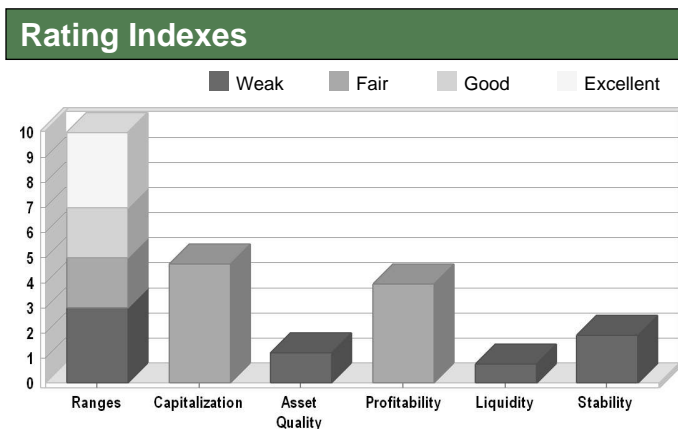


Company	STERLING SAVINGS BANK
Group Affiliation	STERLING FINANCIAL CORP, SPOKANE WA
Safety Rating	D+ (Weak Financial Strength)
Address	111 N Wall St, Spokane, WA 99201
Date Reviewed	June 20, 2008 (Downgraded) based on data through March 31, 2008
Next Review Date	September 2008

The D+ rating means that, in our opinion, this institution currently demonstrates what we consider to be significant weaknesses which could negatively impact depositors or creditors. In an unfavorable economic environment, these weaknesses could be magnified.

TheStreet.com Financial Strength Ratings represent a completely independent, unbiased opinion of an institutions financial strength. The ratings are derived, for the most part, from quarterly financial statements filed with state and federal regulators.

Ratings are assigned by our analysts based on a complex analysis of hundreds of factors that are synthesized into five indexes: capitalization, asset quality, profitability, liquidity and stability. These indexes are then used to arrive at a letter grade rating. The primary components of TheStreet.com Financial Strength Rating are as follows:



- **Capitalization Index** gauges capital adequacy in terms of each institutions cushion to absorb future operating losses under various potential business and economic scenarios as they may impact the companys net interest margin, securities values, and the collectibility of its loans.
- **Asset Quality Index** measures the quality of the institutions past underwriting and investment practices, as well as its loss reserve coverage.
- **Profitability Index** measures the soundness of the companys operations and the contribution of profits to the companys financial strength.
- **Liquidity Index** values a companys ability to raise the necessary cash to satisfy creditors and honor depositor withdrawals.
- **Stability Index** integrates a number of sub-factors that affect consistency (or lack thereof) in maintaining financial strength over time. Sub-factors include 1) risk diversification in terms of company size and loan diversification; 2) deterioration of operations as reported in critical asset, liability, income and expense items, such as an increase in loan delinquency rates or a sharp increase in loan originations; 3) years in operation; 4) former problem areas where, despite recent improvement, the company has yet to establish a record of stable performance; and 5) relationships with holding companies and affiliates.

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