





Provident Bank Northern California Wholesale Ratesheets

Loan Operation Center 1-800-738-0806

5934 Gibraltar Drive, Suite 102 Pleasanton, CA 94588

Friday, May 18, 2012

8:12 AM

Price Code 2012-154

Expiration Dates on Today's Locks

|             |           |
|-------------|-----------|
| 15 Day Lock | 6/2/2012  |
| 30 Day Lock | 6/17/2012 |
| 45 Day Lock | 7/2/2012  |

Deluxe Conforming Libor Arm Products

| 3/1 Libor Arm              |         | 5/1 Libor Arm              |       | Conforming Arm Price Adjustments  |         |                                    |         |   |         |         |         |         |         |  |
|----------------------------|---------|----------------------------|-------|---|---------|------------------------------------|---------|---|---------|---------|---------|---------|---------|--|
| 2.250% Margin & 2/2/6 Caps |         | 2.250% Margin & 5/2/5 Caps |       | Conforming Arm Fico/LTV Price Adjustments (TERMS GREATER THAN 15 YEARS) |         |                                    |         |   |         |         |         |         |         |  |
| Rate                       | 15 Day  | 30 Day                     | Rate  | 15 Day  | 30 Day  | Fico                               | 620-639 | 640-659   | 660-679 | 680-699 | 700-719 | 720-739 | >=740   |  |
| 3.750                      | (2.250) | (2.125)                    | 3.750 | (2.250)   | (2.125) | LTV                                |         |   |         |         |         |         |         |  |
| 3.625                      | (2.125) | (2.000)                    | 3.625 | (2.125)   | (2.000) | <=60                               | 0.750   | 0.500   | 0.500   | 0.000   | (0.125) | (0.250) | (0.250) |  |
| 3.500                      | (1.875) | (1.750)                    | 3.500 | (1.875)   | (1.750) | 60.01-70                           | 1.500   | 1.250   | 1.000   | 0.500   | 0.500   | 0.000   | 0.000   |  |
| 3.375                      | (1.625) | (1.500)                    | 3.375 | (1.625)   | (1.500) | 70.01-75                           | 3.000   | 2.500   | 2.000   | 1.250   | 0.750   | 0.250   | 0.000   |  |
| 3.250                      | (1.375) | (1.250)                    | 3.250 | (1.375)   | (1.250) | 75.01-80                           | 3.000   | 3.000   | 2.500   | 1.750   | 1.000   | 0.500   | 0.250   |  |
| 3.125                      | (1.250) | (1.125)                    | 3.125 | (1.250)   | (1.125) | 80.01-85                           | 3.000   | 3.250   | 2.750   | 1.750   | 1.000   | 0.500   | 0.250   |  |
| 3.000                      | (1.000) | (0.875)                    | 3.000 | (1.000)   | (0.875) | 85.01-90                           | n/a     | n/a   | n/a     | 1.750   | 1.000   | 0.500   | 0.250   |  |
| Product Code: CM30/C30i    |         |                            |       | Product Code: CM50/C50i   |         |                                    |         | Conforming Arm DU Refi Plus Fico/LTV Price Adjustments (Terms Greater than 15 years)              |         |         |         |         |         |  |
| Maximum Rebate is 2.0%     |         |                            |       | Maximum Rebate is 2.0%  |         |                                    |         | If LTV is lower than 85.01% fico adj. above applies. Max Cap on DU Refi Plus Adjustments is 2.00% |         |         |         |         |         |  |
| 7/1 Libor Arm              |         | 10/1 Libor Arm             |       | Conforming Arm Cashout Price Adjustments                                |         |                                    |         |   |         |         |         |         |         |  |
| 2.250% Margin & 5/2/5 Caps |         | 2.250% Margin & 5/2/5 Caps |       | Cashout Adjustments   |         |                                    |         |   |         |         |         |         |         |  |
| Rate                       | 15 Day  | 30 Day                     | Rate  | 15 Day  | 30 Day  | LTV <= 60%                         | 620-639 | 640-659   | 660-699 | 700-719 | 720-739 | >=740   |         |  |
| 3.625                      | (2.375) | (2.250)                    | 3.875 | (1.500)   | (1.375) | 60.01-70% LTV                      | 0.250   | 0.250   | 0.250   | 0.000   | 0.000   | 0.000   |         |  |
| 3.500                      | (2.125) | (2.000)                    | 3.750 | (1.250)   | (1.125) | 70.01-75% LTV                      | 1.250   | 1.250   | 0.750   | 0.625   | 0.625   | 0.250   |         |  |
| 3.375                      | (1.750) | (1.625)                    | 3.625 | (1.125)   | (1.000) | 75.01-80% LTV                      | n/a     | n/a   | n/a     | n/a     | 0.750   | 0.500   |         |  |
| 3.250                      | (1.625) | (1.500)                    | 3.500 | (0.750)   | (0.625) | 80.01-85% LTV                      | n/a     | n/a   | n/a     | n/a     | 1.500   | 0.625   |         |  |
| 3.125                      | (1.375) | (1.250)                    | 3.375 | 0.250   | 0.375   | Miscellaneous Adjustments          |         |   |         |         |         |         |         |  |
| 3.000                      | (1.125) | (1.000)                    | 3.250 | 0.375   | 0.500   | Investment Purch/RT Refi <=75% LTV | 2.000   | 1.000   | 1.000   | 1.000   | 0.000   | 1.000   |         |  |
| 2.875                      | (0.250) | (0.125)                    |       |   |         | Investment Cashout Refi <=75% LTV  | 2.250   | 1.500   | 1.500   | 1.500   | 0.250   | 0.500   |         |  |
| 2.750                      | 0.000   | 0.125                      |       |   |         | DU Refi Plus Investment            | 3.000   | 3.000   | 2.500   | 1.500   | 0.250   | 0.000   |         |  |
| Product Code: CM70/C70i    |         |                            |       | Product Code: CM10/C10i   |         |                                    |         | Loan Amounts \$50,000 to \$79,999   |         |         |         |         |         |  |
| Maximum Rebate is 2.0%     |         |                            |       | Maximum Rebate is 2.0%  |         |                                    |         | Loan Amounts \$80,000 to \$99,999   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | Loan Amounts \$100,000 to \$119,999   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | 2 Units   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | 3-4 Units   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | Impounds  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | Interest Only (1st 10 Years)  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | Rapid Appreciation/ 90 day Flip   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | Investor Specific   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | CLTV Adjustments  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | Ficos < 720   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | LTV <=65% & CLTV 80.01 - 95%  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | LTV 65.01-75% & CLTV 80.01 - 95%  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | LTV > 75% & CLTV 76.01 - 95%  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | Ficos >=720   |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | LTV <=65% & CLTV 80.01 - 95%  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | LTV 65.01-75% & CLTV 80.01 - 95%  |         |         |         |         |         |  |
|                            |         |                            |       |   |         |                                    |         | LTV > 75% & CLTV 76.01 - 95%  |         |         |         |         |         |  |

Freddie Mac Standard Conforming Fixed Rate Products

| 30/20 Year Conforming Fixed Rate                       |         | 15 Year Conforming Fixed Rate |       | Conforming Fixed Rate Price Adjustments                                   |         |  |         |  |         |         |         |         |         |  |
|--|---------|-------------------------------|-------|---|---------|--|---------|--|---------|---------|---------|---------|---------|--|
| 2.250% Margin & 2/2/6 Caps                             |         | 2.250% Margin & 5/2/5 Caps    |       | Conforming Fixed Fico/LTV Price Adjustments (TERMS GREATER THAN 15 YEARS) |         |  |         |  |         |         |         |         |         |  |
| Rate   | 15 Day  | 30 Day                        | Rate  | 15 Day  | 30 Day  | Fico                                       | 620-639 | 640-659  | 660-679 | 680-699 | 700-719 | 720-739 | >=740   |  |
| 5.125  | (5.000) | (4.875)                       | 4.250 | (3.625)   | (3.500) | LTV  |         |  |         |         |         |         |         |  |
| 5.000  | (4.750) | (4.625)                       | 4.125 | (3.250)   | (3.125) | <=60                                       | 0.750   | 0.500  | 0.500   | 0.000   | (0.125) | (0.250) | (0.250) |  |
| 4.875  | (4.250) | (4.125)                       | 4.000 | (2.875)   | (2.750) | 60.01-70                                   | 1.500   | 1.250  | 1.000   | 0.500   | 0.500   | 0.000   | 0.000   |  |
| 4.750  | (4.125) | (4.000)                       | 3.875 | (2.750)   | (2.625) | 70.01-75                                   | 3.000   | 2.750  | 2.250   | 1.250   | 0.750   | 0.250   | 0.250   |  |
| 4.625  | (4.000) | (3.875)                       | 3.750 | (2.625)   | (2.500) | 75.01-80                                   | 3.250   | 3.250  | 2.750   | 1.750   | 1.000   | 0.500   | 0.250   |  |
| 4.500  | (3.250) | (3.125)                       | 3.625 | (2.375)   | (2.250) | 80.01-85                                   | n/a     | n/a  | n/a     | 1.750   | 1.000   | 0.500   | 0.250   |  |
| 4.375  | (2.625) | (2.500)                       | 3.500 | (2.000)   | (1.875) | 85.01-90                                   | n/a     | n/a  | n/a     | 1.750   | 1.000   | 0.500   | 0.250   |  |
| 4.250  | (2.000) | (1.875)                       | 3.375 | (1.375)   | (1.250) | 90.01-95                                   | n/a     | n/a  | n/a     | 1.750   | 1.000   | 0.500   | 0.250   |  |
| 4.125  | (1.375) | (1.250)                       | 3.250 | (0.750)   | (0.625) | Conforming Fixed Cashout Price Adjustments |         |  |         |         |         |         |         |  |
| 4.000  | (0.625) | (0.500)                       |       |   |         | Cashout Adjustments                        |         |  |         |         |         |         |         |  |
| 3.875  | 0.000   | 0.125                         |       |   |         | LTV <= 60%                                 | 620-639 | 640-659  | 660-699 | 700-719 | 720-739 | >=740   |         |  |
| 3.750  | 1.250   | 1.375                         |       |   |         | 60.01-70% LTV                              | 0.250   | 0.250  | 0.250   | 0.000   | 0.000   | 0.000   |         |  |
| Product Code: P13F                                     |         |                               |       | Product Code: P23F  |         |  |         | 70.01-75% LTV  |         |         |         |         |         |  |
| Maximum Rebate is 3.00%                                |         |                               |       | Maximum Rebate is 3.00%   |         |  |         | 75.01-80% LTV  |         |         |         |         |         |  |
| Maximum Rebate is 3.00%                                |         |                               |       | Maximum Rebate is 3.00%   |         |  |         | ***Product Code: PF13 30/20 Year / PF23 15 Year Open Access***       |         |         |         |         |         |  |
| Miscellaneous Adjustments for all Freddie Mac Products |         |                               |       |   |         |  |         | Open Access Fico/LTV Price Adjustments (TERMS GREATER THAN 15 YEARS) |         |         |         |         |         |  |
| Investment Purchase/RT Refi <=75% LTV                  |         |                               |       | 1.750   |         |  |         | If LTV is lower than 80.01% fico adjustment above applies.           |         |         |         |         |         |  |
| Investment Purchases 75-80% LTV                        |         |                               |       | 3.000   |         |  |         | Fico   |         |         |         |         |         |  |
| Investment Cashout Refi <=75% LTV                      |         |                               |       | 2.250   |         |  |         | 620-639  |         |         |         |         |         |  |
| Open Access Investment                                 |         |                               |       | 2.500   |         |  |         | 640-659  |         |         |         |         |         |  |
| 2-4 Units  |         |                               |       | 1.500   |         |  |         | 660-679  |         |         |         |         |         |  |
| Condos LTV> 75% LTV                                    |         |                               |       | 0.750   |         |  |         | 680-699  |         |         |         |         |         |  |
| Loan Amounts \$50,000 to \$79,999                      |         |                               |       | 1.000   |         |  |         | 700-719  |         |         |         |         |         |  |
| Loan Amounts \$80,000 to \$99,999                      |         |                               |       | 0.500   |         |  |         | 720-739  |         |         |         |         |         |  |
| Loan Amounts \$100,000 to \$119,999                    |         |                               |       | 0.250   |         |  |         | >=740  |         |         |         |         |         |  |
| CLTV > 95% for Open Access Program only                |         |                               |       | 1.500   |         |  |         | Maximum Cap on Open Access Adjustments is see below                  |         |         |         |         |         |  |
| Impounds   |         |                               |       | (0.250)   |         |  |         | CLTV Adjustments (All Products)                                      |         |         |         |         |         |  |
| 45 Day Price from 30 Day Price                         |         |                               |       | 0.250   |         |  |         | Ficos < 720  |         |         |         |         |         |  |
| Rapid Appreciation/ 90 day Flip                        |         |                               |       | 0.500   |         |  |         | LTV <=65% & CLTV 80.01 - 95%   |         |         |         |         |         |  |
|  |         |                               |       |   |         |  |         | LTV 65.01-75% & CLTV 80.01 - 95%                                     |         |         |         |         |         |  |
|  |         |                               |       |   |         |  |         | LTV > 75% & CLTV 76.01 - 95%   |         |         |         |         |         |  |
|  |         |                               |       |   |         |  |         | Ficos >=720  |         |         |         |         |         |  |
|  |         |                               |       |   |         |  |         | LTV <=65% & CLTV 80.01 - 95%   |         |         |         |         |         |  |
|  |         |                               |       |   |         |  |         | LTV 65.01-75% & CLTV 80.01 - 95%                                     |         |         |         |         |         |  |
|  |         |                               |       |   |         |  |         | LTV > 75% & CLTV 76.01 - 95%   |         |         |         |         |         |  |

| NEW OPEN ACCESS PRICE CAPS EFFECTIVE March 15th |                |           |
|---|----------------|-----------|
| Eligible Product Features                       | Loan Terms     | <=80% LTV |
| Open Access Investment Properties               | All Loan Terms | 2.00%     |
| Fixed Rate - Owner Occupied/2nd Home            | <=15 Years     | 2.00%     |
| Fixed Rate - Owner Occupied/2nd Home            | >15 Years      | 2.00%     |
|   | >80% LTV       | 2.00%     |

OPEN ACCESS HARP 2 WITH LTV's GREATER THAN 105% IS SUSPENDED UNTIL FURTHER NOTICE.

Government Fixed Rate and Arm Products

| FHA 30 Year Fixed Rate  |         | VA 30 Year Fixed Rate |       | FHA 5/1 Arm                  |         | FHA/VA Price Adjustments  |         |                               |         |
|-------------------------|---------|-----------------------|-------|------------------------------|---------|---|---------|-------------------------------|---------|
| Rate                    | 15 Day  | 30 Day                | Rate  | 15 Day                       | 30 Day  | 2.250% Margin & 1/5 Caps  |         |                               |         |
| 4.250                   | (6.625) | (6.500)               | 4.250 | (6.250)                      | (6.125) | 3.500   | (2.500) |                               |         |
| 4.125                   | (5.875) | (5.750)               | 4.125 | (5.500)                      | (5.375) | 3.375   | (2.250) |                               |         |
| 4.000                   | (5.750) | (5.625)               | 4.000 | (5.375)                      | (5.250) | 3.250   | (1.750) |                               |         |
| 3.875                   | (5.250) | (5.125)               | 3.875 | (4.875)                      | (4.750) | 3.125   | (0.500) |                               |         |
| 3.750                   | (4.750) | (4.625)               | 3.750 | (4.375)                      | (4.250) | 3.000   | (0.375) |                               |         |
| Product Code: FHAF      |         |                       |       | Product Code: VAFX           |         |   |         | Product Code: FH5A            |         |
| Maximum Rebate is 3.00% |         |                       |       | Maximum Rebate is 3.00%      |         |   |         | Maximum Rebate is 3.00%       |         |
| FHA 15 Year Fixed Rate  |         | CHDAP                 |       | Product Code for CHDAP       |         |   |         |                               |         |
| Rate                    | 15 Day  | 30 Day                | Rate  | 15 Day                       | 30 Day  | *For FHA 1st, use FHACHDAP product code                             |         |                               |         |
| 3.625                   | (3.000) | (2.875)               | 3.25  | 0.000                        | 0.000   | *For Conventional 1st, use CHDAP product code. Pricing is the same. |         |                               |         |
| 3.500                   | (2.625) | (2.500)               |       |                              |         | *Reservations must be processed by Secondary Marketing              |         |                               |         |
| Product Code: FH15      |         |                       |       | Product Code: FHACHDAP/CHDAP |         |   |         | FHA 30 year Off Sheet Pricing |         |
| Maximum Rebate is 3.00% |         |                       |       | Pricing at PAR               |         |   |         | Rate                          | 30 Day  |
|                         |         |                       |       |                              |         |   |         | 3.625                         | (2.625) |
|                         |         |                       |       |                              |         |   |         | 3.500                         | (1.750) |

