93	161.33
4.5	n.a.	n.a.	0.00	0.50	7.40	38.11	112.08
5.0	n.a.	n.a.	0.00	0.21	3.86	23.13	76.01
5.5	n.a.	n.a.	0.00	0.09	2.01	13.91	50.78
6.0	n.a.	n.a.	0.00	0.04	1.05	8.31	33.60
6.5	n.a.	n.a.	0.00	0.02	0.55	4.95	22.08
7.0	n.a.	n.a.	0.00	0.01	0.30	2.95	14.44
7.5	n.a.	n.a.	0.00	0.00	0.16	1.76	9.42
8.0	n.a.	n.a.	0.00	0.00	0.08	1.06	6.14
8.5	n.a.	n.a.	0.00	0.00	0.05	0.64	4.00
9.0	n.a.	n.a.	0.00	0.01	0.03	0.39	2.62
9.5	n.a.	n.a.	0.00	0.00	0.02	0.24	1.71
10.0	n.a.	n.a.	0.00	0.00	0.02	0.15	1.12
10.5	n.a.	n.a.	0.00	0.00	0.01	0.09	0.74
11.0	n.a.	n.a.	0.00	0.00	0.00	0.06	0.50
Term = 3 years							
3.0	n.a.	n.a.	11.47	61.01	172.05	354.20	578.02
3.5	n.a.	n.a.	5.47	36.41	116.63	261.31	463.21
4.0	n.a.	n.a.	2.59	21.37	77.81	189.33	361.23
4.5	n.a.	n.a.	1.23	12.41	51.28	135.55	276.02
5.0	n.a.	n.a.	0.58	7.16	33.50	96.18	208.10
5.5	n.a.	n.a.	0.28	4.13	21.76	67.76	155.53
6.0	n.a.	n.a.	0.14	2.38	14.09	47.50	115.53
6.5	n.a.	n.a.	0.07	1.38	9.10	33.18	85.43
7.0	n.a.	n.a.	0.04	0.80	5.89	23.12	62.96
7.5	n.a.	n.a.	0.02	0.47	3.81	16.10	46.29
8.0	n.a.	n.a.	0.01	0.27	2.47	11.21	33.99
8.5	n.a.	n.a.	0.00	0.16	1.61	7.82	24.94
9.0	n.a.	n.a.	0.01	0.10	1.05	5.45	18.30
9.5	n.a.	n.a.	0.00	0.06	0.69	3.81	13.43
10.0	n.a.	n.a.	0.01	0.04	0.46	2.67	9.87
10.5	n.a.	n.a.	0.00	0.03	0.30	1.88	7.26
11.0	n.a.	n.a.	0.00	0.02	0.20	1.32	5.35

Note: Interest rate cap prices are based on 3-month LIBOR rates

Interest Rate Cap Prices (in basis points)
As of December 31, 2002

Strike Rate	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Term = 4 years							
3.0	n.a.	n.a.	55.94	170.14	355.45	611.31	904.73
3.5	n.a.	n.a.	32.54	115.18	262.94	479.10	750.56
4.0	n.a.	n.a.	18.68	76.67	191.79	370.50	610.61
4.5	n.a.	n.a.	10.65	50.44	138.29	283.71	489.57
5.0	n.a.	n.a.	6.08	32.93	98.82	215.50	388.63
5.5	n.a.	n.a.	3.48	21.41	70.15	162.59	306.36
6.0	n.a.	n.a.	2.00	13.89	49.58	122.03	240.22
6.5	n.a.	n.a.	1.16	9.02	34.93	91.23	187.56
7.0	n.a.	n.a.	0.68	5.88	24.59	68.01	145.96
7.5	n.a.	n.a.	0.40	3.83	17.30	50.61	113.30
8.0	n.a.	n.a.	0.24	2.51	12.18	37.63	87.80
8.5	n.a.	n.a.	0.14	1.66	8.60	27.98	67.95
9.0	n.a.	n.a.	0.09	1.10	6.08	20.80	52.57
9.5	n.a.	n.a.	0.06	0.73	4.31	15.48	40.65
10.0	n.a.	n.a.	0.04	0.50	3.07	11.55	31.45
10.5	n.a.	n.a.	0.02	0.33	2.19	8.62	24.35
11.0	n.a.	n.a.	0.02	0.23	1.56	6.44	18.87
Term = 5 years							
3.0	n.a.	n.a.	130.96	312.29	567.11	889.01	1243.09
3.5	n.a.	n.a.	84.57	225.40	438.65	719.86	1052.44
4.0	n.a.	n.a.	54.13	160.54	335.32	576.55	877.27
4.5	n.a.	n.a.	34.55	113.33	253.90	457.96	722.85
5.0	n.a.	n.a.	22.08	79.59	190.88	361.31	590.86
5.5	n.a.	n.a.	14.18	55.78	142.79	283.50	480.21
6.0	n.a.	n.a.	9.15	39.09	106.49	221.53	388.60
6.5	n.a.	n.a.	5.96	27.44	79.30	172.60	313.40
7.0	n.a.	n.a.	3.90	19.33	59.05	134.23	252.11
7.5	n.a.	n.a.	2.58	13.66	43.99	104.29	202.45
8.0	n.a.	n.a.	1.72	9.70	32.84	81.02	162.39
8.5	n.a.	n.a.	1.15	6.92	24.57	62.98	130.18
9.0	n.a.	n.a.	0.79	4.97	18.43	49.00	104.37
9.5	n.a.	n.a.	0.54	3.58	13.87	38.18	83.70
10.0	n.a.	n.a.	0.38	2.60	10.48	29.81	67.18
10.5	n.a.	n.a.	0.26	1.90	7.94	23.32	53.97
11.0	n.a.	n.a.	0.19	1.39	6.03	18.28	43.43
Term = 10 years							
3.0	n.a.	n.a.	811.62	1264.27	1766.76	2305.05	2843.18
3.5	n.a.	n.a.	643.31	1039.22	1494.71	1993.37	2514.61
4.0	n.a.	n.a.	511.95	853.43	1260.66	1716.77	2208.04
4.5	n.a.	n.a.	409.81	701.93	1062.02	1475.20	1929.86
5.0	n.a.	n.a.	330.24	579.20	895.11	1266.37	1682.51
5.5	n.a.	n.a.	267.97	479.98	755.76	1087.19	1465.33
6.0	n.a.	n.a.	218.90	399.68	639.82	934.31	1276.07
6.5	n.a.	n.a.	179.98	334.49	543.46	804.34	1111.96
7.0	n.a.	n.a.	148.88	281.36	463.32	694.05	970.11
7.5	n.a.	n.a.	123.86	237.82	396.52	600.49	847.76
8.0	n.a.	n.a.	103.60	201.97	340.68	521.07	742.34
8.5	n.a.	n.a.	87.08	172.29	293.84	453.56	651.49
9.0	n.a.	n.a.	73.54	147.61	254.39	396.02	573.17
9.5	n.a.	n.a.	62.38	126.96	221.04	346.87	505.54
10.0	n.a.	n.a.	53.14	109.62	192.73	304.76	447.05
10.5	n.a.	n.a.	45.43	94.97	168.59	268.56	396.35
11.0	n.a.	n.a.	39.00	82.56	147.94	237.35	352.32

Note: Interest rate cap prices are based on 3-month LIBOR rates

Spot (Zero-Coupon) Rates As of December 31, 2002

Maturity (Month)	Treasury (1)	Libor/ SWAP (2)	Secondary (2) Market CD
6	1.24	1.30	1.32
12	1.34	1.42	1.44
24	1.62	1.89	1.94
36	2.00	2.41	2.51
48	2.44	2.85	2.98
60	2.88	3.20	3.35
72	3.23	3.50	3.67
84	3.49	3.76	3.95
96	3.68	3.98	4.18
108	4.18	4.39	4.23
120	4.35	4.56	4.34
132	4.50	4.72	4.44
144	4.63	4.86	4.52
156	4.75	4.98	4.61
168	4.86	5.09	4.69
180	4.95	5.18	4.78
192	5.02	5.26	4.88
204	5.09	5.33	4.99
216	5.14	5.39	5.10
228	5.17	5.44	5.20
240	5.20	5.47	5.28
252	5.22	5.49	5.32
264	5.22	5.50	5.34
276	5.22	5.51	5.35
288	5.22	5.51	5.35
300	5.22	5.51	5.34
312	5.21	5.50	5.33
324	5.21	5.50	5.32
336	5.21	5.50	5.31
348	5.21	5.50	5.31
360	5.21	5.51	5.31

Note: The above rates are stated in percentage, bond equivalent-yield (BEY) form.

1 OTS estimates based on "Daily Treasury Yield Curve Rates" from the U.S. Treasury

2 OTS estimates based on Federal Reserve Statistical Release H.15

Projected Future 1-Mo Interest Rates
As of December 31, 2002

Month	Treasury (1)	Libor/ SWAP (2)	Secondary (2) Market CD	Thrift (3) Retail CD
6	1.31	1.29	1.35	1.13
12	1.56	1.78	1.79	1.49
24	2.24	2.87	3.00	2.68
36	3.20	3.90	4.12	3.52
48	4.26	4.39	4.61	4.51
60	4.89	4.81	5.04	5.46
72	5.04	5.16	5.45	5.82
84	5.03	5.43	5.75	5.66
96	5.05	5.64	5.94	5.51
108	5.82	5.07	5.42	0.00
120	5.96	5.13	5.39	0.00
132	6.07	5.30	5.42	0.00
144	6.15	5.55	5.52	0.00
156	6.20	5.84	5.67	0.00
168	6.21	6.14	5.89	0.00
180	6.19	6.47	6.17	0.00
192	6.14	6.83	6.51	0.00
204	6.06	7.21	6.92	0.00
216	5.94	7.62	7.16	0.00
228	5.79	8.29	6.88	0.00
240	5.61	7.19	6.41	0.00
252	5.45	5.90	6.01	0.00
264	5.32	5.55	5.68	0.00
276	5.22	5.48	5.42	0.00
288	5.15	5.51	5.23	0.00
300	5.12	5.55	5.11	0.00
312	5.11	5.61	5.05	0.00
324	5.14	5.68	5.07	0.00
336	5.19	5.72	5.15	0.00
348	5.28	5.73	5.31	0.00
360	5.40	5.73	5.53	0.00

Note: The above rates are stated in percentage, bond equivalent-yield (BEY) form.

1 OTS estimates based on "Daily Treasury Yield Curve Rates" from the U.S. Treasury

2 OTS estimates based on Federal Reserve Statistical Release H.15

3 OTS estimates based on data from BanxQuote

Selected Current Interest Rates
As of December 31, 2002

Instrument	Rate	Source
<u>Mortgages</u>		
Fixed-rate Single Family	5.56	FNMA; 60-day commitment rate on 30-year, conventional mortgages
Multifamily Fully Amortizing Balloon		FNMA 25/25 30-day commitment rate* FNMA 7/30 30-day commitment rate*
Construction loans	7.26	NAHB Survey **
Second Mortgages and Home Equity	6.56	FNMA; 60-day commitment rate on 30-year, conventional mortgages + 100 bp
Mobile Home Loans	7.86	7-Yr. CMT + 450 basis points
<u>Consumer Loans</u>		
Loans on Deposits	2.32	Fed Release H.15; 6 mo secondary mkt CD rate + 100 basis points
Home Improvement	7.56	Second Mortgage Rate + 100 basis points
Education Loans	4.20	91 day T-bill + 300 basis points
Auto Loans	5.54	Fed Release G 19; 48 mo. new car **
Other	10.53	Fed Release G 19; 24 mo. personal loan **
Credit Cards - fixed	13.69	Bank Rate Monitor
Credit Cards - adjustable	13.47	Bank Rate Monitor
<u>Other</u>		
Corporate Securities	6.09	Fed Release H.15; AAA bonds
Commercial Loans	4.81	Fed Release E 2; weighted avg rate on all commercial loan of less than \$1,000,000

* Under a proprietary agreement with Fannie Mae, OTS cannot disclose these rates.

** These rates are from surveys performed during the quarter and are adjusted to reflect the shift in the Treasury yield curve between the survey date and the quarter-end date.