

Quest Funding Services, LLC
Private Lender Alternative Mortgage Pricing
Reduced Documentation - No Lockout Clause - No Prepayment Penalty

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November 15, 2009

Credit Grade	D		D		D		E		E		E		F
	Property Age		Property Age		Property Age		Property Age		Property Age		Property Age		
Property Type	Rate	LTV	Rate	LTV	Rate	LTV	Rate	LTV	Rate	LTV	Rate	LTV	Add 1/2% to Rates in "E" Columns, and Add 1 to Points
Multi-Family	13.25%	65.00%	13.90%	65.00%	14.50%	65.00%	13.90%	60.00%	14.25%	60.00%	14.75%	60.00%	
Mixed Use	13.25%	65.00%	13.90%	65.00%	14.50%	65.00%	13.90%	60.00%	14.25%	60.00%	14.75%	60.00%	
Office/Retail	13.25%	65.00%	13.90%	65.00%	14.50%	65.00%	13.90%	60.00%	14.25%	60.00%	14.75%	60.00%	
Industrial/Warehouse	13.25%	65.00%	13.90%	65.00%	14.50%	65.00%	13.90%	60.00%	14.25%	60.00%	14.75%	60.00%	
Shopping/Strip Center	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	14.90%	60.00%	15.25%	60.00%	
Mobile Home Park	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	14.90%	60.00%	15.25%	60.00%	
Bed & Breakfast	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	14.90%	60.00%	15.25%	60.00%	
Hotel/Motel	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	14.90%	60.00%	15.25%	60.00%	
Restaurant (& Bar)	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	14.90%	60.00%	15.25%	60.00%	
Daycare Center	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	14.90%	60.00%	15.25%	60.00%	
Industrial/Warehouse	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	14.90%	60.00%	15.25%	60.00%	
Funeral Home	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	15.25%	60.00%	15.25%	60.00%	
Assisted Living Facility	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	15.25%	60.00%	15.25%	60.00%	
Residential Care Facility	13.90%	65.00%	14.25%	65.00%	14.90%	65.00%	14.50%	60.00%	15.25%	60.00%	15.25%	60.00%	
Golf Course/Country Club	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
RV Park	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Campground	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Car Wash	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Bowling Alley	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Casino	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Movie Theater	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Parking Garage	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Auto Repair Facility	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Church	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Gas Station	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Marina	13.90%	60.00%	14.25%	60.00%	14.90%	60.00%	14.50%	55.00%	15.25%	55.00%	15.25%	55.00%	
Special Purpose	13.90%	55.00%	14.25%	55.00%	14.90%	55.00%	14.90%	50.00%	15.90%	50.00%	15.75%	50.00%	
Residential Subdivision	13.90%	55.00%	14.25%	55.00%	14.90%	55.00%	14.90%	50.00%	15.90%	50.00%	15.75%	50.00%	
Men's Club (no liquor)	13.90%	50.00%	14.25%	50.00%	14.90%	50.00%	14.90%	50.00%	15.90%	50.00%	15.75%	50.00%	
Men's Club (w/ liquor)	15.25%	50.00%	15.90%	50.00%	16.50%	50.00%	15.90%	50.00%	16.25%	50.00%	16.75%	50.00%	

SEE NOTES ON POINTS, FEES AND CREDIT GRADES ON PAGE ONE