



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: **6/11/2013**

Release Time:

11:35 AM ET

30 Day Lock Expiration:

7/11/2013

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	99.675	99.925
3.375	99.975	100.225
3.500	100.425	100.675
3.625	100.525	100.775
3.750	102.441	102.691
3.875	102.641	102.891
4.000	103.241	103.491
4.125	102.941	103.191
4.250	104.044	104.294
4.375	104.194	104.444
4.500	104.344	104.594
4.625	104.494	104.744

Government 20 Year Fixed FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
3.250	99.575	99.825
3.375	99.875	100.125
3.500	100.325	100.575
3.625	100.425	100.675
3.750	102.341	102.591
3.875	102.541	102.791
4.000	103.141	103.391
4.125	102.841	103.091
4.250	103.944	104.194
4.375	104.094	104.344
4.500	104.244	104.494
4.625	104.394	104.644

Government 15/10 Year Fixed FHA/VA 30 Day Pricing		
Rate	Base Price	Prem. Plus *
2.750	100.538	100.788
2.875	100.838	101.088
3.000	101.538	101.788
3.125	101.063	101.313
3.250	102.625	102.875
3.375	102.925	103.175
3.500	103.625	103.875
3.625	103.150	103.400

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr. Base Price	OTC 15 yr. Base Price
3.000	N/A	98.904
3.125	N/A	N/A
3.250	N/A	N/A
3.375	N/A	N/A
3.500	97.250	100.991
3.625	N/A	N/A
3.750	N/A	N/A
3.875	N/A	N/A
4.000	100.066	N/A
4.125	N/A	N/A
4.250	N/A	N/A
4.375	N/A	N/A
4.500	101.169	N/A

Government Loan Adjustments							
Adjusters	30/25/20 yr	15/10 yr	OTC	Base Loan Amount Adjusters	30/25/20 yr	15/10 yr	OTC
203K streamline	-1.000	-1.000	N/A	\$0 - \$74,999	-2.000	-2.000	-2.000
Full 203K	-1.000	-1.000	N/A	\$75,000 - \$124,999	-1.000	-1.000	-1.000
Manufactured (FHA/VA/USDA)	-1.500	-0.500	N/A	\$125,000 - \$199,999	-0.375	-0.375	-0.375
VA IRRL	-0.500	-0.500	N/A	\$200,000 - \$299,999	0.000	0.000	0.000
FICO 720+	0.250	0.250	0.250	\$300,000 up to High Balance	0.000	0.000	0.000
FICO 640 - 659	-0.500	-0.500	-0.500	2 Unit \$417,000 - \$533,850	0.000	0.000	0.000
FICO 620 - 639	-1.250	-1.250	-1.250	3 Unit \$417,000 - \$645,300	0.000	0.000	0.000
NY	-0.250	-0.250	-0.250	4 Unit \$417,000 - \$801,950	0.000	0.000	0.000
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150	-0.150	AK & HI 2 Unit \$625,500 - \$800,775	0.000	0.000	0.000
Non Owner Occupancy	-2.000	-2.000	-2.000	AK & HI 3 Unit \$625,500 - \$967,950	N/A	N/A	N/A
45 Day Lock	-0.250	-0.250	-0.250	AK & HI 4 Unit \$625,500 - \$1,202,925	N/A	N/A	N/A
60 Day Lock	-0.500	-0.500	-0.500	High Balance	-2.000	-2.000	-2.000
FHA 203(h)	N/A	N/A	N/A	Max USDA - GRH Rate Today:	6/11/2013	4.500%	
Buyer's Bonus				Extension Options	0.018 per calendar day		
Gov Purchase Transactions	0.500	0.500	N/A				
*Buyer's Bonus excludes FHA 203K, 203K(s), Manufactured, OTC							
				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 received

Lock Desk Policy

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

Flood Cert. = \$10.00

!!!No AFR Commitment Fee!!!

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)

[AFR Guidelines](#)

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

[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: **6/11/2013**

Release Time:

11:35 AM ET

30 Day Lock Expires:

7/11/2013

American Financial Resources, Inc. - DU Refi Plus Rates

[Government Rate Sheet](#)

[Conventional Rates](#)

[Open Access](#)

DU Refi Plus	
Rate	30/25 Year Fixed
3.875	97.410
4.000	98.489
4.125	99.632
4.250	100.581
4.375	101.464
4.500	102.347
4.625	103.230
4.750	103.881
4.875	104.459
5.000	105.037

DU Refi Plus	
Rate	15 Year Fixed
3.375	99.927
3.500	100.922
3.625	101.573
3.750	102.132
3.875	102.691
4.000	103.250
4.125	103.614
4.375	104.245
4.500	104.560
4.625	104.876

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
3.875	100.976	99.587
4.000	101.622	100.448
4.125	102.319	101.372
4.250	102.810	102.192
4.375	103.232	102.973
4.500	103.653	103.653
4.625	104.075	104.075
4.750	104.349	104.349
4.875	104.575	104.575
5.000	104.802	#N/A

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
2.750	99.657	95.681
2.875	100.196	96.571
3.000	100.798	97.548
3.125	101.217	98.284
3.250	101.670	99.048
3.375	102.225	99.927
3.500	102.884	100.922
3.625	103.204	101.573
3.750	103.435	102.132
3.875	103.666	102.691

Applicable for all mortgage with greater than 15 year terms										
LTV → FICO Score	≤ 60.01 - 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
≥ 740	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

LTV Range										
Product Feature	≤ 60.01 - 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105%
Investment property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
High-LTV *										
30/25 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 yr.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000

Refi Plus Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		Credit Score < 720	Credit Score ≥ 720
65.01 - 75.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 95.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 90.00%	76.01 - 90.00%	-0.250	0.000
Any	>95.00%	-1.500	

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

DU Refi Plus Adjusters		
Adjusters	30/25 yr	20/15/10 yr
EA1	-0.500	-0.500
EA2	-1.000	-1.000
EA3	-1.500	-1.500
DU/RP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150
45 Day Lock	-0.250	-0.250
60 Day Lock	-0.500	-0.500

Loan Level Price Adjuster Caps		
LLPA Cap	30/25 yr	20/15/10 yr
Owner Occupied LTV >80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

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

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

Lock Desk Policy	
The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may not be extended past 60 days from the initial lock date. Locks received after cut off (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!!!
Full Lock Desk Policy Can Be Found Here	AFR Guidelines
For use by mortgage professionals only and should not be distributed to borrowers.	

FHA ID# - 1358600006



W. Rate Sheet Dated: **6/11/2013**

Release Time:

11:35 AM ET

30 Day Lock Expires:

7/11/2013

American Financial Resources, Inc. - Conventional Rates

[Government Rate Sheet](#)

[DU Refi Plus Rate Sheet](#)

[Open Access](#)

30/25 year	
Rate	30 Day
3.375	95.549
3.500	96.686
3.625	97.776
3.750	98.574
3.875	99.331
3.990	99.381
4.000	100.152
4.125	101.038
4.250	101.652
4.375	102.176

20 year	
Rate	30 Day
3.250	96.888
3.375	97.781
3.500	98.639
3.625	99.462
3.750	100.081
3.875	100.676
3.990	100.726
4.000	101.322
4.125	102.019
4.250	102.510

15 year	
Rate	30 Day
2.500	96.665
2.625	97.384
2.750	98.039
2.875	98.781
2.990	98.831
3.000	99.609
3.125	100.109
3.250	100.615
3.375	101.237
3.500	101.974

10 year	
Rate	30 Day
2.375	96.556
2.500	98.209
2.625	98.881
2.750	99.357
2.875	99.896
2.990	99.946
3.000	100.498
3.125	100.917
3.250	101.370
3.375	101.925

30/25 year HB	
Rate	30 Day
3.375	94.279
3.500	95.564
3.625	96.803
3.750	97.512
3.875	98.105
3.990	98.155
4.000	98.762
4.125	99.484
4.250	99.880
4.375	100.169

15 year HB	
Rate	30 Day
2.750	97.111
2.875	97.837
2.990	97.887
3.000	98.649
3.125	98.921
3.250	99.146
3.375	99.487
3.500	99.943
3.625	100.211
3.750	100.426

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

Loan Amount Adjusters	All Terms
\$0 - \$74,999	-2.000
\$75,000 - \$124,999	-1.000
\$125,000 - \$199,999	-0.500
\$200,000 - \$299,999	0.000
\$300,000 - \$417,000	0.000
\$417,000 + "see HB pricing"	0.000

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

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

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

LTV Range								
Product Feature	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -
	60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	97.00%
High-LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment property	-1.750	-1.750	-1.750	-3.000	-3.750	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 unit property	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Condo > 15 yr.**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
High Balance Cash-Out	-1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		Credit Score < 720	Credit Score => 720
≤ 65.00%	80.01 - 95.00%	-0.500	-0.250
65.01 - 75.00%	80.01 - 95.00%	-0.750	-0.500
75.01 - 95.00%	90.01 - 95.00%	-1.000	-0.750
75.01 - 90.00%	76.01 - 90.00%	-1.000	-0.750
≤ 95.00%	95.01 - 97.00%	-1.500	

* If the subordinate financing is a Community Seconds® loan, these LLPAs do **not** apply and the lender must use SFC 118.

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

Lock Desk Policy	
The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may not be extended past 60 days from the initial lock date. Locks received after cut off (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.	



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: **6/11/2013**

Release Time:

11:35 AM ET

30 Day Lock Expires:

7/11/2013

American Financial Resources, Inc. - Open Access Rates

[Government Rate Sheet](#)

[Conventional Rates](#)

[DU Refi Plus](#)

Open Access	
Rate	30 Year Fixed
3.625	96.910
3.750	97.948
3.875	98.796
4.000	99.593
4.125	100.356
4.250	101.015
4.375	101.139
4.500	101.881
4.625	102.597
4.750	103.194

Open Access	
Rate	20 Year Fixed
3.625	99.052
3.750	99.676
3.875	100.344
4.000	101.092
4.125	101.799
4.250	102.360
4.375	101.325
4.500	102.020
4.625	102.678
4.750	103.145

Open Access	
Rate	15 Year Fixed
3.125	99.640
3.250	100.107
3.375	100.621
3.500	101.233
3.625	101.801
3.750	102.258
3.875	101.677
4.000	102.344
4.125	102.885
4.250	103.328

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

Open Access Mortgages with Subordinate Financing *			
LTV Range	TLTV Range	FICO < 720	FICO => 720
≤ 65%	>80% & ≤95%	-0.500	-0.250
>65% & ≤75%	>80% & ≤95%	-0.750	-0.500
>75% & ≤ 80%	>76% & ≤90%	-1.000	-0.750
>75% & ≤ 80%	>90% & ≤95%	-1.000	-0.750
>80% & ≤90%	>81% & ≤95%	-1.000	-0.500
>90% & ≤95%	>90% & ≤95%	-0.500	-0.250
Any	>95.00%	-1.500	

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

Product Feature	LTV Range									
	<=	60.01 -	70.01 -	75.01 -	80.01 -	85.01 -	90.01 -	95.01 -	97.01 -	>105%
	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		
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.