



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: **4/30/2013**

Release Time:

10:00 AM ET

30 Day Lock Expiration:

5/30/2013

American Financial Resources, Inc. - Government Rates

[DU Refi Plus Rate Sheet](#)

[Conventional Rates](#)

[Open Access](#)

Government 30/25 Year Fixed FHA/VA/USDA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
3.250	103.965	104.578
3.375	104.265	104.978
3.500	104.815	105.428
3.625	104.815	105.428
3.750	105.725	106.644
3.875	105.925	106.844
4.000	106.625	107.294
4.125	106.225	107.144
4.250	106.447	107.085

Government 20 Year Fixed FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
3.250	103.865	104.478
3.375	104.165	104.878
3.500	104.715	105.328
3.625	104.715	105.328
3.750	105.625	106.544
3.875	105.825	106.744
4.000	106.525	107.194
4.125	106.125	107.044
4.250	106.347	106.985

Government 15/10 Year Fixed FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.750	103.150	104.125
2.875	103.450	104.425
3.000	104.150	104.875
3.125	103.675	104.650
3.250	104.128	105.553
3.375	104.428	105.753
3.500	105.128	106.203
3.625	104.653	105.978

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr. Base Price	OTC 15 yr. Base Price
2.750	N/A	N/A
2.875	N/A	N/A
3.000	N/A	101.516
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	101.640	102.494
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	103.450	N/A
4.125	N/A	N/A
4.250	N/A	N/A

Government Loan Adjustments							
Adjusters	30/25/20 yr	15/10 yr	OTC	Base Loan Amount Adjusters	30/25/20 yr	15/10 yr	OTC
203K streamline	-1.000	-1.000	N/A	\$0 - \$74,999	-2.000	-2.000	-2.000
Full 203K	-1.000	-1.000	N/A	\$75,000 - \$124,999	-1.000	-1.000	-1.000
Manufactured (FHA/VA/USDA)	-1.500	-0.500	N/A	\$125,000 - \$199,999	-0.375	-0.375	-0.375
VA IRRL	-0.500	-0.500	N/A	\$200,000 - \$299,999	0.000	0.000	0.000
FICO 720+	0.250	0.250	0.250	\$300,000 - High Balance	0.000	0.000	0.000
FICO 640 - 659	-0.500	-0.500	-0.500	2 Unit \$417,000 - \$533,850	0.000	0.000	0.000
FICO 620 - 639	-1.250	-1.250	-1.250	3 Unit \$417,000 - \$645,300	0.000	0.000	0.000
NY	-0.250	-0.250	-0.250	4 Unit \$417,000 - \$801,950	0.000	0.000	0.000
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150	-0.150	AK & HI 2 Unit \$625,500 - \$800,775	0.000	0.000	0.000
Non Owner Occupancy	-2.000	-2.000	-2.000	AK & HI 3 Unit \$625,500 - \$967,950	N/A	N/A	N/A
45 Day Lock	-0.250	-0.250	-0.250	AK & HI 4 Unit \$625,500 - \$1,202,925	N/A	N/A	N/A
60 Day Lock	-0.500	-0.500	-0.500	High Balance	-2.000	-2.000	-2.000
Max USDA - GRH Rate Today:	4/30/2013	3.750%					
Extension Options	7 Day	-0.125	15 Day	-0.25			

Premium Plus	
* No loan size adjusters apply (excludes High Balance Adj.)	
* Must meet premium plus guidelines	* No Streamline
* FHA ONLY	* No Manuf. Homes or 203K

AFR Announcements

New Products are here!

-Premium Plus

-Conventional

-VA

-Full 203K

Freddie Mac's Relief Refinance Mortgage – Open Access is now available

New look Ratesheet

-more aggressive pricing!

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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American Financial Resources, Inc. - DU Refi Plus Rates

[Government Rate Sheet](#)

[Conventional Rates](#)

[Open Access](#)

DU Refi Plus	
Rate	30/25 Year Fixed
3.625	101.060
3.750	101.841
3.875	102.559
4.000	103.329
4.125	104.152
4.250	104.778
4.375	105.339
4.500	#N/A
4.625	#N/A
4.750	#N/A

DU Refi Plus	
Rate	15 Year Fixed
2.875	100.543
3.000	101.437
3.125	102.107
3.250	102.717
3.375	103.327
3.500	103.936
3.625	104.406
3.750	104.841
3.875	105.275
4.000	105.710

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
3.375	102.341	100.937
3.500	102.998	101.962
3.625	103.656	102.987
3.750	104.082	103.617
3.875	104.472	104.163
4.000	104.914	104.761
4.125	105.406	105.406
4.250	105.668	105.668
4.375	105.854	#N/A
4.500	N/A	#N/A

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
2.750	102.344	99.739
2.875	102.781	100.543
3.000	103.284	101.437
3.125	103.638	102.107
3.250	103.951	102.717
3.375	104.264	103.327
3.500	104.577	103.936
3.625	104.787	104.406
3.750	104.972	104.841
3.875	105.157	105.157

Applicable for all mortgage with greater than 15 year terms										
LTV → FICO Score	≤ 60.01 - 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 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

LTV Range										
Product Feature	≤ 60.01 - 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

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	7 Day	-0.125	15 Day	-0.25
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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!!!
Full Lock Desk Policy Can Be Found Here	AFR Guidelines
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FHA ID# - 1358600006



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[Open Access](#)

30/25 year	
Rate	30 Day
3.375	101.276
3.500	102.191
3.625	103.107
3.750	103.604
3.875	104.009
3.990	104.059
4.000	104.467
4.125	104.977
4.250	105.237
4.375	105.415

20 year	
Rate	30 Day
3.250	101.633
3.375	102.291
3.500	102.948
3.625	103.606
3.750	104.032
3.875	104.422
3.990	104.472
4.000	104.864
4.125	105.356
4.250	105.618

15 year	
Rate	30 Day
2.500	100.752
2.625	101.325
2.750	101.828
2.875	102.421
2.990	102.471
3.000	103.104
3.125	103.463
3.250	103.737
3.375	104.011
3.500	104.285

10 year	
Rate	30 Day
2.375	100.092
2.500	101.406
2.625	101.923
2.750	102.294
2.875	102.731
2.990	102.781
3.000	103.234
3.125	103.588
3.250	103.901
3.375	104.214

30/25 year HB	
Rate	30 Day
3.375	99.498
3.500	100.398
3.625	101.298
3.750	101.744
3.875	102.087
3.990	102.137
4.000	102.482
4.125	N/A
4.250	N/A
4.375	#N/A

15 year HB	
Rate	30 Day
2.750	100.330
2.875	100.993
2.990	101.043
3.000	101.746
3.125	101.982
3.250	102.084
3.375	102.186
3.500	102.288
3.625	102.344
3.750	102.388

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

Loan Amount Adjusters	All Terms
\$0 - \$74,999	-2.000
\$75,000 - \$124,999	-1.000
\$125,000 - \$199,999	-0.500
\$200,000 - \$299,999	0.000
\$300,000 - \$417,000	0.000
\$417,000 + "see HB pricing"	0.000

* 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 →	<=	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	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A	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	N/A	N/A	N/A	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

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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Extension Options	7 Day	-0.125	15 Day	-0.25
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Open Access	
Rate	30 Year Fixed
3.500	100.935
3.625	101.730
3.750	102.406
3.875	102.507
4.000	103.244
4.125	103.957
4.250	104.566
4.375	103.252
4.500	103.955
4.625	104.631

Open Access	
Rate	20 Year Fixed
3.375	100.950
3.500	101.732
3.625	102.466
3.750	103.030
3.875	103.140
4.000	103.824
4.125	104.466
4.250	104.952
4.375	103.510
4.500	104.141

Open Access	
Rate	15 Year Fixed
2.625	100.131
2.750	100.561
2.875	101.324
3.000	102.019
3.125	102.589
3.250	103.031
3.375	102.566
3.500	103.227
3.625	103.777
3.750	104.217

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 620 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%
Investment property	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	97.00%	105.00%	
	-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		
Open Access Cap	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	7 Day	-0.125	15 Day	-0.25
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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 "Submitted, U/W-Received & U/W-Approved" status only. Locks must requested through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

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.