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: 6/3/2014 **Release Time:** 10:00 AM ET **30 Day Lock Expiration:** 7/3/2014

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	102.584
3.875	103.084
4.000	103.784
4.125	103.884
4.250	105.490
4.375	105.875
4.500	106.490
4.625	106.590
4.750	107.659
4.875	108.059
5.000	108.659
5.125	108.759
5.250	108.909

Government 20 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	102.334
3.875	102.834
4.000	103.534
4.125	103.634
4.250	105.240
4.375	105.625
4.500	106.240
4.625	106.340
4.750	107.559
4.875	107.959
5.000	108.559
5.125	108.659
5.250	108.809

Government 15/10 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	102.727
3.375	103.027
3.500	103.277
3.625	103.427
3.750	104.552
3.875	104.852
4.000	105.102
4.125	105.252
4.250	105.309
4.375	105.609
4.500	105.859
4.625	106.009
4.750	106.009

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 = 0.100

Buyer's Bonus	
Gov Purchase Transactions	0.250
Buyer's Bonus excludes Specialty Government products.	

SPECIALTY GOVERNMENT PRODUCT - Manufactfured Homes , all 203K , 203(h) , VA IRRRL

Specialty Gov. 30/25 Year Fixed FHA/VA/USDA 30 Day Pricing	
Rate	Base Price
3.750	101.684
3.875	102.184
4.000	102.884
4.125	102.984
4.250	104.590
4.375	104.975
4.500	105.590
4.625	105.690
4.750	106.759
4.875	107.159
5.000	107.759
5.125	107.859
5.250	108.009

Specialty Gov. 20 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	101.584
3.875	102.084
4.000	102.784
4.125	102.884
4.250	104.490
4.375	104.875
4.500	105.490
4.625	105.590
4.750	106.659
4.875	107.059
5.000	107.659
5.125	107.759
5.250	107.909

Specialty Gov. 15/10 Year Fixed FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	101.927
3.375	102.227
3.500	102.477
3.625	102.627
3.750	103.752
3.875	104.052
4.000	104.302
4.125	104.452
4.250	104.509
4.375	104.809
4.500	105.059
4.625	105.209
4.750	105.209

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	100.843
4.000	100.709	102.668
4.500	103.415	103.425
5.000	105.584	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 = 0.100

Specialty Adjustements		
	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
FICO 660 - 699	-0.250
FICO 640 - 659	-0.500
FICO 620 - 639	-0.750
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Non Owner Occupancy	-2.000
45 Day Lock	-0.250
60 Day Lock	-0.500

Base Loan Amount Adjusters	All Terms
$0 - $74,999	-2.000
$75,000 - $124,999	-0.750
$125,000 - $199,999	-0.375
High Balance	-1.000

Max USDA - GRH Rate Today:	6/3/2014	4.500%
Extension Options:	0.018 per calendar day	

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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 30/25 Year		
Rate	≤ 105% LTV	> 105% LTV
4.125	100.422	98.346
4.250	101.317	99.350
4.375	101.920	100.063
4.500	102.678	100.930
4.625	103.590	101.952
4.750	104.371	102.905
4.875	104.851	103.651
5.000	105.423	104.488
5.125	105.673	104.738
5.250	105.923	104.988

DU Refi Plus 15 Year		
Rate	≤ 105% LTV	> 105% LTV
3.625	102.608	100.189
3.750	102.974	100.587
3.875	103.455	101.099
4.000	104.050	101.726
4.125	104.461	102.257
4.250	104.642	102.640
4.375	104.804	103.006
4.500	104.949	103.354
4.625	105.148	103.604
4.750	105.398	103.854

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
4.375	101.791	101.476
4.500	102.471	102.093
4.625	103.151	102.865
4.750	103.772	103.536
4.875	104.306	103.954
5.000	104.463	104.463
5.125	105.063	105.063
5.250	105.710	105.710
5.375	105.960	105.960
5.500	106.210	106.210

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
4.125	103.187	102.257
4.250	103.350	102.640
4.375	103.513	103.006
4.500	103.676	103.354
4.625	103.888	103.626
4.750	104.143	103.835
4.875	104.399	104.044
5.000	104.655	104.252
5.125	104.905	104.461
5.250	105.155	105.155

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 580 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
Condomimium	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.

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

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American Financial Resources, Inc. - Conventional Rates

Government Rate Sheet DU Refi Plus Rate Sheet Open Access

30/25 year		20 year		15 year		10 year		30/25 year HB		15 year HB	
Rate	30 Day	Rate	30 Day	Rate	30 Day	Rate	30 Day	Rate	30 Day	Rate	30 Day
4.250	102.217	4.000	101.520	3.125	100.837	2.750	99.780	4.000	98.987	4.375	103.526
4.375	102.820	4.125	102.289	3.250	101.395	2.875	100.501	4.125	100.075	4.500	103.538
4.500	103.578	4.250	103.022	3.375	102.029	2.990	101.171	4.250	100.973	4.625	103.656
4.625	104.490	4.375	103.701	3.500	102.740	3.000	101.221	4.375	101.607	4.750	103.881
4.750	105.271	4.500	104.381	3.625	103.258	3.125	101.798	4.500	102.397	4.875	104.105
4.875	105.751	4.625	105.061	3.750	103.624	3.250	102.244	4.625	103.340	4.990	104.280
4.990	106.273	4.750	105.682	3.875	104.105	3.375	102.689	4.750	104.118	5.000	104.330
5.000	106.323	4.875	106.216	3.990	104.650	3.500	103.134	4.875	104.544	5.125	104.554
5.125	106.573	5.000	106.466	4.000	104.700	3.625	103.564	5.000	104.794	5.250	104.804
5.250	106.823	5.125	106.716	4.125	105.111	3.750	103.981	5.125	105.044	5.375	105.054

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	N/A
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	-0.500	N/A
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	-1.000	N/A
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	N/A
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	-2.250	N/A
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	-2.750	N/A
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	N/A
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	N/A

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

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

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	-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	Non Interest-Only LLPA: 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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Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI AdjustTerms > 20yr & All Manufactured			
LTV / FICO Score	<= 85.00%	85.01 - 90.00%	90.01 - 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 / FICO Score	<= 85.00%	85.01 - 90.00%	90.01 - 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	FICO 720-739	FICO 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

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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	99.971
4.250	101.011
4.375	101.562
4.500	102.597
4.625	103.423
4.750	104.325
4.875	105.311
5.000	105.957
5.125	106.732
5.250	106.780

Open Access	
Rate	**20 Year Fixed**
4.125	101.037
4.250	101.687
4.375	102.185
4.500	102.979
4.625	103.726
4.750	103.612
4.875	104.559
5.000	104.990
5.125	105.689
5.250	106.866

Open Access	
Rate	**15 Year Fixed**
3.125	99.427
3.250	99.707
3.375	100.290
3.500	100.994
3.625	101.516
3.750	102.146
3.875	102.441
4.000	103.112
4.125	103.613
4.250	104.258

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 580 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		
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.

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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

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: 6/3/2014 **Release Time** 10:00 AM ET

American Financial Resources, Inc. - AFR Jumbo Fixed Products & Pricing

Max Price after Adjustments 101.750

Non-Conforming 30yr Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
3.875	98.445	98.273	98.101
4.000	99.195	99.023	98.851
4.125	100.007	99.835	99.663
4.250	100.948	100.776	100.604
4.375	101.479	101.307	101.135
4.500	101.979	101.807	101.635
4.625	102.479	102.307	102.135
4.750	102.917	102.745	102.573
4.875	103.284	103.105	102.925
5.000	103.628	103.449	103.269
5.125	103.941	103.762	103.582
5.250	104.222	104.043	103.863

Max Price after Adjustments 101.250

Non-Conforming 15yr Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
3.250	98.593	98.453	98.312
3.375	99.093	98.953	98.812
3.500	99.609	99.484	99.359
3.625	100.046	99.921	99.796
3.750	100.421	100.296	100.171
3.875	100.734	100.609	100.484
4.000	101.015	100.890	100.765
4.125	101.203	101.078	100.953
4.250	101.328	101.203	101.078
4.375	101.453	101.328	101.203
4.500	101.516	101.391	101.266
4.625	101.579	101.454	101.329

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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W. Rate Sheet For: **6/3/2014** **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 >$1,125,000 - $1,250,000	-0.250
Loan Amount >$1,250,000 - $1,375,000	-0.375
Loan Amount >$1,375,000 - $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 >$1,125,000 - $1,250,000	-0.250
Loan Amount >$1,250,000 - $1,375,000	-0.375
Loan Amount >$1,375,000 - $2,000,000	-0.500

Extension Options	0.018 per calendar day

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