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: 2/12/2013 **Release Time:** 10:00 AM ET **30 Day Lock Expiration:** 3/14/2013

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	Prem. Plus *
2.875	98.103	98.566
3.000	98.403	98.866
3.125	98.653	99.116
3.250	102.506	102.969
3.375	102.806	103.269
3.500	103.106	103.569
3.625	103.356	103.819
3.750	105.063	105.582
3.875	105.263	105.782
4.000	105.463	105.982
4.125	105.563	106.082
4.250	106.222	106.913

Government 20 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.875	98.003	98.466
3.000	98.303	98.766
3.125	98.553	99.016
3.250	102.406	102.869
3.375	102.706	103.169
3.500	103.006	103.469
3.625	103.256	103.719
3.750	104.963	105.482
3.875	105.163	105.682
4.000	105.363	105.882
4.125	105.463	105.982
4.250	106.122	106.813

Government 15/10 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.750	102.628	103.203
2.875	102.928	103.503
3.000	103.128	103.703
3.125	103.153	103.728
3.250	103.966	104.991
3.375	104.266	105.191
3.500	104.466	105.391
3.625	104.491	105.416

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr.	OTC 15 yr.
	Base Price	Base Price
2.750	N/A	N/A
2.875	N/A	N/A
3.000	N/A	100.494
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	99.931	101.832
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	102.288	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:	2/12/2013	4.000%	
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	N/A	N/A	N/A
AK & HI 4 Unit $625,500 - $1,202,925	N/A	N/A	N/A
High Balance	-2.000	-2.000	-2.000

Premium Plus	
* No loan size adjusters apply	
* Must meet premium plus guidelines	
* FHA ONLY	* No Manuf. Homes or 203K

AFR Announcements

New Products are here!
-Premium Plus
-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	97.156
3.500	98.241
3.625	99.326
3.750	100.270
3.875	101.176
4.000	102.147
4.125	103.182
4.250	103.282
4.375	103.382
4.500	105.049

DU Refi Plus	
Rate	**15 Year Fixed**
2.875	99.609
3.000	100.508
3.125	101.270
3.250	101.989
3.375	102.762
3.500	103.589
3.625	104.134
3.750	104.509
3.875	104.884
4.000	105.259

DU Refi Plus 20 Year		
Rate	**≤ 105% LTV**	**> 105% LTV**
3.375	100.546	98.630
3.500	101.381	99.832
3.625	102.216	101.034
3.750	102.776	101.900
3.875	103.218	102.619
4.000	103.318	102.918
4.125	103.418	103.018
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	101.447	N/A
2.875	102.002	99.609
3.000	102.557	100.508
3.125	102.901	101.270
3.250	103.157	101.989
3.375	103.460	102.762
3.500	103.811	103.589
3.625	104.074	104.134
3.750	104.277	104.509
3.875	104.480	104.884

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	96.621
3.125	97.958
3.250	99.044
3.375	99.988
3.500	100.933
3.625	101.877
3.750	102.500
3.875	102.984
3.990	103.034
4.000	103.533

20 year	
Rate	**30 Day**
3.000	97.240
3.125	98.811
3.250	99.911
3.375	100.746
3.500	101.581
3.625	102.416
3.750	102.976
3.875	103.418
3.990	103.468
4.000	103.919

15 year	
Rate	**30 Day**
2.375	98.721
2.500	99.744
2.625	100.533
2.750	101.189
2.875	101.845
2.990	101.895
3.000	102.501
3.125	102.901
3.250	103.191
3.375	103.534

10 year	
Rate	**30 Day**
2.375	99.133
2.500	100.313
2.625	101.093
2.750	101.647
2.875	102.202
2.990	102.252
3.000	102.757
3.125	103.101
3.250	103.357
3.375	103.660

30/25 year HB	
Rate	**30 Day**
3.375	98.514
3.500	99.474
3.625	100.434
3.750	100.923
3.875	101.188
3.990	101.238
4.000	101.518
4.125	101.913
4.250	#N/A
4.375	#N/A

15 year HB	
Rate	**30 Day**
2.750	99.386
2.875	100.276
2.990	100.326
3.000	101.167
3.125	101.491
3.250	101.531
3.375	101.624
3.500	101.771
3.625	101.856
3.750	101.895

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
$417,000 + "see HB pricing"	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	-1.000	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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