

30 Day Lock Exp.: 8/28/2014
45 Day Lock Exp.: 9/12/2014
60 Day Lock Exp.: 9/29/2014

W. Rate Sheet Dated: 7/29/2014

prices are subject to change without notice
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government			
Standard Product			
Rate	30 Day	45 Day	60 Day
3.375	99.793	99.543	99.293
3.500	100.543	100.293	100.043
3.625	100.643	100.393	100.143
3.750	102.518	102.268	102.018
3.875	103.018	102.768	102.518
4.000	103.718	103.468	103.218
4.125	103.818	103.568	103.318
4.250	105.299	105.049	104.799
4.375	105.684	105.434	105.184
4.500	106.149	105.899	105.649
4.625	106.249	105.999	105.749
4.750	107.303	107.053	106.803
4.875	107.703	107.453	107.203
5.000	108.303	108.053	107.803
5.125	108.403	108.153	107.903
5.250	108.427	108.177	107.927
5.375	107.915	107.665	107.415
5.500	108.415	108.165	107.915
5.625	108.615	108.365	108.115

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

30/25 Year Government			
Rate	Specialty Product		
	30 Day	45 Day	60 Day
3.375	98.893	98.643	98.393
3.500	99.643	99.393	99.143
3.625	99.743	99.493	99.243
3.750	101.618	101.368	101.118
3.875	102.118	101.868	101.618
4.000	102.818	102.568	102.318
4.125	102.918	102.668	102.418
4.250	104.399	104.149	103.899
4.375	104.784	104.534	104.284
4.500	105.249	104.999	104.749
4.625	105.349	105.099	104.849
4.750	106.403	106.153	105.903
4.875	106.803	106.553	106.303
5.000	107.403	107.153	106.903
5.125	107.503	107.253	107.003
5.250	107.527	107.277	107.027
5.375	107.015	106.765	106.515
5.500	107.515	107.265	107.015
5.625	107.715	107.465	107.215

20 Year Government			
	Specialty Product		
Rate	30 Day	45 Day	60 Day
3.375	98.793	98.543	98.293
3.500	99.543	99.293	99.043
3.625	99.643	99.393	99.143
3.750	101.518	101.268	101.018
3.875	102.018	101.768	101.518
4.000	102.718	102.468	102.218
4.125	102.818	102.568	102.318
4.250	104.299	104.049	103.799
4.375	104.684	104.434	104.184
4.500	105.149	104.899	104.649
4.625	105.249	104.999	104.749
4.750	106.303	106.053	105.803
4.875	106.703	106.453	106.203
5.000	107.303	107.053	106.803
5.125	107.403	107.153	106.903
5.250	107.427	107.177	106.927
5.375	106.915	106.665	106.415
5.500	107.415	107.165	106.915
5.625	107.615	107.365	107.115

20 Year Government			
Standard Product			
Rate	30 Day	45 Day	60 Day
3.375	99.543	99.293	99.043
3.500	100.293	100.043	99.793
3.625	100.393	100.143	99.893
3.750	102.268	102.018	101.768
3.875	102.768	102.518	102.268
4.000	103.468	103.218	102.968
4.125	103.568	103.318	103.068
4.250	105.409	104.799	104.549
4.375	105.434	105.184	104.934
4.500	105.899	105.649	105.399
4.625	105.999	105.749	105.499
4.750	107.203	106.953	106.703
4.875	107.603	107.353	107.103
5.000	108.203	107.953	107.703
5.125	108.303	108.053	107.803
5.250	108.327	108.077	107.827
5.375	107.815	107.565	107.315
5.500	108.315	108.065	107.815
5.625	108.515	108.265	108.015

15/10 Year Government				
Rate	Specialty Product			
	30 Day	45 Day	60 Day	
2.750	99.413	99.163	98.913	
2.875	99.713	99.463	99.213	
3.000	99.963	99.713	99.463	
3.125	100.113	99.863	99.613	
3.250	101.514	101.264	101.014	
3.375	101.814	101.564	101.314	
3.500	102.064	101.814	101.564	
3.625	102.214	101.964	101.714	
3.750	103.389	103.139	102.889	
3.875	103.689	103.439	103.189	
4.000	103.939	103.689	103.439	
4.125	104.089	103.839	103.589	
4.250	103.272	103.022	102.772	
4.375	103.572	103.322	103.072	
4.500	103.672	103.422	103.172	
4.625	103.822	103.572	103.322	
4.750	103.822	103.572	103.322	

5/1 Arm Government "Caps 1/1/5"			
Specialty Product			
Rate	30 Day	45 Day	60 Day
2.875	99.738	99.488	99.238
3.000	99.988	99.738	99.488
3.125	100.088	99.838	99.588
3.250	100.956	100.706	100.456
3.375	101.206	100.956	100.706
Margin = 2.250		Index = 0.110	

30 Year One Time Close "OTC"			
Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.500	97.468	97.218	96.968
4.000	100.643	100.393	100.143
4.500	103.074	102.824	102.574
5.000	105.228	104.978	104.728

15 Year One Time Close "OTC"			
Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	98.329	98.079	97.829
3.500	100.430	100.180	99.930
4.000	102.305	102.055	101.805
4.500	102.038	101.788	101.538
5.000	N/A	N/A	N/A

15/10 Year Government			
Standard Product			
Rate	30 Day	45 Day	60 Day
2.750	100.213	99.963	99.713
2.875	100.513	100.263	100.013
3.000	100.763	100.513	100.263
3.125	100.913	100.663	100.413
3.250	102.314	102.064	101.814
3.375	102.614	102.364	102.114
3.500	102.864	102.614	102.364
3.625	103.014	102.764	102.514
3.750	104.189	103.939	103.689
3.875	104.489	104.239	103.989
4.000	104.739	104.489	104.239
4.125	104.889	104.639	104.389
4.250	104.072	103.822	103.572
4.375	104.372	104.122	103.872
4.500	104.472	104.222	103.972
4.625	104.622	104.372	104.122
4.750	104.622	104.372	104.122

Specialty Adj.	Manufactured Homes "OTC exempt"	-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

Adjusters	All Terms	Adjusters	All Terms
FICO 660 - 699	-0.250	NY	-0.250
FICO 640 - 659	-0.500	AZ, CA, FL, LA, MA, NJ, NV, UT	-0.150
FICO 620 - 639	-0.750	Non Owner Occupancy	-2.000
Base Loan Amount Adjuster			
\$0 - \$74,999			-2.000
\$75,000 - \$124,999			-0.750
\$125,000 - \$199,999			-0.375
High Balance			-1.000
Extension Options:		-0.018 per calendar day	
Max USDA - GRH Rate Today	7/29/2014		4.500%

5/1 Arm Government "Caps 1/1/5"			
Standard Product			
Rate	30 Day	45 Day	60 Day
2.875	100.428	100.178	99.928
3.000	100.678	100.428	100.178
3.125	100.778	100.528	100.278
3.250	101.646	101.396	101.146
3.375	101.896	101.646	101.396
Margin = 2.250		Index = 0.110	

American Financial Resources, Inc. - Announcements

Buyer's Bonus	
Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

Flood Certification = \$10.00

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

W. Rate Sheet Dated: 7/29/2014

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Release Time: 10:00 AM ET

DURP 30/25 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	93.340	93.090	92.840	N/A	N/A	N/A
3.375	94.377	94.127	93.877	N/A	N/A	N/A
3.500	95.414	95.164	94.914	N/A	N/A	N/A
3.625	96.451	96.201	95.951	93.819	93.569	93.319
3.750	97.423	97.173	96.923	94.951	94.701	94.451
3.875	98.331	98.081	97.831	95.952	95.702	95.452
4.000	99.319	99.069	98.819	97.034	96.784	96.534
4.125	100.387	100.137	99.887	98.196	97.946	97.696
4.250	101.271	101.021	100.771	99.186	98.936	98.686
4.375	101.868	101.618	101.368	99.908	99.658	99.408
4.500	102.618	102.368	102.118	100.783	100.533	100.283
4.625	103.522	103.272	103.022	101.812	101.562	101.312
4.750	104.295	104.045	103.795	102.791	102.541	102.291
4.875	104.771	104.521	104.271	103.595	103.345	103.095
5.000	105.338	105.088	104.838	104.491	104.241	103.991
5.125	105.997	105.747	105.497	105.478	105.228	104.978
5.250	106.667	106.417	106.167	N/A	N/A	N/A

DURP 20 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	93.229	92.979	92.729	N/A	N/A	N/A
3.250	94.699	94.449	94.199	92.986	92.736	92.486
3.375	95.642	95.392	95.142	94.226	93.976	93.726
3.500	96.585	96.335	96.085	95.466	95.216	94.966
3.625	97.528	97.278	97.028	96.706	96.456	96.206
3.750	98.377	98.127	97.877	97.751	97.501	97.251
3.875	99.084	98.834	98.584	98.534	98.284	98.034
4.000	99.790	99.540	99.290	99.396	99.146	98.896
4.125	100.497	100.247	99.997	100.339	100.089	99.839
4.250	101.178	100.928	100.678	101.092	100.842	100.592
4.375	101.818	101.568	101.318	101.549	101.299	101.049
4.500	102.459	102.209	101.959	102.158	101.908	101.658
4.625	103.099	102.849	102.599	102.921	102.671	102.421
4.750	103.693	103.443	103.193	103.572	103.322	103.072
4.875	104.214	103.964	103.714	103.955	103.705	103.455
5.000	104.736	104.486	104.236	104.428	104.178	103.928
5.125	105.258	105.008	104.758	104.993	104.743	104.493

DURP 15 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.300	99.050	98.800	96.137	95.887	95.637
3.125	99.891	99.641	99.391	96.893	96.643	96.393
3.250	100.376	100.126	99.876	97.558	97.308	97.058
3.375	100.981	100.731	100.481	98.343	98.093	97.843
3.500	101.707	101.457	101.207	99.248	98.998	98.748
3.625	102.252	102.002	101.752	99.912	99.662	99.412
3.750	102.640	102.390	102.140	100.362	100.112	99.862
3.875	103.150	102.900	102.650	100.935	100.685	100.435
4.000	103.782	103.532	103.282	101.630	101.380	101.130
4.125	104.120	103.870	103.620	102.103	101.853	101.603
4.250	104.131	103.881	103.631	102.318	102.068	101.818
4.375	104.142	103.892	103.642	102.531	102.281	102.031
4.500	104.152	103.902	103.652	102.744	102.494	102.244
4.625	104.162	103.912	103.662	102.820	102.570	102.320
4.750	104.174	103.924	103.674	102.769	102.519	102.269
4.875	104.186	103.936	103.686	102.718	102.468	102.218
5.000	104.198	103.948	103.698	102.668	102.418	102.168
5.125	104.209	103.959	103.709	102.617	102.367	102.117

DURP 10 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.022	98.772	98.522	95.937	95.687	95.437
3.125	99.564	99.314	99.064	96.693	96.443	96.193
3.250	99.980	99.730	99.480	97.358	97.108	96.858
3.375	100.395	100.145	99.895	98.143	97.893	97.643
3.500	100.811	100.561	100.311	99.048	98.798	98.548
3.625	101.250	101.000	100.750	99.712	99.462	99.212
3.750	101.711	101.461	101.211	100.162	99.912	99.662
3.875	102.172	101.922	101.672	100.735	100.485	100.235
4.000	102.633	102.383	102.133	101.430	101.180	100.930
4.125	102.859	102.609	102.359	101.903	101.653	101.403
4.250	102.870	102.620	102.370	102.118	101.868	101.618
4.375	102.880	102.630	102.380	102.331	102.081	101.831
4.500	102.891	102.641	102.391	102.544	102.294	102.044
4.625	102.902	102.652	102.402	102.620	102.370	102.120
4.750	102.914	102.664	102.414	102.569	102.319	102.069
4.875	102.926	102.676	102.426	102.518	102.268	102.018
5.000	102.938	102.688	102.438	102.468	102.218	101.968
5.125	N/A	N/A	N/A	102.417	102.167	101.917

Applicable for all mortgage with greater than 15 year terms										
LTV →	≤ 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%
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

DU Refi Plus Adjusters		
Adjusters	30/25 yr	20/15/10 yr
DURP 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
Extension Options	-0.018 per calendar day	

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 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	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
Condominium	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	-1.500

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

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

Lock Desk Policy

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Flood Certification = \$10.00

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.

W. Rate Sheet Dated: 7/29/2014

prices are subject to change without notice
Release Time: 10:00 AM ET

30/25 Year FNMA			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	94.340	94.090	94.065
3.375	95.377	95.127	95.102
3.500	96.414	96.164	96.139
3.625	97.451	97.201	97.176
3.750	98.423	98.173	98.148
3.875	99.331	99.081	99.056
3.990	100.269	100.019	99.994
4.000	100.319	100.069	100.044
4.125	101.387	101.137	101.112
4.250	102.271	102.021	101.996
4.375	102.868	102.618	102.593
4.500	103.618	103.368	103.343
4.625	104.522	104.272	104.247
4.750	105.295	105.045	105.020
4.875	105.771	105.521	105.496
4.990	106.288	106.038	106.013
5.000	106.338	106.088	106.063
5.125	106.997	106.747	106.722
5.250	107.667	107.417	107.392

20 Year FNMA			
Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.239	94.989	94.739
3.250	96.709	96.459	96.209
3.375	97.652	97.402	97.152
3.500	98.595	98.345	98.095
3.625	99.538	99.288	99.038
3.750	100.387	100.137	99.887
3.875	101.094	100.844	100.594
3.990	101.750	101.500	101.250
4.000	101.800	101.550	101.300
4.125	102.507	102.257	102.007
4.250	103.188	102.938	102.688
4.375	103.828	103.578	103.328
4.500	104.469	104.219	103.969
4.625	105.109	104.859	104.609
4.750	105.703	105.453	105.203
4.875	106.224	105.974	105.724
4.990	106.696	106.446	106.196
5.000	106.746	106.496	106.246
5.125	107.268	107.018	106.768

15 Year FNMA			
Rate	30 day	45 day	60 day
3.000	100.050	99.800	99.550
3.125	100.641	100.391	100.141
3.250	101.126	100.876	100.626
3.375	101.731	101.481	101.231
3.500	102.457	102.207	101.957
3.625	103.002	102.752	102.502
3.750	103.390	103.140	102.890
3.875	103.900	103.650	103.400
3.990	104.482	104.232	103.982
4.000	104.532	104.282	104.032
4.125	104.870	104.620	104.370
4.250	104.881	104.631	104.381
4.375	104.892	104.642	104.392
4.500	104.902	104.652	104.402
4.625	104.912	104.662	104.412
4.750	104.924	104.674	104.424
4.875	104.936	104.686	104.436
4.990	104.898	104.648	104.398
5.000	104.948	104.698	104.448
5.125	104.959	104.709	104.459

10 Year FNMA			
Rate	30 day	45 day	60 day
3.000	101.032	100.782	100.532
3.125	101.574	101.324	101.074
3.250	101.990	101.740	101.490
3.375	102.405	102.155	101.905
3.500	102.821	102.571	102.321
3.625	103.260	103.010	102.760
3.750	103.721	103.471	103.221
3.875	104.182	103.932	103.682
3.990	104.593	104.343	104.093
4.000	104.643	104.393	104.143
4.125	104.869	104.619	104.369
4.250	104.880	104.630	104.380
4.375	104.890	104.640	104.390
4.500	104.901	104.651	104.401
4.625	104.912	104.662	104.412
4.750	104.924	104.674	104.424
4.875	104.936	104.686	104.436
4.990	104.898	104.648	104.398
5.000	104.948	104.698	104.448
5.125	104.959	104.709	104.459

30/25 Year HB FNMA			
Rate	30 day	45 day	60 day
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	93.730	93.480	93.230
3.250	95.001	94.751	94.501
3.375	96.273	96.023	95.773
3.500	97.386	97.136	96.886
3.625	98.294	98.044	97.794
3.750	99.281	99.031	98.781
3.875	100.349	100.099	99.849
3.990	101.189	100.939	100.689
4.000	101.239	100.989	100.739
4.125	101.852	101.602	101.352
4.250	102.618	102.368	102.118
4.375	103.537	103.287	103.037
4.500	104.282	104.032	103.782
4.625	104.665	104.415	104.165
4.750	105.138	104.888	104.638

15 Year HB FNMA			
Rate	30 day	45 day	60 day
3.000	98.982	98.732	98.482
3.125	99.633	99.383	99.133
3.250	100.102	99.852	99.602
3.375	100.692	100.442	100.192
3.500	101.402	101.152	100.902
3.625	101.874	101.624	101.374
3.750	102.137	101.887	101.637
3.875	102.523	102.273	102.023
3.990	102.980	102.730	102.480
4.000	103.030	102.780	102.530
4.125	103.234	102.984	102.734
4.250	103.105	102.855	102.605
4.375	102.975	102.725	102.475
4.500	102.844	102.594	102.344
4.625	102.771	102.521	102.271
4.750	102.751	102.501	102.251
4.875	102.732	102.482	102.232
4.990	102.663	102.413	102.163
5.000	102.713	102.463	102.213
5.125	102.693	102.443	102.193

Adjustments

Applicable for all mortgages with greater than 15 year terms								
LTV →	≤ 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%
FICO ↓								
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250	N/A	N/A
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	N/A	N/A
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	N/A	N/A
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	N/A	N/A
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	N/A	N/A
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	N/A	N/A
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	N/A	N/A
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	N/A	N/A

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Escrow Waiver	-0.250
Loan Amount Adjusters	All Terms
\$0 - \$74,999	-2.000
\$75,000 - \$124,999	-0.750
\$125,000 - \$199,999	-0.375
\$200,000 - \$417,000	0.000
FNMA Home Style	N/A
Extension Options	-0.018 per calendar day

LTV →	≤ 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%
Product Feature ↓								
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	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	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
High Balance C/O Refi	-1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
FICO ↓					
≥ 740	0.000	-0.250	-0.250	-0.500	-0.625
720 - 739	0.000	-0.625	-0.625	-0.750	-1.500
700 - 719	0.000	-0.625	-0.625	-0.750	-1.500
680 - 699	0.000	-0.750	-0.750	-1.375	-2.500
660 - 679	-0.250	-0.750	-0.750	-1.500	-2.500
640 - 659	-0.250	-1.250	-1.250	-2.250	-3.000
620 - 639	-0.250	-1.250	-1.250	-2.750	-3.000
< 620	-1.250	-2.250	-2.250	-2.750	-3.000

TX Cash Out All Terms & All LTVs "AUS must be run with LP"

-1.000

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	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	-1.500

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.			
LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
FICO ↓			
≥ 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 Term ≤ 20 yr			
LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
FICO ↓			
≥ 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	≥ 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 ≤ 25 year	0.180	0.180	0.280

* Does not apply in HI

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

Flood Certification = \$10.00

FHA ID# - 135860006

W. Rate Sheet Dated: 7/29/2014

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	93.768	93.518	93.268	
3.375	94.807	94.557	94.307	
3.500	95.824	95.574	95.324	
3.625	96.812	96.562	96.312	
3.750	97.687	97.437	97.187	
3.875	98.681	98.431	98.181	
4.000	99.636	99.386	99.136	
4.125	100.538	100.288	100.038	
4.250	101.236	100.986	100.736	
4.375	101.993	101.743	101.493	
4.500	102.856	102.606	102.356	
4.625	103.673	103.423	103.173	
4.750	104.302	104.052	103.802	
4.875	104.784	104.534	104.284	
5.000	105.270	105.020	104.770	
5.125	106.045	105.795	105.545	
5.250	106.628	106.378	106.128	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	93.143	92.893	92.643	
3.375	94.182	93.932	93.682	
3.500	95.199	94.949	94.699	
3.625	96.187	95.937	95.687	
3.750	97.062	96.812	96.562	
3.875	98.056	97.806	97.556	
4.000	99.011	98.761	98.511	
4.125	99.913	99.663	99.413	
4.250	101.049	100.799	100.549	
4.375	101.806	101.556	101.306	
4.500	102.669	102.419	102.169	
4.625	103.486	103.236	102.986	
4.750	105.240	104.990	104.740	
4.875	105.722	105.472	105.222	
5.000	106.208	105.958	105.708	
5.125	106.983	106.733	106.483	
5.250	106.628	106.378	106.128	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.331	96.081	95.831	
3.375	97.247	96.997	96.747	
3.500	98.145	97.895	97.645	
3.625	99.023	98.773	98.523	
3.750	99.716	99.466	99.216	
3.875	100.290	100.040	99.790	
4.000	100.804	100.554	100.304	
4.125	101.627	101.377	101.127	
4.250	102.252	102.002	101.752	
4.375	102.747	102.497	102.247	
4.500	103.505	103.255	103.005	
4.625	104.249	103.999	103.749	
4.750	104.809	104.559	104.309	
4.875	105.270	105.020	104.770	
5.000	105.684	105.434	105.184	
5.125	106.397	106.147	105.897	
5.250	106.941	106.691	106.441	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	95.394	95.144	94.894	
3.375	96.310	96.060	95.810	
3.500	97.208	96.958	96.708	
3.625	98.086	97.836	97.586	
3.750	99.091	98.841	98.591	
3.875	99.665	99.415	99.165	
4.000	100.179	99.929	99.679	
4.125	101.002	100.752	100.502	
4.250	101.940	101.690	101.440	
4.375	102.435	102.185	101.935	
4.500	103.193	102.943	102.693	
4.625	103.937	103.687	103.437	
4.750	104.122	103.872	103.622	
4.875	104.583	104.333	104.083	
5.000	104.997	104.747	104.497	
5.125	105.710	105.460	105.210	
5.250	106.941	106.691	106.441	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	94.831	94.581	94.331	
2.375	95.590	95.340	95.090	
2.500	96.349	96.099	95.849	
2.625	96.952	96.702	96.452	
2.750	98.001	97.751	97.501	
2.875	98.758	98.508	98.258	
3.000	99.510	99.260	99.010	
3.125	100.074	99.824	99.574	
3.250	100.547	100.297	100.047	
3.375	101.102	100.852	100.602	
3.500	101.799	101.549	101.299	
3.625	102.316	102.066	101.816	
3.750	102.744	102.494	102.244	
3.875	103.257	103.007	102.757	
4.000	103.906	103.656	103.406	
4.125	104.415	104.165	103.915	
4.250	104.845	104.595	104.345	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	92.706	92.456	92.206	
2.375	93.465	93.215	92.965	
2.500	94.224	93.974	93.724	
2.625	94.827	94.577	94.327	
2.750	97.064	96.814	96.564	
2.875	97.821	97.571	97.321	
3.000	98.573	98.323	98.073	
3.125	99.137	98.887	98.637	
3.250	99.610	99.360	99.110	
3.375	100.165	99.915	99.665	
3.500	100.862	100.612	100.362	
3.625	101.379	101.129	100.879	
3.750	101.994	101.744	101.494	
3.875	102.507	102.257	102.007	
4.000	103.156	102.906	102.656	
4.125	103.665	103.415	103.165	
4.250	104.158	103.908	103.658	

Applicable for all mortgages with greater than 15 year terms						
LTV → FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	> 85.00%
≥ 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 Mortgage with Subordinate Financing			
LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	> 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%	-1.500	-1.500

LTV → 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%	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
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
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 year	20/15 year
High Balance	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, IA, MA, NJ, NV, UT	-0.15	-0.15
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000

Delivery Fee Caps do not include State, High Balance, Extension Fees.

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through DataTrac Web. Lock requests submitted to a client's AE or AM only will not be processed.

Flood Certification = \$10.00

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

[AFR Wholesale's Website](#)

[AFR Rate Sheet Archive](#)

Lock Desk e-mail:

LockDesk@afrrwholesale.com

Lock Desk Phone:

1-877-588-2706

Lock Desk Hours:

10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 8/28/2014

45 Day Lock Exp.: 9/12/2014

60 Day Lock Exp.: 9/29/2014

W. Rate Sheet Dated: **7/29/2014**

prices are subject to change without notice

Release Time: **10:00 AM ET**

Non-Conforming 30 year Fixed Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.875	99.087	98.915	98.743
4.000	99.837	99.665	99.493
4.125	100.649	100.477	100.305
4.250	101.322	101.150	100.978
4.375	101.853	101.681	101.509
4.500	102.353	102.181	102.009
4.625	102.853	102.681	102.509
4.750	103.291	103.119	102.947
4.875	103.658	103.479	103.299
5.000	104.002	103.823	103.643
5.125	104.315	104.136	103.956
5.250	104.596	104.417	104.237

Non-Conforming 15 year Fixed Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.320	98.180	98.039
3.375	98.820	98.680	98.539
3.500	99.336	99.211	99.086
3.625	99.773	99.648	99.523
3.750	100.148	100.023	99.898
3.875	100.461	100.336	100.211
4.000	100.742	100.617	100.492
4.125	100.930	100.805	100.680
4.250	101.055	100.930	100.805
4.375	101.180	101.055	100.930
4.500	101.243	101.118	100.993
4.625	101.306	101.181	101.056

Risk Based Price Adjustments - AFR Jumbo Fixed

LTV/CLTV → FICO ↓	≤ 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

Extension Options

-0.018 per calendar day

* Please see High Reserve Guidelines

Lock Desk Policy

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Flood Certification = \$10.00

FHA ID# - 1358600006

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

[AFR Guidelines](#)

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AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website

AFR Rate Sheet Archive

Lock Desk e-mail:

LockDesk@afrwholesale.com

Lock Desk Phone:

1-877-588-2706

Lock Desk Hours:

10:00 am ET - 7:00 pm ET

prices are subject to change without notice

W. Rate Sheet Dated: **7/29/2014**

Release Time: **10:00 AM ET**

30 Day Lock Exp.: **8/28/2014**

Max Price After Adjustments 101.750

Jumbo 5/1 Arm Full Doc	
Rate	30 day
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
4.125	101.650
4.250	101.900
4.375	102.150
4.500	102.400

Jumbo 7/1 Arm Full Doc	
Rate	30 day
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
4.625	101.650
4.750	101.900
4.875	102.150
5.000	102.400

E-Z Doc 5/1 Arm	
Rate	30 day
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
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A

E-Z Doc 7/1 Arm	
Rate	30 day
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
5.875	N/A
6.000	N/A
6.125	N/A
6.250	N/A

Jumbo Arm LLPA	
Adjuster	Adjustment
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
\$1,000,001 - \$1,125,000	-0.125
\$1,125,001 - \$1,250,000	-0.250
\$1,250,001 - \$1,375,000	-0.375
\$1,375,001 - \$2,000,000	-0.500
Extension Option	-0.018 per calendar day

Jumbo Arm LLPA	
Adjuster	Adjustment
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
\$1,000,001 - \$1,125,000	-0.125
\$1,125,001 - \$1,250,000	-0.250
\$1,250,001 - \$1,375,000	-0.375
\$1,375,001 - \$2,000,000	-0.500
Extension Option	-0.018 per calendar day

Lock Desk Policy

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Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
5.500	N/A	N/A
5.625	N/A	N/A
5.750	N/A	N/A
5.875	N/A	N/A
6.000	N/A	N/A
6.125	N/A	N/A
6.250	N/A	N/A
6.375	N/A	N/A
6.500	N/A	N/A
6.625	N/A	N/A
6.750	N/A	N/A
6.875	N/A	N/A
7.000	N/A	N/A
7.125	N/A	N/A
7.250	N/A	N/A

Access 15 yr Fixed (AOAP-15F)		
Rate	30 day	45 day
4.750	N/A	N/A
4.875	N/A	N/A
5.000	N/A	N/A
5.125	N/A	N/A
5.250	N/A	N/A
5.375	N/A	N/A
5.500	N/A	N/A
5.625	N/A	N/A
5.750	N/A	N/A
5.875	N/A	N/A
6.000	N/A	N/A
6.125	N/A	N/A
6.250	N/A	N/A
6.375	N/A	N/A
6.500	N/A	N/A

Access FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.063	2.625	0.875	-0.437	-1.313	-2.188
720-739	3.063	2.188	0.438	-0.875	-1.750	-2.625
700-719	2.188	1.313	-0.875	-1.313	-2.188	-3.063
680-699	1.750	0.875	-1.313	-1.750	-3.063	-3.938
660-679	0.875	-0.437	-2.188	-2.188	-3.500	-4.813
640-659	0.438	-0.875	-2.625	-3.063	-3.938	N/A
620-639	-0.437	-1.313	-3.063	-3.938	N/A	N/A

Access Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	-0.438	-0.875
All CLTVs		
Condo	-1.750	
2nd Home/Investor Property	-1.750	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.875	

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)		
Rate	30 day	45 day
5.500	N/A	N/A
5.625	N/A	N/A
5.750	N/A	N/A
5.875	N/A	N/A
6.000	N/A	N/A
6.125	N/A	N/A
6.250	N/A	N/A
6.375	N/A	N/A
6.500	N/A	N/A
6.625	N/A	N/A
6.750	N/A	N/A
6.875	N/A	N/A
7.000	N/A	N/A
7.125	N/A	N/A
7.250	N/A	N/A

Asset 15 yr Fixed (AOAIP-15F)		
Rate	30 day	45 day
4.750	N/A	N/A
4.875	N/A	N/A
5.000	N/A	N/A
5.125	N/A	N/A
5.250	N/A	N/A
5.375	N/A	N/A
5.500	N/A	N/A
5.625	N/A	N/A
5.750	N/A	N/A
5.875	N/A	N/A
6.000	N/A	N/A
6.125	N/A	N/A
6.250	N/A	N/A
6.375	N/A	N/A
6.500	N/A	N/A

Asset FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.063	2.625	0.875	-0.437	-1.313	-2.188
720-739	3.063	2.188	0.438	-0.875	-1.750	-2.625
700-719	2.188	1.313	-0.875	-1.313	-2.188	-3.063

Asset Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-1.313
All CLTVs		
Condo	-1.750	
2nd Home/Investor Property	-0.875	
DTI>50% (Prior to utilization of assets)	-0.875	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.875	

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Flood Certification = \$10.00

FHA ID# - 1358600006

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Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)		
Rate	30 day	45 day
4.500	N/A	N/A
4.625	N/A	N/A
4.750	N/A	N/A
4.875	N/A	N/A
5.000	N/A	N/A
5.125	N/A	N/A
5.250	N/A	N/A
5.375	N/A	N/A
5.500	N/A	N/A
5.625	N/A	N/A
5.750	N/A	N/A
5.875	N/A	N/A
6.000	N/A	N/A
6.125	N/A	N/A
6.250	N/A	N/A

Ratio 15 yr Fixed (AORP-15F)		
Rate	30 day	45 day
3.750	N/A	N/A
3.875	N/A	N/A
4.000	N/A	N/A
4.125	N/A	N/A
4.250	N/A	N/A
4.375	N/A	N/A
4.500	N/A	N/A
4.625	N/A	N/A
4.750	N/A	N/A
4.875	N/A	N/A
5.000	N/A	N/A
5.125	N/A	N/A
5.250	N/A	N/A
5.375	N/A	N/A
5.500	N/A	N/A

Ratio FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.063	2.625	0.875	-0.437	-1.313	-2.188
720-739	3.063	2.188	0.438	-0.875	-1.750	-2.625
700-719	2.188	1.313	-0.875	-1.313	-2.188	-3.063

Ratio Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-1.313
All CLTVs		
Condo		-1.750
2nd Home/Investor Property		-0.875
DTI ≤43%		0.000
DTI 43.01-47%		-0.875
DTI 47.01-55%		-1.750
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI		-0.875

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)		
Rate	30 day	45 day
5.500	N/A	N/A
5.625	N/A	N/A
5.750	N/A	N/A
5.875	N/A	N/A
6.000	N/A	N/A
6.125	N/A	N/A
6.250	N/A	N/A
6.375	N/A	N/A
6.500	N/A	N/A
6.625	N/A	N/A
6.750	N/A	N/A
6.875	N/A	N/A
7.000	N/A	N/A
7.125	N/A	N/A
7.250	N/A	N/A

Income 15 yr Fixed (AOIP-15F)		
Rate	30 day	45 day
4.750	N/A	N/A
4.875	N/A	N/A
5.000	N/A	N/A
5.125	N/A	N/A
5.250	N/A	N/A
5.375	N/A	N/A
5.500	N/A	N/A
5.625	N/A	N/A
5.750	N/A	N/A
5.875	N/A	N/A
6.000	N/A	N/A
6.125	N/A	N/A
6.250	N/A	N/A
6.375	N/A	N/A
6.500	N/A	N/A

Income FICO / LTV Price Adjustments						
FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.063	2.625	0.875	-0.437	-1.313	-2.188
720-739	3.063	2.188	0.438	-0.875	-1.750	-2.625
700-719	2.188	1.313	-0.875	-1.313	-2.188	-3.063

Income Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-1.313
All CLTVs		
Condo		-1.750
2nd Home/Investor Property		-0.875
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI		-0.875

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