



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: **5/14/2014**

Release Time:

10:00 AM ET

30 Day Lock Expiration:

6/13/2014

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	102.756
3.875	103.256
4.000	103.956
4.125	104.056
4.250	105.615
4.375	106.000
4.500	106.615
4.625	106.715
4.750	107.737
4.875	108.137
5.000	108.737
5.125	108.837
5.250	108.987

Government 20 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	102.506
3.875	103.006
4.000	103.706
4.125	103.806
4.250	105.365
4.375	105.750
4.500	106.365
4.625	106.465
4.750	107.637
4.875	108.037
5.000	108.637
5.125	108.737
5.250	108.887

Government 15/10 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	102.665
3.375	102.965
3.500	103.215
3.625	103.365
3.750	104.536
3.875	104.836
4.000	105.086
4.125	105.236
4.250	105.251
4.375	105.551
4.500	105.801
4.625	105.951
4.750	105.951

FHA Only 5/1 Arm "Caps 1/1/5"	
Rate	Base Price
2.875	100.728
3.000	100.978
3.125	101.078
3.250	101.946
3.375	102.196
Margin = 2.250	Index = 0.090

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	101.856
3.875	102.356
4.000	103.056
4.125	103.156
4.250	104.715
4.375	105.100
4.500	105.715
4.625	105.815
4.750	106.837
4.875	107.237
5.000	107.837
5.125	107.937
5.250	108.087

Specialty Gov. 20 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	101.756
3.875	102.256
4.000	102.956
4.125	103.056
4.250	104.615
4.375	105.000
4.500	105.615
4.625	105.715
4.750	106.737
4.875	107.137
5.000	107.737
5.125	107.837
5.250	107.987

Specialty Gov. 15/10 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	101.865
3.375	102.165
3.500	102.415
3.625	102.565
3.750	103.736
3.875	104.036
4.000	104.286
4.125	104.436
4.250	104.451
4.375	104.751
4.500	105.001
4.625	105.151
4.750	105.151

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	100.781
4.000	100.881	102.652
4.500	103.540	103.367
5.000	105.662	N/A
Specialty FHA Only 5/1 Arm "Caps 1/1/5"		
Rate	Base Price	
2.875	100.028	
3.000	100.278	
3.125	100.378	
3.250	101.246	
3.375	101.496	
Margin = 2.250	Index = 0.090	

Specialty Adjustments

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	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	-1.000
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	Max USDA - GRH Rate Today:	5/14/2014 4.500%
Non Owner Occupancy	-2.000	Extension Options:	0.018 per calendar day
45 Day Lock	-0.250		
60 Day Lock	-0.500		

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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. - Open Access Rates

[Government Rate Sheet](#)

[Conventional Rates](#)

[DU Refi Plus](#)

Open Access	
Rate	30 Year Fixed
4.125	99.710
4.250	100.900
4.375	101.492
4.500	102.381
4.625	103.246
4.750	104.238
4.875	105.257
5.000	105.776
5.125	106.585
5.250	106.651

Open Access	
Rate	20 Year Fixed
4.125	101.146
4.250	101.892
4.375	102.427
4.500	102.890
4.625	103.674
4.750	103.720
4.875	104.697
5.000	105.166
5.125	105.699
5.250	106.903

Open Access	
Rate	15 Year Fixed
3.125	99.272
3.250	99.644
3.375	100.379
3.500	101.099
3.625	101.650
3.750	102.235
3.875	102.686
4.000	103.269
4.125	103.794
4.250	104.451

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

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FHA ID# - 1358600006

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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	
4.000	98.297	98.125	97.953	
4.125	98.984	98.812	98.640	
4.250	100.346	100.174	100.002	
4.375	101.033	100.861	100.689	
4.500	101.533	101.361	101.189	
4.625	102.033	101.861	101.689	
4.750	102.471	102.299	102.127	
4.875	102.838	102.659	102.479	
5.000	103.182	103.003	102.823	
5.125	103.495	103.316	103.136	
5.250	103.776	103.597	103.417	
5.375	104.026	103.847	103.667	

Non-Conforming 15yr Fixed				
Rate	30 Day	45 Day	60 Day	
3.250	98.508	98.368	98.227	
3.375	99.008	98.868	98.727	
3.500	99.524	99.399	99.274	
3.625	99.961	99.836	99.711	
3.750	100.336	100.211	100.086	
3.875	100.649	100.524	100.399	
4.000	100.930	100.805	100.680	
4.125	101.118	100.993	100.868	
4.250	101.243	101.118	100.993	
4.375	101.368	101.243	101.118	
4.500	101.431	101.306	101.181	
4.625	101.494	101.369	101.244	

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*	-0.500*
\$2,000,001 - \$2,500,000		-0.125*	-0.250*	-0.375*	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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Max price before comp on lender paid files is 101.750

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Jumbo 5/1 ARM Full Doc	
Rate	30 Day Price
3.000	98.950
3.125	99.450
3.250	99.950
3.375	100.200
3.500	100.450
3.625	100.700
3.750	100.950
3.875	101.200
4.000	101.450

Jumbo 7/1 ARM Full Doc	
Rate	30 Day Price
3.500	98.950
3.625	99.450
3.750	99.950
3.875	100.200
4.000	100.450
4.125	100.700
4.250	100.950
4.375	101.200
4.500	101.450

E-Z Doc 5/1 Arm	
Rate	30 Day Price
4.250	98.950
4.375	99.450
4.500	99.950
4.625	100.200
4.750	100.450
4.875	100.700
5.000	100.950
5.125	101.200
5.250	101.450

E-Z Doc 7/1 Arm	
Rate	30 Day Price
4.750	98.950
4.875	99.450
5.000	99.950
5.125	100.200
5.250	100.450
5.375	100.700
5.500	100.950
5.625	101.200
5.750	101.450

Jumbo ARM LLPA	
Adjustments	Price
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount >\$1,000,000 - \$1,125,000	-0.125
Loan Amount >\$1,125,001 - \$1,250,000	-0.250
Loan Amount >\$1,250,001 - \$1,375,000	-0.375
Loan Amount >\$1,375,001 - \$2,000,000	-0.500

E-Z Doc LLPA	
Adjustments	Price
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount >\$1,000,000 - \$1,125,000	-0.125
Loan Amount >\$1,125,001 - \$1,250,000	-0.250
Loan Amount >\$1,250,001 - \$1,375,000	-0.375
Loan Amount >\$1,375,001 - \$2,000,000	-0.500

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