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

Home of the $0 Fee Loan

W. Rate Sheet Dated: 2/15/2013 **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	97.665	98.128
3.000	97.965	98.428
3.125	98.215	98.678
3.250	102.068	102.531
3.375	102.368	102.831
3.500	102.668	103.131
3.625	102.918	103.381
3.750	104.641	105.160
3.875	104.841	105.360
4.000	105.041	105.560
4.125	105.141	105.660
4.250	105.909	106.491

Government 20 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.875	97.565	98.028
3.000	97.865	98.328
3.125	98.115	98.578
3.250	101.968	102.431
3.375	102.268	102.731
3.500	102.568	103.031
3.625	102.818	103.281
3.750	104.541	105.060
3.875	104.741	105.260
4.000	104.941	105.460
4.125	105.041	105.560
4.250	105.809	106.391

Government 15/10 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.750	102.566	103.141
2.875	102.866	103.441
3.000	103.066	103.641
3.125	103.091	103.666
3.250	103.903	104.928
3.375	104.203	105.128
3.500	104.403	105.328
3.625	104.428	105.353

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	100.432
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	99.493	101.769
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	101.866	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:	2/15/2013	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

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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	99.139
3.750	100.081
3.875	101.003
4.000	102.017
4.125	103.124
4.250	103.907
4.375	104.503
4.500	105.120
4.625	105.758
4.750	N/A

DU Refi Plus Rate	15 Year Fixed
2.875	99.553
3.000	100.452
3.125	101.228
3.250	101.960
3.375	102.733
3.500	103.546
3.625	104.090
3.750	104.474
3.875	104.858
4.000	105.243

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
3.375	100.375	98.446
3.500	101.217	99.646
3.625	102.058	100.847
3.750	102.623	101.711
3.875	103.090	102.446
4.000	103.642	103.272
4.125	104.281	104.192
4.250	104.622	104.622
4.375	104.786	104.786
4.500	104.965	104.965

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
2.750	101.515	98.654
2.875	102.071	99.553
3.000	102.626	100.452
3.125	102.987	101.228
3.250	103.261	101.960
3.375	103.573	102.733
3.500	103.920	103.546
3.625	104.161	104.090
3.750	104.335	104.335
3.875	104.508	104.508

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

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American Financial Resources, Inc. - Conventional Rates

Government Rate Sheet DU Refi Plus Rate Sheet

30/25 year		20 year		15 year		10 year		30/25 year HB		15 year HB	
Rate	30 Day	Rate	30 Day	Rate	30 Day	Rate	30 Day	Rate	30 Day	Rate	30 Day
3.250	98.862	3.125	98.604	2.375	98.594	2.375	99.089	3.375	98.330	2.750	99.329
3.375	99.804	3.250	99.734	2.500	99.668	2.500	100.350	3.500	99.288	2.875	100.220
3.500	100.747	3.375	100.575	2.625	100.475	2.625	101.160	3.625	100.247	2.990	100.270
3.625	101.690	3.500	101.417	2.750	101.132	2.750	101.715	3.750	100.734	3.000	101.111
3.750	102.311	3.625	102.258	2.875	101.789	2.875	102.271	3.875	101.015	3.125	101.449
3.875	102.811	3.750	102.823	2.990	101.839	2.990	102.321	3.990	101.065	3.250	101.502
3.990	102.861	3.875	103.290	3.000	102.446	3.000	102.826	4.000	101.388	3.375	101.595
4.000	103.404	3.990	103.340	3.125	102.859	3.125	103.187	4.125	101.855	3.500	101.728
4.125	104.088	4.000	103.842	3.250	103.162	3.250	103.461	4.250	N/A	3.625	101.813
4.250	104.499	4.125	104.481	3.375	103.505	3.375	103.773	4.375	N/A	3.750	101.861

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

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

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

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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