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: 8/5/2014
Release Time: 10:00 AM ET

30 Day Lock Exp.: 9/4/2014
45 Day Lock Exp.: 9/19/2014
60 Day Lock Exp.: 10/6/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.640	99.390	99.140
3.500	100.390	100.140	99.890
3.625	100.490	100.240	99.990
3.750	102.381	102.131	101.881
3.875	102.881	102.631	102.381
4.000	103.581	103.331	103.081
4.125	103.681	103.431	103.181
4.250	105.209	104.959	104.709
4.375	105.594	105.344	105.094
4.500	106.059	105.809	105.559
4.625	106.159	105.909	105.659
4.750	107.384	107.134	106.884
4.875	107.784	107.534	107.284
5.000	108.384	108.134	107.884
5.125	108.484	108.234	107.984
5.250	108.961	108.711	108.461
5.375	108.449	108.199	107.949
5.500	108.949	108.699	108.449
5.625	109.149	108.899	108.649

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.390	99.140	98.890
3.500	100.140	99.890	99.640
3.625	100.240	99.990	99.740
3.750	102.131	101.881	101.631
3.875	102.631	102.381	102.131
4.000	103.331	103.081	102.831
4.125	103.431	103.181	102.931
4.250	104.959	104.709	104.459
4.375	105.344	105.094	104.844
4.500	105.809	105.559	105.309
4.625	105.909	105.659	105.409
4.750	107.284	107.034	106.784
4.875	107.684	107.434	107.184
5.000	108.284	108.034	107.784
5.125	108.384	108.134	107.884
5.250	108.861	108.611	108.361
5.375	108.349	108.099	107.849
5.500	108.849	108.599	108.349
5.625	109.049	108.799	108.549

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.274	100.024	99.774
2.875	100.574	100.324	100.074
3.000	100.824	100.574	100.324
3.125	100.974	100.724	100.474
3.250	102.372	102.122	101.872
3.375	102.672	102.422	102.172
3.500	102.922	102.672	102.422
3.625	103.072	102.822	102.572
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	104.134	103.884	103.634
4.375	104.434	104.184	103.934
4.500	104.534	104.284	104.034
4.625	104.684	104.434	104.184
4.750	104.684	104.434	104.184

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 = 0.120	

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	98.740	98.490	98.240
3.500	99.490	99.240	98.990
3.625	99.590	99.340	99.090
3.750	101.481	101.231	100.981
3.875	101.981	101.731	101.481
4.000	102.681	102.431	102.181
4.125	102.781	102.531	102.281
4.250	104.309	104.059	103.809
4.375	104.694	104.444	104.194
4.500	105.159	104.909	104.659
4.625	105.259	105.009	104.759
4.750	106.484	106.234	105.984
4.875	106.884	106.634	106.384
5.000	107.484	107.234	106.984
5.125	107.584	107.334	107.084
5.250	108.061	107.811	107.561
5.375	107.549	107.299	107.049
5.500	108.049	107.799	107.549
5.625	108.249	107.999	107.749

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.474	99.224	98.974
2.875	99.774	99.524	99.274
3.000	100.024	99.774	99.524
3.125	100.174	99.924	99.674
3.250	101.572	101.322	101.072
3.375	101.872	101.622	101.372
3.500	102.122	101.872	101.622
3.625	102.272	102.022	101.772
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	103.334	103.084	102.834
4.375	103.634	103.384	103.134
4.500	103.734	103.484	103.234
4.625	103.884	103.634	103.384
4.750	103.884	103.634	103.384

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	98.640	98.390	98.140
3.500	99.390	99.140	98.890
3.625	99.490	99.240	98.990
3.750	101.381	101.131	100.881
3.875	101.881	101.631	101.381
4.000	102.581	102.331	102.081
4.125	102.681	102.431	102.181
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4.875	106.784	106.534	106.284
5.000	107.384	107.134	106.884
5.125	107.484	107.234	106.984
5.250	107.961	107.711	107.461
5.375	107.449	107.199	106.949
5.500	107.949	107.699	107.449
5.625	108.149	107.899	107.649

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 = 0.120	

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	97.315	97.065	96.815
4.000	100.506	100.256	100.006
4.500	102.984	102.734	102.484
5.000	105.309	105.059	104.809

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.390	98.140	97.890
3.500	100.488	100.238	99.988
4.000	102.355	102.105	101.855
4.500	102.100	101.850	101.600
5.000	N/A	N/A	N/A

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	8/5/2014	4.500%

American Financial Resources, Inc. - Announcements

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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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	92.960	92.710	92.460	N/A	N/A	N/A
3.375	93.993	93.743	93.493	N/A	N/A	N/A
3.500	95.026	94.776	94.526	N/A	N/A	N/A
3.625	96.059	95.809	95.559	93.533	93.283	93.033
3.750	97.037	96.787	96.537	94.695	94.445	94.195
3.875	97.964	97.714	97.464	95.732	95.482	95.232
4.000	98.973	98.723	98.473	96.851	96.601	96.351
4.125	100.064	99.814	99.564	98.051	97.801	97.551
4.250	100.974	100.724	100.474	99.070	98.820	98.570
4.375	101.601	101.351	101.101	99.807	99.557	99.307
4.500	102.390	102.140	101.890	100.705	100.455	100.205
4.625	103.340	103.090	102.840	101.764	101.514	101.264
4.750	104.154	103.904	103.654	102.775	102.525	102.275
4.875	104.658	104.408	104.158	103.608	103.358	103.108
5.000	105.259	105.009	104.759	104.537	104.287	104.037
5.125	105.956	105.706	105.456	105.562	105.312	105.062
5.250	106.675	106.425	106.175	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	92.844	92.594	92.344	N/A	N/A	N/A
3.250	94.328	94.078	93.828	N/A	N/A	N/A
3.375	95.291	95.041	94.791	93.842	93.592	93.342
3.500	96.253	96.003	95.753	95.078	94.828	94.578
3.625	97.216	96.966	96.716	96.315	96.065	95.815
3.750	98.088	97.838	97.588	97.364	97.114	96.864
3.875	98.824	98.574	98.324	98.166	97.916	97.666
4.000	99.561	99.311	99.061	99.051	98.801	98.551
4.125	100.297	100.047	99.797	100.017	99.767	99.517
4.250	101.004	100.754	100.504	100.795	100.545	100.295
4.375	101.668	101.418	101.168	101.282	101.032	100.782
4.500	102.332	102.082	101.832	101.930	101.680	101.430
4.625	102.996	102.746	102.496	102.739	102.489	102.239
4.750	103.611	103.361	103.111	103.431	103.181	102.931
4.875	104.151	103.901	103.651	103.842	103.592	103.342
5.000	104.691	104.441	104.191	104.349	104.099	103.849
5.125	105.232	104.982	104.732	104.953	104.703	104.453
5.250	N/A	N/A	N/A	105.615	105.365	105.115

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	99.107	98.857	98.607	96.137	95.887	95.637
3.125	99.709	99.459	99.209	96.901	96.651	96.401
3.250	100.218	99.968	99.718	97.535	97.285	97.035
3.375	100.853	100.603	100.353	98.296	98.046	97.796
3.500	101.615	101.365	101.115	99.182	98.932	98.682
3.625	102.184	101.934	101.684	99.844	99.594	99.344
3.750	102.584	102.334	102.084	100.307	100.057	99.807
3.875	103.110	102.860	102.610	100.895	100.645	100.395
4.000	103.762	103.512	103.262	101.609	101.359	101.109
4.125	104.111	103.861	103.611	102.094	101.844	101.594
4.250	104.124	103.874	103.624	102.310	102.060	101.810
4.375	104.136	103.886	103.636	102.526	102.276	102.026
4.500	104.148	103.898	103.648	102.740	102.490	102.240
4.625	104.160	103.910	103.660	102.817	102.567	102.317
4.750	104.172	103.922	103.672	102.767	102.517	102.267
4.875	104.184	103.934	103.684	102.717	102.467	102.217
5.000	104.197	103.947	103.697	102.667	102.417	102.167
5.125	104.209	103.959	103.709	102.617	102.367	102.117

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	98.912	98.662	98.412	95.937	95.687	95.437
3.125	99.485	99.235	98.985	96.701	96.451	96.201
3.250	99.939	99.689	99.439	97.335	97.085	96.835
3.375	100.392	100.142	99.892	98.096	97.846	97.596
3.500	100.845	100.595	100.345	98.982	98.732	98.482
3.625	101.294	101.044	100.794	99.644	99.394	99.144
3.750	101.739	101.489	101.239	100.107	99.857	99.607
3.875	102.184	101.934	101.684	100.695	100.445	100.195
4.000	102.630	102.380	102.130	101.409	101.159	100.909
4.125	102.850	102.600	102.350	101.894	101.644	101.394
4.250	102.862	102.612	102.362	102.110	101.860	101.610
4.375	102.875	102.625	102.375	102.326	102.076	101.826
4.500	102.887	102.637	102.387	102.540	102.290	102.040
4.625	102.900	102.650	102.400	102.617	102.367	102.117
4.750	102.912	102.662	102.412	102.567	102.317	102.067
4.875	102.924	102.674	102.424	102.517	102.267	102.017
5.000	102.937	102.687	102.437	102.467	102.217	101.967
5.125	102.949	102.699	102.449	102.417	102.167	101.917

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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Flood Certification = $10.00 FHA ID# - 1358600006

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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	93.960	93.710	93.685
3.375	94.993	94.743	94.718
3.500	96.026	95.776	95.751
3.625	97.059	96.809	96.784
3.750	98.037	97.787	97.762
3.875	98.964	98.714	98.689
3.990	99.923	99.673	99.648
4.000	99.973	99.723	99.698
4.125	101.064	100.814	100.789
4.250	101.974	101.724	101.699
4.375	102.601	102.351	102.326
4.500	103.390	103.140	103.115
4.625	104.340	104.090	104.065
4.750	105.154	104.904	104.879
4.875	105.658	105.408	105.383
4.990	106.209	105.959	105.934
5.000	106.259	106.009	105.984
5.125	106.956	106.706	106.681
5.250	107.675	107.425	107.400

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.854	94.604	94.354
3.250	96.338	96.088	95.838
3.375	97.301	97.051	96.801
3.500	98.263	98.013	97.763
3.625	99.226	98.976	98.726
3.750	100.098	99.848	99.598
3.875	100.834	100.584	100.334
3.990	101.521	101.271	101.021
4.000	101.571	101.321	101.071
4.125	102.307	102.057	101.807
4.250	103.014	102.764	102.514
4.375	103.678	103.428	103.178
4.500	104.342	104.092	103.842
4.625	105.006	104.756	104.506
4.750	105.621	105.371	105.121
4.875	106.161	105.911	105.661
4.990	106.651	106.401	106.151
5.000	106.701	106.451	106.201
5.125	107.242	106.992	106.742

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	99.857	99.607	99.357
3.125	100.459	100.209	99.959
3.250	100.968	100.718	100.468
3.375	101.603	101.353	101.103
3.500	102.365	102.115	101.865
3.625	102.934	102.684	102.434
3.750	103.334	103.084	102.834
3.875	103.860	103.610	103.360
3.990	104.462	104.212	103.962
4.000	104.512	104.262	104.012
4.125	104.861	104.611	104.361
4.250	104.874	104.624	104.374
4.375	104.886	104.636	104.386
4.500	104.898	104.648	104.398
4.625	104.910	104.660	104.410
4.750	104.922	104.672	104.422
4.875	104.934	104.684	104.434
4.990	104.897	104.647	104.397
5.000	104.947	104.697	104.447
5.125	104.959	104.709	104.459

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.922	100.672	100.422
3.125	101.495	101.245	100.995
3.250	101.949	101.699	101.449
3.375	102.402	102.152	101.902
3.500	102.855	102.605	102.355
3.625	103.304	103.054	102.804
3.750	103.749	103.499	103.249
3.875	104.194	103.944	103.694
3.990	104.590	104.340	104.090
4.000	104.640	104.390	104.140
4.125	104.860	104.610	104.360
4.250	104.872	104.622	104.372
4.375	104.885	104.635	104.385
4.500	104.897	104.647	104.397
4.625	104.910	104.660	104.410
4.750	104.922	104.672	104.422
4.875	104.934	104.684	104.434
4.990	104.897	104.647	104.397
5.000	104.947	104.697	104.447
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	N/A	N/A	N/A
3.250	94.613	94.363	94.113
3.375	95.881	95.631	95.381
3.500	96.999	96.749	96.499
3.625	97.926	97.676	97.426
3.750	98.936	98.686	98.436
3.875	100.027	99.777	99.527
3.990	100.893	100.643	100.393
4.000	100.943	100.693	100.443
4.125	101.586	101.336	101.086
4.250	102.390	102.140	101.890
4.375	103.355	103.105	102.855
4.500	104.141	103.891	103.641
4.625	104.552	104.302	104.052
4.750	105.059	104.809	104.559

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	98.790	98.540	98.290
3.125	99.451	99.201	98.951
3.250	99.944	99.694	99.444
3.375	100.564	100.314	100.064
3.500	101.310	101.060	100.810
3.625	101.806	101.556	101.306
3.750	102.082	101.832	101.582
3.875	102.483	102.233	101.983
3.990	102.959	102.709	102.459
4.000	103.009	102.759	102.509
4.125	103.225	102.975	102.725
4.250	103.098	102.848	102.598
4.375	102.969	102.719	102.469
4.500	102.840	102.590	102.340
4.625	102.768	102.518	102.268
4.750	102.749	102.499	102.249
4.875	102.731	102.481	102.231
4.990	102.662	102.412	102.162
5.000	102.712	102.462	102.212
5.125	102.693	102.443	102.193

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](#)

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

30 Day Lock Exp.: 9/4/2014
45 Day Lock Exp.: 9/19/2014
60 Day Lock Exp.: 10/6/2014

prices are subject to change without notice

W. Rate Sheet Dated: 8/5/2014
Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.444	93.194	92.944
3.375	94.482	94.232	93.982
3.500	95.500	95.250	95.000
3.625	96.489	96.239	95.989
3.750	97.419	97.169	96.919
3.875	98.415	98.165	97.915
4.000	99.374	99.124	98.874
4.125	100.281	100.031	99.781
4.250	100.972	100.722	100.472
4.375	101.850	101.600	101.350
4.500	102.719	102.469	102.219
4.625	103.543	103.293	103.043
4.750	104.167	103.917	103.667
4.875	104.654	104.404	104.154
5.000	105.342	105.092	104.842
5.125	106.123	105.873	105.623
5.250	106.700	106.450	106.200

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	92.819	92.569	92.319
3.375	93.857	93.607	93.357
3.500	94.875	94.625	94.375
3.625	95.864	95.614	95.364
3.750	96.794	96.544	96.294
3.875	97.790	97.540	97.290
4.000	98.749	98.499	98.249
4.125	99.656	99.406	99.156
4.250	101.035	100.785	100.535
4.375	101.913	101.663	101.413
4.500	102.782	102.532	102.282
4.625	103.606	103.356	103.106
4.750	105.167	104.917	104.667
4.875	105.654	105.404	105.154
5.000	106.342	106.092	105.842
5.125	107.123	106.873	106.623
5.250	106.700	106.450	106.200

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.253	96.003	95.753
3.375	97.169	96.919	96.669
3.500	98.068	97.818	97.568
3.625	98.947	98.697	98.447
3.750	99.633	99.383	99.133
3.875	100.210	99.960	99.710
4.000	100.727	100.477	100.227
4.125	101.553	101.303	101.053
4.250	102.173	101.923	101.673
4.375	102.674	102.424	102.174
4.500	103.429	103.179	102.929
4.625	104.178	103.928	103.678
4.750	104.734	104.484	104.234
4.875	105.200	104.950	104.700
5.000	105.818	105.568	105.318
5.125	106.535	106.285	106.035
5.250	107.074	106.824	106.574

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.566	95.316	95.066
3.375	96.482	96.232	95.982
3.500	97.381	97.131	96.881
3.625	98.260	98.010	97.760
3.750	99.321	99.071	98.821
3.875	99.898	99.648	99.398
4.000	100.415	100.165	99.915
4.125	101.241	100.991	100.741
4.250	101.986	101.736	101.486
4.375	102.487	102.237	101.987
4.500	103.242	102.992	102.742
4.625	103.991	103.741	103.491
4.750	104.734	104.484	104.234
4.875	105.200	104.950	104.700
5.000	105.818	105.568	105.318
5.125	106.535	106.285	106.035
5.250	107.074	106.824	106.574

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.815	94.565	94.315
2.375	95.575	95.325	95.075
2.500	96.335	96.085	95.835
2.625	96.921	96.671	96.421
2.750	97.880	97.630	97.380
2.875	98.638	98.388	98.138
3.000	99.389	99.139	98.889
3.125	99.937	99.687	99.437
3.250	100.412	100.162	99.912
3.375	101.059	100.809	100.559
3.500	101.758	101.508	101.258
3.625	102.260	102.010	101.760
3.750	102.691	102.441	102.191
3.875	103.326	103.076	102.826
4.000	103.980	103.730	103.480
4.125	104.474	104.224	103.974
4.250	104.906	104.656	104.406

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.690	92.440	92.190
2.375	93.450	93.200	92.950
2.500	94.210	93.960	93.710
2.625	94.796	94.546	94.296
2.750	96.943	96.693	96.443
2.875	97.701	97.451	97.201
3.000	98.452	98.202	97.952
3.125	99.000	98.750	98.500
3.250	99.475	99.225	98.975
3.375	100.122	99.872	99.622
3.500	100.821	100.571	100.321
3.625	101.323	101.073	100.823
3.750	101.941	101.691	101.441
3.875	102.576	102.326	102.076
4.000	103.230	102.980	102.730
4.125	103.724	103.474	103.224
4.250	104.219	103.969	103.719

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

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: 8/5/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/4/2014
45 Day Lock Exp.: 9/19/2014
60 Day Lock Exp.: 10/6/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.875	98.904	98.732	98.560
4.000	99.654	99.482	99.310
4.125	100.466	100.294	100.122
4.250	101.271	101.099	100.927
4.375	101.802	101.630	101.458
4.500	102.302	102.130	101.958
4.625	102.802	102.630	102.458
4.750	103.240	103.068	102.896
4.875	103.607	103.428	103.248
5.000	103.951	103.772	103.592
5.125	104.264	104.085	103.905
5.250	104.545	104.366	104.186

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.559	98.419	98.278
3.375	99.059	98.919	98.778
3.500	99.575	99.450	99.325
3.625	100.012	99.887	99.762
3.750	100.387	100.262	100.137
3.875	100.700	100.575	100.450
4.000	100.981	100.856	100.731
4.125	101.169	101.044	100.919
4.250	101.294	101.169	101.044
4.375	101.419	101.294	101.169
4.500	101.482	101.357	101.232
4.625	101.545	101.420	101.295

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

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@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: 8/5/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 9/4/2014

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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Flood Certification = $10.00 FHA ID# - 1358600006

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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: 8/5/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/4/2014
45 Day Lock Exp.: 9/19/2014

Alt-Option Access Terms & Pricing

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

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
6.375	98.668	98.523
6.500	99.100	98.951
6.625	99.533	99.378
6.750	99.840	99.680
6.875	100.147	99.982
7.000	100.454	100.284
7.125	100.762	100.586
7.250	101.069	100.888
7.375	101.376	101.190
7.500	101.684	101.492
7.625	101.991	101.794
7.750	102.298	102.096
7.875	102.605	102.398
8.000	102.913	102.701
8.125	103.220	103.003

Access 15 yr Fixed (AOAP-15F)		
Rate	30 day	45 day
5.875	99.189	99.065
6.000	99.496	99.367
6.125	99.803	99.669
6.250	100.048	99.909
6.375	100.293	100.148
6.500	100.538	100.388
6.625	100.783	100.628
6.750	101.027	100.867
6.875	101.272	101.107
7.000	101.517	101.346
7.125	101.762	101.586
7.250	102.007	101.826
7.375	102.251	102.065
7.500	102.496	102.305
7.625	102.741	102.544

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

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

Asset 30 yr Fixed (AOAIP-30F)		
Rate	30 day	45 day
5.875	98.668	98.523
6.000	99.100	98.951
6.125	99.533	99.378
6.250	99.840	99.680
6.375	100.147	99.982
6.500	100.454	100.284
6.625	100.762	100.586
6.750	101.069	100.888
6.875	101.376	101.190
7.000	101.684	101.492
7.125	101.991	101.794
7.250	102.298	102.096
7.375	102.605	102.398
7.500	102.913	102.701
7.625	103.220	103.003

Asset 15 yr Fixed (AOAIP-15F)		
Rate	30 day	45 day
5.375	99.189	99.065
5.500	99.496	99.367
5.625	99.803	99.669
5.750	100.048	99.909
5.875	100.293	100.148
6.000	100.538	100.388
6.125	100.783	100.628
6.250	101.027	100.867
6.375	101.272	101.107
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.007	101.826
6.875	102.251	102.065
7.000	102.496	102.305
7.125	102.741	102.544

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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Lock Desk Phone: 1-877-588-2706
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W. Rate Sheet Dated: 8/5/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/4/2014
45 Day Lock Exp.: 9/19/2014

Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
5.875	98.668	98.523
6.000	99.100	98.951
6.125	99.533	99.378
6.250	99.840	99.680
6.375	100.147	99.982
6.500	100.454	100.284
6.625	100.762	100.586
6.750	101.069	100.888
6.875	101.376	101.190
7.000	101.684	101.492
7.125	101.991	101.794
7.250	102.298	102.096
7.375	102.605	102.398
7.500	102.913	102.701
7.625	103.220	103.003

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

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
5.375	99.189	99.065
5.500	99.496	99.367
5.625	99.803	99.669
5.750	100.048	99.909
5.875	100.293	100.148
6.000	100.538	100.388
6.125	100.783	100.628
6.250	101.027	100.867
6.375	101.272	101.107
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.007	101.826
6.875	102.251	102.065
7.000	102.496	102.305
7.125	102.741	102.544

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
5.875	98.668	98.523
6.000	99.100	98.951
6.125	99.533	99.378
6.250	99.840	99.680
6.375	100.147	99.982
6.500	100.454	100.284
6.625	100.762	100.586
6.750	101.069	100.888
6.875	101.376	101.190
7.000	101.684	101.492
7.125	101.991	101.794
7.250	102.298	102.096
7.375	102.605	102.398
7.500	102.913	102.701
7.625	103.220	103.003

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

Income 15 yr Fixed (AOIP-15F)

Rate	30 day	45 day
5.375	99.189	99.065
5.500	99.496	99.367
5.625	99.803	99.669
5.750	100.048	99.909
5.875	100.293	100.148
6.000	100.538	100.388
6.125	100.783	100.628
6.250	101.027	100.867
6.375	101.272	101.107
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.007	101.826
6.875	102.251	102.065
7.000	102.496	102.305
7.125	102.741	102.544

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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