



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.: 4/6/2015

45 Day Lock Exp.: 4/20/2015

60 Day Lock Exp.: 5/5/2015

W. Rate Sheet Dated: 3/6/2015

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
3.250	100.836	100.586	100.336
3.375	101.136	100.886	100.636
3.500	101.886	101.636	101.386
3.625	101.986	101.736	101.486
3.750	103.565	103.315	103.065
3.875	104.065	103.815	103.565
4.000	104.765	104.515	104.265
4.125	104.865	104.615	104.365
4.250	105.371	105.121	104.871
4.375	105.656	105.406	105.156
4.500	106.221	105.971	105.721
4.625	106.321	106.071	105.821
4.750	107.049	106.799	106.549
4.875	107.449	107.199	106.949
5.000	108.049	107.799	107.549
5.125	108.149	107.899	107.649
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

20 Year Government
Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.586	100.336	100.086
3.375	100.886	100.636	100.386
3.500	101.636	101.386	101.136
3.625	101.736	101.486	101.236
3.750	103.315	103.065	102.815
3.875	103.815	103.565	103.315
4.000	104.515	104.265	104.015
4.125	104.615	104.365	104.115
4.250	105.121	104.871	104.621
4.375	105.406	105.156	104.906
4.500	105.971	105.721	105.471
4.625	106.071	105.821	105.571
4.750	106.949	106.699	106.449
4.875	107.349	107.099	106.849
5.000	107.949	107.699	107.449
5.125	108.049	107.799	107.549
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

15/10 Year Government
Standard Product

Rate	30 Day	45 Day	60 Day
2.750	101.897	101.647	101.397
2.875	102.197	101.947	101.697
3.000	102.447	102.197	101.947
3.125	102.597	102.347	102.097
3.250	104.061	103.811	103.561
3.375	104.361	104.111	103.861
3.500	104.611	104.361	104.111
3.625	104.761	104.511	104.261
3.750	105.283	105.033	104.783
3.875	105.583	105.333	105.083
4.000	105.833	105.583	105.333
4.125	105.983	105.733	105.483
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	98.703	98.453	98.203
3.000	98.953	98.703	98.453
3.125	99.053	98.803	98.553
3.250	100.828	100.578	100.328
3.375	101.078	100.828	100.578
Margin = 2.250		Index = 0.220	

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
3.250	100.136	99.886	99.636
3.375	100.436	100.186	99.936
3.500	101.186	100.936	100.686
3.625	101.286	101.036	100.786
3.750	102.865	102.615	102.365
3.875	103.365	103.115	102.865
4.000	104.065	103.815	103.565
4.125	104.165	103.915	103.665
4.250	104.671	104.421	104.171
4.375	104.956	104.706	104.456
4.500	105.521	105.271	105.021
4.625	105.621	105.371	105.121
4.750	106.349	106.099	105.849
4.875	106.749	106.499	106.249
5.000	107.349	107.099	106.849
5.125	107.449	107.199	106.949
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

15/10 Year Government
Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	101.297	101.047	100.797
2.875	101.597	101.347	101.097
3.000	101.847	101.597	101.347
3.125	101.997	101.747	101.497
3.250	103.461	103.211	102.961
3.375	103.761	103.511	103.261
3.500	104.011	103.761	103.511
3.625	104.161	103.911	103.661
3.750	104.683	104.433	104.183
3.875	104.983	104.733	104.483
4.000	105.233	104.983	104.733
4.125	105.383	105.133	104.883
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
3.250	100.036	99.786	99.536
3.375	100.336	100.086	99.836
3.500	101.086	100.836	100.586
3.625	101.186	100.936	100.686
3.750	102.765	102.515	102.265
3.875	103.265	103.015	102.765
4.000	103.965	103.715	103.465
4.125	104.065	103.815	103.565
4.250	104.571	104.321	104.071
4.375	104.856	104.606	104.356
4.500	105.421	105.171	104.921
4.625	105.521	105.271	105.021
4.750	106.249	105.999	105.749
4.875	106.649	106.399	106.149
5.000	107.249	106.999	106.749
5.125	107.349	107.099	106.849
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

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

Specialty Product

Rate	30 Day	45 Day	60 Day
2.875	97.813	97.563	97.313
3.000	98.063	97.813	97.563
3.125	98.163	97.913	97.663
3.250	99.938	99.688	99.438
3.375	100.188	99.938	99.688
Margin = 2.250		Index = 0.220	

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	99.011	98.761	98.511
4.000	101.890	101.640	101.390
4.500	103.346	103.096	102.846
5.000	105.174	104.924	104.674

15 Year One Time Close "OTC"

Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	100.213	99.963	99.713
3.500	102.377	102.127	101.877
4.000	103.599	103.349	103.099
4.500	1.634	1.884	2.134
5.000	N/A	N/A	N/A

Specialty	Manufactured Homes "OTC exempt"	-1.000
Adj.	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, IA, 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		3/6/2015	4.500%

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: 3/6/2015

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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	
3.000	93.253	93.003	92.753	N/A	N/A	N/A	
3.125	94.669	94.419	94.169	N/A	N/A	N/A	
3.250	95.866	95.616	95.366	93.018	92.768	92.518	
3.375	96.646	96.396	96.146	94.111	93.861	93.611	
3.500	97.581	97.331	97.081	95.359	95.109	94.859	
3.625	98.671	98.421	98.171	96.761	96.511	96.261	
3.750	99.675	99.425	99.175	98.075	97.825	97.575	
3.875	100.312	100.062	99.812	99.017	98.767	98.517	
4.000	101.076	100.826	100.576	100.085	99.835	99.585	
4.125	101.966	101.716	101.466	101.280	101.030	100.780	
4.250	102.789	102.539	102.289	102.383	102.133	101.883	
4.375	103.303	103.053	102.803	103.123	102.873	102.623	
4.500	103.861	103.611	103.361	103.908	103.658	103.408	
4.625	104.463	104.213	103.963	104.737	104.487	104.237	
4.750	105.049	104.799	104.549	105.531	105.281	105.031	
4.875	105.535	105.285	105.035	N/A	N/A	N/A	
5.000	106.020	105.770	105.520	N/A	N/A	N/A	
5.125	106.506	106.256	106.006	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	
3.000	93.029	92.779	92.529	92.818	92.568	92.318	
3.125	94.461	94.211	93.961	94.234	93.984	93.734	
3.250	95.748	95.498	95.248	95.436	95.186	94.936	
3.375	96.726	96.476	96.226	96.231	95.981	95.731	
3.500	97.705	97.455	97.205	97.182	96.932	96.682	
3.625	98.684	98.434	98.184	98.288	98.038	97.788	
3.750	99.541	99.291	99.041	99.273	99.023	98.773	
3.875	100.139	99.889	99.639	99.816	99.566	99.316	
4.000	100.738	100.488	100.238	100.486	100.236	99.986	
4.125	101.337	101.087	100.837	101.282	101.032	100.782	
4.250	101.915	101.665	101.415	102.061	101.811	101.561	
4.375	102.450	102.200	101.950	102.638	102.388	102.138	
4.500	102.985	102.735	102.485	103.258	103.008	102.758	
4.625	103.520	103.270	103.020	103.923	103.673	103.423	
4.750	103.999	103.749	103.499	104.506	104.256	104.006	
4.875	104.360	104.110	103.860	104.851	104.601	104.351	
5.000	104.720	104.470	104.220	105.197	104.947	104.697	
5.125	105.081	104.831	104.581	N/A	N/A	N/A	

DURP 15 Year							
Rate	≤ 105% LTV			> 105% LTV			
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day	
2.500	97.152	96.902	96.652	93.555	93.305	93.055	
2.625	98.045	97.795	97.545	94.647	94.397	94.147	
2.750	98.522	98.272	98.022	95.437	95.187	94.937	
2.875	99.117	98.867	98.617	96.344	96.094	95.844	
3.000	99.829	99.579	99.329	97.369	97.119	96.869	
3.125	100.420	100.170	99.920	98.207	97.957	97.707	
3.250	100.912	100.662	100.412	98.887	98.637	98.387	
3.375	101.527	101.277	101.027	99.690	99.440	99.190	
3.500	102.266	102.016	101.766	100.616	100.366	100.116	
3.625	102.832	102.582	102.332	101.321	101.071	100.821	
3.750	103.184	102.934	102.684	101.767	101.517	101.267	
3.875	103.537	103.287	103.037	102.213	101.963	101.713	
4.000	103.889	103.639	103.389	102.659	102.409	102.159	
4.125	104.061	103.811	103.561	102.900	102.650	102.400	
4.250	104.067	103.817	103.567	102.953	102.703	102.453	
4.375	104.072	103.822	103.572	103.006	102.756	102.506	
4.500	104.078	103.828	103.578	103.058	102.808	102.558	
4.625	104.084	103.834	103.584	103.111	102.861	102.611	

DURP 10 Year							
Rate	≤ 105% LTV			> 105% LTV			
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day	
2.500	96.602	96.352	96.102	93.355	93.105	92.855	
2.625	97.515	97.265	97.015	94.447	94.197	93.947	
2.750	98.013	97.763	97.513	95.237	94.987	94.737	
2.875	98.512	98.262	98.012	96.144	95.894	95.644	
3.000	99.010	98.760	98.510	97.169	96.919	96.669	
3.125	99.532	99.282	99.032	98.007	97.757	97.507	
3.250	100.075	99.825	99.575	98.687	98.437	98.187	
3.375	100.617	100.367	100.117	99.490	99.240	98.990	
3.500	101.160	100.910	100.660	100.416	100.166	99.916	
3.625	101.599	101.349	101.099	101.121	100.871	100.621	
3.750	101.944	101.694	101.444	101.567	101.317	101.067	
3.875	102.288	102.038	101.788	102.013	101.763	101.513	
4.000	102.633	102.383	102.133	102.459	102.209	101.959	
4.125	102.801	102.551	102.301	102.700	102.450	102.200	
4.250	102.807	102.557	102.307	102.753	102.503	102.253	
4.375	102.812	102.562	102.312	102.806	102.556	102.306	
4.500	102.818	102.568	102.318	102.818	102.568	102.318	
4.625	102.824	102.574	102.324	102.824	102.574	102.324	

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
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
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

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

FHA ID# - 1358600006

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W. Rate Sheet Dated: 3/6/2015

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 Release Time: 10:00 AM ET

30/25 Year FNMA				
Rate	30 day	45 day	60 day	
3.000	94.403	94.153	94.128	
3.125	95.819	95.569	95.544	
3.250	97.016	96.766	96.741	
3.375	97.796	97.546	97.521	
3.500	98.731	98.481	98.456	
3.625	99.821	99.571	99.546	
3.750	100.825	100.575	100.550	
3.875	101.462	101.212	101.187	
3.990	102.176	101.926	101.901	
4.000	102.226	101.976	101.951	
4.125	103.116	102.866	102.841	
4.250	103.939	103.689	103.664	
4.375	104.453	104.203	104.178	
4.500	105.011	104.761	104.736	
4.625	105.613	105.363	105.338	
4.750	106.199	105.949	105.924	
4.875	106.685	106.435	106.410	
4.990	107.120	106.870	106.845	
5.000	107.170	106.920	106.895	
5.125	107.656	107.406	107.381	

20 Year FNMA				
Rate	30 day	45 day	60 day	
3.000	95.039	94.789	94.539	
3.125	96.471	96.221	95.971	
3.250	97.758	97.508	97.258	
3.375	98.736	98.486	98.236	
3.500	99.715	99.465	99.215	
3.625	100.694	100.444	100.194	
3.750	101.551	101.301	101.051	
3.875	102.149	101.899	101.649	
3.990	102.698	102.448	102.198	
4.000	102.748	102.498	102.248	
4.125	103.347	103.097	102.847	
4.250	103.925	103.675	103.425	
4.375	104.460	104.210	103.960	
4.500	104.995	104.745	104.495	
4.625	105.530	105.280	105.030	
4.750	106.009	105.759	105.509	
4.875	106.370	106.120	105.870	
4.990	106.680	106.430	106.180	
5.000	106.730	106.480	106.230	
5.125	107.091	106.841	106.591	

15 Year FNMA				
Rate	30 day	45 day	60 day	
2.500	97.902	97.652	97.402	
2.625	98.795	98.545	98.295	
2.750	99.272	99.022	98.772	
2.875	99.867	99.617	99.367	
2.990	100.529	100.279	100.029	
3.000	100.579	100.329	100.079	
3.125	101.170	100.920	100.670	
3.250	101.662	101.412	101.162	
3.375	102.277	102.027	101.777	
3.500	103.016	102.766	102.516	
3.625	103.582	103.332	103.082	
3.750	103.934	103.684	103.434	
3.875	104.287	104.037	103.787	
3.990	104.589	104.339	104.089	
4.000	104.639	104.389	104.139	
4.125	104.811	104.561	104.311	
4.250	104.817	104.567	104.317	
4.375	104.822	104.572	104.322	
4.500	104.828	104.578	104.328	
4.625	104.834	104.584	104.334	

10 Year FNMA				
Rate	30 day	45 day	60 day	
2.500	98.612	98.362	98.112	
2.625	99.525	99.275	99.025	
2.750	100.023	99.773	99.523	
2.875	100.522	100.272	100.022	
2.990	100.970	100.720	100.470	
3.000	101.020	100.770	100.520	
3.125	101.542	101.292	101.042	
3.250	102.085	101.835	101.585	
3.375	102.627	102.377	102.127	
3.500	103.170	102.920	102.670	
3.625	103.609	103.359	103.109	
3.750	103.954	103.704	103.454	
3.875	104.298	104.048	103.798	
3.990	104.593	104.343	104.093	
4.000	104.643	104.393	104.143	
4.125	104.811	104.561	104.311	
4.250	104.817	104.567	104.317	
4.375	104.822	104.572	104.322	
4.500	104.828	104.578	104.328	
4.625	104.834	104.584	104.334	

30/25 Year HB FNMA				
Rate	30 day	45 day	60 day	
3.125	93.944	93.694	93.444	
3.250	95.176	94.926	94.676	
3.375	96.065	95.815	95.565	
3.500	97.110	96.860	96.610	
3.625	98.309	98.059	97.809	
3.750	99.373	99.123	98.873	
3.875	99.963	99.713	99.463	
3.990	100.630	100.380	100.130	
4.000	100.680	100.430	100.180	
4.125	101.522	101.272	101.022	
4.250	102.256	102.006	101.756	
4.375	102.590	102.340	102.090	
4.500	102.969	102.719	102.469	
4.625	103.392	103.142	102.892	
4.750	103.830	103.580	103.330	
4.875	104.238	103.988	103.738	
4.990	104.595	104.345	104.095	
5.000	104.645	104.395	104.145	
5.125	105.053	104.803	104.553	
5.250	105.461	105.211	104.961	

15 Year HB FNMA				
Rate	30 day	45 day	60 day	
2.500	96.687	96.437	96.187	
2.625	97.751	97.501	97.251	
2.750	98.385	98.135	97.885	
2.875	99.135	98.885	98.635	
2.990	99.954	99.704	99.454	
3.000	100.004	99.754	99.504	
3.125	100.670	100.420	100.170	
3.250	101.162	100.912	100.662	
3.375	101.777	101.527	101.277	
3.500	102.516	102.266	102.016	
3.625	102.968	102.718	102.468	
3.750	103.102	102.852	102.602	
3.875	103.235	102.985	102.735	
3.990	103.319	103.069	102.819	
4.000	103.369	103.119	102.869	
4.125	103.339	103.089	102.839	
4.250	103.157	102.907	102.657	
4.375	102.975	102.725	102.475	
4.500	102.793	102.543	102.293	
4.625	102.611	102.361	102.111	

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 LLPA's do not apply and the lender must use SFC 118.

Cash-Out Refinance						
LTV →		60.01 -	70.01 -	75.01 -	80.01 -	
FICO ↓		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



AMERICAN

FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#)

[AFR Rate Sheet Archive](#)

Lock Desk e-mail:

LockDesk@afrawholesale.com

Lock Desk Phone: 1-877-588-2706

Lock Desk Hours: 10:00 am ET - 7:00 pm ET

prices are subject to change without notice

30 Day Lock Exp.: 4/6/2015

45 Day Lock Exp.: 4/20/2015

60 Day Lock Exp.: 5/5/2015

W. Rate Sheet Dated: **3/6/2015**

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

FNMA MCM 30 Year			
Note Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	94.569	94.319	94.069
3.375	95.766	95.516	95.266
3.500	96.546	96.296	96.046
3.625	97.481	97.231	96.981
3.750	98.571	98.321	98.071
3.875	99.575	99.325	99.075
4.000	100.212	99.962	99.712
4.125	100.976	100.726	100.476
4.250	101.866	101.616	101.366
4.375	102.689	102.439	102.189
4.500	103.203	102.953	102.703
4.625	103.761	103.511	103.261
4.750	104.363	104.113	103.863
4.875	104.949	104.699	104.449
5.000	105.435	105.185	104.935
5.125	105.920	105.670	105.420
5.250	106.406	106.156	105.906

FNMA HB MCM 30 Year			
Note Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	93.859	93.609	93.359
3.500	94.736	94.486	94.236
3.625	95.768	95.518	95.268
3.750	96.955	96.705	96.455
3.875	98.079	97.829	97.579
4.000	98.659	98.409	98.159
4.125	99.365	99.115	98.865
4.250	100.198	99.948	99.698
4.375	100.981	100.731	100.481
4.500	101.311	101.061	100.811
4.625	101.686	101.436	101.186
4.750	102.105	101.855	101.605
4.875	102.547	102.297	102.047
5.000	102.955	102.705	102.455
5.125	103.363	103.113	102.863
5.250	103.770	103.520	103.270
5.375	104.178	103.928	103.678

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
Subordinate Financing	-0.500
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
Extension Options	-0.018 per calendar day

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: 3/6/2015

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	96.173	95.923	95.673	
3.375	97.176	96.926	96.676	
3.500	98.126	97.876	97.626	
3.625	99.018	98.768	98.518	
3.750	99.747	99.497	99.247	
3.875	100.446	100.196	99.946	
4.000	101.300	101.050	100.800	
4.125	102.106	101.856	101.606	
4.250	102.758	102.508	102.258	
4.375	103.298	103.048	102.798	
4.500	103.972	103.722	103.472	
4.625	104.726	104.476	104.226	
4.750	105.338	105.088	104.838	
4.875	105.839	105.589	105.339	
5.000	105.897	105.647	105.397	
5.125	106.605	106.355	106.105	
5.250	107.191	106.941	106.691	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.173	95.923	95.673	
3.375	97.176	96.926	96.676	
3.500	98.126	97.876	97.626	
3.625	99.018	98.768	98.518	
3.750	99.747	99.497	99.247	
3.875	100.446	100.196	99.946	
4.000	101.800	101.550	101.300	
4.125	102.606	102.356	102.106	
4.250	103.258	103.008	102.758	
4.375	103.798	103.548	103.298	
4.500	105.535	105.285	105.035	
4.625	106.289	106.039	105.789	
4.750	106.901	106.651	106.401	
4.875	107.402	107.152	106.902	
5.000	108.647	108.397	108.147	
5.125	109.355	109.105	108.855	
5.250	109.941	109.691	109.441	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	97.476	97.226	96.976	
3.375	98.350	98.100	97.850	
3.500	99.193	98.943	98.693	
3.625	99.996	99.746	99.496	
3.750	100.649	100.399	100.149	
3.875	101.177	100.927	100.677	
4.000	101.669	101.419	101.169	
4.125	102.398	102.148	101.898	
4.250	102.978	102.728	102.478	
4.375	103.458	103.208	102.958	
4.500	104.175	103.925	103.675	
4.625	104.854	104.604	104.354	
4.750	105.420	105.170	104.920	
4.875	105.893	105.643	105.393	
5.000	105.476	105.226	104.976	
5.125	106.146	105.896	105.646	
5.250	106.710	106.460	106.210	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	97.476	97.226	96.976	
3.375	98.163	97.913	97.663	
3.500	99.006	98.756	98.506	
3.625	99.809	99.559	99.309	
3.750	100.462	100.212	99.962	
3.875	100.990	100.740	100.490	
4.000	101.794	101.544	101.294	
4.125	102.523	102.273	102.023	
4.250	103.103	102.853	102.603	
4.375	103.583	103.333	103.083	
4.500	104.613	104.363	104.113	
4.625	105.292	105.042	104.792	
4.750	105.858	105.608	105.358	
4.875	106.331	106.081	105.831	
5.000	105.914	105.664	105.414	
5.125	106.584	106.334	106.084	
5.250	107.148	106.898	106.648	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	96.150	95.900	95.650	
2.375	96.904	96.654	96.404	
2.500	97.658	97.408	97.158	
2.625	98.292	98.042	97.792	
2.750	98.832	98.582	98.332	
2.875	99.326	99.076	98.826	
3.000	100.060	99.810	99.560	
3.125	100.632	100.382	100.132	
3.250	101.106	100.856	100.606	
3.375	101.808	101.558	101.308	
3.500	102.469	102.219	101.969	
3.625	103.005	102.755	102.505	
3.750	103.460	103.210	102.960	
3.875	103.911	103.661	103.411	
4.000	104.141	103.891	103.641	
4.125	104.680	104.430	104.180	
4.250	105.136	104.886	104.636	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	96.150	95.900	95.650	
2.375	94.779	94.529	94.279	
2.500	95.533	95.283	95.033	
2.625	96.167	95.917	95.667	
2.750	96.707	96.457	96.207	
2.875	98.826	98.576	98.326	
3.000	99.560	99.310	99.060	
3.125	100.132	99.882	99.632	
3.250	100.606	100.356	100.106	
3.375	101.558	101.308	101.058	
3.500	102.219	101.969	101.719	
3.625	102.755	102.505	102.255	
3.750	103.210	102.960	102.710	
3.875	103.849	103.599	103.349	
4.000	104.079	103.829	103.579	
4.125	104.618	104.368	104.118	
4.250	105.074	104.824	104.574	

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

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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.

W. Rate Sheet Dated: 3/6/2015

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	97.333	97.083	97.058
3.375	98.336	98.086	98.061
3.500	99.286	99.036	99.011
3.625	100.178	99.928	99.903
3.750	100.907	100.657	100.632
3.875	101.606	101.356	101.331
3.990	102.410	102.160	102.135
4.000	102.460	102.210	102.185
4.125	103.266	103.016	102.991
4.250	103.918	103.668	103.643
4.375	104.458	104.208	104.183
4.500	105.132	104.882	104.857
4.625	105.886	105.636	105.611
4.750	106.498	106.248	106.223
4.875	106.999	106.749	106.724
4.990	107.007	106.757	106.732
5.000	107.057	106.807	106.782
5.125	107.765	107.515	107.490
5.250	108.351	108.101	108.076

20 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.736	98.486	98.236
3.375	99.610	99.360	99.110
3.500	100.453	100.203	99.953
3.625	101.256	101.006	100.756
3.750	101.909	101.659	101.409
3.875	102.437	102.187	101.937
3.990	102.879	102.629	102.379
4.000	102.929	102.679	102.429
4.125	103.658	103.408	103.158
4.250	104.238	103.988	103.738
4.375	104.718	104.468	104.218
4.500	105.435	105.185	104.935
4.625	106.114	105.864	105.614
4.750	106.680	106.430	106.180
4.875	107.153	106.903	106.653
4.990	106.686	106.436	106.186
5.000	106.736	106.486	106.236
5.125	107.406	107.156	106.906
5.250	107.970	107.720	107.470

15 Year FHLMC			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.810	96.560	96.310
2.375	97.564	97.314	97.064
2.500	98.318	98.068	97.818
2.625	98.952	98.702	98.452
2.750	99.492	99.242	98.992
2.875	99.986	99.736	99.486
2.990	100.670	100.420	100.170
3.000	100.720	100.470	100.220
3.125	101.292	101.042	100.792
3.250	101.766	101.516	101.266
3.375	102.468	102.218	101.968
3.500	103.129	102.879	102.629
3.625	103.665	103.415	103.165
3.750	104.120	103.870	103.620
3.875	104.571	104.321	104.071
3.990	104.751	104.501	104.251
4.000	104.801	104.551	104.301
4.125	105.340	105.090	104.840
4.250	105.796	105.546	105.296

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](#)

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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.: 4/6/2015

45 Day Lock Exp.: 4/20/2015

60 Day Lock Exp.: 5/5/2015

W. Rate Sheet Dated: 3/6/2015

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
3.375	94.756	94.630	94.496
3.500	95.627	95.496	95.357
3.625	96.467	96.331	96.187
3.750	97.275	97.134	96.986
3.875	97.958	97.813	97.660
4.000	98.517	98.367	98.208
4.125	99.012	98.858	98.694
4.250	99.446	99.286	99.118
4.375	99.848	99.684	99.511
4.500	100.187	100.019	99.841
4.625	100.371	100.197	100.014
4.750	100.460	100.282	100.094
4.875	100.519	100.336	100.143

Non-Conforming 15 year Fixed

Max Price After Adjustments & Before Comp Plan 101.750

Rate	30 Day	45 Day	60 Day
2.875	97.336	97.228	97.114
3.000	97.801	97.688	97.569
3.125	98.234	98.117	97.993
3.250	98.636	98.514	98.386
3.375	99.007	98.880	98.747
3.500	99.346	99.215	99.077
3.625	99.655	99.519	99.375
3.750	99.901	99.760	99.612
3.875	100.084	99.939	99.785
4.000	100.205	100.055	99.896
4.125	100.263	100.108	99.945
4.250	100.290	100.131	99.963
4.375	100.317	100.153	99.980

Adjustments

LTV → FICO ↓	Risk Base Adjuster				
	<=60%	60.01- 65.00%	65.01- 70.00%	70.01- 75.00%	75.01- 80.00%
>= 760	0.625	0.375	0.125	0.000	-0.250
740-759	0.500	0.250	0.000	0.000	-0.375
720-739	0.500	0.250	0.000	-0.125	-0.625
700-719	0.500	0.250	0.000	-0.250	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	0.125	0.125	0.000
2nd Home	-0.250	-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	-0.875	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)	-0.125
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

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1-877-588-2706

10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 4/6/2015

45 Day Lock Exp.: 4/20/2015

60 Day Lock Exp.: 5/5/2015

W. Rate Sheet Dated: 3/6/2015

Release Time: 10:00 AM ET

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	96.786	96.702	96.613
2.375	97.189	97.099	97.005
2.500	97.559	97.466	97.367
2.625	97.899	97.801	97.697
2.750	98.239	98.135	98.027
2.875	98.547	98.439	98.325
3.000	98.855	98.743	98.624
3.125	99.164	99.046	98.923
3.250	99.409	99.287	99.159
3.375	99.655	99.529	99.395
3.500	99.839	99.707	99.569
3.625	99.959	99.823	99.680
3.750	100.049	99.908	99.760

Non-Conforming 7/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
2.500	96.392	96.298	96.199
2.625	96.856	96.758	96.654
2.750	97.290	97.187	97.078
2.875	97.660	97.553	97.439
3.000	98.031	97.919	97.800
3.125	98.371	98.254	98.130
3.250	98.710	98.589	98.460
3.375	99.050	98.924	98.790
3.500	99.358	99.227	99.089
3.625	99.667	99.531	99.387
3.750	99.850	99.709	99.561
3.875	100.002	99.857	99.703
4.000	100.123	99.973	99.815

Non-Conforming 10/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
3.000	95.406	95.294	95.175
3.125	95.934	95.816	95.693
3.250	96.429	96.308	96.179
3.375	96.863	96.736	96.603
3.500	97.296	97.165	97.026
3.625	97.698	97.562	97.419
3.750	98.100	97.960	97.811
3.875	98.502	98.357	98.204
4.000	98.873	98.723	98.565
4.125	99.244	99.089	98.926
4.250	99.552	99.393	99.225
4.375	99.798	99.634	99.461
4.500	99.981	99.813	99.635

Adjustments

Risk Base Adjuster					
LTV →	<=60%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%
FICO ↓					
>= 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	Hybrid
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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Flood Certification = \$10.00

FHA ID# - 1358600006

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

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Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
6.625	99.633	99.479
6.750	99.941	99.781
6.875	100.248	100.083
7.000	100.555	100.385
7.125	100.863	100.688
7.250	101.170	100.990
7.375	101.477	101.292
7.500	101.784	101.594
7.625	102.092	101.896
7.750	102.399	102.198
7.875	102.706	102.500
8.000	103.014	102.802
8.125	103.321	103.104
8.250	103.628	103.406
8.375	103.935	103.708

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

Access 15 yr Fixed (AOAP-15F)		
Rate	30 day	45 day
6.375	100.206	100.063
6.500	100.451	100.302
6.625	100.696	100.542
6.750	100.941	100.781
6.875	101.185	101.021
7.000	101.430	101.260
7.125	101.675	101.500
7.250	101.920	101.740
7.375	102.165	101.979
7.500	102.409	102.219
7.625	102.654	102.458
7.750	102.899	102.698
7.875	103.144	102.938
8.000	103.389	103.177
8.125	103.633	103.417

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
6.125	99.633	99.479
6.250	99.941	99.781
6.375	100.248	100.083
6.500	100.555	100.385
6.625	100.863	100.688
6.750	101.170	100.990
6.875	101.477	101.292
7.000	101.784	101.594
7.125	102.092	101.896
7.250	102.399	102.198
7.375	102.706	102.500
7.500	103.014	102.802
7.625	103.321	103.104
7.750	103.628	103.406
7.875	103.935	103.708

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

Asset 15 yr Fixed (AOAIP-15F)		
Rate	30 day	45 day
5.875	100.206	100.063
6.000	100.451	100.302
6.125	100.696	100.542
6.250	100.941	100.781
6.375	101.185	101.021
6.500	101.430	101.260
6.625	101.675	101.500
6.750	101.920	101.740
6.875	102.165	101.979
7.000	102.409	102.219
7.125	102.654	102.458
7.250	102.899	102.698
7.375	103.144	102.938
7.500	103.389	103.177
7.625	103.633	103.417

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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Flood Certification = \$10.00

FHA ID# - 1358600006

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W. Rate Sheet Dated: **3/6/2015**

prices are subject to change without notice

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

30 Day Lock Exp.: **4/6/2015**

45 Day Lock Exp.: **4/20/2015**

Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)		
Rate	30 day	45 day
6.125	99.633	99.479
6.250	99.941	99.781
6.375	100.248	100.083
6.500	100.555	100.385
6.625	100.863	100.688
6.750	101.170	100.990
6.875	101.477	101.292
7.000	101.784	101.594
7.125	102.092	101.896
7.250	102.399	102.198
7.375	102.706	102.500
7.500	103.014	102.802
7.625	103.321	103.104
7.750	103.628	103.406
7.875	103.935	103.708

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

Ratio 15 yr Fixed (AORP-15F)		
Rate	30 day	45 day
5.875	100.206	100.063
6.000	100.451	100.302
6.125	100.696	100.542
6.250	100.941	100.781
6.375	101.185	101.021
6.500	101.430	101.260
6.625	101.675	101.500
6.750	101.920	101.740
6.875	102.165	101.979
7.000	102.409	102.219
7.125	102.654	102.458
7.250	102.899	102.698
7.375	103.144	102.938
7.500	103.389	103.177
7.625	103.633	103.417

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		0.000
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
6.125	99.633	99.479
6.250	99.941	99.781
6.375	100.248	100.083
6.500	100.555	100.385
6.625	100.863	100.688
6.750	101.170	100.990
6.875	101.477	101.292
7.000	101.784	101.594
7.125	102.092	101.896
7.250	102.399	102.198
7.375	102.706	102.500
7.500	103.014	102.802
7.625	103.321	103.104
7.750	103.628	103.406
7.875	103.935	103.708

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

Income 15 yr Fixed (AOIP-15F)		
Rate	30 day	45 day
5.875	100.206	100.206
6.000	100.451	100.451
6.125	100.696	100.696
6.250	100.941	100.941
6.375	101.185	101.185
6.500	101.430	101.430
6.625	101.675	101.675
6.750	101.920	101.920
6.875	102.165	102.165
7.000	102.409	102.409
7.125	102.654	102.654
7.250	102.899	102.899
7.375	103.144	103.144
7.500	103.389	103.389
7.625	103.633	103.633

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		0.000
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.