



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

prices are subject to change without notice



W. Rate Sheet Dated: **1/25/2013**

Release Time:

01:25 PM ET

30 Day Lock Expiration:

2/25/2013

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	98.718
3.000	99.018
3.125	99.268
3.250	102.575
3.375	102.875
3.500	103.175
3.625	103.425
3.750	105.053
3.875	105.253
4.000	105.453
4.125	105.553
4.250	106.463

Government 20 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
2.875	98.618
3.000	98.918
3.125	99.168
3.250	102.475
3.375	102.775
3.500	103.075
3.625	103.325
3.750	104.953
3.875	105.153
4.000	105.353
4.125	105.453
4.250	106.363

Government 15/10 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
2.750	103.041
2.875	103.341
3.000	103.541
3.125	103.566
3.250	104.144
3.375	104.444
3.500	104.644
3.625	104.669

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	100.907
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	100.000	102.010
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	102.278	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	Base Loan Amount Adjusters	30/25/20 yr	15/10 yr	OTC
203K streamline	-1.000	-1.000	N/A	\$0 - \$74,999	-2.000	-2.000	-2.000
Full 203K	-1.000	-1.000	N/A	\$75,000 - \$124,999	-1.000	-1.000	-1.000
Manufactured (FHA/VA/USDA)	-1.500	-0.500	N/A	\$125,000 - \$199,999	-0.375	-0.375	-0.375
VA IRRL	-0.500	-0.500	N/A	\$200,000 - \$299,999	0.000	0.000	0.000
FICO 720+	0.250	0.250	0.250	\$300,000 - High Balance	0.000	0.000	0.000
FICO 640 - 659	-0.500	-0.500	-0.500	2 Unit \$417,000 - \$533,850	0.000	0.000	0.000
FICO 620 - 639	-1.250	-1.250	-1.250	3 Unit \$417,000 - \$645,300	0.000	0.000	0.000
NY	-0.250	-0.250	-0.250	4 Unit \$417,000 - \$801,950	0.000	0.000	0.000
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150	-0.150	AK & HI 2 Unit \$625,500 - \$800,775	0.000	0.000	0.000
Non Owner Occupancy	-2.000	-2.000	-2.000	AK & HI 3 Unit \$625,500 - \$967,950	N/A	N/A	N/A
45 Day Lock	-0.250	-0.250	-0.250	AK & HI 4 Unit \$625,500 - \$1,202,925	N/A	N/A	N/A
60 Day Lock	-0.500	-0.500	-0.500	High Balance	-2.000	-2.000	-2.000
Max USDA - GRH Rate Today:	1/25/2013	3.750%					
Extension Options	7 Day	-0.125	15 Day	-0.25			

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	96.914
3.500	98.101
3.625	99.288
3.750	100.261
3.875	101.126
4.000	102.011
4.125	102.915
4.250	103.015
4.375	103.115
4.500	104.478

DU Refi Plus	
Rate	15 Year Fixed
2.875	99.016
3.000	99.940
3.125	100.662
3.250	101.286
3.375	101.936
3.500	102.611
3.625	103.085
3.750	103.441
3.875	103.797
4.000	104.152

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
3.375	99.563	97.970
3.500	100.390	99.133
3.625	101.218	100.297
3.750	101.783	101.201
3.875	102.212	101.973
4.000	102.312	102.763
4.125	102.412	103.573
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	100.148	N/A
2.875	100.752	99.016
3.000	101.355	99.940
3.125	101.752	100.662
3.250	102.049	101.286
3.375	102.370	101.936
3.500	102.717	102.611
3.625	102.973	103.085
3.750	103.172	103.441
3.875	103.372	103.797

Applicable for all mortgage with greater than 15 year terms										
LTV → FICO Score	≤ 60.01 - 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
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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!!!
Full Lock Desk Policy Can Be Found Here	AFR Guidelines
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FHA ID# - 1358600006



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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	97.313
3.125	98.585
3.250	99.623
3.375	100.528
3.500	101.434
3.625	102.340
3.750	102.961
3.875	103.436
3.990	103.486
4.000	103.930

20 year	
Rate	30 Day
3.000	97.684
3.125	99.097
3.250	100.135
3.375	100.963
3.500	101.790
3.625	102.618
3.750	103.183
3.875	103.612
3.990	103.662
4.000	104.059

15 year	
Rate	30 Day
2.375	98.791
2.500	99.815
2.625	100.625
2.750	101.314
2.875	102.004
2.990	102.054
3.000	102.693
3.125	103.125
3.250	103.429
3.375	103.759

10 year	
Rate	30 Day
2.375	99.038
2.500	100.156
2.625	100.945
2.750	101.548
2.875	102.152
2.990	102.202
3.000	102.755
3.125	103.152
3.250	103.449
3.375	103.770

30/25 year HB	
Rate	30 Day
3.375	98.631
3.500	99.599
3.625	100.567
3.750	101.051
3.875	101.276
3.990	101.326
4.000	101.520
4.125	101.783
4.250	101.920
4.375	101.982

15 year HB	
Rate	30 Day
2.750	99.412
2.875	100.351
2.990	100.401
3.000	101.291
3.125	101.598
3.250	101.566
3.375	101.559
3.500	101.578
3.625	101.666
3.750	101.788

Applicable for all mortgage with greater than 15 year terms								
LTV →	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -
FICO Score	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	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

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

* 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 →	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -	SFC
FICO Score	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	97.00%	
>= 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

LTV Range								
Product Feature	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -
	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	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	N/A	N/A	N/A	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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