



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.: 9/15/2014

45 Day Lock Exp.: 9/30/2014

60 Day Lock Exp.: 10/15/2014

W. Rate Sheet Dated: 8/15/2014

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	100.574	100.324	100.074
3.500	101.324	101.074	100.824
3.625	101.424	101.174	100.924
3.750	103.096	102.846	102.596
3.875	103.596	103.346	103.096
4.000	104.296	104.046	103.796
4.125	104.396	104.146	103.896
4.250	105.721	105.471	105.221
4.375	106.106	105.856	105.606
4.500	106.571	106.321	106.071
4.625	106.671	106.421	106.171
4.750	107.446	107.196	106.946
4.875	107.846	107.596	107.346
5.000	108.446	108.196	107.946
5.125	108.546	108.296	108.046
5.250	108.508	108.258	108.008
5.375	107.996	107.746	107.496
5.500	108.496	108.246	107.996
5.625	108.696	108.446	108.196

20 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
3.375	100.324	100.074	99.824
3.500	101.074	100.824	100.574
3.625	101.174	100.924	100.674
3.750	102.846	102.596	102.346
3.875	103.346	103.096	102.846
4.000	104.046	103.796	103.546
4.125	104.146	103.896	103.646
4.250	105.471	105.221	104.971
4.375	105.856	105.606	105.356
4.500	106.321	106.071	105.821
4.625	106.421	106.171	105.921
4.750	107.346	107.096	106.846
4.875	107.746	107.496	107.246
5.000	108.346	108.096	107.846
5.125	108.446	108.196	107.946
5.250	108.408	108.158	107.908
5.375	107.896	107.646	107.396
5.500	108.396	108.146	107.896
5.625	108.596	108.346	108.096

15/10 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
2.750	100.571	100.321	100.071
2.875	100.871	100.621	100.371
3.000	101.121	100.871	100.621
3.125	101.271	101.021	100.771
3.250	102.618	102.368	102.118
3.375	102.918	102.668	102.418
3.500	103.168	102.918	102.668
3.625	103.318	103.068	102.818
3.750	104.595	104.345	104.095
3.875	104.895	104.645	104.395
4.000	105.145	104.895	104.645
4.125	105.295	105.045	104.795
4.250	104.462	104.212	103.962
4.375	104.762	104.512	104.262
4.500	104.862	104.612	104.362
4.625	105.012	104.762	104.512
4.750	105.012	104.762	104.512

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	99.674	99.424	99.174
3.500	100.424	100.174	99.924
3.625	100.524	100.274	100.024
3.750	102.196	101.946	101.696
3.875	102.696	102.446	102.196
4.000	103.396	103.146	102.896
4.125	103.496	103.246	102.996
4.250	104.821	104.571	104.321
4.375	105.206	104.956	104.706
4.500	105.671	105.421	105.171
4.625	105.771	105.521	105.271
4.750	106.546	106.296	106.046
4.875	106.946	106.696	106.446
5.000	107.546	107.296	107.046
5.125	107.646	107.396	107.146
5.250	107.608	107.358	107.108
5.375	107.096	106.846	106.596
5.500	107.596	107.346	107.096
5.625	107.796	107.546	107.296

15/10 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
2.750	99.771	99.521	99.271
2.875	100.071	99.821	99.571
3.000	100.321	100.071	99.821
3.125	100.471	100.221	99.971
3.250	101.818	101.568	101.318
3.375	102.118	101.868	101.618
3.500	102.368	102.118	101.868
3.625	102.518	102.268	102.018
3.750	103.795	103.545	103.295
3.875	104.095	103.845	103.595
4.000	104.345	104.095	103.845
4.125	104.495	104.245	103.995
4.250	103.662	103.412	103.162
4.375	103.962	103.712	103.462
4.500	104.062	103.812	103.562
4.625	104.212	103.962	103.712
4.750	104.212	103.962	103.712

20 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
3.375	99.574	99.324	99.074
3.500	100.324	100.074	99.824
3.625	100.424	100.174	99.924
3.750	102.096	101.846	101.596
3.875	102.596	102.346	102.096
4.000	103.296	103.046	102.796
4.125	103.396	103.146	102.896
4.250	104.721	104.471	104.221
4.375	105.106	104.856	104.606
4.500	105.571	105.321	105.071
4.625	105.671	105.421	105.171
4.750	106.446	106.196	105.946
4.875	106.846	106.596	106.346
5.000	107.446	107.196	106.946
5.125	107.546	107.296	107.046
5.250	107.508	107.258	107.008
5.375	106.996	106.746	106.496
5.500	107.496	107.246	106.996
5.625	107.696	107.446	107.196

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	98.249	97.999	97.749
4.000	101.221	100.971	100.721
4.500	103.496	103.246	102.996
5.000	105.371	105.121	104.871

15 Year One Time Close "OTC" Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	98.687	98.437	98.187
3.500	100.734	100.484	100.234
4.000	102.711	102.461	102.211
4.500	102.428	102.178	101.928
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 ARM	-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		8/15/2014	4.500%

American Financial Resources, Inc. - Announcements

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: 8/15/2014

prices are subject to change without notice

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
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	93.747	93.497	93.247	N/A	N/A	N/A
3.375	94.793	94.543	94.293	N/A	N/A	N/A
3.500	95.840	95.590	95.340	93.061	92.811	92.561
3.625	96.886	96.636	96.386	94.342	94.092	93.842
3.750	97.848	97.598	97.348	95.508	95.258	95.008
3.875	98.665	98.415	98.165	96.466	96.216	95.966
4.000	99.597	99.347	99.097	97.538	97.288	97.038
4.125	100.643	100.393	100.143	98.725	98.475	98.225
4.250	101.577	101.327	101.077	99.815	99.565	99.315
4.375	102.156	101.906	101.656	100.581	100.331	100.081
4.500	102.885	102.635	102.385	101.498	101.248	100.998
4.625	103.767	103.517	103.267	102.567	102.317	102.067
4.750	104.566	104.316	104.066	103.573	103.323	103.073
4.875	104.998	104.748	104.498	104.256	104.006	103.756
5.000	105.516	105.266	105.016	105.023	104.773	104.523
5.125	106.118	105.868	105.618	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	93.510	93.260	93.010	N/A	N/A	N/A
3.250	95.116	94.866	94.616	93.377	93.127	92.877
3.375	96.076	95.826	95.576	94.627	94.377	94.127
3.500	97.037	96.787	96.537	95.876	95.626	95.376
3.625	97.997	97.747	97.497	97.126	96.876	96.626
3.750	98.870	98.620	98.370	98.186	97.936	97.686
3.875	99.557	99.307	99.057	98.878	98.628	98.378
4.000	100.244	99.994	99.744	99.685	99.435	99.185
4.125	100.931	100.681	100.431	100.606	100.356	100.106
4.250	101.593	101.343	101.093	101.410	101.160	100.910
4.375	102.201	101.951	101.701	101.847	101.597	101.347
4.500	102.810	102.560	102.310	102.437	102.187	101.937
4.625	103.418	103.168	102.918	103.177	102.927	102.677
4.750	103.983	103.733	103.483	103.851	103.601	103.351
4.875	104.453	104.203	103.953	104.189	103.939	103.689
5.000	104.923	104.673	104.423	104.613	104.363	104.113
5.125	105.393	105.143	104.893	105.122	104.872	104.622

DURP 15 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.453	99.203	98.953	96.538	96.288	96.038
3.125	100.033	99.783	99.533	97.304	97.054	96.804
3.250	100.464	100.214	99.964	97.891	97.641	97.391
3.375	101.061	100.811	100.561	98.645	98.395	98.145
3.500	101.824	101.574	101.324	99.564	99.314	99.064
3.625	102.403	102.153	101.903	100.234	99.984	99.734
3.750	102.803	102.553	102.303	100.666	100.416	100.166
3.875	103.329	103.079	102.829	101.223	100.973	100.723
4.000	103.981	103.731	103.481	101.906	101.656	101.406
4.125	104.328	104.078	103.828	102.373	102.123	101.873
4.250	104.336	104.086	103.836	102.585	102.335	102.085
4.375	104.344	104.094	103.844	102.796	102.546	102.296
4.500	104.351	104.101	103.851	103.006	102.756	102.506
4.625	104.358	104.108	103.858	103.070	102.820	102.570
4.750	104.366	104.116	103.866	103.000	102.750	102.500
4.875	104.374	104.124	103.874	102.929	102.679	102.429
5.000	104.381	104.131	103.881	102.859	102.609	102.359
5.125	104.389	104.139	103.889	102.789	102.539	102.289

DURP 10 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.252	99.002	98.752	96.338	96.088	95.838
3.125	99.816	99.566	99.316	97.104	96.854	96.604
3.250	100.246	99.996	99.746	97.691	97.441	97.191
3.375	100.676	100.426	100.176	98.445	98.195	97.945
3.500	101.105	100.855	100.605	99.364	99.114	98.864
3.625	101.539	101.289	101.039	100.034	99.784	99.534
3.750	101.977	101.727	101.477	100.466	100.216	99.966
3.875	102.414	102.164	101.914	101.023	100.773	100.523
4.000	102.852	102.602	102.352	101.706	101.456	101.206
4.125	103.066	102.816	102.566	102.173	101.923	101.673
4.250	103.074	102.824	102.574	102.385	102.135	101.885
4.375	103.081	102.831	102.581	102.596	102.346	102.096
4.500	103.089	102.839	102.589	102.806	102.556	102.306
4.625	103.097	102.847	102.597	102.870	102.620	102.370
4.750	103.105	102.855	102.605	102.800	102.550	102.300
4.875	103.113	102.863	102.613	102.729	102.479	102.229
5.000	103.120	102.870	102.620	102.659	102.409	102.159
5.125	103.128	102.878	102.628	102.589	102.339	102.089

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

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Flood Certification = \$10.00

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Release Time: 10:00 AM ET

30/25 Year FNMA			
Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	94.747	94.497	94.472
3.375	95.793	95.543	95.518
3.500	96.840	96.590	96.565
3.625	97.886	97.636	97.611
3.750	98.848	98.598	98.573
3.875	99.665	99.415	99.390
3.990	100.547	100.297	100.272
4.000	100.597	100.347	100.322
4.125	101.643	101.393	101.368
4.250	102.577	102.327	102.302
4.375	103.156	102.906	102.881
4.500	103.885	103.635	103.610
4.625	104.767	104.517	104.492
4.750	105.566	105.316	105.291
4.875	105.998	105.748	105.723
4.990	106.466	106.216	106.191
5.000	106.516	106.266	106.241
5.125	107.118	106.868	106.843

20 Year FNMA			
Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.520	95.270	95.020
3.250	97.126	96.876	96.626
3.375	98.086	97.836	97.586
3.500	99.047	98.797	98.547
3.625	100.007	99.757	99.507
3.750	100.880	100.630	100.380
3.875	101.567	101.317	101.067
3.990	102.204	101.954	101.704
4.000	102.254	102.004	101.754
4.125	102.941	102.691	102.441
4.250	103.603	103.353	103.103
4.375	104.211	103.961	103.711
4.500	104.820	104.570	104.320
4.625	105.428	105.178	104.928
4.750	105.993	105.743	105.493
4.875	106.463	106.213	105.963
4.990	106.883	106.633	106.383
5.000	106.933	106.683	106.433
5.125	107.403	107.153	106.903

15 Year FNMA			
Rate	30 day	45 day	60 day
3.000	100.203	99.953	99.703
3.125	100.783	100.533	100.283
3.250	101.214	100.964	100.714
3.375	101.811	101.561	101.311
3.500	102.574	102.324	102.074
3.625	103.153	102.903	102.653
3.750	103.553	103.303	103.053
3.875	104.079	103.829	103.579
3.990	104.681	104.431	104.181
4.000	104.731	104.481	104.231
4.125	105.078	104.828	104.578
4.250	105.086	104.836	104.586
4.375	105.094	104.844	104.594
4.500	105.101	104.851	104.601
4.625	105.108	104.858	104.608
4.750	105.116	104.866	104.616
4.875	105.124	104.874	104.624
4.990	105.081	104.831	104.581
5.000	105.131	104.881	104.631
5.125	105.139	104.889	104.639

10 Year FNMA			
Rate	30 day	45 day	60 day
3.000	101.262	101.012	100.762
3.125	101.826	101.576	101.326
3.250	102.256	102.006	101.756
3.375	102.686	102.436	102.186
3.500	103.115	102.865	102.615
3.625	103.549	103.299	103.049
3.750	103.987	103.737	103.487
3.875	104.424	104.174	103.924
3.990	104.812	104.562	104.312
4.000	104.862	104.612	104.362
4.125	105.076	104.826	104.576
4.250	105.084	104.834	104.584
4.375	105.091	104.841	104.591
4.500	105.099	104.849	104.599
4.625	105.107	104.857	104.607
4.750	105.115	104.865	104.615
4.875	105.123	104.873	104.623
4.990	105.080	104.830	104.580
5.000	105.130	104.880	104.630
5.125	105.138	104.888	104.638

30/25 Year HB FNMA			
Rate	30 day	45 day	60 day
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	N/A	N/A	N/A
3.375	94.107	93.857	93.607
3.500	95.372	95.122	94.872
3.625	96.638	96.388	96.138
3.750	97.756	97.506	97.256
3.875	98.596	98.346	98.096
3.990	99.502	99.252	99.002
4.000	99.552	99.302	99.052
4.125	100.621	100.371	100.121
4.250	101.574	101.324	101.074
4.375	102.160	101.910	101.660
4.500	102.897	102.647	102.397
4.625	103.786	103.536	103.286
4.750	104.553	104.303	104.053
4.875	104.869	104.619	104.369
4.990	105.219	104.969	104.719
5.000	105.269	105.019	104.769

15 Year HB FNMA			
Rate	30 day	45 day	60 day
3.000	99.135	98.885	98.635
3.125	99.775	99.525	99.275
3.250	100.190	99.940	99.690
3.375	100.772	100.522	100.272
3.500	101.519	101.269	101.019
3.625	102.026	101.776	101.526
3.750	102.301	102.051	101.801
3.875	102.702	102.452	102.202
3.990	103.179	102.929	102.679
4.000	103.229	102.979	102.729
4.125	103.442	103.192	102.942
4.250	103.310	103.060	102.810
4.375	103.177	102.927	102.677
4.500	103.043	102.793	102.543
4.625	102.967	102.717	102.467
4.750	102.943	102.693	102.443
4.875	102.920	102.670	102.420
4.990	102.847	102.597	102.347
5.000	102.897	102.647	102.397
5.125	102.873	102.623	102.373

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	
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 HomeStyle Renovation	
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# - 1358600006



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.: 9/15/2014

45 Day Lock Exp.: 9/30/2014

60 Day Lock Exp.: 10/15/2014

W. Rate Sheet Dated: 8/15/2014

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	94.356	94.106	93.856	
3.375	95.393	95.143	94.893	
3.500	96.405	96.155	95.905	
3.625	97.385	97.135	96.885	
3.750	98.144	97.894	97.644	
3.875	99.069	98.819	98.569	
4.000	100.016	99.766	99.516	
4.125	100.911	100.661	100.411	
4.250	101.591	101.341	101.091	
4.375	102.312	102.062	101.812	
4.500	103.167	102.917	102.667	
4.625	103.982	103.732	103.482	
4.750	104.601	104.351	104.101	
4.875	105.086	104.836	104.586	
5.000	105.610	105.360	105.110	
5.125	106.388	106.138	105.888	
5.250	106.961	106.711	106.461	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	93.731	93.481	93.231	
3.375	94.768	94.518	94.268	
3.500	95.780	95.530	95.280	
3.625	96.760	96.510	96.260	
3.750	97.644	97.394	97.144	
3.875	98.569	98.319	98.069	
4.000	99.516	99.266	99.016	
4.125	100.411	100.161	99.911	
4.250	101.716	101.466	101.216	
4.375	102.437	102.187	101.937	
4.500	103.292	103.042	102.792	
4.625	104.107	103.857	103.607	
4.750	105.851	105.601	105.351	
4.875	106.336	106.086	105.836	
5.000	106.860	106.610	106.360	
5.125	107.638	107.388	107.138	
5.250	106.961	106.711	106.461	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.914	96.664	96.414	
3.375	97.825	97.575	97.325	
3.500	98.719	98.469	98.219	
3.625	99.592	99.342	99.092	
3.750	100.269	100.019	99.769	
3.875	100.836	100.586	100.336	
4.000	101.304	101.054	100.804	
4.125	102.120	101.870	101.620	
4.250	102.729	102.479	102.229	
4.375	103.218	102.968	102.718	
4.500	103.879	103.629	103.379	
4.625	104.616	104.366	104.116	
4.750	105.168	104.918	104.668	
4.875	105.634	105.384	105.134	
5.000	106.019	105.769	105.519	
5.125	106.737	106.487	106.237	
5.250	107.275	107.025	106.775	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.352	96.102	95.852	
3.375	97.263	97.013	96.763	
3.500	98.157	97.907	97.657	
3.625	99.030	98.780	98.530	
3.750	99.957	99.707	99.457	
3.875	100.524	100.274	100.024	
4.000	100.992	100.742	100.492	
4.125	101.808	101.558	101.308	
4.250	102.542	102.292	102.042	
4.375	103.031	102.781	102.531	
4.500	103.692	103.442	103.192	
4.625	104.429	104.179	103.929	
4.750	105.106	104.856	104.606	
4.875	105.572	105.322	105.072	
5.000	105.957	105.707	105.457	
5.125	106.675	106.425	106.175	
5.250	107.275	107.025	106.775	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	95.317	95.067	94.817	
2.375	96.075	95.825	95.575	
2.500	96.833	96.583	96.333	
2.625	97.417	97.167	96.917	
2.750	98.274	98.024	97.774	
2.875	99.031	98.781	98.531	
3.000	99.780	99.530	99.280	
3.125	100.323	100.073	99.823	
3.250	100.792	100.542	100.292	
3.375	101.315	101.065	100.815	
3.500	102.009	101.759	101.509	
3.625	102.506	102.256	102.006	
3.750	102.933	102.683	102.433	
3.875	103.409	103.159	102.909	
4.000	104.059	103.809	103.559	
4.125	104.549	104.299	104.049	
4.250	104.976	104.726	104.476	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	93.192	92.942	92.692	
2.375	93.950	93.700	93.450	
2.500	94.708	94.458	94.208	
2.625	95.292	95.042	94.792	
2.750	97.337	97.087	96.837	
2.875	98.094	97.844	97.594	
3.000	98.843	98.593	98.343	
3.125	99.386	99.136	98.886	
3.250	99.855	99.605	99.355	
3.375	100.378	100.128	99.878	
3.500	101.072	100.822	100.572	
3.625	101.569	101.319	101.069	
3.750	102.183	101.933	101.683	
3.875	102.659	102.409	102.159	
4.000	103.309	103.059	102.809	
4.125	103.799	103.549	103.299	
4.250	104.289	104.039	103.789	

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.: **9/15/2014**

45 Day Lock Exp.: **9/30/2014**

60 Day Lock Exp.: **10/15/2014**

W. Rate Sheet Dated: **8/15/2014**

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
3.750	98.725	98.553	98.381
3.875	99.506	99.334	99.162
4.000	100.287	100.115	99.943
4.125	101.068	100.896	100.724
4.250	101.593	101.421	101.249
4.375	102.187	102.015	101.843
4.500	102.687	102.515	102.343
4.625	103.187	103.015	102.843
4.750	103.625	103.453	103.281
4.875	103.992	103.813	103.633
5.000	104.336	104.157	103.977
5.125	104.492	104.313	104.133

Non-Conforming 15 year Fixed Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.148	99.008	98.867
3.375	99.648	99.508	99.367
3.500	100.164	100.039	99.914
3.625	100.601	100.476	100.351
3.750	100.976	100.851	100.726
3.875	101.289	101.164	101.039
4.000	101.570	101.445	101.320
4.125	101.758	101.633	101.508
4.250	101.883	101.758	101.633
4.375	102.008	101.883	101.758
4.500	102.071	101.946	101.821
4.625	102.134	102.009	101.884

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@afrrwholesale.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: **8/15/2014**

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

30 Day Lock Exp.: **9/15/2014**

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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Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
6.375	98.668	98.523
6.500	99.100	98.950
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	102.700
8.125	103.220	103.003

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	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	102.006	101.825
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	-0.437	-0.875
720-739	3.063	2.188	0.438	-0.875	-0.875	-1.313
700-719	2.188	1.313	-0.875	-1.313	-1.750	-2.188
680-699	1.750	0.875	-1.313	-1.750	-2.188	-2.625
660-679	0.875	-0.437	-2.188	-2.188	-2.188	-3.938
640-659	0.438	-0.875	-2.625	-3.063	-2.188	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	-0.875	
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	

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)		
Rate	30 day	45 day
5.875	98.668	98.523
6.000	99.100	98.950
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	102.700
7.625	103.220	103.003

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	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	102.006	101.825
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	-0.437	-0.875
720-739	3.063	2.188	0.438	-0.875	-0.875	-1.313
700-719	2.188	1.313	-0.875	-1.313	-1.750	-2.188

Asset Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
All CLTVs		
Condo	-0.875	
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	

Lock Desk Policy

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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
5.875	98.668	98.523
6.000	99.100	98.950
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	102.700
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
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6.625	101.762	101.586
6.750	102.006	101.825
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	-0.437	-0.875
720-739	3.063	2.188	0.438	-0.875	-0.875	-1.313
700-719	2.188	1.313	-0.875	-1.313	-1.750	-2.188

Ratio Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
All CLTVs		
Condo		-0.875
2nd Home/Investor Property		-0.875
DTI ≤43%		0.000
DTI 43.01-47%		-1.313
DTI 47.01-55%		-2.188
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	98.950
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
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6.875	101.376	101.190
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7.125	101.991	101.794
7.250	102.298	102.096
7.375	102.605	102.398
7.500	102.913	102.700
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	102.006	101.825
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	-0.437	-0.875
720-739	3.063	2.188	0.438	-0.875	-0.875	-1.313
700-719	2.188	1.313	-0.875	-1.313	-1.750	-2.188

Income Price Adjustments		
	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
All CLTVs		
Condo		-0.875
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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