



AFR Wholesale's Website

AFR Rate Sheet Archive

Lock Desk e-mail:

LockDesk@afrrwholesale.com

Lock Desk Phone:

1-877-588-2706

Lock Desk Hours:

10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 2/18/2015

45 Day Lock Exp.: 3/5/2015

60 Day Lock Exp.: 3/20/2015

W. Rate Sheet Dated: 1/19/2015

prices are subject to change without notice

Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government
Standard Product

Rate	30 Day	45 Day	60 Day
3.375	102.008	101.758	101.508
3.500	102.758	102.508	102.258
3.625	102.858	102.608	102.358
3.750	103.905	103.655	103.405
3.875	104.405	104.155	103.905
4.000	105.105	104.855	104.605
4.125	105.205	104.955	104.705
4.250	105.134	104.884	104.634
4.375	105.419	105.169	104.919
4.500	105.984	105.734	105.484
4.625	106.084	105.834	105.584
4.750	106.624	106.374	106.124
4.875	107.024	106.774	106.524
5.000	107.624	107.374	107.124
5.125	107.724	107.474	107.224
5.250	107.077	106.827	106.577
5.375	106.565	106.315	106.065
5.500	107.065	106.815	106.565
5.625	107.265	107.015	106.765

20 Year Government
Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.758	101.508	101.258
3.500	102.508	102.258	102.008
3.625	102.608	102.358	102.108
3.750	103.655	103.405	103.155
3.875	104.155	103.905	103.655
4.000	104.855	104.605	104.355
4.125	104.955	104.705	104.455
4.250	104.884	104.634	104.384
4.375	105.169	104.919	104.669
4.500	105.734	105.484	105.234
4.625	105.834	105.584	105.334
4.750	106.524	106.274	106.024
4.875	106.924	106.674	106.424
5.000	107.524	107.274	107.024
5.125	107.624	107.374	107.124
5.250	106.977	106.727	106.477
5.375	106.465	106.215	105.965
5.500	106.965	106.715	106.465
5.625	107.165	106.915	106.665

15/10 Year Government
Standard Product

Rate	30 Day	45 Day	60 Day
2.750	101.747	101.497	101.247
2.875	102.047	101.797	101.547
3.000	102.297	102.047	101.797
3.125	102.447	102.197	101.947
3.250	103.693	103.443	103.193
3.375	103.993	103.743	103.493
3.500	104.243	103.993	103.743
3.625	104.393	104.143	103.893
3.750	104.470	104.220	103.970
3.875	104.770	104.520	104.270
4.000	105.020	104.770	104.520
4.125	105.170	104.920	104.670
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

5/1 Arm Government "Caps 1/1/5"

Standard Product

Rate	30 Day	45 Day	60 Day
2.875	98.553	98.303	98.053
3.000	98.803	98.553	98.303
3.125	98.903	98.653	98.403
3.250	100.678	100.428	100.178
3.375	100.928	100.678	100.428
Margin = 2.250		Index = 0.240	

Buyer's Bonus

Government Purchase Transactions

0.250

Buyer's Bonus excludes all Specialty Government products.

SPECIALTY GOVERNMENT PRODUCT - Manufactured Homes, all 203K, 203(h), VA IRRRL, OTC

30/25 Year Government
Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	101.308	101.058	100.808
3.500	102.058	101.808	101.558
3.625	102.158	101.908	101.658
3.750	103.205	102.955	102.705
3.875	103.705	103.455	103.205
4.000	104.405	104.155	103.905
4.125	104.505	104.255	104.005
4.250	104.434	104.184	103.934
4.375	104.719	104.469	104.219
4.500	105.284	105.034	104.784
4.625	105.384	105.134	104.884
4.750	105.924	105.674	105.424
4.875	106.324	106.074	105.824
5.000	106.924	106.674	106.424
5.125	107.024	106.774	106.524
5.250	106.377	106.127	105.877
5.375	105.865	105.615	105.365
5.500	106.365	106.115	105.865
5.625	106.565	106.315	106.065

15/10 Year Government
Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	101.147	100.897	100.647
2.875	101.447	101.197	100.947
3.000	101.697	101.447	101.197
3.125	101.847	101.597	101.347
3.250	103.093	102.843	102.593
3.375	103.393	103.143	102.893
3.500	103.643	103.393	103.143
3.625	103.793	103.543	103.293
3.750	103.870	103.620	103.370
3.875	104.170	103.920	103.670
4.000	104.420	104.170	103.920
4.125	104.570	104.320	104.070
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year Government
Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	101.208	100.958	100.708
3.500	101.958	101.708	101.458
3.625	102.058	101.808	101.558
3.750	103.105	102.855	102.605
3.875	103.605	103.355	103.105
4.000	104.305	104.055	103.805
4.125	104.405	104.155	103.905
4.250	104.334	104.084	103.834
4.375	104.619	104.369	104.119
4.500	105.184	104.934	104.684
4.625	105.284	105.034	104.784
4.750	105.824	105.574	105.324
4.875	106.224	105.974	105.724
5.000	106.824	106.574	106.324
5.125	106.924	106.674	106.424
5.250	106.277	106.027	105.777
5.375	105.765	105.515	105.265
5.500	106.265	106.015	105.765
5.625	106.465	106.215	105.965

5/1 Arm Government "Caps 1/1/5"
Specialty Product

Rate	30 Day	45 Day	60 Day
2.875	97.663	97.413	97.163
3.000	97.913	97.663	97.413
3.125	98.013	97.763	97.513
3.250	99.788	99.538	99.288
3.375	100.038	99.788	99.538
Margin = 2.250		Index = 0.240	

30 Year One Time Close "OTC"

Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.500	99.883	99.633	99.383
4.000	102.230	101.980	101.730
4.500	103.109	102.859	102.609
5.000	104.749	104.499	104.249

15 Year One Time Close "OTC"

Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	100.063	99.813	99.563
3.500	102.009	101.759	101.509
4.000	102.786	102.536	102.286
4.500	1.634	1.884	2.134
5.000	N/A	N/A	N/A

Specialty Adj.	Manufactured Homes "OTC exempt"	-1.000
	Full 203K / 203K(s) / 203(h) / Repair Escrow	-0.500
	VA IRRRL ≤ 125.00 LTV	0.000
	VA IRRRL > 125.00 LTV or No AVM	-0.750

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

Adjusters	All Terms	Adjusters	All Terms
FICO 640 - 659	-0.500	NY	-0.250
FICO 620 - 639	-0.750	AZ, CA, FL, LA, MA, NJ, NV, UT	-0.150
FICO 600 - 619	-1.500	Non Owner Occupancy	-2.000
Base Loan Amount Adjuster			
\$0 - \$74,999		-2.000	
\$75,000 - \$124,999		-0.750	
\$125,000 - \$199,999		-0.375	
High Balance		-2.500	
VA Jumbo		-2.500	
Extension Options:		-0.018 per calendar day	
Max USDA - GRH Rate Today	1/19/2015	3.750%	

American Financial Resources, Inc. - Announcements

15 Day Locks are now Available for Broker Loans in an **Approved** status. To Price it out, you will need to improve the 30 day price by 15 bps. Lock Requests must be submitted using AFR's Manual Lock Request Form!

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

Flood Certification = \$10.00

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)[AFR Guidelines](#)

For use by mortgage professionals only and should not be distributed to borrowers.

W. Rate Sheet Dated: 1/19/2015

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Release Time: 10:00 AM ET

DURP 30/25 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.875	93.579	93.329	93.079	N/A	N/A	N/A
3.000	95.153	94.903	94.653	N/A	N/A	N/A
3.125	96.728	96.478	96.228	93.570	93.320	93.070
3.250	98.003	97.753	97.503	95.026	94.776	94.526
3.375	98.687	98.437	98.187	96.006	95.756	95.506
3.500	99.505	99.255	99.005	97.122	96.872	96.622
3.625	100.459	100.209	99.959	98.372	98.122	97.872
3.750	101.339	101.089	100.839	99.529	99.279	99.029
3.875	101.884	101.634	101.384	100.308	100.058	99.808
4.000	102.476	102.226	101.976	101.135	100.885	100.635
4.125	103.117	102.867	102.617	102.010	101.760	101.510
4.250	103.712	103.462	103.212	102.835	102.585	102.335
4.375	104.143	103.893	103.643	103.485	103.235	102.985
4.500	104.574	104.324	104.074	104.134	103.884	103.634
4.625	105.005	104.755	104.505	104.784	104.534	104.284
4.750	105.406	105.156	104.906	N/A	N/A	N/A
4.875	105.744	105.494	105.244	N/A	N/A	N/A
5.000	106.083	105.833	105.583	N/A	N/A	N/A

DURP 20 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A	N/A	N/A	N/A
2.875	92.965	92.715	92.465	92.894	92.644	92.394
3.000	94.462	94.212	93.962	94.468	94.218	93.968
3.125	95.958	95.708	95.458	96.043	95.793	95.543
3.250	97.240	96.990	96.740	97.328	97.078	96.828
3.375	98.068	97.818	97.568	98.043	97.793	97.543
3.500	98.895	98.645	98.395	98.893	98.643	98.393
3.625	99.722	99.472	99.222	99.778	99.528	99.278
3.750	100.442	100.192	99.942	100.764	100.514	100.264
3.875	100.934	100.684	100.434	101.262	101.012	100.762
4.000	101.426	101.176	100.926	101.807	101.557	101.307
4.125	101.918	101.668	101.418	102.401	102.151	101.901
4.250	102.385	102.135	101.885	102.980	102.730	102.480
4.375	102.800	102.550	102.300	103.458	103.208	102.958
4.500	103.216	102.966	102.716	103.935	103.685	103.435
4.625	103.631	103.381	103.131	104.413	104.163	103.913
4.750	104.011	103.761	103.511	104.786	104.536	104.286
4.875	104.318	104.068	103.818	104.937	104.687	104.437

DURP 15 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.375	96.457	96.207	95.957	92.656	92.406	92.156
2.500	97.917	97.667	97.417	94.195	93.945	93.695
2.625	98.852	98.602	98.352	95.313	95.063	94.813
2.750	99.367	99.117	98.867	96.110	95.860	95.610
2.875	100.010	99.760	99.510	97.034	96.784	96.534
3.000	100.781	100.531	100.281	98.086	97.836	97.586
3.125	101.378	101.128	100.878	98.915	98.665	98.415
3.250	101.784	101.534	101.284	99.510	99.260	99.010
3.375	102.247	101.997	101.747	100.159	99.909	99.659
3.500	102.764	102.514	102.264	100.864	100.614	100.364
3.625	103.179	102.929	102.679	101.418	101.168	100.918
3.750	103.476	103.226	102.976	101.809	101.559	101.309
3.875	103.773	103.523	103.273	102.199	101.949	101.699
4.000	104.070	103.820	103.570	102.590	102.340	102.090
4.125	104.221	103.971	103.721	102.810	102.560	102.310
4.250	104.236	103.986	103.736	102.873	102.623	102.373
4.375	104.252	104.002	103.752	102.935	102.685	102.435
4.500	104.267	104.017	103.767	102.998	102.748	102.498

DURP 10 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	97.100	96.850	96.600	93.995	93.745	93.495
2.625	98.050	97.800	97.550	95.113	94.863	94.613
2.750	98.660	98.410	98.160	95.910	95.660	95.410
2.875	99.269	99.019	98.769	96.834	96.584	96.334
3.000	99.878	99.628	99.378	97.886	97.636	97.386
3.125	100.378	100.128	99.878	98.715	98.465	98.215
3.250	100.777	100.527	100.277	99.310	99.060	98.810
3.375	101.175	100.925	100.675	99.959	99.709	99.459
3.500	101.573	101.323	101.073	100.664	100.414	100.164
3.625	101.919	101.669	101.419	101.218	100.968	100.718
3.750	102.216	101.966	101.716	101.609	101.359	101.109
3.875	102.513	102.263	102.013	101.999	101.749	101.499
4.000	102.810	102.560	102.310	102.390	102.140	101.890
4.125	102.960	102.710	102.460	102.610	102.360	102.110
4.250	102.976	102.726	102.476	102.673	102.423	102.173
4.375	102.992	102.742	102.492	102.735	102.485	102.235
4.500	103.007	102.757	102.507	102.798	102.548	102.298
4.625	103.023	102.773	102.523	N/A	N/A	N/A

Applicable for all mortgage with greater than 15 year terms										
LTV →	≤ 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%
FICO ↓										
≥ 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 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

DU Refi Plus Adjusters		
Adjusters	30/25 yr	20/15/10 yr
DURP 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
Extension Options	-0.018 per calendar day	

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 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	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
Condominium	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

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	-1.500

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

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

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Flood Certification = \$10.00

FHA ID# - 135860006

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[AFR Guidelines](#)

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W. Rate Sheet Dated: 1/19/2015

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 Release Time: 10:00 AM ET

30/25 Year FNMA				
Rate	30 day	45 day	60 day	
2.990	96.253	96.003	95.978	
3.000	96.303	96.053	96.028	
3.125	97.878	97.628	97.603	
3.250	99.153	98.903	98.878	
3.375	99.837	99.587	99.562	
3.500	100.655	100.405	100.380	
3.625	101.609	101.359	101.334	
3.750	102.489	102.239	102.214	
3.875	103.034	102.784	102.759	
3.990	103.576	103.326	103.301	
4.000	103.626	103.376	103.351	
4.125	104.267	104.017	103.992	
4.250	104.862	104.612	104.587	
4.375	105.293	105.043	105.018	
4.500	105.724	105.474	105.449	
4.625	106.155	105.905	105.880	
4.750	106.586	106.336	106.281	
4.875	106.894	106.644	106.619	
4.990	107.183	106.933	106.908	
5.000	107.233	106.983	106.958	

20 Year FNMA				
Rate	30 day	45 day	60 day	
2.750	N/A	N/A	N/A	
2.875	94.975	94.725	94.475	
2.990	96.422	96.172	95.922	
3.000	96.472	96.222	95.972	
3.125	97.968	97.718	97.468	
3.250	99.250	99.000	98.750	
3.375	100.078	99.828	99.578	
3.500	100.905	100.655	100.405	
3.625	101.732	101.482	101.232	
3.750	102.452	102.202	101.952	
3.875	102.944	102.694	102.444	
3.990	103.386	103.136	102.886	
4.000	103.436	103.186	102.936	
4.125	103.928	103.678	103.428	
4.250	104.395	104.145	103.895	
4.375	104.810	104.560	104.310	
4.500	105.226	104.976	104.726	
4.625	105.641	105.391	105.141	
4.750	106.021	105.771	105.521	
4.875	106.328	106.078	105.828	

15 Year FNMA				
Rate	30 day	45 day	60 day	
2.375	97.207	96.957	96.707	
2.500	98.667	98.417	98.167	
2.625	99.602	99.352	99.102	
2.750	100.117	99.867	99.617	
2.875	100.760	100.510	100.260	
2.990	101.481	101.231	100.981	
3.000	101.531	101.281	101.031	
3.125	102.128	101.878	101.628	
3.250	102.534	102.284	102.034	
3.375	102.997	102.747	102.497	
3.500	103.514	103.264	103.014	
3.625	103.929	103.679	103.429	
3.750	104.226	103.976	103.726	
3.875	104.523	104.273	104.023	
3.990	104.770	104.520	104.270	
4.000	104.820	104.570	104.320	
4.125	104.971	104.721	104.471	
4.250	104.986	104.736	104.486	
4.375	105.002	104.752	104.502	
4.500	105.017	104.767	104.517	

10 Year FNMA				
Rate	30 day	45 day	60 day	
2.500	99.110	98.860	98.610	
2.625	100.060	99.810	99.560	
2.750	100.670	100.420	100.170	
2.875	101.279	101.029	100.779	
2.990	101.838	101.588	101.338	
3.000	101.888	101.638	101.388	
3.125	102.388	102.138	101.888	
3.250	102.787	102.537	102.287	
3.375	103.185	102.935	102.685	
3.500	103.583	103.333	103.083	
3.625	103.929	103.679	103.429	
3.750	104.226	103.976	103.726	
3.875	104.523	104.273	104.023	
3.990	104.770	104.520	104.270	
4.000	104.820	104.570	104.320	
4.125	104.970	104.720	104.470	
4.250	104.986	104.736	104.486	
4.375	105.002	104.752	104.502	
4.500	105.017	104.767	104.517	
4.625	105.033	104.783	104.533	

30/25 Year HB FNMA				
Rate	30 day	45 day	60 day	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
2.990	94.253	94.003	93.753	
3.000	94.303	94.053	93.803	
3.125	95.878	95.628	95.378	
3.250	97.188	96.938	96.688	
3.375	97.981	97.731	97.481	
3.500	98.909	98.659	98.409	
3.625	99.972	99.722	99.472	
3.750	100.892	100.642	100.392	
3.875	101.327	101.077	100.827	
3.990	101.760	101.510	101.260	
4.000	101.810	101.560	101.310	
4.125	102.341	102.091	101.841	
4.250	102.847	102.597	102.347	
4.375	103.231	102.981	102.731	
4.500	103.615	103.365	103.115	
4.625	104.000	103.750	103.500	
4.750	104.344	104.094	103.844	
4.875	104.604	104.354	104.104	

15 Year HB FNMA				
Rate	30 day	45 day	60 day	
2.375	95.577	95.327	95.077	
2.500	97.210	96.960	96.710	
2.625	98.341	98.091	97.841	
2.750	99.075	98.825	98.575	
2.875	99.936	99.686	99.436	
2.990	100.876	100.626	100.376	
3.000	100.926	100.676	100.426	
3.125	101.628	101.378	101.128	
3.250	102.035	101.785	101.535	
3.375	102.497	102.247	101.997	
3.500	103.014	102.764	102.514	
3.625	103.316	103.066	102.816	
3.750	103.394	103.144	102.894	
3.875	103.472	103.222	102.972	
3.990	103.500	103.250	103.000	
4.000	103.550	103.300	103.050	
4.125	103.498	103.248	102.998	
4.250	103.326	103.076	102.826	
4.375	103.154	102.904	102.654	
4.500	102.983	102.733	102.483	

Adjustments

Applicable for all mortgages with greater than 15 year terms									
LTV →	FICO ↓	≤ 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	-0.250
720 - 739	0.250	0.000	-0.250	-0.500	-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	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.000	-1.000
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	-2.250	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	-2.750	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.000	-3.000
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.250	-3.250

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

All Loan Type Adjustments		
Adjusters	All Terms	
NY	-0.250	
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	
Escrow Waiver	-0.250	
Loan Amount Adjusters	All Terms	
\$0 - \$74,999	-2.000	
\$75,000 - \$124,999	-0.750	
\$125,000 - \$199,999	-0.375	
\$200,000 - \$417,000	0.000	
FNMA HomeStyle Renovation	-1.000	
Extension Options	-0.018 per calendar day	

LTV →	Product Feature ↓	≤ 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		-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A
2-Unit Property		-1.000	-1.000	-1.000	-1.000	-1.000	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 year		0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
High Balance C/O Refi		-1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Non Interest-Only LLPA Credit Score < 720	Non Interest-Only LLPA Credit Score ≥ 720
≤ 65.00%	80.01 - 95.00%	-0.500	-0.250
65.01 - 75.00%	80.01 - 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	-1.500

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

Cash-Out Refinance						
LTV →		60.01 -	70.01 -	75.01 -	80.01 -	
FICO ↓	≤ 60.00%	70.00%	75.00%	80.00%	85.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.625	
720 - 739	0.000	-0.625	-0.625	-0.750	-1.500	
700 - 719	0.000	-0.625	-0.625	-0.750	-1.500	
680 - 699	0.000	-0.750	-0.750	-1.375	-2.500	
660 - 679	-0.250	-0.750	-0.750	-1.500	-2.500	
640 - 659	-0.250	-1.250	-1.250	-2.250	-3.000	
620 - 639	-0.250	-1.250	-1.250	-2.750	-3.000	
< 620	-1.250	-2.250	-2.250	-2.750	-3.000	

80.01-85.00% Only available with DU v. 9.1

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	-0.990	-1.370	-2.150	-3.080
720 - 739	-1.120	-1.720	-2.350	-3.080
680 - 719	-1.330	-2.170	-3.290	-3.850

LPMI Adjust Term ≤ 20 yr				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	-0.880	-1.100	-1.650	-3.080
720 - 739	-1.050	-1.370	-2.170	-3.080
680 - 719	-1.190	-1.540	-2.940	-3.850

Additional LPMI Premium Adjustments			
Product Feature	FICO		
	≥ 740	720 - 739	680 - 719
Limited Cash-Out	0.000	0.000	-0.530
Cash-Out	-0.500	-0.700	-1.000
Second Home	-0.250	-0.490	-0.700
Manufactured Home	-0.500	-0.700	-1.000
Loan Amount ≥ \$417,000 *	-0.400	-0.880	-1.400
Term ≤ 25 years	0.180	0.180	0.280
Investment Property	-1.190	-1.330	N/A
* Does not apply in HI			

W. Rate Sheet Dated: 1/19/2015

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.387	98.137	97.887	
3.375	99.033	98.783	98.533	
3.500	99.837	99.587	99.337	
3.625	100.689	100.439	100.189	
3.750	101.340	101.090	100.840	
3.875	101.883	101.633	101.383	
4.000	102.500	102.250	102.000	
4.125	103.251	103.001	102.751	
4.250	103.831	103.581	103.331	
4.375	104.319	104.069	103.819	
4.500	104.430	104.180	103.930	
4.625	105.137	104.887	104.637	
4.750	105.689	105.439	105.189	
4.875	106.175	105.925	105.675	
5.000	106.069	105.819	105.569	
5.125	106.770	106.520	106.270	
5.250	107.261	107.011	106.761	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.387	98.137	97.887	
3.375	98.346	98.096	97.846	
3.500	99.150	98.900	98.650	
3.625	100.002	99.752	99.502	
3.750	100.653	100.403	100.153	
3.875	101.196	100.946	100.696	
4.000	102.875	102.625	102.375	
4.125	103.626	103.376	103.126	
4.250	104.206	103.956	103.706	
4.375	104.694	104.444	104.194	
4.500	105.618	105.368	105.118	
4.625	106.325	106.075	105.825	
4.750	106.877	106.627	106.377	
4.875	107.363	107.113	106.863	
5.000	108.132	107.882	107.632	
5.125	108.833	108.583	108.333	
5.250	109.324	109.074	108.824	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.555	98.305	98.055	
3.375	99.418	99.168	98.918	
3.500	100.240	99.990	99.740	
3.625	101.014	100.764	100.514	
3.750	101.615	101.365	101.115	
3.875	102.103	101.853	101.603	
4.000	102.493	102.243	101.993	
4.125	103.180	102.930	102.680	
4.250	103.704	103.454	103.204	
4.375	104.144	103.894	103.644	
4.500	104.355	104.105	103.855	
4.625	104.996	104.746	104.496	
4.750	105.517	105.267	105.017	
4.875	105.969	105.719	105.469	
5.000	105.561	105.311	105.061	
5.125	106.214	105.964	105.714	
5.250	106.715	106.465	106.215	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.555	98.305	98.055	
3.375	99.731	99.481	99.231	
3.500	100.553	100.303	100.053	
3.625	101.327	101.077	100.827	
3.750	101.928	101.678	101.428	
3.875	102.416	102.166	101.916	
4.000	102.743	102.493	102.243	
4.125	103.430	103.180	102.930	
4.250	103.954	103.704	103.454	
4.375	104.394	104.144	103.894	
4.500	104.730	104.480	104.230	
4.625	105.371	105.121	104.871	
4.750	105.892	105.642	105.392	
4.875	106.344	106.094	105.844	
5.000	105.999	105.749	105.499	
5.125	106.652	106.402	106.152	
5.250	107.153	106.903	106.653	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	97.024	96.774	96.524	
2.375	97.770	97.520	97.270	
2.500	98.517	98.267	98.017	
2.625	99.127	98.877	98.627	
2.750	99.654	99.404	99.154	
2.875	100.264	100.014	99.764	
3.000	100.983	100.733	100.483	
3.125	101.518	101.268	101.018	
3.250	101.965	101.715	101.465	
3.375	102.390	102.140	101.890	
3.500	102.880	102.630	102.380	
3.625	103.374	103.124	102.874	
3.750	103.808	103.558	103.308	
3.875	104.242	103.992	103.742	
4.000	104.334	104.084	103.834	
4.125	104.842	104.592	104.342	
4.250	105.282	105.032	104.782	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	97.024	96.774	96.524	
2.375	95.645	95.395	95.145	
2.500	96.392	96.142	95.892	
2.625	97.002	96.752	96.502	
2.750	97.529	97.279	97.029	
2.875	99.702	99.452	99.202	
3.000	100.421	100.171	99.921	
3.125	100.956	100.706	100.456	
3.250	101.403	101.153	100.903	
3.375	102.015	101.765	101.515	
3.500	102.505	102.255	102.005	
3.625	102.999	102.749	102.499	
3.750	103.433	103.183	102.933	
3.875	103.930	103.680	103.430	
4.000	104.022	103.772	103.522	
4.125	104.530	104.280	104.030	
4.250	104.970	104.720	104.470	

Applicable for all mortgages with greater than 15 year terms						
LTV → FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	> 85.00%
≥ 740	0.250	0.000	0.000	-0.250	0.000	0.000
720 - 739	0.250	0.000	-0.250	-0.500	0.000	0.000
700 - 719	0.250	-0.500	-0.750	-1.000	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750

* A minimum credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide.

Open Access Mortgage with Subordinate Financing			
LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	> 80% & ≤ 95%	-0.500	-0.250
> 65% & ≤ 75%	> 80% & ≤ 95%	-0.750	-0.500
> 75% & ≤ 80%	> 76% & ≤ 90%	-1.000	-0.750
> 75% & ≤ 80%	> 90% & ≤ 95%	-1.000	-0.750
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.000	-0.500
> 90% & ≤ 95%	> 90% & ≤ 95%	-0.500	-0.250
Any	> 95%	-1.500	-1.500

LTV → Product Feature ↓	≤ 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
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
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	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000

Open Access Adjusters		
Adjusters	30 year	20/15 year
High Balance	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, IA, MA, NJ, NV, UT	-0.15	-0.15
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000

Delivery Fee Caps do not include State, High Balance, Extension Fees.

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

Flood Certification = \$10.00

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)

[AFR Guidelines](#)

For use by mortgage professionals only and should not be distributed to borrowers.

W. Rate Sheet Dated: 1/19/2015

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	99.547	99.297	99.272
3.375	100.193	99.943	99.918
3.500	100.997	100.747	100.722
3.625	101.849	101.599	101.574
3.750	102.500	102.250	102.225
3.875	103.043	102.793	102.768
3.990	103.610	103.360	103.335
4.000	103.660	103.410	103.385
4.125	104.411	104.161	104.136
4.250	104.991	104.741	104.716
4.375	105.479	105.229	105.204
4.500	105.590	105.340	105.315
4.625	106.297	106.047	106.022
4.750	106.849	106.599	106.574
4.875	107.335	107.085	107.060
4.990	107.179	106.929	106.904
5.000	107.229	106.979	106.954
5.125	107.930	107.680	107.655
5.250	108.421	108.171	108.146

20 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	99.815	99.565	99.315
3.375	100.678	100.428	100.178
3.500	101.500	101.250	101.000
3.625	102.274	102.024	101.774
3.750	102.875	102.625	102.375
3.875	103.363	103.113	102.863
3.990	103.703	103.453	103.203
4.000	103.753	103.503	103.253
4.125	104.440	104.190	103.940
4.250	104.964	104.714	104.464
4.375	105.404	105.154	104.904
4.500	105.615	105.365	105.115
4.625	106.256	106.006	105.756
4.750	106.777	106.527	106.277
4.875	107.229	106.979	106.729
4.990	106.771	106.521	106.271
5.000	106.821	106.571	106.321
5.125	107.474	107.224	106.974
5.250	107.975	107.725	107.475

15 Year FHLMC			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	97.684	97.434	97.184
2.375	98.430	98.180	97.930
2.500	99.177	98.927	98.677
2.625	99.787	99.537	99.287
2.750	100.314	100.064	99.814
2.875	100.924	100.674	100.424
2.990	101.593	101.343	101.093
3.000	101.643	101.393	101.143
3.125	102.178	101.928	101.678
3.250	102.625	102.375	102.125
3.375	103.050	102.800	102.550
3.500	103.540	103.290	103.040
3.625	104.034	103.784	103.534
3.750	104.468	104.218	103.968
3.875	104.902	104.652	104.402
3.990	104.944	104.694	104.444
4.000	104.994	104.744	104.494
4.125	105.502	105.252	105.002
4.250	105.942	105.692	105.442

Adjustments

Applicable for all mortgages with greater than 15 year terms						
LTV → FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	> 85.00%
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.500	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250

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

Cash-Out Refinance				
LTV → FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	0.000	-0.250	-0.250	-0.500
720 - 739	0.000	-0.625	-0.625	-0.750
700 - 719	0.000	-0.625	-0.625	-0.750
680 - 699	0.000	-0.750	-0.750	-1.375
660 - 679	-0.250	-0.750	-0.750	-1.500
640 - 659	-0.250	-1.250	-1.250	-2.250
620 - 639	-0.250	-1.250	-1.250	-2.750
< 620	-1.250	-2.250	-2.250	-2.750

Feature Adjustments			
LTV	> 75.00 %		
Condo (Excl 15 yr. & Home Possible)	-0.750		
LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-1.750	-3.000	-3.750
LTV	All		
Manufactured Home	-1.000		

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%	80.01 - 95.00%	-0.750	-0.500
75.01 - 80.00%	76.01 - 90.00%	-1.000	-0.750
75.01 - 80.00%	90.01 - 95.00%	-1.000	-0.750
80.01 - 90.00%	81.01 - 95.00%	-1.000	-0.750

Multi Unit						
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000

Super Conforming Mortgage			
LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	0.000	0.000	0.000
Cash-Out Refi	-1.000	N/A	N/A

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Escrow Waiver	-0.250
Loan Amount Adjusters	All Terms
\$0 - \$74,999	-2.000
\$75,000 - \$124,999	-0.750
\$125,000 - \$199,999	-0.375
\$200,000 - \$417,000	0.000
Super Conforming	-1.000
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.			
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.990	-1.370	-2.150
720 - 739	-1.120	-1.720	-2.350
680 - 719	-1.330	-2.170	-3.290

LPMI Adjust Term ≤ 20 yr			
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.880	-1.100	-1.650
720 - 739	-1.050	-1.370	-2.170
680 - 719	-1.190	-1.540	-2.940

Additional LPMI Premium Adjustments			
Product Feature	FICO	≥ 740	720 - 739
Limited Cash-Out	0.000	0.000	-0.530
Cash-Out	-0.500	-0.700	-1.000
Second Home	-0.250	-0.490	-0.700
Manufactured Home	-0.500	-0.700	-1.000
Loan Amount > \$417,000 *	-0.400	-0.880	-1.400
Term ≤ 25 year	0.180	0.180	0.280
Investment Property	-1.190	-1.330	N/A

* Does not apply in HI

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Flood Certification = \$10.00

FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here

AFR Guidelines

For use by mortgage professionals only and should not be distributed to borrowers.



AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#)

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

[AFR Rate Sheet Archive](#)

LockDesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: **2/18/2015**

45 Day Lock Exp.: **3/5/2015**

60 Day Lock Exp.: **3/20/2015**

W. Rate Sheet Dated: **1/19/2015**

prices are subject to change without notice

Release Time: **10:00 AM ET**

Fixed Jumbo Products & Pricing

Non-Conforming 30 year Fixed

Max Price After Adjustments & Before Comp Plan 101.750

Rate	30 Day	45 Day	60 Day
3.250	95.740	95.618	95.489
3.375	96.611	96.484	96.351
3.500	97.450	97.319	97.181
3.625	98.259	98.123	97.979
3.750	99.005	98.864	98.715
3.875	99.688	99.543	99.389
4.000	100.309	100.159	100.000
4.125	100.805	100.650	100.487
4.250	101.238	101.078	100.910
4.375	101.640	101.476	101.303
4.500	101.948	101.780	101.601
4.625	102.163	101.989	101.806
4.750	102.252	102.074	101.886

Non-Conforming 15 year Fixed

Max Price After Adjustments & Before Comp Plan 101.750

Rate	30 Day	45 Day	60 Day
2.750	98.003	97.900	97.791
2.875	98.499	98.391	98.277
3.000	98.963	98.851	98.732
3.125	99.397	99.279	99.156
3.250	99.799	99.677	99.548
3.375	100.169	100.043	99.909
3.500	100.478	100.347	100.208
3.625	100.755	100.619	100.475
3.750	101.001	100.860	100.712
3.875	101.184	101.039	100.885
4.000	101.305	101.155	100.997
4.125	101.363	101.208	101.045
4.250	101.390	101.231	101.063

Adjustments

LTV → FICO ↓		Risk Base Adjuster			
		<=60%	60.01-65.00%	65.01-70.00%	70.01-75.00%
>= 760		0.625	0.375	0.125	0.000
740-759		0.500	0.250	0.000	0.000
720-739		0.500	0.250	0.000	-0.125
700-719		0.500	0.250	0.000	-0.250
Loan Amount					
0 ~ 1,000,000		0.000	0.000	0.000	0.000
1,000,001 ~ 1,500,000		0.000	0.000	0.000	0.000
1,500,001 ~ 2,000,000		-0.125	-0.250	-0.375	N/A
2,000,001 ~ 2,500,000		-0.250	-0.375	N/A	N/A
Other					
Purchase		0.250	0.250	0.125	0.125
2nd Home		-0.250	-0.500	-0.500	-0.500
Cashout		-0.250	-0.500	-0.625	-1.000
2-4 Units		-0.500	-0.625	-0.875	N/A
Condo		-0.125	-0.125	-0.250	-0.500

Other Adjustments

Escrow Waiver(except CA ,NC, DC)	-0.250
State - Other (Except CA, NV)	0.000
State (CA)	-0.125
State (NV)	-0.250

Specialty Adjustments (Rate Add-Ons)

Specialty Adjustments (Rate Add-Ons)	Fixed
Non-Warrantable Condo	1.000
Condotel	1.250
Conforming Balance (In Addition to Above)	0.250

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Flood Certification = \$10.00

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)

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Arm Jumbo Products & Pricing

Non-Conforming 5/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
2.250	98.064	97.980	97.891
2.375	98.467	98.378	98.284
2.500	98.837	98.744	98.645
2.625	99.177	99.079	98.975
2.750	99.517	99.413	99.305
2.875	99.825	99.717	99.603
3.000	100.133	100.021	99.902
3.125	100.442	100.324	100.201
3.250	100.687	100.566	100.437
3.375	100.933	100.807	100.673
3.500	101.117	100.985	100.847
3.625	101.237	101.101	100.958
3.750	101.327	101.186	101.038

Non-Conforming 7/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
2.500	97.954	97.860	97.761
2.625	98.418	98.320	98.216
2.750	98.852	98.749	98.640
2.875	99.223	99.115	99.001
3.000	99.593	99.481	99.362
3.125	99.933	99.816	99.692
3.250	100.273	100.151	100.022
3.375	100.612	100.486	100.352
3.500	100.920	100.789	100.651
3.625	101.229	101.093	100.949
3.750	101.475	101.334	101.186
3.875	101.658	101.513	101.359
4.000	101.810	101.660	101.502

Non-Conforming 10/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
3.000	97.189	97.076	96.957
3.125	97.716	97.599	97.475
3.250	98.212	98.090	97.961
3.375	98.645	98.518	98.385
3.500	99.078	98.947	98.809
3.625	99.480	99.344	99.201
3.750	99.882	99.742	99.593
3.875	100.285	100.139	99.986
4.000	100.655	100.505	100.347
4.125	101.026	100.872	100.708
4.250	101.335	101.175	101.007
4.375	101.580	101.416	101.243
4.500	101.764	101.595	101.417

Adjustments

LTV → FICO ↓	Risk Base Adjuster				
	<=60%	60.01- 65.00%	65.01- 70.00%	70.01- 75.00%	75.01- 80.00%
>= 760	0.375	0.250	0.000	0.000	-0.375
740-759	0.250	0.125	0.000	-0.125	-0.500
720-739	0.125	0.000	0.000	-0.250	-0.625
700-719	0.000	0.000	-0.125	-0.375	N/A
Loan Amount					
0 ~ 1,000,000	0.000	0.000	0.000	0.000	0.000
1,000,001 ~ 1,500,000	0.000	0.000	0.000	0.000	0.000
1,500,001 ~ 2,000,000	-0.125	-0.250	-0.375	N/A	N/A
2,000,001 ~ 2,500,000	-0.250	-0.375	N/A	N/A	N/A
Other					
Purchase	0.250	0.250	0.250	0.250	0.000
2nd Home	-0.500	-0.500	-0.500	-0.500	N/A
Cashout	-0.250	-0.500	-0.625	-1.000	N/A
2-4 Units	-0.500	-0.625	-1.000	N/A	N/A
Condo	-0.125	-0.125	-0.250	-0.500	-0.500

Other Adjustments

Escrow Waiver(except CA, NC, DC)	-0.250
State - Other (Except CA, NV)	0.000
State (CA)	-0.250
State (NV)	-0.250

Specialty Adjustments (Rate Add-Ons)

Non-Warrantable Condo	1.000
Condotel	1.250
Conforming Balance (In Addition to Above)	0.250

Non-Conforming Arm Features

Margin (All Terms)	2.500
Index	1 Yr LIBOR
5/1 Caps	2/2/5
7/1 Caps	5/2/5
10/1 Caps	5/2/5

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Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
6.500	99.638	99.489
6.625	99.946	99.791
6.750	100.253	100.093
6.875	100.560	100.395
7.000	100.867	100.697
7.125	101.175	100.999
7.250	101.482	101.302
7.375	101.789	101.604
7.500	102.097	101.906
7.625	102.404	102.208
7.750	102.711	102.510
7.875	103.018	102.812
8.000	103.326	103.114
8.125	103.633	103.416
8.250	103.940	103.718

Maximum All-In Price After Adjustments And
Before Comp Plan = 101.750

Access 15 yr Fixed (AOAP-15F)		
Rate	30 day	45 day
6.250	100.211	100.072
6.375	100.456	100.312
6.500	100.701	100.552
6.625	100.946	100.791
6.750	101.190	101.031
6.875	101.435	101.270
7.000	101.680	101.510
7.125	101.925	101.749
7.250	102.170	101.989
7.375	102.414	102.229
7.500	102.659	102.468
7.625	102.904	102.708
7.750	103.149	102.947
7.875	103.393	103.187
8.000	103.638	103.427

Access FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750
680-699	2.500	2.250	1.750	0.500	-0.250	-1.000
660-679	1.000	0.750	0.000	-0.500	-1.500	-2.000
640-659	0.500	0.250	-0.500	-1.000	-2.250	N/A
620-639	0.000	-0.250	-1.000	-1.500	N/A	N/A

Access Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	-0.438	-0.875
All CLTVs		
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)		
Rate	30 day	45 day
6.000	99.638	99.489
6.125	99.946	99.791
6.250	100.253	100.093
6.375	100.560	100.395
6.500	100.867	100.697
6.625	101.175	100.999
6.750	101.482	101.302
6.875	101.789	101.604
7.000	102.097	101.906
7.125	102.404	102.208
7.250	102.711	102.510
7.375	103.018	102.812
7.500	103.326	103.114
7.625	103.633	103.416
7.750	103.940	103.718

Maximum All-In Price After Adjustments And
Before Comp Plan = 101.750

Asset 15 yr Fixed (AOAIP-15F)		
Rate	30 day	45 day
5.750	100.211	100.072
5.875	100.456	100.312
6.000	100.701	100.552
6.125	100.946	100.791
6.250	101.190	101.031
6.375	101.435	101.270
6.500	101.680	101.510
6.625	101.925	101.749
6.750	102.170	101.989
6.875	102.414	102.229
7.000	102.659	102.468
7.125	102.904	102.708
7.250	103.149	102.947
7.375	103.393	103.187
7.500	103.638	103.427

Asset FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Asset Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
All CLTVs		
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI>50% (Prior to utilization of assets)	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

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Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)		
Rate	30 day	45 day
6.000	99.638	99.489
6.125	99.946	99.791
6.250	100.253	100.093
6.375	100.560	100.395
6.500	100.867	100.697
6.625	101.175	100.999
6.750	101.482	101.302
6.875	101.789	101.604
7.000	102.097	101.906
7.125	102.404	102.208
7.250	102.711	102.510
7.375	103.018	102.812
7.500	103.326	103.114
7.625	103.633	103.416
7.750	103.940	103.718

Maximum All-In Price After Adjustments And
Before Comp Plan = 101.750

Ratio 15 yr Fixed (AORP-15F)		
Rate	30 day	45 day
5.750	100.211	100.072
5.875	100.456	100.312
6.000	100.701	100.552
6.125	100.946	100.791
6.250	101.190	101.031
6.375	101.435	101.270
6.500	101.680	101.510
6.625	101.925	101.749
6.750	102.170	101.989
6.875	102.414	102.229
7.000	102.659	102.468
7.125	102.904	102.708
7.250	103.149	102.947
7.375	103.393	103.187
7.500	103.638	103.427

Ratio FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Ratio Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
All CLTVs		
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI ≤43%	0.000	
DTI 43.01-47%	-0.375	
DTI 47.01-55%	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)		
Rate	30 day	45 day
6.000	99.638	99.489
6.125	99.946	99.791
6.250	100.253	100.093
6.375	100.560	100.395
6.500	100.867	100.697
6.625	101.175	100.999
6.750	101.482	101.302
6.875	101.789	101.604
7.000	102.097	101.906
7.125	102.404	102.208
7.250	102.711	102.510
7.375	103.018	102.812
7.500	103.326	103.114
7.625	103.633	103.416
7.750	103.940	103.718

Maximum All-In Price After Adjustments And
Before Comp Plan = 101.750

Income 15 yr Fixed (AOIP-15F)		
Rate	30 day	45 day
5.750	100.211	100.211
5.875	100.456	100.456
6.000	100.701	100.701
6.125	100.946	100.946
6.250	101.190	101.190
6.375	101.435	101.435
6.500	101.680	101.680
6.625	101.925	101.925
6.750	102.170	102.170
6.875	102.414	102.414
7.000	102.659	102.659
7.125	102.904	102.904
7.250	103.149	103.149
7.375	103.393	103.393
7.500	103.638	103.638

Income FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Income Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
All CLTVs		
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

Flood Certification = \$10.00

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)

[AFR Guidelines](#)

For use by mortgage professionals only and should not be distributed to borrowers.