AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website | AFR Rate Sheet Archive

Lock Desk e-mail: LockDesk@afrwholesale.com
Lock Desk Phone: 1-877-588-2706
Lock Desk Hours: 10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 4/20/2015
45 Day Lock Exp.: 5/4/2015
60 Day Lock Exp.: 5/18/2015

prices are subject to change without notice

W. Rate Sheet Dated: 3/19/2015

Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	101.789	101.539	101.289
3.375	102.089	101.839	101.589
3.500	102.839	102.589	102.339
3.625	102.939	102.689	102.439
3.750	104.174	103.924	103.674
3.875	104.674	104.424	104.174
4.000	105.374	105.124	104.874
4.125	105.474	105.224	104.974
4.250	105.559	105.309	105.059
4.375	105.844	105.594	105.344
4.500	106.409	106.159	105.909
4.625	106.509	106.259	106.009
4.750	107.034	106.784	106.534
4.875	107.434	107.184	106.934
5.000	108.034	107.784	107.534
5.125	108.134	107.884	107.634
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	101.539	101.289	101.039
3.375	101.839	101.589	101.339
3.500	102.589	102.339	102.089
3.625	102.689	102.439	102.189
3.750	103.924	103.674	103.424
3.875	104.424	104.174	103.924
4.000	105.124	104.874	104.624
4.125	105.224	104.974	104.724
4.250	105.309	105.059	104.809
4.375	105.594	105.344	105.094
4.500	106.159	105.909	105.659
4.625	106.259	106.009	105.759
4.750	106.934	106.684	106.434
4.875	107.334	107.084	106.834
5.000	107.934	107.684	107.434
5.125	108.034	107.784	107.534
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	102.031	101.781	101.531
2.875	102.331	102.081	101.831
3.000	102.581	102.331	102.081
3.125	102.731	102.481	102.231
3.250	103.902	103.652	103.402
3.375	104.202	103.952	103.702
3.500	104.452	104.202	103.952
3.625	104.602	104.352	104.102
3.750	105.089	104.839	104.589
3.875	105.389	105.139	104.889
4.000	105.639	105.389	105.139
4.125	105.789	105.539	105.289
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	98.353	98.103	97.853
3.000	98.603	98.353	98.103
3.125	98.703	98.453	98.203
3.250	100.478	100.228	99.978
3.375	100.728	100.478	100.228

Margin = 2.250 | Index = 0.250

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	101.089	100.839	100.589
3.375	101.389	101.139	100.889
3.500	102.139	101.889	101.639
3.625	102.239	101.989	101.739
3.750	103.474	103.224	102.974
3.875	103.974	103.724	103.474
4.000	104.674	104.424	104.174
4.125	104.774	104.524	104.274
4.250	104.859	104.609	104.359
4.375	105.144	104.894	104.644
4.500	105.709	105.459	105.209
4.625	105.809	105.559	105.309
4.750	106.334	106.084	105.834
4.875	106.734	106.484	106.234
5.000	107.334	107.084	106.834
5.125	107.434	107.184	106.934
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 Specialty Product

Rate	30 Day	45 Day	60 Day
3.250	100.989	100.739	100.489
3.375	101.289	101.039	100.789
3.500	102.039	101.789	101.539
3.625	102.139	101.889	101.639
3.750	103.374	103.124	102.874
3.875	103.874	103.624	103.374
4.000	104.574	104.324	104.074
4.125	104.674	104.424	104.174
4.250	104.759	104.509	104.259
4.375	105.044	104.794	104.544
4.500	105.609	105.359	105.109
4.625	105.709	105.459	105.209
4.750	106.234	105.984	105.734
4.875	106.634	106.384	106.134
5.000	107.234	106.984	106.734
5.125	107.334	107.084	106.834
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	101.431	101.181	100.931
2.875	101.731	101.481	101.231
3.000	101.981	101.731	101.481
3.125	102.131	101.881	101.631
3.250	103.302	103.052	102.802
3.375	103.602	103.352	103.102
3.500	103.852	103.602	103.352
3.625	104.002	103.752	103.502
3.750	104.489	104.239	103.989
3.875	104.789	104.539	104.289
4.000	105.039	104.789	104.539
4.125	105.189	104.939	104.689
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" Specialty Product

Rate	30 Day	45 Day	60 Day
2.875	97.463	97.213	96.963
3.000	97.713	97.463	97.213
3.125	97.813	97.563	97.313
3.250	99.588	99.338	99.088
3.375	99.838	99.588	99.338

Margin = 2.250 | Index = 0.250

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	99.964	99.714	99.464
4.000	102.499	102.249	101.999
4.500	103.534	103.284	103.034
5.000	105.159	104.909	104.659

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	100.347	100.097	99.847
3.500	102.218	101.968	101.718
4.000	103.405	103.155	102.905
4.500	1.634	1.884	2.134
5.000	N/A	N/A	N/A

Specialty Adj.

Manufactured Homes "OTC exempt"	-1.000
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, LA, 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	3/19/2015	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

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60 Day Lock Exp.: 5/18/2015

DURP 30/25 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.875	93.212	92.962	92.712	N/A	N/A	N/A
3.000	94.609	94.359	94.109	N/A	N/A	N/A
3.125	96.006	95.756	95.506	92.952	92.702	92.452
3.250	97.188	96.938	96.688	94.341	94.091	93.841
3.375	97.951	97.701	97.451	95.416	95.166	94.916
3.500	98.821	98.571	98.321	96.599	96.349	96.099
3.625	99.798	99.548	99.298	97.888	97.638	97.388
3.750	100.718	100.468	100.218	99.115	98.865	98.615
3.875	101.382	101.132	100.882	100.077	99.827	99.577
4.000	102.106	101.856	101.606	101.097	100.847	100.597
4.125	102.888	102.638	102.388	102.176	101.926	101.676
4.250	103.556	103.306	103.056	103.111	102.861	102.611
4.375	103.920	103.670	103.420	103.678	103.428	103.178
4.500	104.355	104.105	103.855	104.316	104.066	103.816
4.625	104.861	104.611	104.361	105.026	104.776	104.526
4.750	105.387	105.137	104.887	N/A	N/A	N/A
4.875	105.851	105.601	105.351	N/A	N/A	N/A
5.000	106.314	106.064	105.814	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
2.750	N/A	N/A	N/A	N/A	N/A	N/A
2.875	92.786	92.536	92.286	92.777	92.527	92.277
3.000	94.198	93.948	93.698	94.174	93.924	93.674
3.125	95.610	95.360	95.110	95.571	95.321	95.071
3.250	96.852	96.602	96.352	96.758	96.508	96.258
3.375	97.733	97.483	97.233	97.537	97.287	97.037
3.500	98.615	98.365	98.115	98.422	98.172	97.922
3.625	99.496	99.246	98.996	99.415	99.165	98.915
3.750	100.272	100.022	99.772	100.315	100.065	99.815
3.875	100.826	100.576	100.326	100.886	100.636	100.386
4.000	101.381	101.131	100.881	101.516	101.266	101.016
4.125	101.935	101.685	101.435	102.204	101.954	101.704
4.250	102.455	102.205	101.955	102.828	102.578	102.328
4.375	102.903	102.653	102.403	103.255	103.005	102.755
4.500	103.351	103.101	102.851	103.752	103.502	103.252
4.625	103.799	103.549	103.299	104.321	104.071	103.821
4.750	104.222	103.972	103.722	104.845	104.595	104.345
4.875	104.592	104.342	104.092	105.167	104.917	104.667

DURP 15 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	97.550	97.300	97.050	93.953	93.703	93.453
2.625	98.445	98.195	97.945	95.048	94.798	94.548
2.750	98.948	98.698	98.448	95.863	95.613	95.363
2.875	99.575	99.325	99.075	96.803	96.553	96.303
3.000	100.328	100.078	99.828	97.868	97.618	97.368
3.125	100.919	100.669	100.419	98.707	98.457	98.207
3.250	101.365	101.115	100.865	99.340	99.090	98.840
3.375	101.922	101.672	101.422	100.085	99.835	99.585
3.500	102.590	102.340	102.090	100.940	100.690	100.440
3.625	103.066	102.816	102.566	101.555	101.305	101.055
3.750	103.321	103.071	102.821	101.904	101.654	101.404
3.875	103.587	103.337	103.087	102.263	102.013	101.763
4.000	103.864	103.614	103.364	102.634	102.384	102.134
4.125	104.003	103.753	103.503	102.842	102.592	102.342
4.250	104.011	103.761	103.511	102.897	102.647	102.397
4.375	104.018	103.768	103.518	102.952	102.702	102.452
4.500	104.026	103.776	103.526	103.006	102.756	102.506
4.625	104.034	103.784	103.534	N/A	N/A	N/A

DURP 10 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	96.902	96.652	96.402	93.753	93.503	93.253
2.625	97.876	97.626	97.376	94.848	94.598	94.348
2.750	98.501	98.251	98.001	95.663	95.413	95.163
2.875	99.126	98.876	98.626	96.603	96.353	96.103
3.000	99.751	99.501	99.251	97.668	97.418	97.168
3.125	100.274	100.024	99.774	98.507	98.257	98.007
3.250	100.704	100.454	100.204	99.140	98.890	98.640
3.375	101.134	100.884	100.634	99.885	99.635	99.385
3.500	101.563	101.313	101.063	100.740	100.490	100.240
3.625	101.896	101.646	101.396	101.355	101.105	100.855
3.750	102.138	101.888	101.638	101.704	101.454	101.204
3.875	102.380	102.130	101.880	102.063	101.813	101.563
4.000	102.622	102.372	102.122	102.434	102.184	101.934
4.125	102.742	102.492	102.242	102.642	102.392	102.142
4.250	102.750	102.500	102.250	102.697	102.447	102.197
4.375	102.758	102.508	102.258	102.752	102.502	102.252
4.500	102.766	102.516	102.266	102.766	102.516	102.266
4.625	102.774	102.524	102.274	N/A	N/A	N/A

Applicable for all mortgage 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%	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 580 applies to all mortgage loans delivers 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	

LTV Range

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
High-LTV										
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
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
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	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	-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 | FHA ID# - 1358600006

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30/25 Year FNMA

Rate	30 day	45 day	60 day
2.990	95.709	95.459	95.434
3.000	95.759	95.509	95.484
3.125	97.156	96.906	96.881
3.250	98.338	98.088	98.063
3.375	99.101	98.851	98.826
3.500	99.971	99.721	99.696
3.625	100.948	100.698	100.673
3.750	101.868	101.618	101.593
3.875	102.532	102.282	102.257
3.990	103.206	102.956	102.931
4.000	103.256	103.006	102.981
4.125	104.038	103.788	103.763
4.250	104.706	104.456	104.431
4.375	105.070	104.820	104.795
4.500	105.505	105.255	105.230
4.625	106.011	105.761	105.736
4.750	106.537	106.287	106.262
4.875	107.001	106.751	106.726
4.990	107.414	107.164	107.139
5.000	107.464	107.214	107.189

20 Year FNMA

Rate	30 day	45 day	60 day
2.750	N/A	N/A	N/A
2.875	94.796	94.546	94.296
2.990	96.158	95.908	95.658
3.000	96.208	95.958	95.708
3.125	97.620	97.370	97.120
3.250	98.862	98.612	98.362
3.375	99.743	99.493	99.243
3.500	100.625	100.375	100.125
3.625	101.506	101.256	101.006
3.750	102.282	102.032	101.782
3.875	102.836	102.586	102.336
3.990	103.341	103.091	102.841
4.000	103.391	103.141	102.891
4.125	103.945	103.695	103.445
4.250	104.465	104.215	103.965
4.375	104.913	104.663	104.413
4.500	105.361	105.111	104.861
4.625	105.809	105.559	105.309
4.750	106.232	105.982	105.732
4.875	106.602	106.352	106.102

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.300	98.050	97.800
2.625	99.195	98.945	98.695
2.750	99.698	99.448	99.198
2.875	100.325	100.075	99.825
2.990	101.028	100.778	100.528
3.000	101.078	100.828	100.578
3.125	101.669	101.419	101.169
3.250	102.115	101.865	101.615
3.375	102.672	102.422	102.172
3.500	103.340	103.090	102.840
3.625	103.816	103.566	103.316
3.750	104.071	103.821	103.571
3.875	104.337	104.087	103.837
3.990	104.564	104.314	104.064
4.000	104.614	104.364	104.114
4.125	104.753	104.503	104.253
4.250	104.761	104.511	104.261
4.375	104.768	104.518	104.268
4.500	104.776	104.526	104.276
4.625	104.784	104.534	104.284

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.912	98.662	98.412
2.625	99.886	99.636	99.386
2.750	100.511	100.261	100.011
2.875	101.136	100.886	100.636
2.990	101.711	101.461	101.211
3.000	101.761	101.511	101.261
3.125	102.284	102.034	101.784
3.250	102.714	102.464	102.214
3.375	103.144	102.894	102.644
3.500	103.573	103.323	103.073
3.625	103.906	103.656	103.406
3.750	104.148	103.898	103.648
3.875	104.390	104.140	103.890
3.990	104.582	104.332	104.082
4.000	104.632	104.382	104.132
4.125	104.752	104.502	104.252
4.250	104.760	104.510	104.260
4.375	104.768	104.518	104.268
4.500	104.776	104.526	104.276
4.625	104.784	104.534	104.284

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	93.884	93.634	93.384
3.125	95.281	95.031	94.781
3.250	96.513	96.263	96.013
3.375	97.433	97.183	96.933
3.500	98.459	98.209	97.959
3.625	99.592	99.342	99.092
3.750	100.593	100.343	100.093
3.875	101.179	100.929	100.679
3.990	101.774	101.524	101.274
4.000	101.824	101.574	101.324
4.125	102.528	102.278	102.028
4.250	103.081	102.831	102.581
4.375	103.249	102.999	102.749
4.500	103.489	103.239	102.989
4.625	103.800	103.550	103.300
4.750	104.168	103.918	103.668
4.875	104.554	104.304	104.054
4.990	104.889	104.639	104.389
5.000	104.939	104.689	104.439
5.125	105.325	105.075	104.825

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	97.085	96.835	96.585
2.625	98.151	97.901	97.651
2.750	98.810	98.560	98.310
2.875	99.594	99.344	99.094
2.990	100.453	100.203	99.953
3.000	100.503	100.253	100.003
3.125	101.169	100.919	100.669
3.250	101.615	101.365	101.115
3.375	102.172	101.922	101.672
3.500	102.840	102.590	102.340
3.625	103.202	102.952	102.702
3.750	103.239	102.989	102.739
3.875	103.286	103.036	102.786
3.990	103.294	103.044	102.794
4.000	103.344	103.094	102.844
4.125	103.280	103.030	102.780
4.250	103.101	102.851	102.601
4.375	102.921	102.671	102.421
4.500	102.741	102.491	102.241
4.625	102.562	102.312	102.062

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
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 requiered 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

Cash-Out Refinance

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 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

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 LLPAs do **not** apply and the lender must use SFC 118.

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

Additional LPMI Premium Adjustments

Product Feature	FICO ≥ 740	FICO 720 - 739	FICO 680 - 719
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**

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.

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#) [AFR Rate Sheet Archive](#)

Lock Desk e-mail: LockDesk@afrwholesale.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.: 4/20/2015
45 Day Lock Exp.: 5/4/2015
60 Day Lock Exp.: 5/18/2015

W. Rate Sheet Dated: 3/19/2015 **Release Time:** 10:00 AM ET

FNMA MCM 30 Year

Note Rate	30 Day	45 Day	60 Day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	94.509	94.259	94.009
3.250	95.906	95.656	95.406
3.375	97.088	96.838	96.588
3.500	97.851	97.601	97.351
3.625	98.721	98.471	98.221
3.750	99.698	99.448	99.198
3.875	100.618	100.368	100.118
4.000	101.282	101.032	100.782
4.125	102.006	101.756	101.506
4.250	102.788	102.538	102.288
4.375	103.456	103.206	102.956
4.500	103.820	103.570	103.320
4.625	104.255	104.005	103.755
4.750	104.761	104.511	104.261
4.875	105.287	105.037	104.787
5.000	105.751	105.501	105.251
5.125	106.214	105.964	105.714

FNMA HB 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	93.919	93.669	93.419
3.375	95.193	94.943	94.693
3.500	96.103	95.853	95.603
3.625	97.121	96.871	96.621
3.750	98.245	97.995	97.745
3.875	99.298	99.048	98.798
4.000	99.879	99.629	99.379
4.125	100.520	100.270	100.020
4.250	101.219	100.969	100.719
4.375	101.819	101.569	101.319
4.500	101.982	101.732	101.482
4.625	102.216	101.966	101.716
4.750	102.522	102.272	102.022
4.875	102.887	102.637	102.387
5.000	103.273	103.023	102.773
5.125	103.658	103.408	103.158
5.250	104.044	103.794	103.544

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
Subortinate 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](#)

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#) [AFR Rate Sheet Archive](#)

Lock Desk e-mail: LockDesk@afrwholesale.com
Lock Desk Phone: 1-877-588-2706
Lock Desk Hours: 10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 4/20/2015
45 Day Lock Exp.: 5/4/2015
60 Day Lock Exp.: 5/18/2015

prices are subject to change without notice

W. Rate Sheet Dated: 3/19/2015

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.287	97.037	96.787
3.375	98.266	98.016	97.766
3.500	99.199	98.949	98.699
3.625	100.067	99.817	99.567
3.750	100.756	100.506	100.256
3.875	101.312	101.062	100.812
4.000	102.100	101.850	101.600
4.125	102.863	102.613	102.363
4.250	103.481	103.231	102.981
4.375	103.990	103.740	103.490
4.500	104.293	104.043	103.793
4.625	105.017	104.767	104.517
4.750	105.599	105.349	105.099
4.875	106.072	105.822	105.572
5.000	106.186	105.936	105.686
5.125	106.868	106.618	106.368
5.250	107.429	107.179	106.929

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.287	97.037	96.787
3.375	98.266	98.016	97.766
3.500	99.199	98.949	98.699
3.625	100.067	99.817	99.567
3.750	100.756	100.506	100.256
3.875	101.312	101.062	100.812
4.000	102.600	102.350	102.100
4.125	103.363	103.113	102.863
4.250	103.981	103.731	103.481
4.375	104.490	104.240	103.990
4.500	105.606	105.356	105.106
4.625	106.330	106.080	105.830
4.750	106.912	106.662	106.412
4.875	107.385	107.135	106.885
5.000	108.436	108.186	107.936
5.125	109.118	108.868	108.618
5.250	109.679	109.429	109.179

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	98.335	98.085	97.835
3.375	99.193	98.943	98.693
3.500	100.021	99.771	99.521
3.625	100.807	100.557	100.307
3.750	101.433	101.183	100.933
3.875	101.931	101.681	101.431
4.000	102.223	101.973	101.723
4.125	102.919	102.669	102.419
4.250	103.473	103.223	102.973
4.375	103.933	103.683	103.433
4.500	104.435	104.185	103.935
4.625	105.094	104.844	104.594
4.750	105.641	105.391	105.141
4.875	106.094	105.844	105.594
5.000	105.693	105.443	105.193
5.125	106.344	106.094	105.844
5.250	106.891	106.641	106.391

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	98.335	98.085	97.835
3.375	98.881	98.631	98.381
3.500	99.709	99.459	99.209
3.625	100.495	100.245	99.995
3.750	101.121	100.871	100.621
3.875	101.619	101.369	101.119
4.000	102.411	102.161	101.911
4.125	103.107	102.857	102.607
4.250	103.661	103.411	103.161
4.375	104.121	103.871	103.621
4.500	104.935	104.685	104.435
4.625	105.594	105.344	105.094
4.750	106.141	105.891	105.641
4.875	106.594	106.344	106.094
5.000	106.068	105.818	105.568
5.125	106.719	106.469	106.219
5.250	107.266	107.016	106.766

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.635	96.385	96.135
2.375	97.384	97.134	96.884
2.500	98.134	97.884	97.634
2.625	98.763	98.513	98.263
2.750	99.292	99.042	98.792
2.875	99.678	99.428	99.178
3.000	100.402	100.152	99.902
3.125	100.960	100.710	100.460
3.250	101.417	101.167	100.917
3.375	101.981	101.731	101.481
3.500	102.626	102.376	102.126
3.625	103.152	102.902	102.652
3.750	103.597	103.347	103.097
3.875	104.039	103.789	103.539
4.000	104.115	103.865	103.615
4.125	104.643	104.393	104.143
4.250	105.089	104.839	104.589

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.635	96.385	96.135
2.375	95.259	95.009	94.759
2.500	96.009	95.759	95.509
2.625	96.638	96.388	96.138
2.750	97.167	96.917	96.667
2.875	99.241	98.991	98.741
3.000	99.965	99.715	99.465
3.125	100.523	100.273	100.023
3.250	100.980	100.730	100.480
3.375	101.794	101.544	101.294
3.500	102.439	102.189	101.939
3.625	102.965	102.715	102.465
3.750	103.410	103.160	102.910
3.875	104.164	103.914	103.664
4.000	104.240	103.990	103.740
4.125	104.768	104.518	104.268
4.250	105.214	104.964	104.714

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, LA, 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](#)

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website | AFR Rate Sheet Archive

Lock Desk e-mail: LockDesk@afrwholesale.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

W. Rate Sheet Dated: 3/19/2015

Release Time: 10:00 AM ET

30 Day Lock Exp.: 4/20/2015
45 Day Lock Exp.: 5/4/2015
60 Day Lock Exp.: 5/18/2015

30/25 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.447	98.197	98.172
3.375	99.426	99.176	99.151
3.500	100.359	100.109	100.084
3.625	101.227	100.977	100.952
3.750	101.916	101.666	101.641
3.875	102.472	102.222	102.197
3.990	103.210	102.960	102.935
4.000	103.260	103.010	102.985
4.125	104.023	103.773	103.748
4.250	104.641	104.391	104.366
4.375	105.150	104.900	104.875
4.500	105.453	105.203	105.178
4.625	106.177	105.927	105.902
4.750	106.759	106.509	106.484
4.875	107.232	106.982	106.957
4.990	107.296	107.046	107.021
5.000	107.346	107.096	107.071
5.125	108.028	107.778	107.753
5.250	108.589	108.339	108.314

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	99.595	99.345	99.095
3.375	100.453	100.203	99.953
3.500	101.281	101.031	100.781
3.625	102.067	101.817	101.567
3.750	102.693	102.443	102.193
3.875	103.191	102.941	102.691
3.990	103.433	103.183	102.933
4.000	103.483	103.233	102.983
4.125	104.179	103.929	103.679
4.250	104.733	104.483	104.233
4.375	105.193	104.943	104.693
4.500	105.695	105.445	105.195
4.625	106.354	106.104	105.854
4.750	106.901	106.651	106.401
4.875	107.354	107.104	106.854
4.990	106.903	106.653	106.403
5.000	106.953	106.703	106.453
5.125	107.604	107.354	107.104
5.250	108.151	107.901	107.651

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	97.295	97.045	96.795
2.375	98.044	97.794	97.544
2.500	98.794	98.544	98.294
2.625	99.423	99.173	98.923
2.750	99.952	99.702	99.452
2.875	100.338	100.088	99.838
2.990	101.012	100.762	100.512
3.000	101.062	100.812	100.562
3.125	101.620	101.370	101.120
3.250	102.077	101.827	101.577
3.375	102.641	102.391	102.141
3.500	103.286	103.036	102.786
3.625	103.812	103.562	103.312
3.750	104.257	104.007	103.757
3.875	104.699	104.449	104.199
3.990	104.725	104.475	104.225
4.000	104.775	104.525	104.275
4.125	105.303	105.053	104.803
4.250	105.749	105.499	105.249

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	-2.750	-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 requiered 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	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 - 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%	> 90.00%
2-Unit	-1.000	-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	-2.000

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

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

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	FICO 720 - 739	FICO 680 - 719
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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AFR Wholesale's Website | AFR Rate Sheet Archive

Lock Desk e-mail: LockDesk@afrwholesale.com

Lock Desk Phone: 1-877-588-2706

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

AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

prices are subject to change without notice

30 Day Lock Exp.: 4/20/2015
45 Day Lock Exp.: 5/4/2015
60 Day Lock Exp.: 5/18/2015

W. Rate Sheet Dated: 3/19/2015 **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	95.342	95.215	95.081
3.500	96.212	96.081	95.943
3.625	97.052	96.916	96.772
3.750	97.860	97.720	97.571
3.875	98.544	98.398	98.245
4.000	99.102	98.952	98.794
4.125	99.598	99.443	99.280
4.250	100.031	99.872	99.703
4.375	100.433	100.269	100.096
4.500	100.773	100.604	100.426
4.625	100.956	100.783	100.600
4.750	101.046	100.868	100.680
4.875	101.104	100.921	100.728

Non-Conforming 15 year Fixed

Max Price After Adjustments & Before Comp Plan 101.750

Rate	30 Day	45 Day	60 Day
2.875	97.405	97.297	97.183
3.000	97.870	97.757	97.638
3.125	98.303	98.186	98.062
3.250	98.705	98.583	98.454
3.375	99.076	98.949	98.816
3.500	99.415	99.284	99.146
3.625	99.724	99.588	99.444
3.750	99.970	99.829	99.680
3.875	100.153	100.008	99.854
4.000	100.274	100.124	99.965
4.125	100.332	100.177	100.014
4.250	100.359	100.200	100.031
4.375	100.386	100.222	100.049

Adjustments

Risk Base Adjuster

LTV → FICO ↓	<=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

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)	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

Full Lock Desk Policy Can Be Found Here AFR Guidelines

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W. Rate Sheet Dated: 3/19/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 4/20/2015
45 Day Lock Exp.: 5/4/2015
60 Day Lock Exp.: 5/18/2015

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	97.189	97.104	97.015
2.375	97.591	97.502	97.408
2.500	97.962	97.868	97.769
2.625	98.301	98.203	98.099
2.750	98.641	98.538	98.429
2.875	98.949	98.841	98.728
3.000	99.258	99.145	99.026
3.125	99.566	99.449	99.325
3.250	99.812	99.690	99.561
3.375	100.058	99.931	99.797
3.500	100.241	100.110	99.971
3.625	100.362	100.226	100.082
3.750	100.451	100.311	100.162

Non-Conforming 7/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
2.500	96.992	96.898	96.800
2.625	97.457	97.358	97.254
2.750	97.890	97.787	97.678
2.875	98.261	98.153	98.039
3.000	98.632	98.519	98.401
3.125	98.971	98.854	98.731
3.250	99.311	99.189	99.060
3.375	99.651	99.524	99.390
3.500	99.959	99.828	99.689
3.625	100.267	100.131	99.988
3.750	100.451	100.310	100.162
3.875	100.603	100.457	100.304
4.000	100.723	100.573	100.415

Non-Conforming 10/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
3.000	96.158	96.046	95.927
3.125	96.685	96.568	96.444
3.250	97.181	97.059	96.930
3.375	97.614	97.488	97.354
3.500	98.048	97.916	97.778
3.625	98.450	98.314	98.170
3.750	98.852	98.711	98.563
3.875	99.254	99.109	98.955
4.000	99.625	99.475	99.316
4.125	99.996	99.841	99.678
4.250	100.304	100.144	99.976
4.375	100.550	100.386	100.212
4.500	100.733	100.564	100.386

Adjustments

Risk Base Adjuster

LTV → / FICO ↓	<=60%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%
>= 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)	Hybrid
Non-Warrantable Condo	1.000
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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W. Rate Sheet Dated: 3/19/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 4/20/2015
45 Day Lock Exp.: 5/4/2015

Alt-Option Access Terms & Pricing

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

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	100.386
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

Access 15 yr Fixed (AOAP-15F)		
Rate	30 day	45 day
6.500	100.201	100.052
6.625	100.446	100.292
6.750	100.691	100.531
6.875	100.935	100.771
7.000	101.180	101.011
7.125	101.425	101.250
7.250	101.670	101.490
7.375	101.915	101.729
7.500	102.159	101.969
7.625	102.404	102.208
7.750	102.649	102.448
7.875	102.894	102.688
8.000	103.139	102.927
8.125	103.383	103.167
8.250	103.628	103.406

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

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

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	100.386
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

Asset 15 yr Fixed (AOAIP-15F)		
Rate	30 day	45 day
6.000	100.201	100.052
6.125	100.446	100.292
6.250	100.691	100.531
6.375	100.935	100.771
6.500	101.180	101.011
6.625	101.425	101.250
6.750	101.670	101.490
6.875	101.915	101.729
7.000	102.159	101.969
7.125	102.404	102.208
7.250	102.649	102.448
7.375	102.894	102.688
7.500	103.139	102.927
7.625	103.383	103.167
7.750	103.628	103.406

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	

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#) [AFR Rate Sheet Archive](#)
Lock Desk e-mail: LockDesk@afrwholesale.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

W. Rate Sheet Dated: 3/19/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 4/20/2015
45 Day Lock Exp.: 5/4/2015

Alt-Option Ratio Terms & Pricing

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

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	100.386
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

Ratio 15 yr Fixed (AORP-15F)		
Rate	30 day	45 day
6.000	100.201	100.052
6.125	100.446	100.292
6.250	100.691	100.531
6.375	100.935	100.771
6.500	101.180	101.011
6.625	101.425	101.250
6.750	101.670	101.490
6.875	101.915	101.729
7.000	102.159	101.969
7.125	102.404	102.208
7.250	102.649	102.448
7.375	102.894	102.688
7.500	103.139	102.927
7.625	103.383	103.167
7.750	103.628	103.406

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 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

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

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	100.386
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

Income 15 yr Fixed (AOIP-15F)		
Rate	30 day	45 day
6.000	100.201	100.201
6.125	100.446	100.446
6.250	100.691	100.691
6.375	100.935	100.935
6.500	101.180	101.180
6.625	101.425	101.425
6.750	101.670	101.670
6.875	101.915	101.915
7.000	102.159	102.159
7.125	102.404	102.404
7.250	102.649	102.649
7.375	102.894	102.894
7.500	103.139	103.139
7.625	103.383	103.383
7.750	103.628	103.628

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 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	

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Flood Certification = $10.00 FHA ID# - 1358600006

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