



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.: 5/6/2015

45 Day Lock Exp.: 5/21/2015

60 Day Lock Exp.: 6/5/2015

W. Rate Sheet Dated: 4/6/2015

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	102.021	101.771	101.521
3.375	102.321	102.071	101.821
3.500	103.071	102.821	102.571
3.625	103.171	102.921	102.671
3.750	104.515	104.265	104.015
3.875	105.015	104.765	104.515
4.000	105.665	105.415	105.165
4.125	105.765	105.515	105.265
4.250	105.630	105.380	105.130
4.375	105.915	105.665	105.415
4.500	106.480	106.230	105.980
4.625	106.580	106.330	106.080
4.750	107.027	106.777	106.527
4.875	107.427	107.177	106.927
5.000	108.027	107.777	107.527
5.125	108.127	107.877	107.627
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	101.771	101.521	101.271
3.375	102.071	101.821	101.571
3.500	102.821	102.571	102.321
3.625	102.921	102.671	102.421
3.750	104.265	104.015	103.765
3.875	104.765	104.515	104.265
4.000	105.415	105.165	104.915
4.125	105.515	105.265	105.015
4.250	105.380	105.130	104.880
4.375	105.665	105.415	105.165
4.500	106.230	105.980	105.730
4.625	106.330	106.080	105.830
4.750	106.927	106.677	106.427
4.875	107.327	107.077	106.827
5.000	107.927	107.677	107.427
5.125	108.027	107.777	107.527
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	102.368	102.118	101.868
2.875	102.668	102.418	102.168
3.000	102.918	102.668	102.418
3.125	103.068	102.818	102.568
3.250	104.297	104.047	103.797
3.375	104.597	104.347	104.097
3.500	104.847	104.597	104.347
3.625	104.997	104.747	104.497
3.750	105.368	105.118	104.868
3.875	105.668	105.418	105.168
4.000	105.868	105.618	105.368
4.125	106.018	105.768	105.518
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	98.303	98.053	97.803
3.000	98.553	98.303	98.053
3.125	98.653	98.403	98.153
3.250	100.428	100.178	99.928
3.375	100.678	100.428	100.178
Margin = 2.250		Index = 0.260	

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	101.321	101.071	100.821
3.375	101.621	101.371	101.121
3.500	102.371	102.121	101.871
3.625	102.471	102.221	101.971
3.750	103.815	103.565	103.315
3.875	104.315	104.065	103.815
4.000	104.965	104.715	104.465
4.125	105.065	104.815	104.565
4.250	104.930	104.680	104.430
4.375	105.215	104.965	104.715
4.500	105.780	105.530	105.280
4.625	105.880	105.630	105.380
4.750	106.327	106.077	105.827
4.875	106.727	106.477	106.227
5.000	107.327	107.077	106.827
5.125	107.427	107.177	106.927
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	101.768	101.518	101.268
2.875	102.068	101.818	101.568
3.000	102.318	102.068	101.818
3.125	102.468	102.218	101.968
3.250	103.697	103.447	103.197
3.375	103.997	103.747	103.497
3.500	104.247	103.997	103.747
3.625	104.397	104.147	103.897
3.750	104.768	104.518	104.268
3.875	105.068	104.818	104.568
4.000	105.268	105.018	104.768
4.125	105.418	105.168	104.918
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	101.221	100.971	100.721
3.375	101.521	101.271	101.021
3.500	102.271	102.021	101.771
3.625	102.371	102.121	101.871
3.750	103.715	103.465	103.215
3.875	104.215	103.965	103.715
4.000	104.865	104.615	104.365
4.125	104.965	104.715	104.465
4.250	104.830	104.580	104.330
4.375	105.115	104.865	104.615
4.500	105.680	105.430	105.180
4.625	105.780	105.530	105.280
4.750	106.227	105.977	105.727
4.875	106.627	106.377	106.127
5.000	107.227	106.977	106.727
5.125	107.327	107.077	106.827
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	97.413	97.163	96.913
3.000	97.663	97.413	97.163
3.125	97.763	97.513	97.263
3.250	99.538	99.288	99.038
3.375	99.788	99.538	99.288
Margin = 2.250		Index = 0.260	

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	100.196	99.946	99.696
4.000	102.790	102.540	102.290
4.500	103.605	103.355	103.105
5.000	105.152	104.902	104.652

15 Year One Time Close "OTC"

Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	100.684	100.434	100.184
3.500	102.613	102.363	102.113
4.000	103.634	103.384	103.134
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, 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		4/6/2015	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

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DURP 30/25 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.875	93.660	93.410	93.160	N/A	N/A	N/A
3.000	95.081	94.831	94.581	N/A	N/A	N/A
3.125	96.501	96.251	96.001	93.655	93.405	93.155
3.250	97.678	97.428	97.178	95.080	94.830	94.580
3.375	98.381	98.131	97.881	96.096	95.846	95.596
3.500	99.225	98.975	98.725	97.253	97.003	96.753
3.625	100.209	99.959	99.709	98.549	98.299	98.049
3.750	101.103	100.853	100.603	99.745	99.495	99.245
3.875	101.635	101.385	101.135	100.559	100.309	100.059
4.000	102.272	102.022	101.772	101.477	101.227	100.977
4.125	103.015	102.765	102.515	102.501	102.251	102.001
4.250	103.676	103.426	103.176	103.429	103.179	102.929
4.375	104.036	103.786	103.536	104.023	103.773	103.523
4.500	104.646	104.214	103.964	104.685	104.435	104.185
4.625	104.959	104.709	104.459	105.414	105.164	104.914
4.750	105.485	105.235	104.985	N/A	N/A	N/A
4.875	105.980	105.730	105.480	N/A	N/A	N/A
5.000	106.475	106.225	105.975	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	93.140	92.890	92.640	93.225	92.975	92.725
3.000	94.576	94.326	94.076	94.646	94.396	94.146
3.125	96.012	95.762	95.512	96.066	95.816	95.566
3.250	97.264	97.014	96.764	97.248	96.998	96.748
3.375	98.125	97.875	97.625	97.967	97.717	97.467
3.500	98.986	98.736	98.486	98.827	98.577	98.327
3.625	99.847	99.597	99.347	99.826	99.576	99.326
3.750	100.585	100.335	100.085	100.720	100.470	100.220
3.875	101.062	100.812	100.562	101.221	100.971	100.721
4.000	101.539	101.289	101.039	101.827	101.577	101.327
4.125	102.015	101.765	101.515	102.538	102.288	102.038
4.250	102.480	102.230	101.980	103.179	102.929	102.679
4.375	102.920	102.670	102.420	103.539	103.289	103.039
4.500	103.359	103.109	102.859	103.966	103.716	103.466
4.625	103.799	103.549	103.299	104.461	104.211	103.961
4.750	104.234	103.984	103.734	104.942	104.692	104.442
4.875	104.658	104.408	104.158	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	97.788	97.538	97.288	94.191	93.941	93.691
2.625	98.712	98.462	98.212	95.315	95.065	94.815
2.750	99.250	99.000	98.750	96.165	95.915	95.665
2.875	99.923	99.673	99.423	97.150	96.900	96.650
3.000	100.729	100.479	100.229	98.269	98.019	97.769
3.125	101.332	101.082	100.832	99.120	98.870	98.620
3.250	101.741	101.491	101.241	99.716	99.466	99.216
3.375	102.250	102.000	101.750	100.413	100.163	99.913
3.500	102.862	102.612	102.362	101.212	100.962	100.712
3.625	103.304	103.054	102.804	101.793	101.543	101.293
3.750	103.551	103.301	103.051	102.134	101.884	101.634
3.875	103.808	103.558	103.308	102.484	102.234	101.984
4.000	104.075	103.825	103.575	102.845	102.595	102.345
4.125	104.209	103.959	103.709	103.049	102.799	102.549
4.250	104.217	103.967	103.717	103.103	102.853	102.603
4.375	104.225	103.975	103.725	103.158	102.908	102.658
4.500	104.233	103.983	103.733	103.213	102.963	102.713
4.625	104.241	103.991	103.741	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	96.985	96.735	96.485	93.991	93.741	93.491
2.625	97.982	97.732	97.482	95.115	94.865	94.615
2.750	98.629	98.379	98.129	95.965	95.715	95.465
2.875	99.275	99.025	98.775	96.950	96.700	96.450
3.000	99.921	99.671	99.421	98.069	97.819	97.569
3.125	100.451	100.201	99.951	98.920	98.670	98.420
3.250	100.872	100.622	100.372	99.516	99.266	99.016
3.375	101.294	101.044	100.794	100.213	99.963	99.713
3.500	101.716	101.466	101.216	101.012	100.762	100.512
3.625	102.052	101.802	101.552	101.593	101.343	101.093
3.750	102.309	102.059	101.809	101.934	101.684	101.434
3.875	102.565	102.315	102.065	102.284	102.034	101.784
4.000	102.822	102.572	102.322	102.645	102.395	102.145
4.125	102.949	102.699	102.449	102.849	102.599	102.349
4.250	102.957	102.707	102.457	102.903	102.653	102.403
4.375	102.965	102.715	102.465	102.958	102.708	102.458
4.500	102.973	102.723	102.473	102.973	102.723	102.473
4.625	102.981	102.731	102.481	N/A	N/A	N/A

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	-2.500	-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	

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	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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30/25 Year FNMA				
Rate	30 day	45 day	60 day	
2.990	96.181	95.931	95.906	
3.000	96.231	95.981	95.956	
3.125	97.651	97.401	97.376	
3.250	98.828	98.578	98.553	
3.375	99.531	99.281	99.256	
3.500	100.375	100.125	100.100	
3.625	101.359	101.109	101.084	
3.750	102.253	102.003	101.978	
3.875	102.785	102.535	102.510	
3.990	103.372	103.122	103.097	
4.000	103.422	103.172	103.147	
4.125	104.165	103.915	103.890	
4.250	104.826	104.576	104.551	
4.375	105.186	104.936	104.911	
4.500	105.614	105.364	105.339	
4.625	106.109	105.859	105.834	
4.750	106.635	106.385	106.360	
4.875	107.130	106.880	106.855	
4.990	107.575	107.325	107.300	
5.000	107.625	107.375	107.350	

20 Year FNMA				
Rate	30 day	45 day	60 day	
2.750	N/A	N/A	N/A	
2.875	95.150	94.900	94.650	
2.990	96.536	96.286	96.036	
3.000	96.586	96.336	96.086	
3.125	98.022	97.772	97.522	
3.250	99.274	99.024	98.774	
3.375	100.135	99.885	99.635	
3.500	100.996	100.746	100.496	
3.625	101.857	101.607	101.357	
3.750	102.595	102.345	102.095	
3.875	103.072	102.822	102.572	
3.990	103.499	103.249	102.999	
4.000	103.549	103.299	103.049	
4.125	104.025	103.775	103.525	
4.250	104.490	104.240	103.990	
4.375	104.930	104.680	104.430	
4.500	105.369	105.119	104.869	
4.625	105.809	105.559	105.309	
4.750	106.244	105.994	105.744	
4.875	106.668	106.418	106.168	

15 Year FNMA				
Rate	30 day	45 day	60 day	
2.500	98.538	98.288	98.038	
2.625	99.462	99.212	98.962	
2.750	100.000	99.750	99.500	
2.875	100.673	100.423	100.173	
2.990	101.429	101.179	100.929	
3.000	101.479	101.229	100.979	
3.125	102.082	101.832	101.582	
3.250	102.491	102.241	101.991	
3.375	103.000	102.750	102.500	
3.500	103.612	103.362	103.112	
3.625	104.054	103.804	103.554	
3.750	104.301	104.051	103.801	
3.875	104.558	104.308	104.058	
3.990	104.775	104.525	104.275	
4.000	104.825	104.575	104.325	
4.125	104.959	104.709	104.459	
4.250	104.967	104.717	104.467	
4.375	104.975	104.725	104.475	
4.500	104.983	104.733	104.483	
4.625	104.991	104.741	104.491	

10 Year FNMA				
Rate	30 day	45 day	60 day	
2.500	98.995	98.745	98.495	
2.625	99.992	99.742	99.492	
2.750	100.639	100.389	100.139	
2.875	101.285	101.035	100.785	
2.990	101.881	101.631	101.381	
3.000	101.931	101.681	101.431	
3.125	102.461	102.211	101.961	
3.250	102.882	102.632	102.382	
3.375	103.304	103.054	102.804	
3.500	103.726	103.476	103.226	
3.625	104.062	103.812	103.562	
3.750	104.319	104.069	103.819	
3.875	104.575	104.325	104.075	
3.990	104.782	104.532	104.282	
4.000	104.832	104.582	104.332	
4.125	104.959	104.709	104.459	
4.250	104.967	104.717	104.467	
4.375	104.975	104.725	104.475	
4.500	104.983	104.733	104.483	
4.625	104.991	104.741	104.491	

30/25 Year HB FNMA				
Rate	30 day	45 day	60 day	
3.000	94.283	94.033	93.783	
3.125	95.672	95.422	95.172	
3.250	96.878	96.628	96.378	
3.375	97.738	97.488	97.238	
3.500	98.738	98.488	98.238	
3.625	99.878	99.628	99.378	
3.750	100.858	100.608	100.358	
3.875	101.327	101.077	100.827	
3.990	101.852	101.602	101.352	
4.000	101.902	101.652	101.402	
4.125	102.582	102.332	102.082	
4.250	103.131	102.881	102.631	
4.375	103.273	103.023	102.773	
4.500	103.481	103.231	102.981	
4.625	103.757	103.507	103.257	
4.750	104.122	103.872	103.622	
4.875	104.578	104.328	104.078	
4.990	104.984	104.734	104.484	
5.000	105.034	104.784	104.534	
5.125	105.490	105.240	104.990	

15 Year HB FNMA				
Rate	30 day	45 day	60 day	
2.375	95.719	95.469	95.219	
2.500	97.323	97.073	96.823	
2.625	98.418	98.168	97.918	
2.750	99.113	98.863	98.613	
2.875	99.941	99.691	99.441	
2.990	100.854	100.604	100.354	
3.000	100.904	100.654	100.404	
3.125	101.582	101.332	101.082	
3.250	101.991	101.741	101.491	
3.375	102.500	102.250	102.000	
3.500	103.112	102.862	102.612	
3.625	103.441	103.191	102.941	
3.750	103.469	103.219	102.969	
3.875	103.507	103.257	103.007	
3.990	103.505	103.255	103.005	
4.000	103.555	103.305	103.055	
4.125	103.487	103.237	102.987	
4.250	103.307	103.057	102.807	
4.375	103.128	102.878	102.628	
4.500	102.948	102.698	102.448	

Adjustments

Applicable for all mortgages 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%	97.00%
≥ 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 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 →	≤ 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%	97.00%
Product Feature ↓									
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 →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
FICO ↓					
≥ 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 →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
FICO ↓				
≥ 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 →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
FICO ↓				
≥ 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	720 - 739	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			



AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#)

Lock Desk e-mail:

Lock Desk Phone: 1-877-588-2706

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

[AFR Rate Sheet Archive](#)

LockDesk@afrawholesale.com

30 Day Lock Exp.: 5/6/2015

45 Day Lock Exp.: 5/21/2015

60 Day Lock Exp.: 6/5/2015

prices are subject to change without notice

W. Rate Sheet Dated: **4/6/2015**

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

FNMA MCM 30 Year			
Note Rate	30 Day	45 Day	60 Day
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
3.000	93.560	93.310	93.060
3.125	94.981	94.731	94.481
3.250	96.401	96.151	95.901
3.375	97.578	97.328	97.078
3.500	98.281	98.031	97.781
3.625	99.125	98.875	98.625
3.750	100.109	99.859	99.609
3.875	101.003	100.753	100.503
4.000	101.535	101.285	101.035
4.125	102.172	101.922	101.672
4.250	102.915	102.665	102.415
4.375	103.576	103.326	103.076
4.500	103.936	103.686	103.436
4.625	104.364	104.114	103.864
4.750	104.859	104.609	104.359
4.875	105.385	105.135	104.885
5.000	105.880	105.630	105.380

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	94.311	94.061	93.811
3.375	95.562	95.312	95.062
3.500	96.411	96.161	95.911
3.625	97.400	97.150	96.900
3.750	98.529	98.279	98.029
3.875	99.573	99.323	99.073
4.000	100.034	99.784	99.534
4.125	100.601	100.351	100.101
4.250	101.272	101.022	100.772
4.375	101.872	101.622	101.372
4.500	102.008	101.758	101.508
4.625	102.211	101.961	101.711
4.750	102.482	102.232	101.982
4.875	102.836	102.586	102.336
5.000	103.292	103.042	102.792
5.125	103.748	103.498	103.248
5.250	104.203	103.953	103.703

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: 4/6/2015

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	97.769	97.519	97.269	
3.375	98.614	98.364	98.114	
3.500	99.539	99.289	99.039	
3.625	100.397	100.147	99.897	
3.750	101.062	100.812	100.562	
3.875	101.596	101.346	101.096	
4.000	102.386	102.136	101.886	
4.125	103.127	102.877	102.627	
4.250	103.722	103.472	103.222	
4.375	104.237	103.987	103.737	
4.500	104.223	103.973	103.723	
4.625	104.949	104.699	104.449	
4.750	105.535	105.285	105.035	
4.875	106.051	105.801	105.551	
5.000	106.142	105.892	105.642	
5.125	106.856	106.606	106.356	
5.250	107.421	107.171	106.921	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	97.769	97.519	97.269	
3.375	98.677	98.427	98.177	
3.500	99.602	99.352	99.102	
3.625	100.460	100.210	99.960	
3.750	101.125	100.875	100.625	
3.875	101.659	101.409	101.159	
4.000	103.386	103.136	102.886	
4.125	104.127	103.877	103.627	
4.250	104.722	104.472	104.222	
4.375	105.237	104.987	104.737	
4.500	106.286	106.036	105.786	
4.625	107.012	106.762	106.512	
4.750	107.598	107.348	107.098	
4.875	108.114	107.864	107.614	
5.000	109.080	108.830	108.580	
5.125	109.794	109.544	109.294	
5.250	110.359	110.109	109.859	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.505	98.255	98.005	
3.375	99.380	99.130	98.880	
3.500	100.215	99.965	99.715	
3.625	101.000	100.750	100.500	
3.750	101.641	101.391	101.141	
3.875	102.154	101.904	101.654	
4.000	102.389	102.139	101.889	
4.125	103.101	102.851	102.601	
4.250	103.671	103.421	103.171	
4.375	104.143	103.893	103.643	
4.500	104.476	104.226	103.976	
4.625	105.150	104.900	104.650	
4.750	105.698	105.448	105.198	
4.875	106.160	105.910	105.660	
5.000	105.745	105.495	105.245	
5.125	106.402	106.152	105.902	
5.250	106.929	106.679	106.429	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.505	98.255	98.005	
3.375	99.068	98.818	98.568	
3.500	99.903	99.653	99.403	
3.625	100.688	100.438	100.188	
3.750	101.329	101.079	100.829	
3.875	101.842	101.592	101.342	
4.000	102.952	102.702	102.452	
4.125	103.664	103.414	103.164	
4.250	104.234	103.984	103.734	
4.375	104.706	104.456	104.206	
4.500	105.039	104.789	104.539	
4.625	105.713	105.463	105.213	
4.750	106.261	106.011	105.761	
4.875	106.723	106.473	106.223	
5.000	106.183	105.933	105.683	
5.125	106.840	106.590	106.340	
5.250	107.367	107.117	106.867	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	96.665	96.415	96.165	
2.375	97.423	97.173	96.923	
2.500	98.182	97.932	97.682	
2.625	98.819	98.569	98.319	
2.750	99.352	99.102	98.852	
2.875	100.109	99.859	99.609	
3.000	100.830	100.580	100.330	
3.125	101.404	101.154	100.904	
3.250	101.871	101.621	101.371	
3.375	102.260	102.010	101.760	
3.500	102.912	102.662	102.412	
3.625	103.446	103.196	102.946	
3.750	103.905	103.655	103.405	
3.875	104.364	104.114	103.864	
4.000	104.366	104.116	103.866	
4.125	104.894	104.644	104.394	
4.250	105.354	105.104	104.854	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	96.665	96.415	96.165	
2.375	95.298	95.048	94.798	
2.500	96.057	95.807	95.557	
2.625	96.694	96.444	96.194	
2.750	97.227	96.977	96.727	
2.875	99.672	99.422	99.172	
3.000	100.393	100.143	99.893	
3.125	100.967	100.717	100.467	
3.250	101.434	101.184	100.934	
3.375	102.073	101.823	101.573	
3.500	102.725	102.475	102.225	
3.625	103.259	103.009	102.759	
3.750	103.718	103.468	103.218	
3.875	104.677	104.427	104.177	
4.000	104.679	104.429	104.179	
4.125	105.207	104.957	104.707	
4.250	105.667	105.417	105.167	

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](#)

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W. Rate Sheet Dated: 4/6/2015

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	98.929	98.679	98.654
3.375	99.774	99.524	99.499
3.500	100.699	100.449	100.424
3.625	101.557	101.307	101.282
3.750	102.222	101.972	101.947
3.875	102.756	102.506	102.481
3.990	103.496	103.246	103.221
4.000	103.546	103.296	103.271
4.125	104.287	104.037	104.012
4.250	104.882	104.632	104.607
4.375	105.397	105.147	105.122
4.500	105.383	105.133	105.108
4.625	106.109	105.859	105.834
4.750	106.695	106.445	106.420
4.875	107.211	106.961	106.936
4.990	107.252	107.002	106.977
5.000	107.302	107.052	107.027
5.125	108.016	107.766	107.741
5.250	108.581	108.331	108.306

20 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	99.765	99.515	99.265
3.375	100.640	100.390	100.140
3.500	101.475	101.225	100.975
3.625	102.260	102.010	101.760
3.750	102.901	102.651	102.401
3.875	103.414	103.164	102.914
3.990	103.599	103.349	103.099
4.000	103.649	103.399	103.149
4.125	104.361	104.111	103.861
4.250	104.931	104.681	104.431
4.375	105.403	105.153	104.903
4.500	105.736	105.486	105.236
4.625	106.410	106.160	105.910
4.750	106.958	106.708	106.458
4.875	107.420	107.170	106.920
4.990	106.955	106.705	106.455
5.000	107.005	106.755	106.505
5.125	107.662	107.412	107.162
5.250	108.189	107.939	107.689

15 Year FHLMC			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	97.325	97.075	96.825
2.375	98.083	97.833	97.583
2.500	98.842	98.592	98.342
2.625	99.479	99.229	98.979
2.750	100.012	99.762	99.512
2.875	100.769	100.519	100.269
2.990	101.440	101.190	100.940
3.000	101.490	101.240	100.990
3.125	102.064	101.814	101.564
3.250	102.531	102.281	102.031
3.375	102.920	102.670	102.420
3.500	103.572	103.322	103.072
3.625	104.106	103.856	103.606
3.750	104.565	104.315	104.065
3.875	105.024	104.774	104.524
3.990	104.976	104.726	104.476
4.000	105.026	104.776	104.526
4.125	105.554	105.304	105.054
4.250	106.014	105.764	105.514

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 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	≥ 740	720 - 739	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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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.: 5/6/2015

45 Day Lock Exp.: 5/21/2015

60 Day Lock Exp.: 6/5/2015

W. Rate Sheet Dated: 4/6/2015

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	95.554	95.428	95.294
3.500	96.425	96.294	96.155
3.625	97.265	97.129	96.985
3.750	98.073	97.932	97.784
3.875	98.756	98.611	98.458
4.000	99.315	99.165	99.006
4.125	99.811	99.656	99.493
4.250	100.244	100.085	99.916
4.375	100.646	100.482	100.309
4.500	100.986	100.817	100.639
4.625	101.169	100.995	100.812
4.750	101.258	101.080	100.892
4.875	101.317	101.134	100.941

Non-Conforming 15 year Fixed

Max Price After Adjustments & Before Comp Plan 101.750

Rate	30 Day	45 Day	60 Day
2.875	97.720	97.612	97.499
3.000	98.185	98.072	97.954
3.125	98.618	98.501	98.377
3.250	99.020	98.898	98.770
3.375	99.391	99.264	99.131
3.500	99.731	99.599	99.461
3.625	100.039	99.903	99.760
3.750	100.285	100.144	99.996
3.875	100.468	100.323	100.169
4.000	100.589	100.439	100.281
4.125	100.647	100.493	100.329
4.250	100.674	100.515	100.347
4.375	100.701	100.537	100.364

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

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W. Rate Sheet Dated: 4/6/2015

Release Time: 10:00 AM ET

prices are subject to change without notice

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
2.625	98.695	98.596	98.492
2.750	99.034	98.931	98.822
2.875	99.342	99.235	99.121
3.000	99.651	99.538	99.420
3.125	99.944	99.826	99.703
3.250	100.221	100.099	99.970
3.375	100.466	100.340	100.206
3.500	100.650	100.519	100.380
3.625	100.771	100.635	100.491
3.750	100.891	100.751	100.602
3.875	100.981	100.836	100.682
4.000	101.071	100.921	100.762
4.125	101.129	100.974	100.811

Non-Conforming 7/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
2.750	98.398	98.295	98.186
2.875	98.769	98.661	98.548
3.000	99.140	99.027	98.909
3.125	99.480	99.362	99.239
3.250	99.819	99.697	99.569
3.375	100.159	100.032	99.899
3.500	100.467	100.336	100.197
3.625	100.775	100.639	100.496
3.750	100.959	100.818	100.670
3.875	101.111	100.965	100.812
4.000	101.232	101.082	100.923
4.125	101.321	101.167	101.003
4.250	101.411	101.251	101.083

Non-Conforming 10/1 Arm

Max Price After Adjustments & Before Comp Plan 101.250

Rate	30 Day	45 Day	60 Day
3.250	97.818	97.696	97.567
3.375	98.251	98.125	97.991
3.500	98.684	98.553	98.415
3.625	99.086	98.951	98.807
3.750	99.489	99.348	99.200
3.875	99.875	99.730	99.576
4.000	100.246	100.096	99.938
4.125	100.617	100.462	100.299
4.250	100.925	100.766	100.597
4.375	101.171	101.007	100.834
4.500	101.354	101.185	101.007
4.625	101.600	101.427	101.244
4.750	101.783	101.605	101.417

Adjustments

Risk Base Adjuster					
LTV →		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	1.000
0.000	0.000

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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FHA ID# - 1358600006

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Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
6.500	99.639	99.490
6.625	99.946	99.792
6.750	100.253	100.094
6.875	100.561	100.396
7.000	100.868	100.698
7.125	101.175	101.000
7.250	101.482	101.302
7.375	101.790	101.605
7.500	102.097	101.907
7.625	102.404	102.209
7.750	102.712	102.511
7.875	103.019	102.813
8.000	103.326	103.115
8.125	103.634	103.417
8.250	103.941	103.719

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	100.782
6.875	101.186	101.021
7.000	101.430	101.261
7.125	101.675	101.500
7.250	101.920	101.740
7.375	102.165	101.980
7.500	102.410	102.219
7.625	102.654	102.459
7.750	102.899	102.698
7.875	103.144	102.938
8.000	103.389	103.177
8.125	103.634	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
6.000	99.639	99.490
6.125	99.946	99.792
6.250	100.253	100.094
6.375	100.561	100.396
6.500	100.868	100.698
6.625	101.175	101.000
6.750	101.482	101.302
6.875	101.790	101.605
7.000	102.097	101.907
7.125	102.404	102.209
7.250	102.712	102.511
7.375	103.019	102.813
7.500	103.326	103.115
7.625	103.634	103.417
7.750	103.941	103.719

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	100.782
6.375	101.186	101.021
6.500	101.430	101.261
6.625	101.675	101.500
6.750	101.920	101.740
6.875	102.165	101.980
7.000	102.410	102.219
7.125	102.654	102.459
7.250	102.899	102.698
7.375	103.144	102.938
7.500	103.389	103.177
7.625	103.634	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	

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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Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)		
Rate	30 day	45 day
6.000	99.639	99.490
6.125	99.946	99.792
6.250	100.253	100.094
6.375	100.561	100.396
6.500	100.868	100.698
6.625	101.175	101.000
6.750	101.482	101.302
6.875	101.790	101.605
7.000	102.097	101.907
7.125	102.404	102.209
7.250	102.712	102.511
7.375	103.019	102.813
7.500	103.326	103.115
7.625	103.634	103.417
7.750	103.941	103.719

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	100.782
6.375	101.186	101.021
6.500	101.430	101.261
6.625	101.675	101.500
6.750	101.920	101.740
6.875	102.165	101.980
7.000	102.410	102.219
7.125	102.654	102.459
7.250	102.899	102.698
7.375	103.144	102.938
7.500	103.389	103.177
7.625	103.634	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 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
6.000	99.639	99.490
6.125	99.946	99.792
6.250	100.253	100.094
6.375	100.561	100.396
6.500	100.868	100.698
6.625	101.175	101.000
6.750	101.482	101.302
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6.625	101.675	101.675
6.750	101.920	101.920
6.875	102.165	102.165
7.000	102.410	102.410
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	103.634	103.634

Income FICO / LTV Price Adjustments						
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740+	3.250	3.000	2.500	2.250	1.750	0.500
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700-719	2.750	2.500	1.750	1.250	0.500	-0.750

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	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
All CLTVs		
Condo		-0.250
2nd Home/Investor Property		0.000
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