



AMERICAN

FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

American Financial Resources, 9 Sylvan Way, Parsippany, NJ 07054

www.AFRWholesale.com [AFR Rate Sheet Archive](#)

Lock Desk Phone: 1-877-588-2706

Lock Desk E-mail: Lockdesk@AFRWholesale.com

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

prices are subject to change without notice

W. Rate Sheet Dated: **4/8/2014**

Release Time:

3:50 PM ET

30 Day Lock Expiration:

5/8/2014

American Financial Resources, Inc. - Government Rates

[DU Refi Plus Rate Sheet](#)

[Conventional Rates](#)

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STANDARD GOVERNMENT PRODUCT

Government 30/25 Year Fixed FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
3.750	101.865
3.875	102.365
4.000	103.065
4.125	103.165
4.250	104.803
4.375	105.188
4.500	105.803
4.625	105.903
4.750	107.128
4.875	107.528
5.000	108.128
5.125	108.228
5.250	108.378

Government 20 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	101.615
3.875	102.115
4.000	102.815
4.125	102.915
4.250	104.553
4.375	104.938
4.500	105.553
4.625	105.653
4.750	107.028
4.875	107.428
5.000	108.028
5.125	108.128
5.250	108.278

Government 15/10 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	102.649
3.375	102.949
3.500	103.199
3.625	103.349
3.750	104.587
3.875	104.887
4.000	105.137
4.125	105.287
4.250	105.001
4.375	105.301
4.500	105.551
4.625	105.701
4.750	105.701

FHA Only 5/1 Arm "Caps 1/1/5"	
Rate	Base Price
2.875	100.790
3.000	101.040
3.125	101.140
3.250	102.040
3.375	102.290
Margin = 2.250 Index = 0.110	

Buyer's Bonus	
Gov Purchase Transactions	0.250
Buyer's Bonus excludes Specialty Government products.	

SPECIALTY GOVERNMENT PRODUCT - Manufactured Homes, all 203K, 203(h), VA IRRRL

Specialty Gov. 30/25 Year Fixed FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
3.750	100.965
3.875	101.465
4.000	102.165
4.125	102.265
4.250	103.903
4.375	104.288
4.500	104.903
4.625	105.003
4.750	106.228
4.875	106.628
5.000	107.228
5.125	107.328
5.250	107.478

Specialty Gov. 20 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	100.865
3.875	101.365
4.000	102.065
4.125	102.165
4.250	103.803
4.375	104.188
4.500	104.803
4.625	104.903
4.750	106.128
4.875	106.528
5.000	107.128
5.125	107.228
5.250	107.378

Specialty Gov. 15/10 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	101.849
3.375	102.149
3.500	102.399
3.625	102.549
3.750	103.787
3.875	104.087
4.000	104.337
4.125	104.487
4.250	104.201
4.375	104.501
4.500	104.751
4.625	104.901
4.750	104.901

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr. Base Price	OTC 15 yr. Base Price
3.000	N/A	N/A
3.500	N/A	100.765
4.000	99.990	102.703
4.500	102.728	103.117
5.000	105.053	N/A

Specialty FHA Only 5/1 Arm "Caps 1/1/5"	
Rate	Base Price
2.875	100.090
3.000	100.340
3.125	100.440
3.250	101.340
3.375	101.590
Margin = 2.250 Index = 0.110	

Specialty Adjustments

Manufactured Homes	-1.000
Full 203K / 203k(s) / 203(h)	-0.500
VA IRRRL ≤ 100.00 LTV	0.000
VA IRRRL > 100.00 LTV or No AVM	-0.750

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

Government Loan Adjusters			
Adjusters	All Terms	Base Loan Amount Adjusters	All Terms
FICO 660 - 699	-0.250	\$0 - \$74,999	-2.000
FICO 640 - 659	-0.500	\$75,000 - \$124,999	-0.750
FICO 620 - 639	-0.750	\$125,000 - \$199,999	-0.375
NY	-0.250	High Balance	-2.000
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	Max USDA - GRH Rate Today:	4/8/2014 4.750%
Non Owner Occupancy	-2.000	Extension Options:	0.018 per calendar day
45 Day Lock	-0.250		
60 Day Lock	-0.500		

Lock Desk Policy

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Flood Cert. = \$10.00

!!!No AFR Commitment Fee!!!

FHA ID# - 1358600006

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

[AFR Guidelines](#)

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W. Rate Sheet Dated: **4/8/2014** Release Time: **3:50 PM ET** 30 Day Lock Expires: **5/8/2014**
American Financial Resources, Inc. - DU Refi Plus Rates [Government Rate Sheet](#) [Conventional Rates](#) [Open Access](#)

DU Refi Plus 30/25 Year		
Rate	≤ 105% LTV	> 105% LTV
4.250	100.207	98.150
4.375	100.863	98.837
4.500	101.683	99.689
4.625	102.668	100.705
4.750	103.447	101.625
4.875	103.992	102.420
5.000	104.640	103.318
5.125	105.393	104.320
5.250	105.643	104.570
5.375	105.893	104.820

DU Refi Plus 15 Year		
Rate	≤ 105% LTV	> 105% LTV
3.625	102.096	99.438
3.750	102.511	99.899
3.875	103.053	100.488
4.000	103.722	101.204
4.125	104.171	101.778
4.250	104.389	102.184
4.375	104.586	102.568
4.500	104.761	102.931
4.625	104.849	103.181
4.750	105.099	103.431

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
4.500	102.047	100.795
4.625	102.703	101.623
4.750	103.285	102.333
4.875	103.793	102.893
5.000	104.301	103.557
5.125	104.325	104.325
5.250	105.012	105.012
5.375	105.567	105.567
5.500	105.817	105.817
5.625	106.067	106.067

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
4.250	103.186	102.184
4.375	103.345	102.568
4.500	103.504	102.931
4.625	103.589	103.101
4.750	103.615	103.128
4.875	103.642	103.154
5.000	103.668	103.181
5.125	103.695	103.207
5.250	103.945	103.945
5.375	104.195	104.195

Applicable for all mortgage with greater than 15 year terms										
LTV → FICO Score	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
>= 740	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Product Feature	LTV Range									
	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
Investment property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
High-LTV *										
30/25 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
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	

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

DU Refi Plus Adjusters		
Adjusters	30/25 yr	20/15/10 yr
EA1	-0.500	-0.500
EA2	-1.000	-1.000
EA3	-1.500	-1.500
DU/RP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150
45 Day Lock	-0.250	-0.250
60 Day Lock	-0.500	-0.500

Loan Level Price Adjuster Caps		
LLPA Cap	30/25 yr	20/15/10 yr
Owner Occupied LTV >80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Extension Options 0.018 per calendar day		

LLPA caps does not include EA level, State, High Balance, or DU/RP with MI adjustments.

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Flood Cert. = \$10.00 !!!No AFR Commitment Fee!!!	FHA ID# - 1358600006
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30/25 year	
Rate	30 Day
4.375	101.563
4.500	102.383
4.625	103.368
4.750	104.147
4.875	104.692
4.990	105.290
5.000	105.340
5.125	106.093
5.250	106.343
5.375	106.593

20 year	
Rate	30 Day
4.250	102.444
4.375	103.101
4.500	103.757
4.625	104.413
4.750	104.995
4.875	105.503
4.990	105.961
5.000	106.011
5.125	106.261
5.250	106.511

15 year	
Rate	30 Day
3.250	100.584
3.375	101.273
3.500	102.017
3.625	102.546
3.750	102.961
3.875	103.503
3.990	104.122
4.000	104.172
4.125	104.621
4.250	104.839

10 year	
Rate	30 Day
2.875	100.521
2.990	101.250
3.000	101.300
3.125	101.856
3.250	102.237
3.375	102.618
3.500	102.999
3.625	103.374
3.750	103.744
3.875	104.115

30/25 year HB	
Rate	30 Day
4.250	99.717
4.375	100.381
4.500	101.209
4.625	102.201
4.750	102.961
4.875	103.459
4.990	104.011
5.000	104.061
5.125	104.311
5.250	104.561

15 year HB	
Rate	30 Day
4.250	102.769
4.375	102.841
4.500	102.891
4.625	102.906
4.750	102.902
4.875	102.897
4.990	102.842
5.000	102.892
5.125	103.142
5.250	103.392

Applicable for all mortgage with greater than 15 year terms								
LTV →	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -
FICO Score	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	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

Loan Amount Adjusters	All Terms
\$0 - \$74,999	-2.000
\$75,000 - \$124,999	-0.750
\$125,000 - \$199,999	-0.375
\$200,000 - \$299,999	0.000
\$300,000 - \$417,000	0.000
\$417,000 + "see HB pricing"	0.000

Cash-Out Refinance									
LTV →	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -	SFC
FICO Score	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	97.00%	
>= 740	0.000	-0.250	-0.250	-0.500	-0.625	N/A	N/A	N/A	003
720 - 739	0.000	-0.625	-0.625	-0.750	-1.500	N/A	N/A	N/A	003
700 - 719	0.000	-0.625	-0.625	-0.750	-1.500	N/A	N/A	N/A	003
680 - 699	0.000	-0.750	-0.750	-1.375	-2.500	N/A	N/A	N/A	003
660 - 679	-0.250	-0.750	-0.750	-1.500	-2.500	N/A	N/A	N/A	003
640 - 659	-0.250	-1.250	-1.250	-2.250	-3.000	N/A	N/A	N/A	003
620 - 639	-0.250	-1.250	-1.250	-2.750	-3.000	N/A	N/A	N/A	003
< 620	-1.250	-2.250	-2.250	-2.750	-3.000	N/A	N/A	N/A	003

Other Adjusters	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Escrow Waiver	-0.250
45 Day Lock	-0.250
60 Day Lock	-0.500

LTV Range								
Product Feature	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -
	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	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 yr.**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
High Balance Cash-Out	-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	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	

* 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 AdjustTerms > 20yr & All Manufactured			
LTV	<=	85.01 -	90.01 -
FICO Score	85.00%	90.00%	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 Terms <= 20yr			
LTV	<=	85.01 -	90.01 -
FICO Score	85.00%	90.00%	95.00%
>= 740	-0.880	-1.100	-1.650
720 - 739	-1.050	-1.370	-2.170
680 - 719	-1.190	-1.540	-2.940

Additional LPMI Premium Adjustments			
Product Feature	FICO		
	>= 740	720-739	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 <= 25yr	0.180	0.180	0.280

* Does not apply in HI

Extension Options	0.018 per calendar day
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4.125	98.186
4.250	99.214
4.375	99.792
4.500	100.740
4.625	101.635
4.750	102.840
4.875	103.892
5.000	104.574
5.125	105.417
5.250	106.082

Open Access	
Rate	20 Year Fixed
4.125	99.675
4.250	100.875
4.375	101.425
4.500	101.931
4.625	102.763
4.750	102.911
4.875	103.928
5.000	104.440
5.125	104.948
5.250	106.205

Open Access	
Rate	15 Year Fixed
3.125	98.822
3.250	98.859
3.375	99.613
3.500	100.348
3.625	100.915
3.750	101.507
3.875	101.972
4.000	102.474
4.125	103.024
4.250	104.015

Applicable for all mortgage with greater than 15 year terms						
LTV	<=	60.01 -	70.01 -	75.01 -	80.01 -	
FICO Score	60.00%	70.00%	75.00%	80.00%	85.00%	>85%
>= 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

Open Access Mortgages with Subordinate Financing *			
LTV Range	TLTV Range	FICO < 720	FICO => 720
≤ 65%	>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	>95.00%	-1.500	

* A minimum credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Product Feature	LTV Range									
	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -	97.01 -	>105%
	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	97.00%	105.00%	
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 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
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	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000

Open Access Adjusters		
Adjusters	30 yr	20/15 yr
High Balance	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150
45 Day Lock	-0.250	-0.250
60 Day Lock	-0.500	-0.500

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30 yr	20/15 yr
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000
Extension Options		
0.018 per calendar day		

Delivery Fee Caps do not include State, High Balance, Extension fees, 45 & 60 day locks.

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may not be extended past 60 days from the initial lock date. 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 requested through AFR Live Pricing. Lock requests submitted to a client's AE or AM only will not be processed. The broker comp plan has to be deducted of the base rate shown is the loan priced is a lender paid file.

Flood Cert. = \$10.00

!!!No AFR Commitment Fee!!!

FHA ID# - 1358600006

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

[AFR Guidelines](#)

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prices are subject to change without notice

W. Rate Sheet Dated: **4/8/2014**

Release Time

3:50 PM ET

American Financial Resources, Inc. - AFR Jumbo Fixed Products & Pricing

Max Price after Adjustments 101.750

Max Price after Adjustments 101.250

Non-Conforming 30yr Fixed			
Rate	30 Day	45 Day	60 Day
4.125	97.352	97.180	97.008
4.250	99.343	99.171	98.999
4.375	99.905	99.733	99.561
4.500	100.405	100.233	100.061
4.625	100.905	100.733	100.561
4.750	101.343	101.171	100.999
4.875	101.710	101.531	101.351
5.000	102.054	101.875	101.695
5.125	102.367	102.188	102.008
5.250	102.648	102.469	102.289
5.375	102.898	102.719	102.539
5.500	102.898	102.719	102.539

Non-Conforming 15yr Fixed			
Rate	30 Day	45 Day	60 Day
3.375	98.340	98.200	98.059
3.500	98.840	98.700	98.559
3.625	99.356	99.231	99.106
3.750	99.793	99.668	99.543
3.875	100.168	100.043	99.918
4.000	100.481	100.356	100.231
4.125	100.762	100.637	100.512
4.250	100.950	100.825	100.700
4.375	101.075	100.950	100.825
4.500	101.200	101.075	100.950
4.625	101.263	101.138	101.013
4.750	101.326	101.201	101.076

Risk Based Price Adjustments - AFR Jumbo Fixed						
FICO	LTVCLTV	<= 60.00%	60.01 - 65.00%	65.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
>=780		0.600	0.500	0.450	0.000	-0.250
760-779		0.600	0.500	0.300	-0.150	-0.375
740-759		0.600	0.500	0.100	-0.300	-0.500
720-739		0.500	0.450	0.000	-0.450	-0.850
700-719		0.400	0.300	-0.200	-0.750	-1.250*
680-699		0.300*	0.200*	-0.500*	-1.000*	-1.500*
Loan Balance						
<= \$500,000		0.000	0.000	0.000	0.000	0.000
\$500,001 - \$1,000,000		0.000	0.000	0.000	0.000	0.000
\$1,000,001 - \$1,500,000		0.000	0.000	-0.125	-0.250	-0.375*
\$1,500,001 - \$2,000,000		0.000	0.000	-0.250	-0.375*	N/A
\$2,000,001 - \$2,500,000		-0.125*	-0.250*	N/A	N/A	N/A
\$2,500,001 - \$3,000,000		-0.125*	-0.250*	N/A	N/A	N/A
Occupancy						
Second Home		-0.150	-0.200	-0.300	-0.450	N/A
Property Types						
Condos		0.000	0.000	-0.125	-0.125	-0.125
State Adjustments						
AZ		0.000	0.000	0.000	-0.250	-0.250
FL		0.000	0.000	0.000	-0.250	-0.250
MI		0.000	0.000	0.000	-0.375	-0.375
NV		0.000	0.000	0.000	-0.375	-0.375
Other Adjustments						
Cash-Out		-0.250	-0.300	-0.500	N/A	N/A
DTI >40		0.000	0.000	0.000	-0.125	-0.125
No Escrow		-0.100	-0.100	-0.100	-0.100	-0.100
Purchase		0.250	0.250	0.250	0.375	0.375

* Please see High Reserve Guidelines

Extension Options	0.018 per calendar day
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Flood Cert. = \$10.00

!!!No AFR Commitment Fee!!!

FHA ID# - 1358600006

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