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
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W. Rate Sheet Dated: 7/11/2014 **Release Time:** 10:00 AM ET **30 Day Lock Expiration:** 8/11/2014

American Financial Resources, Inc. - Government Rate 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	102.506
3.875	103.006
4.000	103.706
4.125	103.806
4.250	105.412
4.375	105.797
4.500	106.412
4.625	106.512
4.750	107.565
4.875	107.965
5.000	108.565
5.125	108.665
5.250	108.815

Government 20 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	102.256
3.875	102.756
4.000	103.456
4.125	103.556
4.250	105.162
4.375	105.547
4.500	106.162
4.625	106.262
4.750	107.465
4.875	107.865
5.000	108.465
5.125	108.565
5.250	108.715

Government 15/10 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	102.700
3.375	103.000
3.500	103.250
3.625	103.400
3.750	104.477
3.875	104.777
4.000	105.027
4.125	105.177
4.250	104.364
4.375	104.664
4.500	104.914
4.625	105.064
4.750	105.064

FHA Only 5/1 Arm "Caps 1/1/5"	
Rate	Base Price
2.875	100.228
3.000	100.478
3.125	100.578
3.250	101.446
3.375	101.696
Margin = 2.250	Index = 0.110

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	101.606
3.875	102.106
4.000	102.806
4.125	102.906
4.250	104.512
4.375	104.897
4.500	105.512
4.625	105.612
4.750	106.665
4.875	107.065
5.000	107.665
5.125	107.765
5.250	107.915

Specialty Gov. 20 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	101.506
3.875	102.006
4.000	102.706
4.125	102.806
4.250	104.412
4.375	104.797
4.500	105.412
4.625	105.512
4.750	106.565
4.875	106.965
5.000	107.565
5.125	107.665
5.250	107.815

Specialty Gov. 15/10 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	101.900
3.375	102.200
3.500	102.450
3.625	102.600
3.750	103.677
3.875	103.977
4.000	104.227
4.125	104.377
4.250	103.564
4.375	103.864
4.500	104.114
4.625	104.264
4.750	104.264

OTC 30 & 15 Year Fixed		
Rate	OTC 30 yr.	OTC 15 yr.
	Base Price	Base Price
3.000	N/A	N/A
3.500	N/A	100.816
4.000	100.631	102.593
4.500	103.337	102.480
5.000	105.490	N/A

Specialty FHA Only 5/1 Arm "Caps 1/1/5"	
Rate	Base Price
2.875	99.538
3.000	99.788
3.125	99.888
3.250	100.756
3.375	101.006
Margin = 2.250	Index = 0.110

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:	7/11/2014	4.500%
Extension Options	0.018 per calendar day	

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

Full Lock Desk Policy Can Be Found Here AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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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
4.000	99.241	96.956
4.125	100.354	98.163
4.250	101.278	99.193
4.375	101.906	99.946
4.500	102.694	100.859
4.625	103.644	101.934
4.750	104.442	102.939
4.875	104.906	103.730
5.000	105.459	104.612
5.125	106.103	105.584

DU Refi Plus 15 Year

Rate	≤ 105% LTV	> 105% LTV
3.625	102.354	100.014
3.750	102.748	100.471
3.875	103.266	101.051
4.000	103.908	101.756
4.125	104.262	102.245
4.250	104.294	102.480
4.375	104.325	102.714
4.500	104.355	102.948
4.625	104.374	103.198
4.750	104.624	103.448

DU Refi Plus 20 Year

Rate	≤ 105% LTV	> 105% LTV
4.000	99.716	99.318
4.125	100.505	100.307
4.250	101.244	101.099
4.375	101.908	101.586
4.500	102.572	102.234
4.625	103.236	103.043
4.750	103.838	103.720
4.875	104.346	104.090
5.000	104.854	104.549
5.125	105.099	105.099

DU Refi Plus 10 Year

Rate	≤ 105% LTV	> 105% LTV
3.875	102.314	101.051
4.000	102.767	101.756
4.125	103.001	102.245
4.250	103.032	102.480
4.375	103.063	102.714
4.500	103.095	102.948
4.625	103.114	103.031
4.750	103.121	102.976
4.875	103.129	102.922
5.000	103.137	102.867

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
Owner Occupied LTV <80%	2.000	2.000
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
4.125	101.254	4.000	101.626	3.250	101.121	2.750	99.731	4.000	98.890	4.125	103.276
4.250	102.178	4.125	102.415	3.375	101.728	2.875	100.410	4.125	99.981	4.250	103.168
4.375	102.806	4.250	103.154	3.500	102.455	2.990	101.038	4.250	100.897	4.375	103.058
4.500	103.594	4.375	103.818	3.625	103.004	3.000	101.088	4.375	101.540	4.500	102.948
4.625	104.544	4.500	104.482	3.750	103.398	3.125	101.631	4.500	102.344	4.625	102.882
4.750	105.342	4.625	105.146	3.875	103.916	3.250	102.048	4.625	103.309	4.750	102.859
4.875	105.806	4.750	105.748	3.990	104.508	3.375	102.465	4.750	104.105	4.875	102.835
4.990	106.309	4.875	106.256	4.000	104.558	3.500	102.882	4.875	104.537	4.990	102.762
5.000	106.359	4.990	106.714	4.125	104.912	3.625	103.318	4.990	105.009	5.000	102.812
5.125	107.003	5.000	106.764	4.250	104.944	3.750	103.771	5.000	105.059	5.125	102.789

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

* 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	-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 → / 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	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

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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	99.787
4.250	101.009
4.375	101.879
4.500	102.767
4.625	103.609
4.750	104.757
4.875	105.755
5.000	106.251
5.125	107.042
5.250	106.835

Open Access	
Rate	**20 Year Fixed**
4.125	101.064
4.250	101.960
4.375	102.472
4.500	103.238
4.625	104.000
4.750	103.819
4.875	104.779
5.000	105.343
5.125	106.056
5.250	107.229

Open Access	
Rate	**15 Year Fixed**
3.125	99.341
3.250	99.581
3.375	99.927
3.500	100.642
3.625	101.182
3.750	101.819
3.875	102.201
4.000	102.873
4.125	103.404
4.250	104.171

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

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

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: **7/11/2014** **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	98.548	98.376	98.204
4.000	99.298	99.126	98.954
4.125	100.110	99.938	99.766
4.250	101.053	100.881	100.709
4.375	101.584	101.412	101.240
4.500	102.084	101.912	101.740
4.625	102.584	102.412	102.240
4.750	103.022	102.850	102.678
4.875	103.389	103.210	103.030
5.000	103.733	103.554	103.374
5.125	104.046	103.867	103.687
5.250	104.327	104.148	103.968

Max Price after Adjustments 101.250

Non-Conforming 15yr Fixed			
Rate	30 Day	45 Day	60 Day
3.250	98.560	98.420	98.279
3.375	99.060	98.920	98.779
3.500	99.576	99.451	99.326
3.625	100.013	99.888	99.763
3.750	100.388	100.263	100.138
3.875	100.701	100.576	100.451
4.000	100.982	100.857	100.732
4.125	101.170	101.045	100.920
4.250	101.295	101.170	101.045
4.375	101.420	101.295	101.170
4.500	101.483	101.358	101.233
4.625	101.546	101.421	101.296

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: **7/11/2014** **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	98.900
3.125	99.400
3.250	99.900
3.375	100.150
3.500	100.400
3.625	100.650
3.750	100.900
3.875	101.150
4.000	101.400

Jumbo 7/1 ARM Full Doc	
Rate	**30 Day Price**
3.500	98.900
3.625	99.400
3.750	99.900
3.875	100.150
4.000	100.400
4.125	100.650
4.250	100.900
4.375	101.150
4.500	101.400

E-Z Doc 5/1 Arm	
Rate	**30 Day Price**
4.250	98.900
4.375	99.400
4.500	99.900
4.625	100.150
4.750	100.400
4.875	100.650
5.000	100.900
5.125	101.150
5.250	101.400

E-Z Doc 7/1 Arm	
Rate	**30 Day Price**
4.750	98.900
4.875	99.400
5.000	99.900
5.125	100.150
5.250	100.400
5.375	100.650
5.500	100.900
5.625	101.150
5.750	101.400

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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