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: 4/10/2014 **Release Time:** 1:15 PM ET **30 Day Lock Expiration:** 5/12/2014

American Financial Resources, Inc. - Government Rates

DU Refi Plus Rate Sheet | Conventional Rates | Open Access

STANDARD GOVERNMENT PRODUCT

Government 30/25 Year Fixed	
FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
3.750	102.303
3.875	102.803
4.000	103.503
4.125	103.603
4.250	105.193
4.375	105.578
4.500	106.193
4.625	106.293
4.750	107.471
4.875	107.871
5.000	108.471
5.125	108.571
5.250	108.721

Government 20 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	102.053
3.875	102.553
4.000	103.253
4.125	103.353
4.250	104.943
4.375	105.328
4.500	105.943
4.625	106.043
4.750	107.371
4.875	107.771
5.000	108.371
5.125	108.471
5.250	108.621

Government 15/10 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	103.028
3.375	103.328
3.500	103.578
3.625	103.728
3.750	104.927
3.875	105.227
4.000	105.477
4.125	105.627
4.250	105.325
4.375	105.625
4.500	105.875
4.625	106.025
4.750	106.025

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 - Manufactfured Homes , all 203K , 203(h) , VA IRRRL

Specialty Gov. 30/25 Year Fixed	
FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
3.750	101.403
3.875	101.903
4.000	102.603
4.125	102.703
4.250	104.293
4.375	104.678
4.500	105.293
4.625	105.393
4.750	106.571
4.875	106.971
5.000	107.571
5.125	107.671
5.250	107.821

Specialty Gov. 20 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	101.303
3.875	101.803
4.000	102.503
4.125	102.603
4.250	104.193
4.375	104.578
4.500	105.193
4.625	105.293
4.750	106.471
4.875	106.871
5.000	107.471
5.125	107.571
5.250	107.721

Specialty Gov. 15/10 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	102.228
3.375	102.528
3.500	102.778
3.625	102.928
3.750	104.127
3.875	104.427
4.000	104.677
4.125	104.827
4.250	104.525
4.375	104.825
4.500	105.075
4.625	105.225
4.750	105.225

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr.	OTC 15 yr.
	Base Price	Base Price
3.000	N/A	N/A
3.500	N/A	101.144
4.000	100.428	103.043
4.500	103.118	103.441
5.000	105.396	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 Adjustements		
	Manufactured Homes	-1.000
	Full 203K / 203k(s) / 203(h)	-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

Government Loan Adjusters

Adjusters	All Terms
FICO 660 - 699	-0.250
FICO 640 - 659	-0.500
FICO 620 - 639	-0.750
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Non Owner Occupancy	-2.000
45 Day Lock	-0.250
60 Day Lock	-0.500

Base Loan Amount Adjusters		All Terms
$0 - $74,999		-2.000
$75,000 - $124,999		-0.750
$125,000 - $199,999		-0.375
High Balance		-1.000
Max USDA - GRH Rate Today:	4/10/2014	4.750%
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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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	100.625	98.568
4.375	101.275	99.250
4.500	102.088	100.093
4.625	103.063	101.100
4.750	103.831	102.009
4.875	104.363	102.790
5.000	104.996	103.673
5.125	105.730	104.657
5.250	105.980	104.907
5.375	106.230	105.157

DU Refi Plus 15 Year		
Rate	≤ 105% LTV	> 105% LTV
3.625	102.416	99.758
3.750	102.825	100.213
3.875	103.359	100.794
4.000	104.019	101.501
4.125	104.432	102.039
4.250	104.597	102.393
4.375	104.748	102.731
4.500	104.884	103.054
4.625	104.954	103.304
4.750	105.204	103.554

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
4.375	101.782	100.543
4.500	102.438	101.200
4.625	103.095	102.018
4.750	103.673	102.717
4.875	104.173	103.264
5.000	104.673	103.912
5.125	104.662	104.662
5.250	105.347	105.347
5.375	105.597	105.597
5.500	105.847	105.847

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
4.250	103.406	102.393
4.375	103.519	102.731
4.500	103.632	103.054
4.625	103.694	103.207
4.750	103.718	103.230
4.875	103.741	103.254
5.000	103.765	103.277
5.125	103.788	103.301
5.250	104.038	104.038
5.375	104.288	104.288

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
Condomimium	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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American Financial Resources, Inc. - Conventional Rates

Government Rate Sheet DU Refi Plus Rate Sheet Open Access

30/25 year		20 year		15 year		10 year	
Rate	30 Day	Rate	30 Day	Rate	30 Day	Rate	30 Day
4.375	101.975	4.250	102.836	3.250	100.811	2.875	100.772
4.500	102.788	4.375	103.492	3.375	101.519	2.990	101.502
4.625	103.763	4.500	104.148	3.500	102.312	3.000	101.552
4.750	104.531	4.625	104.805	3.625	102.866	3.125	102.119
4.875	105.063	4.750	105.383	3.750	103.275	3.250	102.517
4.990	105.646	4.875	105.883	3.875	103.809	3.375	102.916
5.000	105.696	4.990	106.333	3.990	104.419	3.500	103.314
5.125	106.430	5.000	106.383	4.000	104.469	3.625	103.692
5.250	106.680	5.125	106.633	4.125	104.882	3.750	104.055
5.375	106.930	5.250	106.883	4.250	105.047	3.875	104.418

30/25 year HB		15 year HB	
Rate	30 Day	Rate	30 Day
4.250	100.135	4.375	103.003
4.375	100.793	4.500	103.014
4.500	101.614	4.625	103.012
4.625	102.596	4.750	103.004
4.750	103.345	4.875	102.996
4.875	103.830	4.990	102.938
4.990	104.366	5.000	102.988
5.000	104.416	5.125	102.981
5.125	104.666	5.250	103.231
5.250	104.916	5.375	103.481

Applicable for all mortgage with greater than 15 year terms								
LTV → / FICO Score	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
>= 740	0.250	0.000	0.000	-0.250	-0.250	-0.250	-0.250	-0.250
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	-0.500	-0.500
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.000
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	-2.250	-1.750
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	-2.750	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.000
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.250

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

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

Product Feature	LTV Range							
	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment property	-1.750	-1.750	-1.750	-3.000	-3.750	N/A	N/A	N/A
Manufactured	-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	

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Lender Paid MI Adjustments (cumulative with above adjustments)

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

Additional LPMI Premium Adjustments			
Product Feature	FICO		
	>= 740	720-739	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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American Financial Resources, Inc. - Open Access Rates Government Rate Sheet Conventional Rates DU Refi Plus

Open Access	
Rate	**30 Year Fixed**
4.125	98.658
4.250	99.679
4.375	100.346
4.500	101.285
4.625	102.175
4.750	103.376
4.875	104.429
5.000	105.088
5.125	105.930
5.250	106.463

Open Access	
Rate	**20 Year Fixed**
4.125	100.085
4.250	101.153
4.375	101.697
4.500	102.289
4.625	103.115
4.750	103.259
4.875	104.275
5.000	104.785
5.125	105.274
5.250	106.525

Open Access	
Rate	**15 Year Fixed**
3.125	99.057
3.250	99.344
3.375	100.091
3.500	100.819
3.625	101.382
3.750	101.849
3.875	102.314
4.000	102.781
4.125	103.329
4.250	104.317

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%
>= 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									
	<= 60.00%	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 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

For use by mortgage professionals only and should not be distributed to borrowers.

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: **4/10/2014** **Release Time** **1:15 PM ET**

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

Max Price after Adjustments 101.750

Non-Conforming 30yr Fixed			
Rate	30 Day	45 Day	60 Day
4.125	98.270	98.098	97.926
4.250	100.216	100.044	99.872
4.375	100.778	100.606	100.434
4.500	101.278	101.106	100.934
4.625	101.778	101.606	101.434
4.750	102.216	102.044	101.872
4.875	102.583	102.404	102.224
5.000	102.927	102.748	102.568
5.125	103.240	103.061	102.881
5.250	103.521	103.342	103.162
5.375	103.771	103.592	103.412
5.500	103.771	103.592	103.412

Max Price after Adjustments 101.250

Non-Conforming 15yr Fixed			
Rate	30 Day	45 Day	60 Day
3.250	98.878	98.738	98.597
3.375	99.378	99.238	99.097
3.500	99.894	99.769	99.644
3.625	100.331	100.206	100.081
3.750	100.706	100.581	100.456
3.875	101.019	100.894	100.769
4.000	101.300	101.175	101.050
4.125	101.488	101.363	101.238
4.250	101.613	101.488	101.363
4.375	101.738	101.613	101.488
4.500	101.801	101.676	101.551
4.625	101.864	101.739	101.614

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

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