



# 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: **5/19/2014**

Release Time:

**10:00 AM ET**

30 Day Lock Expiration:

**6/18/2014**

American Financial Resources, Inc. - Government Rates

[DU Refi Plus Rate Sheet](#)

[Conventional Rates](#)

[Open Access](#)

## STANDARD GOVERNMENT PRODUCT

| Government 30/25 Year Fixed<br>FHA/VA/USDA 30 Day Pricing |            |
|-----------------------------------------------------------|------------|
| Rate                                                      | Base Price |
| 3.750                                                     | 102.662    |
| 3.875                                                     | 103.162    |
| 4.000                                                     | 103.862    |
| 4.125                                                     | 103.962    |
| 4.250                                                     | 105.428    |
| 4.375                                                     | 105.813    |
| 4.500                                                     | 106.428    |
| 4.625                                                     | 106.528    |
| 4.750                                                     | 107.393    |
| 4.875                                                     | 107.793    |
| 5.000                                                     | 108.393    |
| 5.125                                                     | 108.493    |
| 5.250                                                     | 108.643    |

| Government 20 Year Fixed<br>FHA/VA 30 Day Pricing |            |
|---------------------------------------------------|------------|
| Rate                                              | Base Price |
| 3.750                                             | 102.412    |
| 3.875                                             | 102.912    |
| 4.000                                             | 103.612    |
| 4.125                                             | 103.712    |
| 4.250                                             | 105.178    |
| 4.375                                             | 105.563    |
| 4.500                                             | 106.178    |
| 4.625                                             | 106.278    |
| 4.750                                             | 107.293    |
| 4.875                                             | 107.693    |
| 5.000                                             | 108.293    |
| 5.125                                             | 108.393    |
| 5.250                                             | 108.543    |

| Government 15/10 Year Fixed<br>FHA/VA 30 Day Pricing |            |
|------------------------------------------------------|------------|
| Rate                                                 | Base Price |
| 3.250                                                | 102.712    |
| 3.375                                                | 103.012    |
| 3.500                                                | 103.262    |
| 3.625                                                | 103.412    |
| 3.750                                                | 104.473    |
| 3.875                                                | 104.773    |
| 4.000                                                | 105.023    |
| 4.125                                                | 105.173    |
| 4.250                                                | 105.263    |
| 4.375                                                | 105.563    |
| 4.500                                                | 105.813    |
| 4.625                                                | 105.963    |
| 4.750                                                | 105.963    |

| 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<br>FHA/VA/USDA 30 Day Pricing |            |
|---------------------------------------------------------------|------------|
| Rate                                                          | Base Price |
| 3.750                                                         | 101.762    |
| 3.875                                                         | 102.262    |
| 4.000                                                         | 102.962    |
| 4.125                                                         | 103.062    |
| 4.250                                                         | 104.528    |
| 4.375                                                         | 104.913    |
| 4.500                                                         | 105.528    |
| 4.625                                                         | 105.628    |
| 4.750                                                         | 106.493    |
| 4.875                                                         | 106.893    |
| 5.000                                                         | 107.493    |
| 5.125                                                         | 107.593    |
| 5.250                                                         | 107.743    |

| Specialty Gov. 20 Year Fixed<br>FHA/VA 30 Day Pricing |            |
|-------------------------------------------------------|------------|
| Rate                                                  | Base Price |
| 3.750                                                 | 101.662    |
| 3.875                                                 | 102.162    |
| 4.000                                                 | 102.862    |
| 4.125                                                 | 102.962    |
| 4.250                                                 | 104.428    |
| 4.375                                                 | 104.813    |
| 4.500                                                 | 105.428    |
| 4.625                                                 | 105.528    |
| 4.750                                                 | 106.393    |
| 4.875                                                 | 106.793    |
| 5.000                                                 | 107.393    |
| 5.125                                                 | 107.493    |
| 5.250                                                 | 107.643    |

| Specialty Gov. 15/10 Year Fixed<br>FHA/VA 30 Day Pricing |            |
|----------------------------------------------------------|------------|
| Rate                                                     | Base Price |
| 3.250                                                    | 101.912    |
| 3.375                                                    | 102.212    |
| 3.500                                                    | 102.462    |
| 3.625                                                    | 102.612    |
| 3.750                                                    | 103.673    |
| 3.875                                                    | 103.973    |
| 4.000                                                    | 104.223    |
| 4.125                                                    | 104.373    |
| 4.250                                                    | 104.463    |
| 4.375                                                    | 104.763    |
| 4.500                                                    | 105.013    |
| 4.625                                                    | 105.163    |
| 4.750                                                    | 105.163    |

| OTC 30 & 15 Year Fixed                  |                          |                          |
|-----------------------------------------|--------------------------|--------------------------|
| Rate                                    | OTC 30 yr.<br>Base Price | OTC 15 yr.<br>Base Price |
| 3.000                                   | N/A                      | N/A                      |
| 3.500                                   | N/A                      | 100.828                  |
| 4.000                                   | 100.787                  | 102.589                  |
| 4.500                                   | 103.353                  | 103.379                  |
| 5.000                                   | 105.318                  | 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: | 5/19/2014 4.500%       |
| Non Owner Occupancy                | -2.000    | Extension Options:         | 0.018 per calendar day |
| 45 Day Lock                        | -0.250    |                            |                        |
| 60 Day Lock                        | -0.500    |                            |                        |

## 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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W. Rate Sheet Dated: **5/19/2014**

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**10:00 AM ET**

**30 Day Lock Expires:**

**6/18/2014**

**American Financial Resources, Inc. - DU Refi Plus Rates**

[Government Rate Sheet](#)

[Conventional Rates](#)

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| DU Refi Plus 30/25 Year |            |            |
|-------------------------|------------|------------|
| Rate                    | ≤ 105% LTV | > 105% LTV |
| 4.125                   | 100.637    | 98.566     |
| 4.250                   | 101.480    | 99.518     |
| 4.375                   | 102.064    | 100.212    |
| 4.500                   | 102.797    | 101.054    |
| 4.625                   | 103.678    | 102.044    |
| 4.750                   | 104.404    | 102.949    |
| 4.875                   | 104.868    | 103.678    |
| 5.000                   | 105.420    | 104.496    |
| 5.125                   | 105.670    | 104.746    |
| 5.250                   | 105.920    | 104.996    |

| DU Refi Plus 15 Year |            |            |
|----------------------|------------|------------|
| Rate                 | ≤ 105% LTV | > 105% LTV |
| 3.500                | 102.207    | 99.693     |
| 3.625                | 102.749    | 100.331    |
| 3.750                | 103.102    | 100.715    |
| 3.875                | 103.565    | 101.209    |
| 4.000                | 104.139    | 101.814    |
| 4.125                | 104.560    | 102.356    |
| 4.250                | 104.779    | 102.778    |
| 4.375                | 104.975    | 103.177    |
| 4.500                | 105.147    | 103.427    |
| 4.625                | 105.397    | 103.677    |

| DU Refi Plus 20 Year |            |            |
|----------------------|------------|------------|
| Rate                 | ≤ 105% LTV | > 105% LTV |
| 4.250                | 101.576    | 101.171    |
| 4.375                | 102.192    | 101.614    |
| 4.500                | 102.808    | 102.206    |
| 4.625                | 103.425    | 102.946    |
| 4.750                | 103.981    | 103.567    |
| 4.875                | 104.461    | 103.968    |
| 5.000                | 104.458    | 104.458    |
| 5.125                | 105.036    | 105.036    |
| 5.250                | 105.286    | 105.286    |
| 5.375                | 105.536    | 105.536    |

| DU Refi Plus 10 Year |            |            |
|----------------------|------------|------------|
| Rate                 | ≤ 105% LTV | > 105% LTV |
| 4.125                | 103.282    | 102.356    |
| 4.250                | 103.478    | 102.778    |
| 4.375                | 103.674    | 103.177    |
| 4.500                | 103.870    | 103.552    |
| 4.625                | 103.969    | 103.707    |
| 4.750                | 103.977    | 103.668    |
| 4.875                | 103.985    | 103.629    |
| 5.000                | 103.992    | 103.590    |
| 5.125                | 104.242    | 104.242    |
| 5.250                | 104.492    | 104.492    |

| Applicable for all mortgage with greater than 15 year terms |          |                |                |                |                |                |                |                |                 |        |
|-------------------------------------------------------------|----------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|--------|
| LTV →<br>FICO Score                                         | ≤ 60.01% | 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 |                |                |                |                |                |                |                |                 |        |
|--------------------------|-----------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|--------|
|                          | ≤ 60.01%  | 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.

| 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!!!    |
| <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.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                |

FHA ID# - 1358600006



W. Rate Sheet Dated: **5/19/2014**

Release Time:

**10:00 AM ET**

30 Day Lock Expires:

**6/18/2014**

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

[Government Rate Sheet](#)

[DU Refi Plus Rate Sheet](#)

[Open Access](#)

| 30/25 year |         |
|------------|---------|
| Rate       | 30 Day  |
| 4.250      | 102.380 |
| 4.375      | 102.964 |
| 4.500      | 103.697 |
| 4.625      | 104.578 |
| 4.750      | 105.304 |
| 4.875      | 105.768 |
| 4.990      | 106.270 |
| 5.000      | 106.320 |
| 5.125      | 106.570 |
| 5.250      | 106.820 |

| 20 year |         |
|---------|---------|
| Rate    | 30 Day  |
| 4.000   | 101.989 |
| 4.125   | 102.774 |
| 4.250   | 103.486 |
| 4.375   | 104.102 |
| 4.500   | 104.718 |
| 4.625   | 105.335 |
| 4.750   | 105.891 |
| 4.875   | 106.371 |
| 5.000   | 106.621 |
| 5.125   | 106.871 |

| 15 year |         |
|---------|---------|
| Rate    | 30 Day  |
| 3.125   | 100.790 |
| 3.250   | 101.396 |
| 3.375   | 102.085 |
| 3.500   | 102.857 |
| 3.625   | 103.399 |
| 3.750   | 103.752 |
| 3.875   | 104.215 |
| 3.990   | 104.739 |
| 4.000   | 104.789 |
| 4.125   | 105.210 |

| 10 year |         |
|---------|---------|
| Rate    | 30 Day  |
| 2.750   | 99.898  |
| 2.875   | 100.593 |
| 2.990   | 101.238 |
| 3.000   | 101.288 |
| 3.125   | 101.874 |
| 3.250   | 102.358 |
| 3.375   | 102.842 |
| 3.500   | 103.326 |
| 3.625   | 103.758 |
| 3.750   | 104.140 |

| 30/25 year HB |         |
|---------------|---------|
| Rate          | 30 Day  |
| 4.000         | 99.231  |
| 4.125         | 100.290 |
| 4.250         | 101.138 |
| 4.375         | 101.753 |
| 4.500         | 102.517 |
| 4.625         | 103.429 |
| 4.750         | 104.149 |
| 4.875         | 104.558 |
| 5.000         | 104.808 |
| 5.125         | 105.058 |

| 15 year HB |         |
|------------|---------|
| Rate       | 30 Day  |
| 4.250      | 103.634 |
| 4.375      | 103.697 |
| 4.500      | 103.736 |
| 4.625      | 103.737 |
| 4.750      | 103.714 |
| 4.875      | 103.691 |
| 4.990      | 103.618 |
| 5.000      | 103.668 |
| 5.125      | 103.918 |
| 5.250      | 104.168 |

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

| 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 be 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                |
| <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: **5/19/2014**

Release Time:

**10:00 AM ET**

30 Day Lock Expires:

**6/18/2014**

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

[Government Rate Sheet](#)

[Conventional Rates](#)

[DU Refi Plus](#)

| Open Access |               |
|-------------|---------------|
| Rate        | 30 Year Fixed |
| 4.125       | 99.928        |
| 4.250       | 101.118       |
| 4.375       | 101.696       |
| 4.500       | 102.547       |
| 4.625       | 103.399       |
| 4.750       | 104.389       |
| 4.875       | 105.397       |
| 5.000       | 105.872       |
| 5.125       | 106.669       |
| 5.250       | 106.737       |

| Open Access |               |
|-------------|---------------|
| Rate        | 20 Year Fixed |
| 4.125       | 101.276       |
| 4.250       | 102.011       |
| 4.375       | 102.532       |
| 4.500       | 102.964       |
| 4.625       | 103.736       |
| 4.750       | 103.769       |
| 4.875       | 104.735       |
| 5.000       | 105.034       |
| 5.125       | 105.752       |
| 5.250       | 106.947       |

| Open Access |               |
|-------------|---------------|
| Rate        | 15 Year Fixed |
| 3.125       | 99.406        |
| 3.250       | 99.726        |
| 3.375       | 100.457       |
| 3.500       | 101.171       |
| 3.625       | 101.705       |
| 3.750       | 102.284       |
| 3.875       | 102.552       |
| 4.000       | 103.233       |
| 4.125       | 103.743       |
| 4.250       | 104.396       |

| 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](#)

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



prices are subject to change without notice

W. Rate Sheet Dated: **5/19/2014**

Release Time

**10:00 AM 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  |
| 4.000                     | 98.898  | 98.726  | 98.554  |
| 4.125                     | 99.648  | 99.476  | 99.304  |
| 4.250                     | 100.768 | 100.596 | 100.424 |
| 4.375                     | 101.393 | 101.221 | 101.049 |
| 4.500                     | 101.893 | 101.721 | 101.549 |
| 4.625                     | 102.393 | 102.221 | 102.049 |
| 4.750                     | 102.831 | 102.659 | 102.487 |
| 4.875                     | 103.198 | 103.019 | 102.839 |
| 5.000                     | 103.542 | 103.363 | 103.183 |
| 5.125                     | 103.855 | 103.676 | 103.496 |
| 5.250                     | 104.136 | 103.957 | 103.777 |
| 5.375                     | 104.386 | 104.207 | 104.027 |

| Non-Conforming 15yr Fixed |         |         |         |
|---------------------------|---------|---------|---------|
| Rate                      | 30 Day  | 45 Day  | 60 Day  |
| 3.250                     | 98.744  | 98.604  | 98.463  |
| 3.375                     | 99.244  | 99.104  | 98.963  |
| 3.500                     | 99.760  | 99.635  | 99.510  |
| 3.625                     | 100.197 | 100.072 | 99.947  |
| 3.750                     | 100.572 | 100.447 | 100.322 |
| 3.875                     | 100.885 | 100.760 | 100.635 |
| 4.000                     | 101.166 | 101.041 | 100.916 |
| 4.125                     | 101.354 | 101.229 | 101.104 |
| 4.250                     | 101.479 | 101.354 | 101.229 |
| 4.375                     | 101.604 | 101.479 | 101.354 |
| 4.500                     | 101.667 | 101.542 | 101.417 |
| 4.625                     | 101.730 | 101.605 | 101.480 |

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

**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 be e-mailed/faxed directly to the lock desk or send through WebTrac. 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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# AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

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

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

Lock Desk Phone:

Lock Desk E-mail:

Lock Desk Hours:

[AFR Rate Sheet Archive](#)

1-877-588-2706

[Lockdesk@AFRWholesale.com](mailto:Lockdesk@AFRWholesale.com)

10:00am ET - 7:00pm ET

W. Rate Sheet For: **5/19/2014**

prices are subject to change without notice

Release Time **10:00 AM ET**

## Jumbo ARM Products & Pricing

Max price before comp on lender paid files is 101.750

Max price before comp on lender paid files is 101.750

| 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 |

|                   |                        |
|-------------------|------------------------|
| Extension Options | 0.018 per calendar day |
|-------------------|------------------------|

### 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 be e-mailed/faxed directly to the lock desk or send through WebTrac. 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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