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: 8/1/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 9/2/2014
45 Day Lock Exp.: 9/17/2014
60 Day Lock Exp.: 10/2/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.374	99.124	98.874
3.500	100.124	99.874	99.624
3.625	100.224	99.974	99.724
3.750	102.256	102.006	101.756
3.875	102.756	102.506	102.256
4.000	103.456	103.206	102.956
4.125	103.556	103.306	103.056
4.250	105.162	104.912	104.662
4.375	105.547	105.297	105.047
4.500	106.012	105.762	105.512
4.625	106.112	105.862	105.612
4.750	107.321	107.071	106.821
4.875	107.721	107.471	107.221
5.000	108.321	108.071	107.821
5.125	108.421	108.171	107.921
5.250	108.743	108.493	108.243
5.375	108.231	107.981	107.731
5.500	108.731	108.481	108.231
5.625	108.931	108.681	108.431

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.124	98.874	98.624
3.500	99.874	99.624	99.374
3.625	99.974	99.724	99.474
3.750	102.006	101.756	101.506
3.875	102.506	102.256	102.006
4.000	103.206	102.956	102.706
4.125	103.306	103.056	102.806
4.250	104.912	104.662	104.412
4.375	105.297	105.047	104.797
4.500	105.762	105.512	105.262
4.625	105.862	105.612	105.362
4.750	107.221	106.971	106.721
4.875	107.621	107.371	107.121
5.000	108.221	107.971	107.721
5.125	108.321	108.071	107.821
5.250	108.643	108.393	108.143
5.375	108.131	107.881	107.631
5.500	108.631	108.381	108.131
5.625	108.831	108.581	108.331

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.278	100.028	99.778
2.875	100.578	100.328	100.078
3.000	100.828	100.578	100.328
3.125	100.978	100.728	100.478
3.250	102.360	102.110	101.860
3.375	102.660	102.410	102.160
3.500	102.910	102.660	102.410
3.625	103.060	102.810	102.560
3.750	104.239	103.989	103.739
3.875	104.539	104.289	104.039
4.000	104.789	104.539	104.289
4.125	104.939	104.689	104.439
4.250	104.122	103.872	103.622
4.375	104.422	104.172	103.922
4.500	104.522	104.272	104.022
4.625	104.672	104.422	104.172
4.750	104.672	104.422	104.172

5/1 Arm Government "Caps 1/1/5" Standard Product

Rate	30 Day	45 Day	60 Day
2.875	100.478	100.228	99.978
3.000	100.728	100.478	100.228
3.125	100.828	100.578	100.328
3.250	101.696	101.446	101.196
3.375	101.946	101.696	101.446

Margin = 2.250 Index = 0.110

Buyer's Bonus

Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

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

30/25 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	98.474	98.224	97.974
3.500	99.224	98.974	98.724
3.625	99.324	99.074	98.824
3.750	101.356	101.106	100.856
3.875	101.856	101.606	101.356
4.000	102.556	102.306	102.056
4.125	102.656	102.406	102.156
4.250	104.262	104.012	103.762
4.375	104.647	104.397	104.147
4.500	105.112	104.862	104.612
4.625	105.212	104.962	104.712
4.750	106.421	106.171	105.921
4.875	106.821	106.571	106.321
5.000	107.421	107.171	106.921
5.125	107.521	107.271	107.021
5.250	107.843	107.593	107.343
5.375	107.331	107.081	106.831
5.500	107.831	107.581	107.331
5.625	108.031	107.781	107.531

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	98.374	98.124	97.874
3.500	99.124	98.874	98.624
3.625	99.224	98.974	98.724
3.750	101.256	101.006	100.756
3.875	101.756	101.506	101.256
4.000	102.456	102.206	101.956
4.125	102.556	102.306	102.056
4.250	104.162	103.912	103.662
4.375	104.547	104.297	104.047
4.500	105.012	104.762	104.512
4.625	105.112	104.862	104.612
4.750	106.321	106.071	105.821
4.875	106.721	106.471	106.221
5.000	107.321	107.071	106.821
5.125	107.421	107.171	106.921
5.250	107.743	107.493	107.243
5.375	107.231	106.981	106.731
5.500	107.731	107.481	107.231
5.625	107.931	107.681	107.431

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.478	99.228	98.978
2.875	99.778	99.528	99.278
3.000	100.028	99.778	99.528
3.125	100.178	99.928	99.678
3.250	101.560	101.310	101.060
3.375	101.860	101.610	101.360
3.500	102.110	101.860	101.610
3.625	102.260	102.010	101.760
3.750	103.439	103.189	102.939
3.875	103.739	103.489	103.239
4.000	103.989	103.739	103.489
4.125	104.139	103.889	103.639
4.250	103.322	103.072	102.822
4.375	103.622	103.372	103.122
4.500	103.722	103.472	103.222
4.625	103.872	103.622	103.372
4.750	103.872	103.622	103.372

5/1 Arm Government "Caps 1/1/5" Specialty Product

Rate	30 Day	45 Day	60 Day
2.875	99.788	99.538	99.288
3.000	100.038	99.788	99.538
3.125	100.138	99.888	99.638
3.250	101.006	100.756	100.506
3.375	101.256	101.006	100.756

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	97.049	96.799	96.549
4.000	100.381	100.131	99.881
4.500	102.937	102.687	102.437
5.000	105.246	104.996	104.746

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.394	98.144	97.894
3.500	100.476	100.226	99.976
4.000	102.355	102.105	101.855
4.500	102.088	101.838	101.588
5.000	N/A	N/A	N/A

Specialty Adj.

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	0.000	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	8/1/2014	4.750%

American Financial Resources, Inc. - Announcements

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Flood Certification = $10.00 FHA ID# - 1358600006

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DURP 30/25 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	N/A	N/A	N/A	N/A	N/A	N/A
3.375	93.773	93.523	93.273	N/A	N/A	N/A
3.500	94.810	94.560	94.310	N/A	N/A	N/A
3.625	95.846	95.596	95.346	93.321	93.071	92.821
3.750	96.832	96.582	96.332	94.491	94.241	93.991
3.875	97.775	97.525	97.275	95.543	95.293	95.043
4.000	98.801	98.551	98.301	96.678	96.428	96.178
4.125	99.909	99.659	99.409	97.896	97.646	97.396
4.250	100.832	100.582	100.332	98.929	98.679	98.429
4.375	101.466	101.216	100.966	99.672	99.422	99.172
4.500	102.262	102.012	101.762	100.577	100.327	100.077
4.625	103.221	102.971	102.721	101.645	101.395	101.145
4.750	104.041	103.791	103.541	102.662	102.412	102.162
4.875	104.544	104.294	104.044	103.493	103.243	102.993
5.000	105.143	104.893	104.643	104.420	104.170	103.920
5.125	105.839	105.589	105.339	105.444	105.194	104.944
5.250	106.554	106.304	106.054	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.125	92.624	92.374	92.124	N/A	N/A	N/A
3.250	94.105	93.855	93.605	N/A	N/A	N/A
3.375	95.071	94.821	94.571	93.623	93.373	93.123
3.500	96.037	95.787	95.537	94.862	94.612	94.362
3.625	97.004	96.754	96.504	96.102	95.852	95.602
3.750	97.881	97.631	97.381	97.157	96.907	96.657
3.875	98.626	98.376	98.126	97.967	97.717	97.467
4.000	99.371	99.121	98.871	98.860	98.610	98.360
4.125	100.117	99.867	99.617	99.836	99.586	99.336
4.250	100.835	100.585	100.335	100.624	100.374	100.124
4.375	101.515	101.265	101.015	101.124	100.874	100.624
4.500	102.195	101.945	101.695	101.787	101.537	101.287
4.625	102.874	102.624	102.374	102.614	102.364	102.114
4.750	103.498	103.248	102.998	103.318	103.068	102.818
4.875	104.036	103.786	103.536	103.727	103.477	103.227
5.000	104.575	104.325	104.075	104.233	103.983	103.733
5.125	105.114	104.864	104.614	104.835	104.585	104.335
5.250	N/A	N/A	N/A	105.494	105.244	104.994

DURP 15 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.000	98.889	98.639	98.389	95.919	95.669	95.419
3.125	99.487	99.237	98.987	96.680	96.430	96.180
3.250	99.998	99.748	99.498	97.315	97.065	96.815
3.375	100.635	100.385	100.135	98.077	97.827	97.577
3.500	101.399	101.149	100.899	98.966	98.716	98.466
3.625	101.979	101.729	101.479	99.639	99.389	99.139
3.750	102.403	102.153	101.903	100.126	99.876	99.626
3.875	102.960	102.710	102.460	100.745	100.495	100.245
4.000	103.651	103.401	103.151	101.498	101.248	100.998
4.125	104.020	103.770	103.520	102.003	101.753	101.503
4.250	104.032	103.782	103.532	102.218	101.968	101.718
4.375	104.043	103.793	103.543	102.433	102.183	101.933
4.500	104.053	103.803	103.553	102.646	102.396	102.146
4.625	104.065	103.815	103.565	102.723	102.473	102.223
4.750	104.078	103.828	103.578	102.673	102.423	102.173
4.875	104.091	103.841	103.591	102.624	102.374	102.124
5.000	104.104	103.854	103.604	102.574	102.324	102.074
5.125	104.117	103.867	103.617	102.525	102.275	102.025

DURP 10 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.000	98.694	98.444	98.194	95.719	95.469	95.219
3.125	99.264	99.014	98.764	96.480	96.230	95.980
3.250	99.719	99.469	99.219	97.115	96.865	96.615
3.375	100.174	99.924	99.674	97.877	97.627	97.377
3.500	100.628	100.378	100.128	98.766	98.516	98.266
3.625	101.095	100.845	100.595	99.439	99.189	98.939
3.750	101.571	101.321	101.071	99.926	99.676	99.426
3.875	102.048	101.798	101.548	100.545	100.295	100.045
4.000	102.524	102.274	102.024	101.298	101.048	100.798
4.125	102.759	102.509	102.259	101.803	101.553	101.303
4.250	102.770	102.520	102.270	102.018	101.768	101.518
4.375	102.781	102.531	102.281	102.233	101.983	101.733
4.500	102.793	102.543	102.293	102.446	102.196	101.946
4.625	102.805	102.555	102.305	102.523	102.273	102.023
4.750	102.818	102.568	102.318	102.473	102.223	101.973
4.875	102.831	102.581	102.331	102.424	102.174	101.924
5.000	102.844	102.594	102.344	102.374	102.124	101.874
5.125	102.857	102.607	102.357	102.325	102.075	101.825

Applicable for all mortgage 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%	85.01 - 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 delivers 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	

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%	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	Non Interest-Only LLPA 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

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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	94.773	94.523	94.498
3.500	95.810	95.560	95.535
3.625	96.846	96.596	96.571
3.750	97.832	97.582	97.557
3.875	98.775	98.525	98.500
3.990	99.751	99.501	99.476
4.000	99.801	99.551	99.526
4.125	100.909	100.659	100.634
4.250	101.832	101.582	101.557
4.375	102.466	102.216	102.191
4.500	103.262	103.012	102.987
4.625	104.221	103.971	103.946
4.750	105.041	104.791	104.766
4.875	105.544	105.294	105.269
4.990	106.093	105.843	105.818
5.000	106.143	105.893	105.868
5.125	106.839	106.589	106.564
5.250	107.554	107.304	107.279

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.634	94.384	94.134
3.250	96.115	95.865	95.615
3.375	97.081	96.831	96.581
3.500	98.047	97.797	97.547
3.625	99.014	98.764	98.514
3.750	99.891	99.641	99.391
3.875	100.636	100.386	100.136
3.990	101.331	101.081	100.831
4.000	101.381	101.131	100.881
4.125	102.127	101.877	101.627
4.250	102.845	102.595	102.345
4.375	103.525	103.275	103.025
4.500	104.205	103.955	103.705
4.625	104.884	104.634	104.384
4.750	105.508	105.258	105.008
4.875	106.046	105.796	105.546
4.990	106.535	106.285	106.035
5.000	106.585	106.335	106.085
5.125	107.124	106.874	106.624

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	99.639	99.389	99.139
3.125	100.237	99.987	99.737
3.250	100.748	100.498	100.248
3.375	101.385	101.135	100.885
3.500	102.149	101.899	101.649
3.625	102.729	102.479	102.229
3.750	103.153	102.903	102.653
3.875	103.710	103.460	103.210
3.990	104.351	104.101	103.851
4.000	104.401	104.151	103.901
4.125	104.770	104.520	104.270
4.250	104.782	104.532	104.282
4.375	104.793	104.543	104.293
4.500	104.803	104.553	104.303
4.625	104.815	104.565	104.315
4.750	104.828	104.578	104.328
4.875	104.841	104.591	104.341
4.990	104.804	104.554	104.304
5.000	104.854	104.604	104.354
5.125	104.867	104.617	104.367

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.704	100.454	100.204
3.125	101.274	101.024	100.774
3.250	101.729	101.479	101.229
3.375	102.184	101.934	101.684
3.500	102.638	102.388	102.138
3.625	103.105	102.855	102.605
3.750	103.581	103.331	103.081
3.875	104.058	103.808	103.558
3.990	104.484	104.234	103.984
4.000	104.534	104.284	104.034
4.125	104.769	104.519	104.269
4.250	104.780	104.530	104.280
4.375	104.791	104.541	104.291
4.500	104.803	104.553	104.303
4.625	104.815	104.565	104.315
4.750	104.828	104.578	104.328
4.875	104.841	104.591	104.341
4.990	104.804	104.554	104.304
5.000	104.854	104.604	104.354
5.125	104.867	104.617	104.367

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
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	N/A	N/A	N/A
3.250	94.397	94.147	93.897
3.375	95.668	95.418	95.168
3.500	96.792	96.542	96.292
3.625	97.727	97.477	97.227
3.750	98.745	98.495	98.245
3.875	99.846	99.596	99.346
3.990	100.722	100.472	100.222
4.000	100.772	100.522	100.272
4.125	101.427	101.177	100.927
4.250	102.247	101.997	101.747
4.375	103.231	102.981	102.731
4.500	104.028	103.778	103.528
4.625	104.437	104.187	103.937
4.750	104.943	104.693	104.443
4.875	105.545	105.295	105.045

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	98.572	98.322	98.072
3.125	99.229	98.979	98.729
3.250	99.724	99.474	99.224
3.375	100.346	100.096	99.846
3.500	101.094	100.844	100.594
3.625	101.601	101.351	101.101
3.750	101.901	101.651	101.401
3.875	102.333	102.083	101.833
3.990	102.848	102.598	102.348
4.000	102.898	102.648	102.398
4.125	103.134	102.884	102.634
4.250	103.006	102.756	102.506
4.375	102.876	102.626	102.376
4.500	102.746	102.496	102.246
4.625	102.674	102.424	102.174
4.750	102.656	102.406	102.156
4.875	102.637	102.387	102.137
4.990	102.569	102.319	102.069
5.000	102.619	102.369	102.119
5.125	102.601	102.351	102.101

Adjustments

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%	85.01 - 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 requiered credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

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 → / 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 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

Cash-Out Refinance

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 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	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 LLPAs 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 → / FICO ↓	≤ 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 Term ≤ 20 yr

LTV → / FICO ↓	≤ 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 ≤ 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# - 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: 8/1/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 9/2/2014
45 Day Lock Exp.: 9/17/2014
60 Day Lock Exp.: 10/2/2014

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.183	92.933	92.683
3.375	94.221	93.971	93.721
3.500	95.240	94.990	94.740
3.625	96.230	95.980	95.730
3.750	97.189	96.939	96.689
3.875	98.186	97.936	97.686
4.000	99.147	98.897	98.647
4.125	100.058	99.808	99.558
4.250	100.766	100.516	100.266
4.375	101.652	101.402	101.152
4.500	102.527	102.277	102.027
4.625	103.357	103.107	102.857
4.750	103.997	103.747	103.497
4.875	104.489	104.239	103.989
5.000	105.172	104.922	104.672
5.125	105.957	105.707	105.457
5.250	106.549	106.299	106.049

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	92.558	92.308	92.058
3.375	93.596	93.346	93.096
3.500	94.615	94.365	94.115
3.625	95.605	95.355	95.105
3.750	96.564	96.314	96.064
3.875	97.561	97.311	97.061
4.000	98.522	98.272	98.022
4.125	99.433	99.183	98.933
4.250	100.891	100.641	100.391
4.375	101.777	101.527	101.277
4.500	102.652	102.402	102.152
4.625	103.482	103.232	102.982
4.750	105.122	104.872	104.622
4.875	105.614	105.364	105.114
5.000	106.297	106.047	105.797
5.125	107.082	106.832	106.582
5.250	106.549	106.299	106.049

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.873	95.623	95.373
3.375	96.789	96.539	96.289
3.500	97.687	97.437	97.187
3.625	98.567	98.317	98.067
3.750	99.265	99.015	98.765
3.875	99.844	99.594	99.344
4.000	100.380	100.130	99.880
4.125	101.209	100.959	100.709
4.250	101.843	101.593	101.343
4.375	102.349	102.099	101.849
4.500	103.178	102.928	102.678
4.625	103.933	103.683	103.433
4.750	104.503	104.253	104.003
4.875	104.972	104.722	104.472
5.000	105.589	105.339	105.089
5.125	106.309	106.059	105.809
5.250	106.862	106.612	106.362

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.936	94.686	94.436
3.375	95.852	95.602	95.352
3.500	96.750	96.500	96.250
3.625	97.630	97.380	97.130
3.750	98.640	98.390	98.140
3.875	99.219	98.969	98.719
4.000	99.755	99.505	99.255
4.125	100.584	100.334	100.084
4.250	101.531	101.281	101.031
4.375	102.037	101.787	101.537
4.500	102.866	102.616	102.366
4.625	103.621	103.371	103.121
4.750	103.816	103.566	103.316
4.875	104.285	104.035	103.785
5.000	104.902	104.652	104.402
5.125	105.622	105.372	105.122
5.250	106.862	106.612	106.362

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.515	94.265	94.015
2.375	95.274	95.024	94.774
2.500	96.033	95.783	95.533
2.625	96.637	96.387	96.137
2.750	97.644	97.394	97.144
2.875	98.402	98.152	97.902
3.000	99.156	98.906	98.656
3.125	99.722	99.472	99.222
3.250	100.200	99.950	99.700
3.375	100.921	100.671	100.421
3.500	101.623	101.373	101.123
3.625	102.148	101.898	101.648
3.750	102.581	102.331	102.081
3.875	103.210	102.960	102.710
4.000	103.865	103.615	103.365
4.125	104.378	104.128	103.878
4.250	104.812	104.562	104.312

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.390	92.140	91.890
2.375	93.149	92.899	92.649
2.500	93.908	93.658	93.408
2.625	94.512	94.262	94.012
2.750	96.707	96.457	96.207
2.875	97.465	97.215	96.965
3.000	98.219	97.969	97.719
3.125	98.785	98.535	98.285
3.250	99.263	99.013	98.763
3.375	99.984	99.734	99.484
3.500	100.686	100.436	100.186
3.625	101.211	100.961	100.711
3.750	101.831	101.581	101.331
3.875	102.460	102.210	101.960
4.000	103.115	102.865	102.615
4.125	103.628	103.378	103.128
4.250	104.125	103.875	103.625

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, LA, 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

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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

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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: 8/1/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/2/2014
45 Day Lock Exp.: 9/17/2014
60 Day Lock Exp.: 10/2/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.875	98.370	98.198	98.026
4.000	99.120	98.948	98.776
4.125	99.932	99.760	99.588
4.250	100.807	100.635	100.463
4.375	101.338	101.166	100.994
4.500	101.838	101.666	101.494
4.625	102.338	102.166	101.994
4.750	102.776	102.604	102.432
4.875	103.143	102.964	102.784
5.000	103.487	103.308	103.128
5.125	103.800	103.621	103.441
5.250	104.081	103.902	103.722

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	97.752	97.612	97.471
3.375	98.252	98.112	97.971
3.500	98.768	98.643	98.518
3.625	99.205	99.080	98.955
3.750	99.580	99.455	99.330
3.875	99.893	99.768	99.643
4.000	100.174	100.049	99.924
4.125	100.362	100.237	100.112
4.250	100.487	100.362	100.237
4.375	100.612	100.487	100.362
4.500	100.675	100.550	100.425
4.625	100.738	100.613	100.488

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

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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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[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: 8/1/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 9/2/2014

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

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[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]

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Lock Desk Phone: 1-877-588-2706
Lock Desk Hours: 10:00 am ET - 7:00 pm ET

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W. Rate Sheet Dated: 8/1/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/2/2014
45 Day Lock Exp.: 9/17/2014

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
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
7.375	N/A	N/A
7.500	N/A	N/A
7.625	N/A	N/A
7.750	N/A	N/A
7.875	N/A	N/A
8.000	N/A	N/A
8.125	N/A	N/A

Maximum All-In Price After Adjustments And Before Comp Plan = 101.750

Access 15 yr Fixed (AOAP-15F)		
Rate	30 day	45 day
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
7.375	N/A	N/A
7.500	N/A	N/A
7.625	N/A	N/A

Access FICO / LTV Price Adjustments						
	LTV RATIOS					
FICO	≤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
5.875	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
7.375	N/A	N/A
7.500	N/A	N/A
7.625	N/A	N/A

Maximum All-In Price After Adjustments And Before Comp Plan = 101.750

Asset 15 yr Fixed (AOAIP-15F)		
Rate	30 day	45 day
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
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

Asset FICO / LTV Price Adjustments						
	LTV RATIOS					
FICO	≤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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W. Rate Sheet Dated: 8/1/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 9/2/2014
45 Day Lock Exp.: 9/17/2014

Alt-Option Ratio Terms & Pricing

Maximum All-In Price After Adjustments And Before Comp Plan = 101.750

Ratio 30 yr Fixed (AORP-30F)		
Rate	30 day	45 day
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
7.375	N/A	N/A
7.500	N/A	N/A
7.625	N/A	N/A

Ratio 15 yr Fixed (AORP-15F)		
Rate	30 day	45 day
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
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

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

Maximum All-In Price After Adjustments And Before Comp Plan = 101.750

Income 30 yr Fixed (AOIP-30F)		
Rate	30 day	45 day
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
7.375	N/A	N/A
7.500	N/A	N/A
7.625	N/A	N/A

Income 15 yr Fixed (AOIP-15F)		
Rate	30 day	45 day
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
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

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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