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: 7/16/2014 **Release Time:** 10:00 AM ET **30 Day Lock Expiration:** 8/15/2014

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	102.053
3.875	102.553
4.000	103.253
4.125	103.353
4.250	105.131
4.375	105.516
4.500	105.981
4.625	106.081
4.750	107.181
4.875	107.581
5.000	108.181
5.125	108.281
5.250	108.446

Government 20 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	101.803
3.875	102.303
4.000	103.003
4.125	103.103
4.250	104.881
4.375	105.266
4.500	105.731
4.625	105.831
4.750	107.081
4.875	107.481
5.000	108.081
5.125	108.181
5.250	108.346

Government 15/10 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	101.997
3.375	102.297
3.500	102.547
3.625	102.697
3.750	104.036
3.875	104.336
4.000	104.586
4.125	104.736
4.250	103.684
4.375	103.984
4.500	104.084
4.625	104.234
4.750	104.234

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	101.153
3.875	101.653
4.000	102.353
4.125	102.453
4.250	104.231
4.375	104.616
4.500	105.081
4.625	105.181
4.750	106.281
4.875	106.681
5.000	107.281
5.125	107.381
5.250	107.546

Specialty Gov. 20 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.750	101.053
3.875	101.553
4.000	102.253
4.125	102.353
4.250	104.131
4.375	104.516
4.500	104.981
4.625	105.081
4.750	106.181
4.875	106.581
5.000	107.181
5.125	107.281
5.250	107.446

Specialty Gov. 15/10 Year Fixed	
FHA/VA 30 Day Pricing	
Rate	Base Price
3.250	101.197
3.375	101.497
3.500	101.747
3.625	101.897
3.750	103.236
3.875	103.536
4.000	103.786
4.125	103.936
4.250	102.884
4.375	103.184
4.500	103.284
4.625	103.434
4.750	103.434

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	100.113
4.000	100.178	102.152
4.500	102.906	101.650
5.000	105.106	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:	7/16/2014	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

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

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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	98.743	96.458
4.125	99.864	97.673
4.250	100.801	98.716
4.375	101.453	99.493
4.500	102.272	100.437
4.625	103.258	101.548
4.750	104.086	102.582
4.875	104.564	103.389
5.000	105.135	104.288
5.125	105.798	105.279

DU Refi Plus 15 Year		
Rate	≤ 105% LTV	> 105% LTV
3.625	102.019	99.679
3.750	102.443	100.166
3.875	103.001	100.786
4.000	103.691	101.539
4.125	104.072	102.056
4.250	104.107	102.294
4.375	104.139	102.528
4.500	104.166	102.759
4.625	104.182	103.009
4.750	104.432	103.259

DU Refi Plus 20 Year		
Rate	≤ 105% LTV	> 105% LTV
4.125	100.017	99.817
4.250	100.773	100.622
4.375	101.468	101.133
4.500	102.163	101.812
4.625	102.857	102.657
4.750	103.485	103.363
4.875	104.010	103.748
5.000	104.535	104.225
5.125	105.061	104.795
5.250	105.432	105.432

DU Refi Plus 10 Year		
Rate	≤ 105% LTV	> 105% LTV
3.875	102.063	100.786
4.000	102.555	101.539
4.125	102.808	102.056
4.250	102.839	102.294
4.375	102.870	102.528
4.500	102.902	102.759
4.625	102.921	102.840
4.750	102.928	102.785
4.875	102.936	102.730
5.000	102.944	102.676

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	100.764	4.125	101.927	3.250	100.737	2.750	99.309	4.125	99.491	4.125	103.087
4.250	101.701	4.250	102.683	3.375	101.356	2.875	99.997	4.250	100.420	4.250	102.981
4.375	102.353	4.375	103.378	3.500	102.099	2.990	100.634	4.375	101.087	4.375	102.872
4.500	103.172	4.500	104.073	3.625	102.669	3.000	100.684	4.500	101.922	4.500	102.759
4.625	104.158	4.625	104.767	3.750	103.093	3.125	101.238	4.625	102.923	4.625	102.691
4.750	104.986	4.750	105.395	3.875	103.651	3.250	101.667	4.750	103.748	4.750	102.668
4.875	105.464	4.875	105.920	3.990	104.291	3.375	102.097	4.875	104.196	4.875	102.644
4.990	105.985	4.990	106.395	4.000	104.341	3.500	102.527	4.990	104.685	4.990	102.571
5.000	106.035	5.000	106.445	4.125	104.722	3.625	102.989	5.000	104.735	5.000	102.621
5.125	106.698	5.125	106.971	4.250	104.757	3.750	103.481	5.125	105.367	5.125	102.597

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

LTV Range

Product Feature	<= 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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Government Rate Sheet Conventional Rates DU Refi Plus

Open Access	
Rate	30 Year Fixed
4.125	99.360
4.250	100.575
4.375	101.544
4.500	102.425
4.625	103.262
4.750	104.409
4.875	105.408
5.000	106.033
5.125	106.825
5.250	106.610

Open Access	
Rate	20 Year Fixed
4.125	100.573
4.250	101.463
4.375	101.973
4.500	102.831
4.625	103.590
4.750	103.409
4.875	104.370
5.000	105.061
5.125	105.776
5.250	106.943

Open Access	
Rate	15 Year Fixed
3.125	98.951
3.250	99.187
3.375	99.651
3.500	100.361
3.625	100.899
3.750	101.536
3.875	102.008
4.000	102.680
4.125	103.210
4.250	103.973

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: **7/16/2014** **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	98.266	98.094	97.922
4.000	99.016	98.844	98.672
4.125	99.828	99.656	99.484
4.250	100.851	100.679	100.507
4.375	101.382	101.210	101.038
4.500	101.882	101.710	101.538
4.625	102.382	102.210	102.038
4.750	102.820	102.648	102.476
4.875	103.187	103.008	102.828
5.000	103.531	103.352	103.172
5.125	103.844	103.665	103.485
5.250	104.125	103.946	103.766

Max Price after Adjustments 101.250

Non-Conforming 15yr Fixed			
Rate	**30 Day**	**45 Day**	**60 Day**
3.250	98.351	98.211	98.070
3.375	98.851	98.711	98.570
3.500	99.367	99.242	99.117
3.625	99.804	99.679	99.554
3.750	100.179	100.054	99.929
3.875	100.492	100.367	100.242
4.000	100.773	100.648	100.523
4.125	100.961	100.836	100.711
4.250	101.086	100.961	100.836
4.375	101.211	101.086	100.961
4.500	101.274	101.149	101.024
4.625	101.337	101.212	101.087

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: **7/16/2014** **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	N/A
4.375	N/A
4.500	N/A
4.625	N/A
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A

E-Z Doc 7/1 Arm	
Rate	**30 Day Price**
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A

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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