AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

American Financial Resources, 9 Sylvan Way, Parsippany, NJ 07054
www.AFRWholesale.com AFR Rate Sheet Archive
Lock Desk Phone: 1-877-588-2706
Lock Desk E-mail: Lockdesk@AFRWholesale.com
Lock Desk Hours: 10:00am ET - 7:00pm ET

Home of the $0 Fee Loan

prices are subject to change without notice

W. Rate Sheet Dated: **1/8/2013** **Release Time:** **10:00 AM ET** **30 Day Lock Expiration:** **2/7/2013**

American Financial Resources, Inc. - Government Rates

DU Refi Plus Rate Sheet Conventional Rates

Government 30/25 Year Fixed	
FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
2.875	99.725
3.000	100.025
3.125	100.275
3.250	103.456
3.375	103.756
3.500	104.056
3.625	104.306
3.750	105.403
3.875	105.603
4.000	105.803
4.125	105.903
4.250	106.703

Government 20 Year Fixed	
FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
2.875	99.625
3.000	99.925
3.125	100.175
3.250	103.356
3.375	103.656
3.500	103.956
3.625	104.206
3.750	105.303
3.875	105.503
4.000	105.703
4.125	105.803
4.250	106.603

Government 15/10 Year Fixed	
FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
2.750	103.172
2.875	103.472
3.000	103.672
3.125	103.697
3.250	104.088
3.375	104.388
3.500	104.588
3.625	104.613

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr. Base Price	OTC 15 yr. Base Price
2.750	N/A	N/A
2.875	N/A	N/A
3.000	N/A	101.038
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	100.881	101.954
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	102.628	N/A
4.125	N/A	N/A
4.250	N/A	N/A

Government Loan Adjustments

Adjusters	30/25/20 yr	15/10 yr	OTC
203K streamline	-1.000	-1.000	N/A
Full 203K	-1.000	-1.000	N/A
Manufactured (FHA/VA/USDA)	-1.500	-0.500	N/A
VA IRRL	-0.500	-0.500	N/A
FICO 720+	0.250	0.250	0.250
FICO 640 - 659	-0.500	-0.500	-0.500
FICO 620 - 639	-1.250	-1.250	-1.250
NY	-0.250	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150	-0.150
Non Owner Occupancy	-2.000	-2.000	-2.000
45 Day Lock	-0.250	-0.250	-0.250
60 Day Lock	-0.500	-0.500	-0.500
Max USDA - GRH Rate Today:	1/8/2013	3.750%	

Extension Options	7 Day	-0.125	15 Day	-0.25

Base Loan Amount Adjusters	30/25/20 yr	15/10 yr	OTC
$0 - $74,999	-2.000	-2.000	-2.000
$75,000 - $124,999	-1.000	-1.000	-1.000
$125,000 - $199,999	-0.375	-0.375	-0.375
$200,000 - $299,999	0.000	0.000	0.000
$300,000 - High Balance	0.000	0.000	0.000
2 Unit $417,000 - $533,850	0.000	0.000	0.000
3 Unit $417,000 - $645,300	0.000	0.000	0.000
4 Unit $417,000 - $801,950	0.000	0.000	0.000
AK & HI 2 Unit $625,500 - $800,775	0.000	0.000	0.000
AK & HI 3 Unit $625,500 - $967,950	0.000	0.000	0.000
AK & HI 4 Unit $625,500 - $1,202,925	0.000	0.000	0.000
High Balance	-2.000	-2.000	-2.000

AFR Announcements

* **New Products are here!**
-Conventional
-VA
-Full 203K
* **New look Ratesheet**
-more aggressive pricing!

Lock Desk Policy

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Flood Cert. = $10.00 **!!!No AFR Commitment Fee!!!** FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here AFR Guidelines

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American Financial Resources, Inc. - DU Refi Plus Rates

Government Rate Sheet   Conventional Rates

DU Refi Plus	
Rate	**30/25 Year Fixed**
3.375	97.407
3.500	98.574
3.625	99.741
3.750	100.660
3.875	101.462
4.000	102.301
4.125	103.174
4.250	103.274
4.375	103.374
4.500	104.676

DU Refi Plus	
Rate	**15 Year Fixed**
2.875	99.260
3.000	100.221
3.125	100.932
3.250	101.503
3.375	102.075
3.500	102.646
3.625	103.054
3.750	103.370
3.875	103.687
4.000	104.003

DU Refi Plus 20 Year		
Rate	**≤ 105% LTV**	**> 105% LTV**
3.375	99.916	98.048
3.500	100.676	99.301
3.625	101.437	100.553
3.750	101.956	101.453
3.875	102.362	102.178
4.000	102.462	102.938
4.125	102.562	103.734
4.250	N/A	N/A
4.375	N/A	N/A
4.500	N/A	N/A

DU Refi Plus 10 Year		
Rate	**≤ 105% LTV**	**> 105% LTV**
2.750	100.303	N/A
2.875	100.913	99.260
3.000	101.522	100.221
3.125	101.917	100.932
3.250	102.191	101.503
3.375	102.466	102.075
3.500	102.740	102.646
3.625	102.942	103.054
3.750	103.102	103.370
3.875	103.262	103.687

Applicable for all mortgage with greater than 15 year terms										
LTV → / **FICO Score**	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
>= 740	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Product Feature	LTV Range									
	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
Investment property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
High-LTV *										
30/25 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000

* Not applicable to loans with financed MI with SFC 281.
** LLPAs for general loan limits per this Matrix also apply. High-balance mortgage loans delivered as MCM are subject to these LLPAs, in addition to the MCM LLPAs

Refi Plus Mortgages with Subordinate Financing *			
LTV Range	**CLTV Range**	**Non Interest-Only LLPA**	
		Credit Score < 720	**Credit Score => 720**
65.01 - 75.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 95.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 90.00%	76.01 - 90.00%	-0.250	0.000
Any	>95.00%	-1.500	

* If the subordinate financing is a Community Seconds® loan, these LLPAs do **not** apply and the lender must use SFC 118.

DU Refi Plus Adjusters		
Adjusters	**30/25 yr**	**20/15/10 yr**
EA1	-0.500	-0.500
EA2	-1.000	-1.000
EA3	-1.500	-1.500
DU/RP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150
45 Day Lock	-0.250	-0.250
60 Day Lock	-0.500	-0.500

Loan Level Price Adjuster Caps		
LLPA Cap	**30/25 yr**	**20/15/10 yr**
Owner Occupied LTV >80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

Extension Options	7 Day	-0.125	15 Day	-0.25

LLPA caps does not include EA level, State, High Balance, or DU/RP with MI adjustments.

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Flood Cert. = $10.00   **!!!No AFR Commitment Fee!!!**   FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here   AFR Guidelines

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American Financial Resources, Inc. - Conventional Rates

Government Rate Sheet DU Refi Plus Rate Sheet

30/25 year	
Rate	**30 Day**
3.000	98.097
3.125	99.363
3.250	100.360
3.375	101.207
3.500	102.053
3.625	102.900
3.750	103.463
3.875	103.891
3.990	103.941
4.000	104.354

20 year	
Rate	**30 Day**
3.000	98.427
3.125	99.818
3.250	100.805
3.375	101.566
3.500	102.326
3.625	103.087
3.750	103.606
3.875	104.012
3.990	104.062
4.000	104.452

15 year	
Rate	**30 Day**
2.375	99.170
2.500	100.206
2.625	101.019
2.750	101.706
2.875	102.394
2.990	102.444
3.000	103.081
3.125	103.515
3.250	103.805
3.375	104.095

10 year	
Rate	**30 Day**
2.375	99.417
2.500	100.547
2.625	101.344
2.750	101.953
2.875	102.563
2.990	102.613
3.000	103.172
3.125	103.567
3.250	103.841
3.375	104.116

30/25 year HB	
Rate	**30 Day**
3.375	99.008
3.500	99.886
3.625	100.763
3.750	101.198
3.875	101.407
3.990	101.457
4.000	101.652
4.125	#N/A
4.250	#N/A
4.375	#N/A

15 year HB	
Rate	**30 Day**
2.750	99.650
2.875	100.494
2.990	100.544
3.000	101.338
3.125	101.672
3.250	101.720
3.375	N/A
3.500	N/A
3.625	#N/A
3.750	#N/A

Applicable for all mortgage with greater than 15 year terms								
LTV → / **FICO Score**	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
>= 740	0.250	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	-0.500	-0.500
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.000
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	-2.250	-1.750
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	-2.750	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.000
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.250

* A minimum requierd credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Loan Amount Adjusters	All Terms
$0 - $74,999	-2.000
$75,000 - $124,999	-1.000
$125,000 - $199,999	-0.500
$200,000 - $299,999	0.000
$300,000 - $417,000	0.000

Cash-Out Refinance									
LTV → / **FICO Score**	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	SFC
>= 740	0.000	-0.250	-0.250	-0.500	-0.625	N/A	N/A	N/A	003
720 - 739	0.000	-0.625	-0.625	-0.750	-1.500	N/A	N/A	N/A	003
700 - 719	0.000	-0.625	-0.625	-0.750	-1.500	N/A	N/A	N/A	003
680 - 699	0.000	-0.750	-0.750	-1.375	-2.500	N/A	N/A	N/A	003
660 - 679	-0.250	-0.750	-0.750	-1.500	-2.500	N/A	N/A	N/A	003
640 - 659	-0.250	-1.250	-1.250	-2.250	-3.000	N/A	N/A	N/A	003
620 - 639	-0.250	-1.250	-1.250	-2.750	-3.000	N/A	N/A	N/A	003
< 620	-1.250	-2.250	-2.250	-2.750	-3.000	N/A	N/A	N/A	003

Other Adjusters	
Adjusters	**All Terms**
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Escrow Waiver	-0.250
45 Day Lock	-0.250
60 Day Lock	-0.500

Product Feature	LTV Range							
	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment property	-1.750	-1.750	-1.750	-3.000	-3.750	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-unit property	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
3-4 unit property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 yr.**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750

* Not applicable to loans with financed MI with SFC 281.
** excluding cooperatives; excluding detached condominium loans delivered with SFC 588
*** LLPAs for general loan limits per this Matrix also apply. High-balance mortgage loans delivered as MCM are subject to these LLPAs, in addition to the MCM LLPAs

Mortgages with Subordinate Financing *			
LTV Range	**CLTV Range**	**Non Interest-Only LLPA**	
		Credit Score < 720	**Credit Score => 720**
≤ 65.00%	80.01 - 95.00%	-0.500	-0.250
65.01 - 75.00%	90.01 - 95.00%	-0.750	-0.500
75.01 - 95.00%	90.01 - 95.00%	-1.000	-0.750
75.01 - 90.00%	76.01 - 90.00%	-1.000	-0.750
≤ 95.00%	95.01 - 97.00%	-1.500	

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Extension Options	7 Day	-0.125	15 Day	-0.25

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