



# AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

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

[www.AFRWholesale.com](http://www.AFRWholesale.com)

[AFR Rate Sheet Archive](#)

Lock Desk Phone: 1-877-588-2706

Lock Desk E-mail: [Lockdesk@AFRWholesale.com](mailto:Lockdesk@AFRWholesale.com)

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

prices are subject to change without notice



W. Rate Sheet Dated: **5/14/2013**

Release Time:

**12:55 PM ET**

30 Day Lock Expiration:

**6/13/2013**

**American Financial Resources, Inc. - Government Rates**

[DU Refi Plus Rate Sheet](#)

[Conventional Rates](#)

[Open Access](#)

| Government 30/25 Year Fixed<br>FHA/VA/USDA 30 Day Pricing |            |              |
|-----------------------------------------------------------|------------|--------------|
| Rate                                                      | Base Price | Prem. Plus * |
| 3.250                                                     | 101.700    | 101.950      |
| 3.375                                                     | 102.000    | 102.250      |
| 3.500                                                     | 102.550    | 102.800      |
| 3.625                                                     | 102.550    | 102.800      |
| 3.750                                                     | 104.069    | 104.319      |
| 3.875                                                     | 104.269    | 104.519      |
| 4.000                                                     | 104.969    | 105.219      |
| 4.125                                                     | 104.569    | 104.819      |
| 4.250                                                     | 105.088    | 105.338      |
|                                                           |            |              |
|                                                           |            |              |
|                                                           |            |              |
|                                                           |            |              |
|                                                           |            |              |

| Government 20 Year Fixed<br>FHA/VA 30 Day Pricing |            |              |
|---------------------------------------------------|------------|--------------|
| Rate                                              | Base Price | Prem. Plus * |
| 3.250                                             | 101.600    | 101.850      |
| 3.375                                             | 101.900    | 102.150      |
| 3.500                                             | 102.450    | 102.700      |
| 3.625                                             | 102.450    | 102.700      |
| 3.750                                             | 103.969    | 104.219      |
| 3.875                                             | 104.169    | 104.419      |
| 4.000                                             | 104.869    | 105.119      |
| 4.125                                             | 104.469    | 104.719      |
| 4.250                                             | 104.988    | 105.238      |
|                                                   |            |              |
|                                                   |            |              |
|                                                   |            |              |
|                                                   |            |              |
|                                                   |            |              |

| Government 15/10 Year Fixed<br>FHA/VA 30 Day Pricing |            |              |
|------------------------------------------------------|------------|--------------|
| Rate                                                 | Base Price | Prem. Plus * |
| 2.750                                                | 101.916    | 102.166      |
| 2.875                                                | 102.216    | 102.466      |
| 3.000                                                | 102.916    | 103.166      |
| 3.125                                                | 102.441    | 102.691      |
| 3.250                                                | 103.144    | 103.394      |
| 3.375                                                | 103.444    | 103.694      |
| 3.500                                                | 104.144    | 104.394      |
| 3.625                                                | 103.669    | 103.919      |
|                                                      |            |              |
|                                                      |            |              |
|                                                      |            |              |
|                                                      |            |              |
|                                                      |            |              |

| OTC 30 & 15 Year Fixed |                          |                          |
|------------------------|--------------------------|--------------------------|
| Rate                   | OTC 30 yr.<br>Base Price | OTC 15 yr.<br>Base Price |
| 2.750                  | N/A                      | N/A                      |
| 2.875                  | N/A                      | N/A                      |
| 3.000                  | N/A                      | 100.282                  |
| 3.125                  | N/A                      | N/A                      |
| 3.250                  | N/A                      | N/A                      |
| 3.375                  | N/A                      | N/A                      |
| 3.500                  | 99.375                   | 101.510                  |
| 3.625                  | N/A                      | N/A                      |
| 3.750                  | N/A                      | N/A                      |
| 3.875                  | N/A                      | N/A                      |
| 4.000                  | 101.794                  | 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       |
| FHA 203(h)                                                   | N/A         | N/A      | N/A    | Max USDA - GRH Rate Today:                                  | 5/14/2013   | 3.750%   |              |
| <b>Buyer's Bonus</b>                                         |             |          |        | Extension Options                                           | 7 Day       | -0.125   | 15 Day -0.25 |
| Gov Purchase Transactions                                    | 1.000       | 1.000    | N/A    | <b>Premium Plus</b>                                         |             |          |              |
| *Buyer's Bonus excludes FHA 203K, 203K(s), Manufactured, OTC |             |          |        | * 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

-VA

-Full 203K

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

**New look Ratesheet**

-more aggressive pricing!

**New Pricing Incentive**

USDA, VA FHA 203(b) Transactions received

## 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](#)

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W. Rate Sheet Dated: **5/14/2013**

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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        | 98.580           |
| 3.750        | 99.502           |
| 3.875        | 100.431          |
| 4.000        | 101.456          |
| 4.125        | 102.576          |
| 4.250        | 103.373          |
| 4.375        | 104.060          |
| 4.500        | 104.748          |
| 4.625        | 105.435          |
| 4.750        | #N/A             |

| DU Refi Plus |               |
|--------------|---------------|
| Rate         | 15 Year Fixed |
| 2.875        | 99.374        |
| 3.000        | 100.402       |
| 3.125        | 101.169       |
| 3.250        | 101.864       |
| 3.375        | 102.559       |
| 3.500        | 103.255       |
| 3.625        | 103.787       |
| 3.750        | 104.280       |
| 3.875        | 104.772       |
| 4.000        | 105.264       |

| DU Refi Plus 20 Year |            |            |
|----------------------|------------|------------|
| Rate                 | ≤ 105% LTV | > 105% LTV |
|                      |            |            |
| 3.375                | 100.521    | 98.691     |
| 3.500                | 101.318    | 99.809     |
| 3.625                | 102.115    | 100.926    |
| 3.750                | 102.600    | 101.656    |
| 3.875                | 103.047    | 102.335    |
| 4.000                | 103.576    | 103.110    |
| 4.125                | 104.186    | 103.980    |
| 4.250                | 104.528    | 104.528    |
| 4.375                | 104.778    | 104.778    |
| 4.500                | 105.028    | 105.028    |

| DU Refi Plus 10 Year |            |            |
|----------------------|------------|------------|
| Rate                 | ≤ 105% LTV | > 105% LTV |
|                      |            |            |
| 2.750                | 101.256    | 98.475     |
| 2.875                | 101.769    | 99.374     |
| 3.000                | 102.379    | 100.402    |
| 3.125                | 102.793    | 101.169    |
| 3.250                | 103.152    | 101.864    |
| 3.375                | 103.512    | 102.559    |
| 3.500                | 103.871    | 103.255    |
| 3.625                | 104.130    | 103.787    |
| 3.750                | 104.365    | 104.280    |
| 3.875                | 104.599    | 104.599    |

| Applicable for all mortgage with greater than 15 year terms |                  |                |                |                |                |                |                |                |                 |        |
|-------------------------------------------------------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|--------|
| LTV →<br>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

| 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 |

| 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 |
|-------------------|-------|--------|--------|-------|

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

| 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 ( <b>7pm ET</b> ) 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!!!    |
| <a href="#">Full Lock Desk Policy Can Be Found Here</a>                                                                                                                                                                                                                                                                                                                                                                        | <a href="#">AFR Guidelines</a> |
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FHA ID# - 1358600006



W. Rate Sheet Dated: **5/14/2013**

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**American Financial Resources, Inc. - Conventional Rates**

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[Open Access](#)

| 30/25 year |         |
|------------|---------|
| Rate       | 30 Day  |
| 3.375      | 99.085  |
| 3.500      | 100.124 |
| 3.625      | 101.163 |
| 3.750      | 101.755 |
| 3.875      | 102.279 |
| 3.990      | 102.329 |
| 4.000      | 102.897 |
| 4.125      | 103.611 |
| 4.250      | 103.995 |
| 4.375      | 104.269 |

| 20 year |         |
|---------|---------|
| Rate    | 30 Day  |
| 3.250   | 99.674  |
| 3.375   | 100.471 |
| 3.500   | 101.268 |
| 3.625   | 102.065 |
| 3.750   | 102.550 |
| 3.875   | 102.997 |
| 3.990   | 103.047 |
| 4.000   | 103.526 |
| 4.125   | 104.136 |
| 4.250   | 104.478 |

| 15 year |         |
|---------|---------|
| Rate    | 30 Day  |
| 2.500   | 99.411  |
| 2.625   | 100.007 |
| 2.750   | 100.564 |
| 2.875   | 101.252 |
| 2.990   | 101.302 |
| 3.000   | 102.069 |
| 3.125   | 102.525 |
| 3.250   | 102.884 |
| 3.375   | 103.244 |
| 3.500   | 103.603 |

| 10 year |         |
|---------|---------|
| Rate    | 30 Day  |
| 2.375   | 98.858  |
| 2.500   | 100.241 |
| 2.625   | 100.789 |
| 2.750   | 101.206 |
| 2.875   | 101.719 |
| 2.990   | 101.769 |
| 3.000   | 102.329 |
| 3.125   | 102.743 |
| 3.250   | 103.102 |
| 3.375   | 103.462 |

| 30/25 year HB |         |
|---------------|---------|
| Rate          | 30 Day  |
| 3.375         | 97.591  |
| 3.500         | 98.669  |
| 3.625         | 99.748  |
| 3.750         | 100.177 |
| 3.875         | 100.474 |
| 3.990         | 100.524 |
| 4.000         | 100.866 |
| 4.125         | 101.353 |
| 4.250         | 101.564 |
| 4.375         | 101.681 |

| 15 year HB |         |
|------------|---------|
| Rate       | 30 Day  |
| 2.750      | 99.383  |
| 2.875      | 100.039 |
| 2.990      | 100.089 |
| 3.000      | 100.825 |
| 3.125      | 101.062 |
| 3.250      | 101.156 |
| 3.375      | 101.250 |
| 3.500      | 101.344 |
| 3.625      | 101.500 |
| 3.750      | 101.672 |

| 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  |
| 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.

|                   |       |        |        |       |
|-------------------|-------|--------|--------|-------|
| Extension Options | 7 Day | -0.125 | 15 Day | -0.25 |
|-------------------|-------|--------|--------|-------|

| 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 ( <b>7pm ET</b> ) 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                                                                                                                                                                                                                                                                                                                                                                                                           |                                |
| <a href="#">Full Lock Desk Policy Can Be Found Here</a>                                                                                                                                                                                                                                                                                                                                                                        | <a href="#">AFR Guidelines</a> |
| For use by mortgage professionals only and should not be distributed to borrowers.                                                                                                                                                                                                                                                                                                                                             |                                |



**AMERICAN**  
FINANCIAL RESOURCES, INC.  
WHOLESALE MORTGAGE DIVISION

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

[www.AFRWholesale.com](http://www.AFRWholesale.com)

[AFR Rate Sheet Archive](#)

Lock Desk Phone: 1-877-588-2706

Lock Desk E-mail: [Lockdesk@AFRWholesale.com](mailto:Lockdesk@AFRWholesale.com)

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

prices are subject to change without notice



W. Rate Sheet Dated: **5/14/2013**

Release Time:

**12:55 PM ET**

30 Day Lock Expires:

**6/13/2013**

**American Financial Resources, Inc. - Open Access Rates**

[Government Rate Sheet](#)

[Conventional Rates](#)

[DU Refi Plus](#)

| Open Access |               |
|-------------|---------------|
| Rate        | 30 Year Fixed |
| 3.500       | 98.968        |
| 3.625       | 99.784        |
| 3.750       | 100.496       |
| 3.875       | 101.116       |
| 4.000       | 101.896       |
| 4.125       | 102.643       |
| 4.250       | 103.288       |
| 4.375       | 102.382       |
| 4.500       | 103.112       |
| 4.625       | 103.814       |

| Open Access |               |
|-------------|---------------|
| Rate        | 20 Year Fixed |
| 3.375       | 99.245        |
| 3.500       | 100.047       |
| 3.625       | 100.801       |
| 3.750       | 101.406       |
| 3.875       | 101.740       |
| 4.000       | 102.467       |
| 4.125       | 103.151       |
| 4.250       | 103.687       |
| 4.375       | 102.603       |
| 4.500       | 103.274       |

| Open Access |               |
|-------------|---------------|
| Rate        | 15 Year Fixed |
| 2.625       | 98.831        |
| 2.750       | 99.552        |
| 2.875       | 100.283       |
| 3.000       | 100.952       |
| 3.125       | 101.520       |
| 3.250       | 101.977       |
| 3.375       | 101.940       |
| 3.500       | 102.542       |
| 3.625       | 103.103       |
| 3.750       | 103.553       |

| 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 |
|-------------------|-------|--------|--------|-------|
|-------------------|-------|--------|--------|-------|

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

**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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