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

Home of the $0 Fee Loan

prices are subject to change without notice

W. Rate Sheet Dated: 5/22/2013 **Release Time:** 10:00 AM ET **30 Day Lock Expiration:** 6/21/2013

American Financial Resources, Inc. - Government Rates

DU Refi Plus Rate Sheet | Conventional Rates | Open Access

Government 30/25 Year Fixed		
FHA/VA/USDA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
3.250	102.081	102.331
3.375	102.381	102.631
3.500	102.831	103.081
3.625	102.931	103.181
3.750	104.544	104.794
3.875	104.744	104.994
4.000	105.344	105.594
4.125	105.044	105.294
4.250	105.266	105.516

Government 20 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
3.250	101.981	102.231
3.375	102.281	102.531
3.500	102.731	102.981
3.625	102.831	103.081
3.750	104.444	104.694
3.875	104.644	104.894
4.000	105.244	105.494
4.125	104.944	105.194
4.250	105.166	105.416

Government 15/10 Year Fixed		
FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.750	102.166	102.416
2.875	102.466	102.716
3.000	103.166	103.416
3.125	102.691	102.941
3.250	103.691	103.941
3.375	103.991	104.241
3.500	104.691	104.941
3.625	104.216	104.466

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr. Base Price	OTC 15 yr. Base Price
2.750	N/A	N/A
2.875	N/A	N/A
3.000	N/A	100.532
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	99.656	102.057
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	102.169	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
203K streamline	-1.000	-1.000	N/A
Full 203K	-1.000	-1.000	N/A
Manufactured (FHA/VA/USDA)	-1.500	-0.500	N/A
VA IRRL	-0.500	-0.500	N/A
FICO 720+	0.250	0.250	0.250
FICO 640 - 659	-0.500	-0.500	-0.500
FICO 620 - 639	-1.250	-1.250	-1.250
NY	-0.250	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150	-0.150
Non Owner Occupancy	-2.000	-2.000	-2.000
45 Day Lock	-0.250	-0.250	-0.250
60 Day Lock	-0.500	-0.500	-0.500
FHA 203(h)	N/A	N/A	N/A
Buyer's Bonus			
Gov Purchase Transactions	1.000	1.000	N/A
***Buyer's Bonus excludes FHA 203K, 203K(s), Manufactured, OTC**			

Base Loan Amount Adjusters	30/25/20 yr	15/10 yr	OTC
$0 - $74,999	-2.000	-2.000	-2.000
$75,000 - $124,999	-1.000	-1.000	-1.000
$125,000 - $199,999	-0.375	-0.375	-0.375
$200,000 - $299,999	0.000	0.000	0.000
$300,000 up to High Balance	0.000	0.000	0.000
2 Unit $417,000 - $533,850	0.000	0.000	0.000
3 Unit $417,000 - $645,300	0.000	0.000	0.000
4 Unit $417,000 - $801,950	0.000	0.000	0.000
AK & HI 2 Unit $625,500 - $800,775	0.000	0.000	0.000
AK & HI 3 Unit $625,500 - $967,950	N/A	N/A	N/A
AK & HI 4 Unit $625,500 - $1,202,925	N/A	N/A	N/A
High Balance	-2.000	-2.000	-2.000
Max USDA - GRH Rate Today:	5/22/2013	4.000%	
Extension Options	7 Day -0.125	15 Day -0.25	

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

AFR Announcements

New Products are here!
-Premium Plus
-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 recevied

Lock Desk Policy

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Flood Cert. = $10.00 **!!!No AFR Commitment Fee!!!** FHA ID# - 1358600006

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American Financial Resources, Inc. - DU Refi Plus Rates

Government Rate Sheet | Conventional Rates | Open Access

DU Refi Plus	
Rate	**30/25 Year Fixed**
3.625	98.530
3.750	99.408
3.875	100.283
4.000	101.256
4.125	102.326
4.250	103.124
4.375	103.829
4.500	104.534
4.625	105.239
4.750	#N/A

DU Refi Plus	
Rate	**15 Year Fixed**
2.875	99.024
3.000	100.000
3.125	100.759
3.250	101.469
3.375	102.194
3.500	102.934
3.625	103.509
3.750	104.041
3.875	104.574
4.000	105.106

DU Refi Plus 20 Year		
Rate	**≤ 105% LTV**	**> 105% LTV**
3.375	100.734	98.654
3.500	101.473	99.733
3.625	102.181	100.771
3.750	102.635	101.472
3.875	103.071	102.144
4.000	103.586	102.914
4.125	104.179	103.781
4.250	104.529	104.388
4.375	104.797	104.797
4.500	105.064	105.064

DU Refi Plus 10 Year		
Rate	**≤ 105% LTV**	**> 105% LTV**
2.750	101.272	98.179
2.875	101.802	99.024
3.000	102.432	100.000
3.125	102.840	100.759
3.250	103.199	101.469
3.375	103.573	102.194
3.500	103.961	102.934
3.625	104.215	103.509
3.750	104.435	104.041
3.875	104.655	104.574

Applicable for all mortgage with greater than 15 year terms

LTV → / FICO Score	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
>= 740	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 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.

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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.
WHOLESALE MORTGAGE DIVISION

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American Financial Resources, Inc. - Conventional Rates

Government Rate Sheet DU Refi Plus Rate Sheet Open Access

30/25 year	
Rate	30 Day
3.375	99.061
3.500	100.070
3.625	101.038
3.750	101.621
3.875	102.161
3.990	102.211
4.000	102.797
4.125	103.532
4.250	103.935
4.375	104.226

20 year	
Rate	30 Day
3.250	99.916
3.375	100.684
3.500	101.423
3.625	102.131
3.750	102.585
3.875	103.021
3.990	103.071
4.000	103.536
4.125	104.129
4.250	104.479

15 year	
Rate	30 Day
2.500	99.182
2.625	99.785
2.750	100.350
2.875	101.046
2.990	101.096
3.000	101.873
3.125	102.321
3.250	102.680
3.375	103.054
3.500	103.442

10 year	
Rate	30 Day
2.375	98.771
2.500	100.221
2.625	100.791
2.750	101.222
2.875	101.752
2.990	101.802
3.000	102.382
3.125	102.790
3.250	103.149
3.375	103.523

30/25 year HB	
Rate	30 Day
3.375	97.677
3.500	98.788
3.625	99.857
3.750	100.246
3.875	100.496
3.990	100.546
4.000	100.843
4.125	101.288
4.250	101.503
4.375	101.638

15 year HB	
Rate	30 Day
2.750	99.169
2.875	99.833
2.990	99.883
3.000	100.629
3.125	100.859
3.250	100.952
3.375	101.060
3.500	101.183
3.625	101.359
3.750	101.547

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

* A minimum requierd credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Loan Amount Adjusters	All Terms
$0 - $74,999	-2.000
$75,000 - $124,999	-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

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

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

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

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Extension Options	7 Day	-0.125	15 Day	-0.25

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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**
3.500	98.898
3.625	99.714
3.750	100.425
3.875	101.064
4.000	101.841
4.125	102.582
4.250	103.221
4.375	102.383
4.500	103.107
4.625	103.805

Open Access	
Rate	**20 Year Fixed**
3.375	99.172
3.500	99.976
3.625	100.731
3.750	101.335
3.875	101.683
4.000	102.408
4.125	103.089
4.250	103.621
4.375	102.600
4.500	103.269

Open Access	
Rate	**15 Year Fixed**
2.625	98.665
2.750	99.431
2.875	100.164
3.000	100.833
3.125	101.401
3.250	101.856
3.375	101.824
3.500	102.425
3.625	102.984
3.750	103.432

Applicable for all mortgage with greater than 15 year terms						
LTV / **FICO Score**	<= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	>85%
>= 740	0.250	0.000	0.000	-0.250	0.000	0.000
720 - 739	0.250	0.000	-0.250	-0.500	0.000	0.000
700 - 719	0.250	-0.500	-0.750	-1.000	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750

* A minimum credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

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	

Product Feature	LTV Range <= 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
Investment property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
High-LTV *										
30 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Multiple-Unit Properties										
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000

Open Access Adjusters		
Adjusters	**30 yr**	**20/15 yr**
High Balance	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150
45 Day Lock	-0.250	-0.250
60 Day Lock	-0.500	-0.500

Relief Refinance Mortgage Delivery Fee Cap		
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

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may not be extended past 60 days from the initial lock date. Locks received after cut off **(7pm ET)** will be rejected. Locks accepted on loans in "Submitted, U/W-Received & U/W-Approved" status only. Locks must requested through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

Flood Cert. = $10.00 **!!!No AFR Commitment Fee!!!** FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here AFR Guidelines

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