PROCTOR GROUP

Market Fax

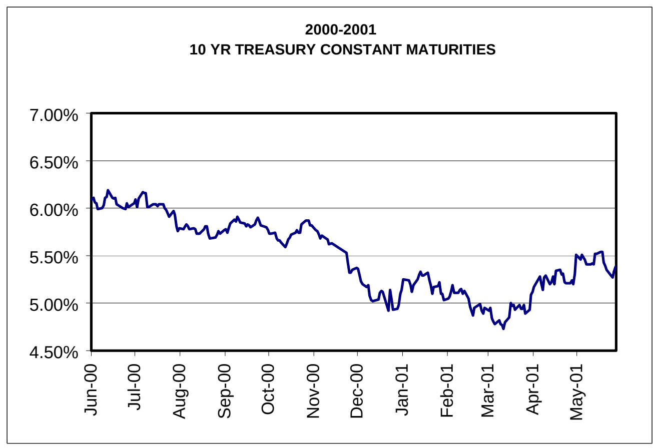
June 15, 2001

6140 28th Street SE. Suite 215
Grand Rapids, MI 49546
Phone: 616-957-4777
Toll Free: 800-667-8368
Fax: 616-957-4776

This Market Fax is a continuation from one done in 1998, and is sent to help you make knowledgeable decisions about your mortgage loans. This Market Fax will explain the difference between a 30/360, and an actual/360.

Some providers of mortgage capital calculate interest on a 30/360-day basis, while others use actual/360. The difference is how the payment is allocated between principal and interest. The 30/360 method bases calculation on a 30-day month, while the actual/360 method uses the actual number of days. If rates are equal, in a 31-day month, more of the actual/360-monthly payment will be allocated to interest than to principal, as compared to the 30/360 method. Therefore, because there are 365/366 days in a year, the actual/360 method will result in a larger portion of your loan payment going toward interest and less toward principal, resulting in a more expensive loan. In fact, an actual/360 with a 7% interest rate would actually result in you paying a rate of 7.11%.

Look to Proctor Group to help you understand what's behind the numbers.



Treasury Constant Maturities | **Immediate Funding Mortgage Rate**

Date	5 yr	10 yr	30 yr	Term	Interest Rate Range
Current- 06/15/01	4.70%	5.23%	5.68%	3-5 Years	6.25%-7.00%
Week End- 06/08/01	4.88%	5.32%	5.69%	7 & 10 Years	6.75%-7.50%
May 2001	4.93%	5.39%	5.80%	15, 20 & 25 Years	7.00%-7.75%
				Amortization	15-30

Contact: HARVEY GREEMANN @ 616-974-0250 hgreemann@proctormortgage.com or
TRISHA FRATTO @ 616-974-0244 tfratto@proctormortgage.com

ING
ING INVESTMENT MANAGEMENT
AMERICAS REGION
FARM BUREAU INSURANCE SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY
FB. FARM BUREAU INSURANCE
CIGNA
A Business of Caring.
AUL
CANADA LIFE
National Life of Vermont
PPMWORLDWIDE
STANCORP FINANCIAL GROUP
Ætna
Nationwide
AMERICAN GENERAL