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: 2/14/2013 **Release Time:** 10:00 AM ET **30 Day Lock Expiration:** 3/18/2013

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	97.446	97.909
3.000	97.746	98.209
3.125	97.996	98.459
3.250	102.193	102.656
3.375	102.493	102.956
3.500	102.793	103.256
3.625	103.043	103.506
3.750	104.813	105.332
3.875	105.013	105.532
4.000	105.213	105.732
4.125	105.313	105.832
4.250	105.863	106.663

Government 20 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.875	97.346	97.809
3.000	97.646	98.109
3.125	97.896	98.359
3.250	102.093	102.556
3.375	102.393	102.856
3.500	102.693	103.156
3.625	102.943	103.406
3.750	104.713	105.232
3.875	104.913	105.432
4.000	105.113	105.632
4.125	105.213	105.732
4.250	105.763	106.563

Government 15/10 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.750	102.472	103.047
2.875	102.772	103.347
3.000	102.972	103.547
3.125	102.997	103.572
3.250	103.778	104.803
3.375	104.078	105.003
3.500	104.278	105.203
3.625	104.303	105.228

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	100.338
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	99.618	101.644
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	102.038	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:	2/14/2013	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	*No Streamline
* 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

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

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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
3.625	99.010
3.750	99.963
3.875	100.877
4.000	101.883
4.125	102.981
4.250	103.777
4.375	104.401
4.500	105.049
4.625	105.720
4.750	106.275

DU Refi Plus	
Rate	15 Year Fixed
2.875	99.478
3.000	100.392
3.125	101.173
3.250	101.905
3.375	102.677
3.500	103.490
3.625	104.038
3.750	104.430
3.875	104.822
4.000	105.213

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
3.375	100.167	98.238
3.500	101.048	99.478
3.625	101.929	100.718
3.750	102.505	101.593
3.875	102.964	102.320
4.000	103.508	103.138
4.125	104.138	104.048
4.250	104.492	104.492
4.375	104.685	104.685
4.500	104.894	104.894

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
2.750	101.424	98.563
2.875	101.995	99.478
3.000	102.566	100.392
3.125	102.932	101.173
3.250	103.206	101.905
3.375	103.517	102.677
3.500	103.864	103.490
3.625	104.110	104.038
3.750	104.290	104.290
3.875	104.471	104.471

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	Non Interest-Only LLPA 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
3.250	98.614
3.375	99.596
3.500	100.579
3.625	101.561
3.750	102.193
3.875	102.686
3.990	102.736
4.000	103.270
4.125	103.945
4.250	104.370

20 year	
Rate	30 Day
3.125	98.343
3.250	99.487
3.375	100.367
3.500	101.248
3.625	102.129
3.750	102.705
3.875	103.164
3.990	103.214
4.000	103.708
4.125	104.338

15 year	
Rate	30 Day
2.375	98.490
2.500	99.555
2.625	100.369
2.750	101.041
2.875	101.713
2.990	101.763
3.000	102.386
3.125	102.805
3.250	103.107
3.375	103.449

10 year	
Rate	30 Day
2.375	98.985
2.500	100.238
2.625	101.054
2.750	101.624
2.875	102.195
2.990	102.245
3.000	102.766
3.125	103.132
3.250	103.406
3.375	103.717

30/25 year HB	
Rate	30 Day
3.375	98.122
3.500	99.120
3.625	100.118
3.750	100.615
3.875	100.889
3.990	100.939
4.000	101.255
4.125	101.711
4.250	101.927
4.375	102.004

15 year HB	
Rate	30 Day
2.750	99.238
2.875	100.145
2.990	100.195
3.000	101.051
3.125	101.395
3.250	101.447
3.375	101.539
3.500	101.672
3.625	101.761
3.750	101.817

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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