



Office of Thrift Supervision

Selected Asset and Liability Price Tables As of March 31, 1999

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For future reference, the tables for the **quarter ending June 30, 1999** will be available for retrieval after **July 22, 1999**, by calling OTS Publifax, at (202) 906-5660, and requesting **document number 18920**. The tables are also available on the OTS Home page at <http://www.ots.treas.gov/quarter.html>

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.

FHLMC/FNMA 30-year Fixed-Rate Mortgage Pool Security Prices
As a Percent of the Underlying Mortgage Balance
As of March 31, 1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6.5%							
180	106.31	104.05	101.64	98.13	93.95	89.85	85.97
240	104.98	103.43	101.49	97.74	92.87	87.93	83.24
330	105.08	103.51	101.46	97.32	91.90	86.43	81.30
360	107.70	105.05	101.78	96.65	90.56	84.53	78.93
WAC 7%							
180	107.33	105.05	102.80	99.89	95.96	91.87	87.96
240	105.70	104.15	102.52	99.68	95.28	90.46	85.78
330	105.82	104.24	102.56	99.48	94.63	89.32	84.18
360	108.95	106.30	103.46	99.22	93.57	87.63	81.95
WAC 7.5%							
180	108.49	106.21	104.02	101.60	98.13	94.17	90.25
240	106.53	104.98	103.50	101.44	97.76	93.22	88.60
330	106.67	105.09	103.57	101.40	97.39	92.41	87.35
360	110.46	107.77	105.13	101.70	96.72	91.00	85.31
WAC 8%							
180	109.66	107.37	105.19	103.01	100.12	96.39	92.52
240	107.35	105.80	104.35	102.76	99.92	95.82	91.36
330	107.50	105.92	104.45	102.81	99.75	95.29	90.43
360	112.00	109.27	106.68	103.78	99.56	94.23	88.63
WAC 8.5%							
180	111.11	108.79	106.59	104.51	102.15	98.81	95.04
240	108.34	106.79	105.35	104.01	101.97	98.50	94.31
330	108.50	106.92	105.47	104.10	101.95	98.22	93.67
360	113.86	111.08	108.49	105.90	102.45	97.69	92.30
WAC 9%							
180	112.51	110.16	107.93	105.85	103.78	100.94	97.36
240	109.29	107.73	106.28	105.00	103.49	100.74	96.92
330	109.46	107.87	106.41	105.11	103.56	100.63	96.53
360	115.63	112.80	110.17	107.69	104.80	100.69	95.65

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 March 31, 1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6.5%							
180	107.39	104.80	102.08	98.29	93.96	89.73	85.75
240	106.02	104.16	101.90	97.81	92.68	87.54	82.70
330	106.19	104.28	101.87	97.31	91.55	85.83	80.52
360	108.84	105.88	102.24	96.71	90.31	84.07	78.32
WAC 7%							
180	108.49	105.87	103.29	100.05	95.90	91.68	87.65
240	106.83	104.95	103.00	99.78	95.06	90.02	85.16
330	107.01	105.09	103.06	99.54	94.28	88.68	83.33
360	110.15	107.16	103.96	99.30	93.30	87.11	81.27
WAC 7.5%							
180	109.76	107.11	104.58	101.80	98.03	93.88	89.83
240	107.76	105.87	104.05	101.61	97.54	92.72	87.89
330	107.97	106.03	104.16	101.55	97.07	91.74	86.43
360	111.70	108.67	105.68	101.82	96.43	90.42	84.53
WAC 8%							
180	110.97	108.30	105.77	103.23	99.95	95.97	91.95
240	108.65	106.74	104.95	102.97	99.67	95.22	90.51
330	108.86	106.92	105.09	103.02	99.44	94.55	89.39
360	113.23	110.14	107.20	103.88	99.20	93.52	87.69
WAC 8.5%							
180	112.31	109.61	107.06	104.62	101.80	98.11	94.14
240	109.61	107.69	105.90	104.15	101.59	97.66	93.15
330	109.84	107.88	106.06	104.25	101.53	97.25	92.33
360	114.90	111.76	108.80	105.79	101.81	96.61	90.93
WAC 9%							
180	114.13	111.37	108.78	106.36	103.89	100.64	96.80
240	110.91	108.98	107.18	105.54	103.60	100.37	96.19
330	111.17	109.19	107.36	105.70	103.68	100.21	95.67
360	117.12	113.90	110.91	108.06	104.72	100.15	94.76

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 March 31, 1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6%							
60	103.60	102.36	100.90	98.95	96.86	94.78	92.74
120	104.45	102.98	101.02	97.97	94.57	91.20	87.95
160	104.69	103.18	101.01	97.45	93.45	89.49	85.71
180	106.21	104.02	101.10	96.91	92.34	87.88	83.65
WAC 6.5%							
60	104.19	102.94	101.64	99.88	97.84	95.77	93.73
120	105.16	103.69	102.06	99.46	96.19	92.84	89.58
160	105.43	103.91	102.18	99.20	95.38	91.45	87.65
180	107.29	105.09	102.61	98.93	94.52	90.05	85.76
WAC 7%							
60	104.85	103.60	102.37	100.85	98.91	96.87	94.83
120	105.96	104.47	103.03	100.93	97.93	94.65	91.39
160	106.27	104.73	103.23	100.90	97.42	93.59	89.78
180	108.52	106.29	104.06	100.96	96.85	92.43	88.10
WAC 7.5%							
60	105.50	104.24	103.04	101.72	99.96	97.97	95.95
120	106.75	105.26	103.86	102.18	99.57	96.43	93.21
160	107.10	105.55	104.11	102.31	99.33	95.69	91.93
180	109.80	107.52	105.36	102.76	99.07	94.80	90.47
WAC 8%							
60	106.15	104.90	103.71	102.51	100.96	99.07	97.09
120	107.56	106.06	104.66	103.24	101.08	98.18	95.04
160	107.95	106.38	104.95	103.47	101.07	97.73	94.09
180	111.13	108.81	106.65	104.37	101.18	97.16	92.88
WAC 8.5%							
60	106.08	104.83	103.62	102.41	100.96	99.16	97.22
120	107.45	105.94	104.49	103.04	101.08	98.36	95.33
160	107.83	106.24	104.74	103.22	101.07	97.96	94.46
180	111.09	108.73	106.48	104.18	101.22	97.40	93.24

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 March 31, 1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6%							
48	103.27	102.07	100.71	98.46	95.77	93.02	90.31
60	103.32	102.12	100.71	98.23	95.17	92.02	88.93
72	103.46	102.24	100.72	97.94	94.49	90.94	87.46
84	104.78	102.99	100.77	97.36	93.33	89.23	85.25
WAC 6.5%							
48	104.16	102.96	101.84	100.15	97.71	95.04	92.36
60	104.23	103.02	101.90	100.10	97.38	94.34	91.28
72	104.41	103.18	102.04	100.03	96.96	93.53	90.06
84	106.19	104.39	102.60	99.89	96.20	92.19	88.18
WAC 7%							
48	104.17	102.95	101.79	100.31	98.05	95.47	92.85
60	104.24	103.00	101.83	100.28	97.78	94.86	91.87
72	104.44	103.17	101.98	100.23	97.42	94.10	90.70
84	106.27	104.42	102.60	100.15	96.70	92.79	88.82
WAC 7.5%							
48	104.41	103.20	102.04	100.77	98.79	96.35	93.80
60	104.48	103.26	102.09	100.77	98.62	95.88	92.98
72	104.73	103.46	102.25	100.79	98.36	95.23	91.92
84	106.77	104.89	103.07	100.91	97.80	94.05	90.13
WAC 8%							
48	104.95	103.76	102.60	101.48	99.89	97.68	95.24
60	105.03	103.82	102.65	101.51	99.82	97.38	94.63
72	105.35	104.08	102.87	101.65	99.71	96.91	93.75
84	107.75	105.87	104.05	102.13	99.48	96.03	92.22
WAC 8.5%							
48	105.44	104.26	103.11	102.03	100.74	98.82	96.52
60	105.53	104.33	103.17	102.07	100.74	98.64	96.07
72	105.92	104.66	103.44	102.30	100.76	98.35	95.38
84	108.68	106.78	104.95	103.14	100.87	97.77	94.14

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 March 31, 1999

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Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios						
			-300	-200	-100	0	+100	+200	+300
WAC 7%									
2.0%	11.0%	2	100.27	99.30	98.63	98.29	98.13	97.41	95.66
2.0	11.0	6	100.98	99.91	99.05	98.40	97.85	96.73	94.70
2.0	15.0	2	100.27	99.30	98.63	98.29	98.19	97.68	96.50
2.0	15.0	6	100.98	99.91	99.05	98.41	97.91	96.99	95.49
3.5	11.0	2	103.10	102.66	102.60	102.45	101.45	99.49	96.69
3.5	11.0	6	103.58	102.94	102.55	102.01	100.71	98.53	95.63
3.5	15.0	2	103.10	102.66	102.60	102.49	101.72	100.41	98.68
3.5	15.0	6	103.58	102.94	102.56	102.06	100.97	99.39	97.45
WAC 9%									
2.0	13.0	2	102.65	101.32	100.21	99.28	98.58	98.23	98.03
2.0	13.0	6	103.60	102.16	100.90	99.87	99.02	98.35	97.68
2.0	17.0	2	103.15	101.37	100.21	99.28	98.58	98.26	98.14
2.0	17.0	6	104.06	102.21	100.90	99.87	99.03	98.38	97.80
3.5	13.0	2	104.68	103.84	103.15	102.67	102.54	102.26	101.08
3.5	13.0	6	105.39	104.39	103.62	102.96	102.48	101.77	100.34
3.5	17.0	2	104.68	103.84	103.15	102.67	102.56	102.37	101.49
3.5	17.0	6	105.39	104.39	103.62	102.96	102.50	101.88	100.74

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 March 31, 1999

6

Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios						
			-300	-200	-100	0	+100	+200	+300
WAC 7%									
2.0%	11.0%	2	100.18	99.19	98.86	98.76	98.61	98.26	96.61
2.0	11.0	12	101.79	100.70	99.87	99.02	98.01	96.46	94.16
2.0	15.0	2	100.18	99.19	98.86	98.77	98.68	98.58	97.59
2.0	15.0	12	101.79	100.70	99.87	99.03	98.09	96.76	95.00
3.5	11.0	2	102.99	102.97	102.92	102.81	102.22	100.32	97.56
3.5	11.0	12	104.22	103.53	102.83	101.91	100.30	97.94	94.92
3.5	15.0	2	102.99	102.97	102.93	102.86	102.54	101.40	99.80
3.5	15.0	12	104.22	103.53	102.83	101.97	100.60	98.83	96.72
WAC 8%									
2.0	12.0	2	101.10	100.15	99.18	98.85	98.74	98.57	98.19
2.0	12.0	12	103.14	101.75	100.67	99.85	98.98	97.93	96.34
2.0	16.0	2	101.10	100.15	99.18	98.85	98.76	98.66	98.57
2.0	16.0	12	103.14	101.75	100.68	99.85	99.00	98.04	96.70
3.5	12.0	2	103.66	103.05	103.00	102.92	102.77	102.07	100.12
3.5	12.0	12	104.97	104.24	103.54	102.82	101.81	100.13	97.76
3.5	16.0	2	103.66	103.05	103.01	102.94	102.85	102.47	101.27
3.5	16.0	12	104.97	104.24	103.54	102.84	101.91	100.50	98.71

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 March 31, 1999

7

Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios						
			-300	-200	-100	0	+100	+200	+300
WAC 7%									
2.0%	11%	2	100.91	99.12	99.00	98.87	98.71	98.02	95.24
2.0	11.0	18	103.12	101.99	100.85	99.61	97.83	95.20	92.08
2.0	15.0	2	100.91	99.12	99.00	98.87	98.76	98.18	95.62
2.0	15.0	18	103.12	101.99	100.85	99.62	97.87	95.33	92.35
3.5	11.0	2	103.13	103.11	103.04	102.92	101.45	98.81	95.65
3.5	11.0	18	105.16	104.17	103.12	101.34	98.81	95.76	92.36
3.5	15.0	2	103.13	103.11	103.04	102.96	101.61	99.20	96.33
3.5	15.0	18	105.16	104.17	103.13	101.38	98.93	96.05	92.85
WAC 8%									
2.0	12.0	2	102.73	100.89	99.08	98.96	98.83	98.66	97.88
2.0	12.0	18	104.95	103.12	101.95	100.81	99.52	97.69	95.12
2.0	16.0	2	102.73	100.89	99.08	98.96	98.84	98.71	98.06
2.0	16.0	18	104.95	103.12	101.95	100.81	99.53	97.74	95.25
3.5	12.0	2	103.83	103.18	103.12	103.02	102.87	101.29	98.64
3.5	12.0	18	106.18	105.17	104.19	103.06	101.22	98.66	95.66
3.5	16.0	2	103.83	103.18	103.12	103.03	102.93	101.46	99.02
3.5	16.0	18	106.18	105.17	104.19	103.07	101.26	98.80	95.94

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.

<p>1-Month COFI ARM Security Prices As a Percent of the Underlying Mortgage Balance As of March 31, 1999</p>

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		Interest Rate Scenarios						
Margin	Lifetime Cap	-300	-200	-100	0	+100	+200	+300

WAC 6%

2.0%	10%		102.92	102.22	101.48	100.68	99.73	98.32	96.03
2.0	14		102.92	102.22	101.48	100.71	99.92	99.11	98.27
3.5	10		106.72	106.16	105.58	104.86	103.48	101.06	97.85
3.5	14		106.72	106.16	105.60	105.03	104.41	103.71	102.86

WAC 7%

2.0	11.0		102.92	102.22	101.48	100.71	99.87	98.87	97.43
2.0	15.0		103.29	102.22	101.48	100.72	99.93	99.13	98.31
3.5	11.0		106.71	106.14	105.57	104.95	104.12	102.65	100.27
3.5	15.0		106.71	106.14	105.57	104.99	104.37	103.68	102.92

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 March 31, 1999

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Margin	Lifetime Cap	Months to Reset	Interest Rate Scenarios						
			-300	-200	-100	0	+100	+200	+300
WAC 6%									
2.0%	10%	2	101.90	100.74	99.54	98.27	96.88	95.04	92.21
2.0	10.0	12	101.34	100.22	99.05	97.83	96.49	94.62	91.75
2.0	14.0	2	101.90	100.74	99.54	98.30	97.04	95.70	93.95
2.0	14.0	12	101.34	100.22	99.06	97.86	96.65	95.26	93.38
3.5	10.0	2	105.50	104.50	103.48	102.33	100.63	98.05	94.76
3.5	10.0	12	104.05	103.13	102.16	100.77	98.59	95.50	91.97
3.5	14.0	2	105.50	104.50	103.50	102.48	101.39	100.11	98.36
3.5	14.0	12	104.05	103.13	102.18	100.93	99.32	97.31	94.96
WAC 8%									
2.0	12.0	2	102.05	100.90	99.71	98.47	97.21	95.82	93.92
2.0	12.0	12	103.50	102.05	100.70	99.55	98.37	97.13	95.74
2.0	16.0	2	103.96	101.50	99.73	98.47	97.22	95.89	94.17
2.0	16.0	12	104.85	102.43	100.72	99.56	98.38	97.19	96.00
3.5	12.0	2	105.69	104.69	103.69	102.67	101.54	100.10	97.90
3.5	12.0	12	105.49	104.55	103.61	102.63	101.55	100.21	98.18
3.5	16.0	2	105.70	104.69	103.69	102.68	101.59	100.37	98.73
3.5	16.0	12	105.51	104.55	103.61	102.64	101.61	100.48	99.02

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 March 31, 1999

FNMA 30-year Fixed-Rate MBS

Coupon		WAC		WAM		Price
5.50	%	6.25	%	349	mo.	94.37
6.00		6.70		347		97.20
6.50		7.11		334		99.52
7.00		7.56		315		101.39
7.50		8.04		304		102.77
8.00		8.54		287		104.03
8.50		9.00		265		105.03
9.00		9.60		245		106.12
9.50		10.09		230		106.66

GNMA 30-year Fixed-Rate MBS

Coupon		WAC		WAM		Price
5.50	%	5.98	%	343	mo.	95.00
6.00		6.50		344		97.17
6.50		7.00		334		99.52
7.00		7.50		318		101.55
7.50		8.00		304		103.02
8.00		8.50		284		104.22
8.50		9.00		272		105.62
9.00		9.50		224		106.87
9.50		10.00		215		107.34

Source: Bloomberg Financial Markets

(continued)

Price Indications For Fixed-Rate MBS As of March 31, 1999

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FNMA 15-year Fixed-Rate MBS

Coupon		WAC		WAM		Price
5.50	%	6.17	%	167	mo.	97.37
6.00		6.63		153		99.25
6.50		7.04		139		100.91
7.00		7.55		125		102.19
7.50		8.02		115		103.19
8.00		8.52		105		102.94

FNMA 7/30-year Balloon MBS

Coupon		WAC		WAM *		Price
5.50	%	6.18	%	49	mo.	98.50
6.00		6.64		43		100.16
6.50		7.10		42		100.31
7.00		7.58		45		100.75
7.50		8.00		41		101.44

* Months until balloon payment.

Source: Bloomberg Financial Markets

CMT and COFI ARM Securities Price Indications
As of March 31, 1999

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	6-mo Bill	1-Yr CMT	3-Yr CMT	1-Mo COFI *	12-Mo COFI
Pass-Thru Rate (%)	7.00%	6.50%	6.50%	5.86%	6.86%
Net Margin (b.p.)	225 bp	225 bp	225 bp	125 bp	225 bp
Life Rate Cap (%)	12.00%	12.00%	12.00%	12.00%	13.0%
Period Rate Cap (%)	1.00%	2.00%	2.00%	n.a.	2.0%
WAM (months)	333	330	357	330	330
Roll Month	Jun-1999	Sep-1999	Dec-2001	n.a.	Sep-1999
Price	101.25	101.38	100.50	100.72	101.38

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

Source: Median bid-side price indications supplied by five securities firms.

Prepayment Rate Estimates for Seasoned
30-Year Conventional Fixed-Rate Mortgages
(Annual CPR, in Percent)
As of March 31, 1999

Coupon	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
6.5	41	34	20	12	9	8	7
7.0	42	37	26	15	11	9	8
7.5	42	39	32	19	13	10	8
8.0	43	41	36	25	15	11	9
8.5	43	42	38	30	19	13	10
9.0	44	42	40	34	24	15	12
9.5	44	43	41	37	29	19	13
10.0	44	43	41	38	33	23	16

Prepayment Rate Estimates for Seasoned
30-Year FHA/VA Fixed-Rate Mortgages
(Annual CPR, in Percent)
As of March 31, 1999

Coupon	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
6.5	35	29	16	10	8	7	6
7.0	35	32	22	12	9	7	7
7.5	36	33	27	16	10	8	7
8.0	36	34	30	21	13	9	8
8.5	37	35	32	25	16	11	9
9.0	37	36	34	29	20	13	10
9.5	37	36	34	31	24	16	11
10.0	37	36	35	33	28	19	13

Prepayment Rate Estimates for Seasoned
15-Year Conventional Fixed-Rate Mortgages
(Annual CPR, in Percent)
As of March 31, 1999

Coupon	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
6.5	38	32	20	13	10	9	8
7.0	40	35	25	16	12	10	9
7.5	40	37	30	19	13	11	10
8.0	41	38	33	24	16	12	10
8.5	41	39	36	28	19	14	11
9.0	41	40	37	32	23	16	13

Prepayment Rate Estimates for Fixed-Rate Balloon Mortgages
(Annual CPR, in Percent)
As of March 31, 1999

Coupon	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
6.5	60	51	35	23	17	14	13
7.0	62	55	43	28	20	16	14
7.5	63	58	49	35	24	18	15
8.0	64	60	53	41	29	21	17
8.5	64	61	56	47	34	24	19
9.0	65	62	58	51	40	29	22

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

These tables list estimated prepayment rates for moderately seasoned mortgage loans. To use the tables for mortgage-backed securities, match in WAC of the underlying collateral with the coupon in the table, or if the WAC is unknown, add 50 basis points to the pass-through rate as an approximation.

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 payment rate forecasts of a number of Wall Street firms. The prepayment functions are updated periodically as these firms revise their forecasts. These estimates should serve only as a general guideline to current prepayment rates. Institutions may use prepayment rates that are different from these in their TB 13 analyses, but their estimates should be reasonable and well documented.

Conventional FRM Servicing Cost
Present Value of Future Servicing Cost Per Loan
As of March 31,1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6.5%							
180	148.80	157.92	197.86	257.63	278.85	279.91	274.12
240	108.57	124.32	180.98	254.16	288.25	297.73	296.26
330	108.60	124.56	182.16	256.96	292.00	301.68	299.99
360	168.05	186.62	243.11	303.03	329.71	334.83	329.94
WAC 7%							
180	146.33	150.77	173.66	229.13	263.53	271.19	268.37
240	105.75	114.89	150.16	219.40	265.33	282.63	285.57
330	105.77	115.00	150.70	221.06	267.98	285.71	288.65
360	165.73	176.02	213.78	272.76	309.49	322.02	321.54
WAC 7.5%							
180	143.71	145.60	158.27	199.36	243.75	259.32	260.42
240	103.20	108.76	129.99	185.25	239.15	264.63	272.62
330	103.21	108.81	130.23	186.14	240.90	266.91	275.06
360	164.22	169.91	193.73	243.80	287.33	307.35	311.85
WAC 8%							
180	141.43	141.85	148.81	175.37	221.39	245.53	251.39
240	100.82	104.34	117.29	156.38	211.46	244.56	257.97
330	100.83	104.36	117.41	156.83	212.53	246.17	259.83
360	163.15	166.18	180.91	219.00	264.35	291.12	300.88
WAC 8.5%							
180	139.91	139.45	143.16	159.42	198.83	230.79	242.14
240	98.84	101.11	109.29	135.30	184.66	223.80	242.73
330	98.84	101.12	109.35	135.52	185.28	224.88	244.11
360	162.35	163.79	172.82	199.84	241.94	273.81	288.78
WAC 9%							
180	138.96	137.95	139.71	149.48	178.72	214.98	232.31
240	97.37	98.86	104.21	121.27	161.00	203.26	227.54
330	97.37	98.86	104.24	121.39	161.35	203.95	228.51
360	161.75	162.18	167.64	186.05	221.58	256.03	275.74

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 March 31, 1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6.5%							
180	1.11	1.15	1.38	1.73	1.84	1.85	1.82
240	0.86	0.97	1.35	1.83	2.05	2.11	2.10
330	0.88	1.00	1.43	1.98	2.22	2.29	2.28
360	1.37	1.50	1.92	2.36	2.55	2.58	2.55
WAC 7%							
180	1.09	1.12	1.25	1.58	1.77	1.81	1.80
240	0.85	0.91	1.15	1.62	1.92	2.03	2.05
330	0.86	0.93	1.20	1.73	2.07	2.20	2.22
360	1.35	1.43	1.71	2.15	2.42	2.51	2.50
WAC 7.5%							
180	1.08	1.09	1.16	1.41	1.67	1.76	1.76
240	0.83	0.87	1.02	1.40	1.76	1.93	1.98
330	0.84	0.89	1.05	1.48	1.88	2.07	2.13
360	1.34	1.39	1.57	1.95	2.27	2.42	2.45
WAC 8%							
180	1.07	1.07	1.11	1.27	1.55	1.69	1.72
240	0.81	0.84	0.93	1.21	1.59	1.81	1.90
330	0.83	0.85	0.95	1.26	1.68	1.93	2.03
360	1.34	1.36	1.47	1.77	2.11	2.31	2.38
WAC 8.5%							
180	1.06	1.06	1.08	1.17	1.42	1.61	1.68
240	0.80	0.81	0.87	1.06	1.41	1.68	1.81
330	0.81	0.83	0.89	1.10	1.48	1.78	1.93
360	1.33	1.34	1.41	1.62	1.95	2.19	2.30
WAC 9%							
180	1.06	1.05	1.06	1.12	1.30	1.53	1.63
240	0.79	0.80	0.84	0.96	1.25	1.55	1.71
330	0.80	0.81	0.85	0.99	1.30	1.63	1.82
360	1.33	1.33	1.38	1.52	1.80	2.06	2.21

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 March 31,1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6.5%							
180	162.53	171.82	209.32	254.53	266.81	264.80	258.24
240	123.60	139.45	192.52	253.62	278.19	282.75	279.09
330	123.66	139.79	193.76	256.10	281.24	285.81	281.90
360	177.74	195.52	245.53	293.01	310.83	311.61	305.15
WAC 7%							
180	160.20	164.59	187.18	233.35	256.14	258.89	254.38
240	120.73	129.85	163.91	224.78	260.47	271.54	271.32
330	120.76	130.01	164.54	226.37	262.75	274.03	273.72
360	175.32	185.14	219.53	268.68	295.64	302.44	299.30
WAC 7.5%							
180	157.84	159.50	172.27	209.47	241.86	250.61	248.90
240	118.19	123.57	144.43	195.05	239.46	257.76	261.66
330	118.20	123.66	144.75	195.98	241.06	259.69	263.63
360	173.75	179.02	201.08	244.40	278.38	291.61	292.40
WAC 8%							
180	155.64	155.71	162.68	188.15	224.87	240.47	242.30
240	115.82	119.05	131.82	168.73	216.37	241.89	250.43
330	115.83	119.09	131.99	169.24	217.42	243.32	251.99
360	172.66	175.25	188.93	222.76	259.85	279.22	284.38
WAC 8.5%							
180	154.06	153.16	156.72	172.80	206.86	229.35	235.39
240	113.86	115.76	123.75	148.78	193.17	225.02	238.50
330	113.86	115.79	123.84	149.06	193.82	226.03	239.70
360	171.86	172.80	181.11	205.49	241.15	265.61	275.27
WAC 9%							
180	153.07	151.55	153.05	162.79	189.71	217.31	228.09
240	112.42	113.49	118.59	135.16	171.94	207.88	226.39
330	112.42	113.50	118.64	135.31	172.33	208.56	227.29
360	171.25	171.16	176.02	192.75	223.61	251.24	265.21

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 March 31,1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
WAC 6.5%							
180	1.19	1.24	1.45	1.71	1.78	1.77	1.74
240	0.97	1.08	1.43	1.84	1.99	2.02	2.00
330	1.00	1.12	1.52	1.97	2.15	2.19	2.16
360	1.44	1.57	1.94	2.28	2.41	2.42	2.37
WAC 7%							
180	1.18	1.20	1.33	1.60	1.73	1.75	1.72
240	0.96	1.02	1.25	1.66	1.89	1.96	1.96
330	0.98	1.05	1.31	1.77	2.03	2.12	2.11
360	1.43	1.50	1.75	2.12	2.32	2.37	2.34
WAC 7.5%							
180	1.17	1.18	1.25	1.47	1.66	1.71	1.70
240	0.94	0.98	1.12	1.47	1.77	1.89	1.91
330	0.96	1.00	1.16	1.55	1.89	2.02	2.05
360	1.42	1.46	1.62	1.95	2.20	2.30	2.30
WAC 8%							
180	1.16	1.16	1.20	1.35	1.57	1.66	1.67
240	0.92	0.95	1.04	1.29	1.62	1.79	1.85
330	0.95	0.97	1.07	1.35	1.72	1.91	1.98
360	1.41	1.43	1.54	1.79	2.07	2.22	2.26
WAC 8.5%							
180	1.15	1.15	1.16	1.26	1.47	1.61	1.64
240	0.91	0.92	0.98	1.16	1.47	1.69	1.78
330	0.93	0.95	1.01	1.20	1.55	1.79	1.89
360	1.41	1.42	1.48	1.67	1.94	2.13	2.20
WAC 9%							
180	1.15	1.14	1.15	1.20	1.37	1.54	1.61
240	0.90	0.91	0.95	1.06	1.33	1.58	1.71
330	0.92	0.93	0.97	1.10	1.39	1.67	1.81
360	1.41	1.41	1.44	1.57	1.81	2.03	2.13

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 March 31,1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	160.86	168.88	172.95	175.03	176.45	177.97	180.39
330	161.26	169.32	173.36	175.40	176.78	178.28	180.68
360	224.21	226.90	226.83	225.34	223.51	221.94	220.79

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 Fee
As a Percent of the Underlying Mortgage Balance
As of March 31,1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	1.67	1.76	1.81	1.84	1.87	1.89	1.93
330	1.79	1.88	1.94	1.97	1.99	2.01	2.05
360	2.50	2.54	2.55	2.55	2.53	2.52	2.51

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 272 basis points
- 200 basis point annual cap and floor
- WAC of 7.98%

COFI ARM Servicing Cost
Present Value of Future Servicing Cost Per Loan
As of March 31,1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	171.32	179.88	185.34	188.78	190.20	190.33	189.49
330	172.00	180.63	186.00	189.34	190.68	190.75	189.85
360	233.88	238.23	237.83	235.98	233.28	230.30	226.94

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 March 31,1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
200	1.76	1.85	1.92	1.97	2.00	2.02	2.03
330	1.89	2.00	2.07	2.12	2.16	2.18	2.18
360	2.58	2.64	2.66	2.66	2.66	2.66	2.64

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 211 basis points
- 7.5% annual payment cap.
- WAC of 7.11%

Retail CD Prices As a Percent of Outstanding Balance As of March 31, 1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Interest Rate 2.5%							
3	100.20	99.95	99.70	99.46	99.22	98.98	98.74
6	100.37	99.87	99.38	98.90	98.42	97.94	97.47
12	100.58	99.60	98.62	97.67	96.72	95.79	94.88
24	100.48	98.53	96.62	94.76	92.94	91.17	89.44
48	100.72	96.85	93.15	89.61	86.22	82.98	79.88
Interest Rate 3.5%							
3	100.44	100.19	99.95	99.70	99.46	99.22	98.98
6	100.86	100.37	99.87	99.39	98.91	98.43	97.95
12	101.58	100.58	99.60	98.63	97.68	96.74	95.81
24	102.47	100.48	98.53	96.64	94.78	92.97	91.21
48	104.73	100.71	96.85	93.17	89.64	86.27	83.04
Interest Rate 4.5%							
3	100.69	100.44	100.19	99.95	99.71	99.47	99.23
6	101.36	100.86	100.36	99.88	99.39	98.91	98.44
12	102.58	101.57	100.58	99.60	98.64	97.69	96.75
24	104.49	102.46	100.48	98.54	96.65	94.80	93.00
48	108.88	104.70	100.69	96.86	93.19	89.68	86.32

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 0.20 percent.

Retail CD Prices As a Percent of Outstanding Balance As of March 31, 1999

Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Interest Rate 5.5%							
3	100.93	100.69	100.44	100.19	99.95	99.71	99.47
6	101.85	101.35	100.85	100.36	99.88	99.39	98.92
12	103.58	102.56	101.56	100.57	99.60	98.64	97.70
24	106.54	104.47	102.45	100.47	98.54	96.66	94.83
48	113.18	108.83	104.66	100.68	96.86	93.21	89.72
Interest Rate 6.5%							
3	101.18	100.93	100.68	100.44	100.19	99.95	99.71
6	102.35	101.84	101.35	100.85	100.36	99.88	99.40
12	104.59	103.56	102.55	101.55	100.57	99.60	98.65
24	108.62	106.51	104.45	102.43	100.47	98.55	96.68
48	117.63	113.10	108.77	104.63	100.66	96.87	93.23
Interest Rate 7.5%							
3	101.42	101.17	100.93	100.68	100.43	100.19	99.95
6	102.84	102.34	101.84	101.34	100.85	100.36	99.88
12	105.60	104.56	103.54	102.54	101.55	100.57	99.61
24	110.74	108.58	106.48	104.42	102.42	100.46	98.55
48	122.23	117.53	113.03	108.72	104.60	100.65	96.87

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 0.20 percent.

Retail CD Intangible Prices As a Percent of Outstanding Balance As of March 31, 1999

Original Maturity = 6 months

Remaining Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
3	0.02	0.03	0.04	0.05	0.05	0.06	0.07
6	0.03	0.04	0.05	0.05	0.06	0.07	0.07

Original Maturity = 24 months

Remaining Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
3	0.25	0.28	0.32	0.35	0.37	0.40	0.43
6	0.27	0.30	0.33	0.36	0.39	0.41	0.44
12	0.29	0.32	0.35	0.38	0.40	0.43	0.45
24	0.21	0.23	0.26	0.28	0.30	0.32	0.34

Original Maturity = 48 months

Remaining Maturity	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
3	0.44	0.51	0.57	0.62	0.68	0.73	0.78
6	0.44	0.51	0.56	0.62	0.67	0.72	0.77
12	0.45	0.51	0.57	0.62	0.66	0.71	0.75
24	0.37	0.42	0.47	0.51	0.55	0.59	0.62
48	0.33	0.37	0.41	0.43	0.46	0.48	0.49

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 0.20 percent.

Transaction Account Intangible Prices
As a Percent of Outstanding Balance
As of March 31, 1999

March Deposit Rate	February Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0.50	0.50	0.76	3.50	6.32	8.99	11.52	13.90	16.10
0.50	1.50	1.44	4.58	7.55	9.94	12.11	14.15	16.25
0.50	2.00	1.44	4.58	7.55	9.91	12.05	14.08	16.20
0.50	2.50	1.44	4.58	7.55	9.91	12.05	14.08	16.17
0.50	3.00	1.44	4.58	7.55	9.91	12.05	14.08	16.17
0.50	5.00	1.44	4.58	7.55	9.91	12.05	14.08	16.17
1.50	0.50	-0.34	0.12	2.46	5.35	8.09	10.67	13.05
1.50	1.50	-0.16	1.16	4.01	6.81	9.47	11.98	14.29
1.50	2.00	-0.06	1.85	4.77	7.53	10.15	12.62	14.90
1.50	2.50	0.22	2.65	5.53	8.25	10.82	13.25	15.49
1.50	3.00	0.74	3.45	6.28	8.95	11.48	13.86	16.07
1.50	5.00	2.57	5.38	7.71	9.95	12.09	14.13	16.24
2.00	0.50	-0.56	-0.23	0.72	3.40	6.24	8.91	11.39
2.00	1.50	-0.39	-0.03	2.00	4.92	7.68	10.28	12.68
2.00	2.00	-0.31	0.32	2.80	5.67	8.39	10.95	13.32
2.00	2.50	-0.21	0.84	3.59	6.42	9.09	11.62	13.95
2.00	3.00	-0.11	1.48	4.37	7.16	9.79	12.28	14.58
2.00	5.00	0.80	3.52	6.34	9.01	11.54	13.91	16.12
2.50	0.50	-0.79	-0.45	-0.11	1.45	4.32	7.09	9.66
2.50	1.50	-0.61	-0.28	0.44	2.94	5.80	8.50	10.99
2.50	2.00	-0.53	-0.19	0.96	3.72	6.54	9.20	11.66
2.50	2.50	-0.44	-0.09	1.60	4.49	7.28	9.90	12.32
2.50	3.00	-0.35	0.08	2.37	5.27	8.01	10.59	12.97
2.50	5.00	-0.10	1.56	4.43	7.22	9.85	12.33	14.63
3.00	0.50	-1.01	-0.67	-0.34	0.11	2.32	5.20	7.86
3.00	1.50	-0.84	-0.50	-0.17	1.08	3.86	6.65	9.24
3.00	2.00	-0.75	-0.42	-0.06	1.73	4.62	7.38	9.93
3.00	2.50	-0.66	-0.33	0.18	2.49	5.38	8.10	10.61
3.00	3.00	-0.57	-0.24	0.67	3.29	6.14	8.82	11.29
3.00	5.00	-0.35	0.12	2.43	5.32	8.06	10.64	13.02
5.00	0.50	-1.91	-1.55	-1.21	-0.86	-0.53	-0.16	1.61
5.00	1.50	-1.73	-1.38	-1.04	-0.70	-0.36	0.01	2.24
5.00	2.00	-1.64	-1.29	-0.95	-0.61	-0.28	0.35	2.66
5.00	2.50	-1.55	-1.21	-0.86	-0.53	-0.19	0.81	3.31
5.00	3.00	-1.46	-1.12	-0.78	-0.44	-0.10	1.38	4.08
5.00	5.00	-1.23	-0.89	-0.55	-0.22	0.75	3.29	6.05

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 1.43 percent.

Money Market Account Intangible Prices As a Percent of Outstanding Balance As of March 31, 1999

March Deposit Rate	February Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0.50	0.50	2.03	3.24	4.43	5.60	6.79	7.96	9.09
0.50	1.50	2.17	3.63	5.03	6.28	7.46	8.60	9.72
0.50	2.00	2.17	3.63	5.03	6.33	7.77	8.93	10.04
0.50	2.50	2.17	3.63	5.03	6.33	7.75	9.17	10.36
0.50	3.00	2.17	3.63	5.03	6.33	7.75	9.17	10.55
0.50	5.00	2.17	3.63	5.03	6.33	7.75	9.17	10.55
1.50	0.50	0.30	1.26	2.48	3.70	4.94	6.14	7.31
1.50	1.50	0.75	1.98	3.19	4.40	5.61	6.80	7.96
1.50	2.00	1.12	2.35	3.55	4.75	5.96	7.14	8.29
1.50	2.50	1.49	2.72	3.91	5.10	6.30	7.47	8.62
1.50	3.00	1.87	3.08	4.27	5.45	6.64	7.81	8.94
1.50	5.00	2.37	3.74	5.11	6.42	7.71	8.86	9.97
2.00	0.50	-0.03	0.44	1.49	2.73	3.98	5.21	6.40
2.00	1.50	0.19	0.97	2.21	3.43	4.67	5.88	7.06
2.00	2.00	0.36	1.34	2.57	3.79	5.02	6.22	7.39
2.00	2.50	0.55	1.72	2.93	4.14	5.36	6.56	7.72
2.00	3.00	0.85	2.09	3.30	4.50	5.71	6.90	8.05
2.00	5.00	2.04	3.25	4.43	5.61	6.80	7.96	9.09
2.50	0.50	-0.12	0.02	0.59	1.74	3.02	4.27	5.48
2.50	1.50	-0.05	0.32	1.20	2.45	3.71	4.94	6.14
2.50	2.00	-0.02	0.49	1.57	2.81	4.06	5.28	6.48
2.50	2.50	0.08	0.71	1.94	3.17	4.41	5.63	6.81
2.50	3.00	0.24	1.08	2.30	3.53	4.76	5.97	7.15
2.50	5.00	1.03	2.25	3.45	4.65	5.86	7.05	8.20
3.00	0.50	-0.20	-0.09	0.15	0.78	2.04	3.31	4.54
3.00	1.50	-0.14	-0.02	0.45	1.46	2.74	3.99	5.21
3.00	2.00	-0.11	0.05	0.63	1.82	3.09	4.34	5.55
3.00	2.50	-0.08	0.20	0.93	2.18	3.45	4.68	5.89
3.00	3.00	-0.04	0.37	1.30	2.54	3.80	5.03	6.23
3.00	5.00	0.33	1.24	2.46	3.68	4.91	6.12	7.29
5.00	0.50	-0.51	-0.40	-0.29	-0.15	0.28	1.19	2.07
5.00	1.50	-0.46	-0.35	-0.24	-0.10	0.50	1.40	2.29
5.00	2.00	-0.43	-0.32	-0.21	-0.07	0.61	1.51	2.42
5.00	2.50	-0.40	-0.29	-0.18	-0.04	0.72	1.63	2.55
5.00	3.00	-0.37	-0.26	-0.15	-0.01	0.84	1.76	2.70
5.00	5.00	-0.28	-0.16	-0.05	0.35	1.27	2.41	3.67

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 0.61 percent.

Passbook Account Intangible Prices As a Percent of Outstanding Balance As of March 31, 1999

March Deposit Rate	February Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0.50	0.50	-0.08	0.25	0.69	1.56	4.68	7.98	11.04
0.50	1.50	-0.14	0.10	0.57	1.44	4.56	7.87	10.94
0.50	2.00	-0.16	0.01	0.51	1.38	4.50	7.81	10.88
0.50	2.50	-0.19	-0.02	0.44	1.32	4.44	7.75	10.82
0.50	3.00	-0.22	-0.05	0.37	1.25	4.38	7.69	10.77
0.50	5.00	-0.31	-0.13	0.12	1.04	4.18	7.50	10.58
1.50	0.50	-0.17	0.00	0.49	1.36	4.49	7.79	10.87
1.50	1.50	-0.23	-0.05	0.36	1.24	4.37	7.68	10.76
1.50	2.00	-0.25	-0.08	0.30	1.18	4.31	7.62	10.70
1.50	2.50	-0.28	-0.10	0.23	1.11	4.25	7.57	10.65
1.50	3.00	-0.31	-0.13	0.15	1.05	4.19	7.51	10.59
1.50	5.00	-0.41	-0.22	-0.04	0.83	3.99	7.31	10.41
2.00	0.50	-0.22	-0.04	0.39	1.26	4.39	7.70	10.78
2.00	1.50	-0.27	-0.09	0.26	1.14	4.27	7.59	10.67
2.00	2.00	-0.30	-0.12	0.18	1.08	4.21	7.53	10.61
2.00	2.50	-0.33	-0.15	0.09	1.01	4.15	7.47	10.56
2.00	3.00	-0.36	-0.17	0.00	0.95	4.09	7.41	10.50
2.00	5.00	-0.45	-0.27	-0.08	0.72	3.89	7.22	10.32
2.50	0.50	-0.26	-0.08	0.28	1.16	4.29	7.61	10.69
2.50	1.50	-0.32	-0.14	0.13	1.04	4.17	7.49	10.58
2.50	2.00	-0.34	-0.16	0.04	0.97	4.11	7.44	10.52
2.50	2.50	-0.37	-0.19	-0.01	0.91	4.05	7.38	10.47
2.50	3.00	-0.40	-0.22	-0.04	0.85	3.99	7.32	10.41
2.50	5.00	-0.50	-0.31	-0.13	0.60	3.79	7.13	10.23
3.00	0.50	-0.31	-0.13	0.15	1.06	4.19	7.51	10.60
3.00	1.50	-0.36	-0.18	-0.01	0.93	4.08	7.40	10.49
3.00	2.00	-0.39	-0.21	-0.03	0.87	4.02	7.34	10.43
3.00	2.50	-0.42	-0.24	-0.06	0.81	3.96	7.28	10.38
3.00	3.00	-0.45	-0.26	-0.08	0.75	3.90	7.23	10.32
3.00	5.00	-0.55	-0.36	-0.17	0.45	3.69	7.03	10.14
5.00	0.50	-0.54	-0.35	-0.16	0.50	3.72	7.06	10.16
5.00	1.50	-0.60	-0.40	-0.21	0.31	3.59	6.94	10.05
5.00	2.00	-0.63	-0.43	-0.24	0.21	3.50	6.88	9.99
5.00	2.50	-0.66	-0.46	-0.27	0.10	3.41	6.79	9.93
5.00	3.00	-0.69	-0.49	-0.29	0.00	3.30	6.69	9.85
5.00	5.00	-0.79	-0.59	-0.39	-0.09	2.92	6.34	9.51

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 reportbalance in all nine interest rate scenarios.

The prices listed are for passbook accounts with an annual non-interest cost of 1.86 percent.

Non-Interest Bearing Account Intangible Prices
As a Percent of Outstanding Balance
As of March 31, 1999

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March Deposit Rate	February Deposit Rate	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
0	0	4.02	6.03	7.95	9.79	11.55	13.23	14.85

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 0.61 percent.

Mortgage Derivative Prices As a Percent of Book Value As of March 31, 1999

Line Number	Benchmark Security	Interest Rate Scenarios						
		-300	-200	-100	0	+100	+200	+300
CMR 351	FNMA 98-8 F	99.84	99.84	99.84	100.00	114.47	113.10	108.61
CMR 352	FNMA 94-27 FB	99.59	99.53	99.47	100.00	99.97	99.91	99.81
CMR 353	FNMA 96-28 PE	101.17	100.49	101.08	100.00	97.20	94.47	91.58
CMR 354	FNMA 94-15 E	104.68	103.08	102.11	100.00	98.49	97.04	95.62
CMR 355	FNMA 98-3 PD	103.19	102.38	101.81	100.00	96.25	92.18	88.30
CMR 356	FNMA 97-57 PD	102.60	101.83	101.27	100.00	94.82	87.97	82.08
CMR 357	FNMA 94-23 PX	123.98	119.36	113.58	100.00	88.09	77.69	68.56
CMR 359	PWT I 3	101.51	98.16	96.91	100.00	103.35	106.83	110.41
CMR 361	FHLMC 1699 S	128.49	127.65	125.69	100.00	45.95	38.14	35.09
CMR 363	FNMA 94-23 PX	123.98	119.36	113.58	100.00	88.09	77.69	68.56
CMR 364	FNMA 97-57 PD	102.60	101.83	101.27	100.00	94.82	87.97	82.08
CMR 365	Type 1 IO*	47.65	51.86	68.05	100.00	121.22	129.21	130.56
CMR 366	Type 2 IO **	83.76	84.10	88.01	100.00	106.41	107.33	106.66
CMR 367	FHLMC 1699 S	128.49	127.65	125.69	100.00	45.95	38.14	35.09
CMR 368	FNMA 97-57 PD	102.60	101.83	101.27	100.00	94.82	87.97	82.08

* Type 1 IO assumes weighted average maturity of 27 years, with a 7.0% coupon.

** Type 2 IO assumes weighted average maturity of 5 years, with a 7.0% coupon.

Source: Bloomberg Financial Markets

Interest Rate Cap Prices (in basis points)
As of March 31, 1999

Strike Rate	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Term = 1 year							
3.0	50.84	67.19	136.06	205.80	274.19	341.25	407.01
3.5	38.50	41.55	88.17	158.09	226.73	294.05	360.06
4.0	26.27	26.62	43.96	110.51	179.40	246.96	313.23
4.5	14.06	14.08	18.24	63.36	132.18	200.00	266.51
5.0	1.88	1.89	2.71	21.01	85.12	153.15	219.91
5.5	0.00	0.00	0.11	5.44	49.17	116.68	183.68
6.0	0.00	0.00	0.01	1.44	20.64	82.33	149.42
6.5	0.00	0.00	0.00	0.30	6.79	49.26	115.29
7.0	0.00	0.00	0.00	0.05	2.17	22.18	81.55
7.5	0.00	0.00	0.00	0.01	0.60	8.22	49.54
8.0	0.00	0.00	0.00	0.00	0.14	3.02	23.74
8.5	0.00	0.00	0.00	0.00	0.03	1.02	9.71
9.0	0.00	0.00	0.00	0.00	0.00	0.30	3.95
9.5	0.00	0.00	0.00	0.00	0.00	0.08	1.53
10.0	0.00	0.00	0.00	0.00	0.00	0.02	0.54
10.5	0.00	0.00	0.00	0.00	0.00	0.00	0.18
11.0	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Term = 2 years							
3.0	58.38	129.85	284.05	440.38	592.56	740.38	883.93
3.5	40.51	72.77	192.63	347.88	500.77	649.50	793.99
4.0	26.77	39.93	110.28	256.64	409.38	558.88	704.25
4.5	14.19	19.27	55.80	168.82	318.87	468.61	614.78
5.0	1.91	3.83	22.04	91.53	230.33	379.02	525.63
5.5	0.01	0.72	9.47	49.12	156.46	301.01	447.28
6.0	0.00	0.26	4.39	26.82	95.58	227.44	371.77
6.5	0.00	0.09	2.02	14.40	56.38	158.93	297.98
7.0	0.00	0.03	0.92	7.67	33.52	101.62	227.20
7.5	0.00	0.01	0.42	4.06	19.75	63.50	161.93
8.0	0.00	0.00	0.19	2.14	11.57	40.18	107.65
8.5	0.00	0.00	0.08	1.12	6.76	25.35	70.46
9.0	0.00	0.00	0.04	0.59	3.94	15.93	46.77
9.5	0.00	0.00	0.02	0.30	2.29	10.00	31.08
10.0	0.00	0.00	0.01	0.16	1.32	6.26	20.61
10.5	0.00	0.00	0.00	0.08	0.76	3.91	13.66
11.0	0.00	0.00	0.00	0.04	0.44	2.44	9.04
Term = 3 years							
3.0	78.87	207.77	438.32	673.19	900.97	1120.41	1331.58
3.5	50.16	122.43	308.84	539.76	768.12	989.17	1202.17
4.0	31.16	69.95	194.14	410.20	636.73	858.63	1073.20
4.5	16.16	36.75	114.03	288.10	508.19	729.34	944.91
5.0	2.80	13.75	61.21	181.61	384.60	602.26	817.71
5.5	0.41	6.27	35.17	115.47	279.53	489.06	702.57
6.0	0.19	3.35	20.96	74.67	191.87	383.29	592.08
6.5	0.09	1.81	12.58	48.32	130.41	286.10	485.69
7.0	0.04	0.99	7.60	31.40	89.58	203.93	385.15
7.5	0.02	0.55	4.63	20.51	61.68	144.75	293.29
8.0	0.01	0.31	2.84	13.46	42.62	104.00	215.73
8.5	0.01	0.18	1.76	8.88	29.57	75.00	158.51
9.0	0.00	0.10	1.10	5.89	20.60	54.25	117.90
9.5	0.00	0.06	0.70	3.93	14.41	39.39	88.10
10.0	0.01	0.03	0.44	2.64	10.11	28.69	66.05
10.5	0.00	0.02	0.28	1.78	7.13	20.96	49.66
11.0	0.00	0.01	0.18	1.21	5.05	15.37	37.45

Interest Rate Cap Prices (in basis points)
As of March 31, 1999

Strike Rate	Interest Rate Scenarios						
	-300	-200	-100	0	+100	+200	+300
Term = 4 years							
3.0	112.41	298.66	598.53	903.88	1198.97	1481.28	1750.62
3.5	70.25	187.24	435.44	733.76	1028.80	1313.18	1585.27
4.0	43.03	115.16	292.12	570.65	861.87	1146.76	1420.90
4.5	23.13	67.79	188.59	418.81	700.24	983.07	1258.09
5.0	6.89	34.87	117.20	286.72	546.57	823.60	1097.65
5.5	2.83	20.55	76.81	199.08	414.77	680.45	950.94
6.0	1.62	12.98	51.72	140.61	303.79	547.45	810.89
6.5	0.95	8.31	35.19	99.98	222.37	425.92	677.20
7.0	0.56	5.39	24.18	71.67	164.68	322.26	551.80
7.5	0.34	3.54	16.77	51.79	122.71	244.38	437.53
8.0	0.21	2.34	11.74	37.69	92.03	187.50	340.00
8.5	0.13	1.57	8.28	27.63	69.46	144.73	265.16
9.0	0.08	1.06	5.89	20.39	52.73	112.32	209.10
9.5	0.05	0.72	4.23	15.14	40.25	87.62	165.89
10.0	0.04	0.50	3.05	11.32	30.89	68.68	132.22
10.5	0.03	0.35	2.21	8.50	23.83	54.09	105.86
11.0	0.02	0.24	1.62	6.43	18.47	42.78	85.10
Term = 5 years							
3.0	156.42	398.93	762.65	1131.41	1486.11	1823.10	2141.99
3.5	99.63	262.92	568.99	928.09	1282.10	1621.55	1944.09
4.0	62.51	171.60	399.48	734.83	1083.31	1422.93	1747.96
4.5	36.03	109.58	274.09	556.27	892.27	1228.73	1554.50
5.0	15.46	65.67	184.84	400.96	711.95	1040.76	1364.86
5.5	8.54	43.21	130.07	293.49	556.36	871.37	1190.63
6.0	5.46	29.66	93.53	218.29	424.44	714.50	1024.95
6.5	3.54	20.60	67.95	163.69	324.77	571.50	867.63
7.0	2.33	14.47	49.84	123.81	251.34	448.71	720.62
7.5	1.55	10.26	36.88	94.40	195.88	353.91	586.77
8.0	1.04	7.34	27.51	72.50	153.71	282.17	471.61
8.5	0.71	5.30	20.67	56.05	121.39	226.41	380.99
9.0	0.49	3.86	15.64	43.61	96.44	182.71	310.88
9.5	0.34	2.83	11.91	34.13	77.02	148.23	255.20
10.0	0.25	2.09	9.12	26.85	61.83	120.84	210.52
10.5	0.17	1.56	7.03	21.23	49.87	98.96	174.45
11.0	0.13	1.16	5.44	16.87	40.40	81.38	145.16
Term = 10 years							
3.0	470.04	962.90	1579.58	2181.56	2741.39	3253.79	3719.61
3.5	335.85	718.52	1260.77	1846.82	2406.16	2924.82	3399.92
4.0	240.78	538.55	982.47	1534.51	2085.07	2605.07	3086.41
4.5	171.16	404.89	763.95	1249.71	1781.60	2297.09	2780.97
5.0	118.47	303.55	595.83	1000.72	1499.10	2003.37	2485.47
5.5	87.59	235.23	474.75	811.38	1251.52	1736.59	2212.03
6.0	66.55	185.11	382.75	665.10	1037.41	1490.71	1954.06
6.5	51.10	146.89	310.94	549.11	864.74	1266.88	1711.42
7.0	39.61	117.45	254.32	456.39	726.77	1071.07	1485.97
7.5	30.99	94.59	209.30	381.60	614.45	910.57	1280.33
8.0	24.45	76.68	173.25	320.78	522.31	779.92	1099.71
8.5	19.45	62.56	144.16	270.97	446.16	671.48	949.57
9.0	15.59	51.34	120.55	229.94	382.79	580.74	825.49
9.5	12.58	42.37	101.29	195.94	329.74	504.33	720.96
10.0	10.22	35.15	85.48	167.62	285.10	439.60	632.14
10.5	8.36	29.31	72.44	143.93	247.36	384.49	556.22
11.0	6.88	24.56	61.64	124.02	215.31	337.34	490.99

Spot (Zero-Coupon) Rates As of March 31, 1999

Maturity (Month)	Treasury	Libor/ SWAP	Secondary Market CD
6	4.50	5.05	4.96
12	4.69	5.25	5.11
24	4.99	5.44	5.45
36	5.10	5.55	5.55
48	5.10	5.63	5.51
60	5.11	5.70	5.50
72	5.14	5.77	5.52
84	5.18	5.82	5.55
96	5.21	5.88	5.58
108	5.24	5.93	5.60
120	5.26	5.98	5.63
132	5.28	6.03	5.66
144	5.31	6.08	5.68
156	5.33	6.12	5.71
168	5.36	6.17	5.74
180	5.38	6.21	5.77
192	5.41	6.24	5.79
204	5.44	6.27	5.82
216	5.46	6.30	5.85
228	5.49	6.31	5.88
240	5.52	6.33	5.92
252	5.56	6.33	5.95
264	5.59	6.33	5.98
276	5.62	6.33	6.02
288	5.66	6.32	6.05
300	5.69	6.32	6.09
312	5.73	6.31	6.13
324	5.77	6.31	6.17
336	5.81	6.30	6.22
348	5.85	6.29	6.26
360	5.90	6.29	6.31

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

Source: OTS estimates based on Bloomberg quotations.

Projected Future 1-Mo Interest Rates
As of March 31, 1999

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Month	Treasury	Libor/ SWAP	Secondary Market CD	Thrift Retail CD
6	4.56	5.06	5.00	4.83
12	5.05	5.57	5.43	4.73
24	5.44	5.69	5.98	4.67
36	5.15	5.81	5.48	4.84
48	5.07	5.93	5.40	4.97
60	5.23	6.03	5.55	5.06
72	5.35	6.13	5.66	5.08
84	5.42	6.22	5.73	5.11
96	5.45	6.30	5.79	5.14
108	5.47	6.38	5.84	5.17
120	5.50	6.45	5.90	5.21
132	5.54	6.56	5.95	5.25
144	5.59	6.65	6.01	5.30
156	5.64	6.72	6.07	5.35
168	5.70	6.76	6.13	5.41
180	5.77	6.78	6.19	5.47
192	5.84	6.77	6.25	5.54
204	5.91	6.73	6.32	5.61
216	5.99	6.67	6.39	5.68
228	6.06	6.59	6.47	5.76
240	6.15	6.48	6.55	5.85
252	6.23	6.39	6.64	5.94
264	6.32	6.31	6.74	6.03
276	6.41	6.25	6.84	6.13
288	6.51	6.20	6.94	6.23
300	6.61	6.16	7.06	6.33
312	6.72	6.14	7.18	6.45
324	6.84	6.14	7.31	6.56
336	6.96	6.15	7.45	6.68
348	7.10	6.17	7.61	6.82
360	7.26	6.21	7.77	6.97

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

Source: OTS estimates based on quotations from Bloomberg and Bank Rate Monitor.

Selected Current Interest Rates As of March 31, 1999

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Instrument	Rate	Source
<u>Mortgages</u>		
Fixed-rate Single Family	7.28	FNMA; 60-day commitment rate on 30-year, conventional mortgages + 25 bp
Multifamily		
Fully Amortizing	9.13	FNMA 25/25 30-day commitment rate
Balloon	8.75	FNMA 7/30 30-day commitment rate
Construction loans	7.29	HUD Survey *
Second Mortgages and Home Equity	8.28	First Mortgage Rate + 100 basis points
Mobile Home Loans	9.79	7-Yr. CMT + 450 basis points
<u>Consumer Loans</u>		
Loans on Deposits	5.99	Fed Release G 13; 6 mo secondary mkt CD rate + 100 basis points
Home Improvement	9.28	Second Mortgage Rate + 100 basis points
Education Loans	7.53	91 day T-bill + 300 basis points
Auto Loans	9.32	Fed Release G 19; 48 mo. new car *
Other	14.61	Fed Release G 19; 24 mo. personal loan *
Credit Cards - fixed	13.83	Bank Rate Monitor
Credit Cards - adjustable	16.36	Bank Rate Monitor
<u>Other</u>		
Corporate Securities	6.51	Fed Release G 13; AAA bonds
Commercial Loans	8.46	Fed Release E 2; weighted avg rate on all commercial loan of less than \$1,000,000

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