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: 8/18/2014

Release Time: 10:00 AM ET

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

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.636	100.386	100.136
3.500	101.386	101.136	100.886
3.625	101.486	101.236	100.986
3.750	103.112	102.862	102.612
3.875	103.612	103.362	103.112
4.000	104.312	104.062	103.812
4.125	104.412	104.162	103.912
4.250	105.737	105.487	105.237
4.375	106.122	105.872	105.622
4.500	106.587	106.337	106.087
4.625	106.687	106.437	106.187
4.750	107.368	107.118	106.868
4.875	107.768	107.518	107.268
5.000	108.368	108.118	107.868
5.125	108.468	108.218	107.968
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	100.386	100.136	99.886
3.500	101.136	100.886	100.636
3.625	101.236	100.986	100.736
3.750	102.862	102.612	102.362
3.875	103.362	103.112	102.862
4.000	104.062	103.812	103.562
4.125	104.162	103.912	103.662
4.250	105.487	105.237	104.987
4.375	105.872	105.622	105.372
4.500	106.337	106.087	105.837
4.625	106.437	106.187	105.937
4.750	107.268	107.018	106.768
4.875	107.668	107.418	107.168
5.000	108.268	108.018	107.768
5.125	108.368	108.118	107.868
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	100.524	100.274	100.024
2.875	100.824	100.574	100.324
3.000	101.074	100.824	100.574
3.125	101.224	100.974	100.724
3.250	102.696	102.446	102.196
3.375	102.996	102.746	102.496
3.500	103.246	102.996	102.746
3.625	103.396	103.146	102.896
3.750	104.591	104.341	104.091
3.875	104.891	104.641	104.391
4.000	105.141	104.891	104.641
4.125	105.291	105.041	104.791
4.250	104.489	104.239	103.989
4.375	104.789	104.539	104.289
4.500	104.889	104.639	104.389
4.625	105.039	104.789	104.539
4.750	105.039	104.789	104.539

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	99.736	99.486	99.236
3.500	100.486	100.236	99.986
3.625	100.586	100.336	100.086
3.750	102.212	101.962	101.712
3.875	102.712	102.462	102.212
4.000	103.412	103.162	102.912
4.125	103.512	103.262	103.012
4.250	104.837	104.587	104.337
4.375	105.222	104.972	104.722
4.500	105.687	105.437	105.187
4.625	105.787	105.537	105.287
4.750	106.468	106.218	105.968
4.875	106.868	106.618	106.368
5.000	107.468	107.218	106.968
5.125	107.568	107.318	107.068
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

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	99.636	99.386	99.136
3.500	100.386	100.136	99.886
3.625	100.486	100.236	99.986
3.750	102.112	101.862	101.612
3.875	102.612	102.362	102.112
4.000	103.312	103.062	102.812
4.125	103.412	103.162	102.912
4.250	104.737	104.487	104.237
4.375	105.122	104.872	104.622
4.500	105.587	105.337	105.087
4.625	105.687	105.437	105.187
4.750	106.368	106.118	105.868
4.875	106.768	106.518	106.268
5.000	107.368	107.118	106.868
5.125	107.468	107.218	106.968
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

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.724	99.474	99.224
2.875	100.024	99.774	99.524
3.000	100.274	100.024	99.774
3.125	100.424	100.174	99.924
3.250	101.896	101.646	101.396
3.375	102.196	101.946	101.696
3.500	102.446	102.196	101.946
3.625	102.596	102.346	102.096
3.750	103.791	103.541	103.291
3.875	104.091	103.841	103.591
4.000	104.341	104.091	103.841
4.125	104.491	104.241	103.991
4.250	103.689	103.439	103.189
4.375	103.989	103.739	103.489
4.500	104.089	103.839	103.589
4.625	104.239	103.989	103.739
4.750	104.239	103.989	103.739

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	98.311	98.061	97.811
4.000	101.237	100.987	100.737
4.500	103.512	103.262	103.012
5.000	105.293	105.043	104.793

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.640	98.390	98.140
3.500	100.812	100.562	100.312
4.000	102.707	102.457	102.207
4.500	102.455	102.205	101.955
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	8/18/2014	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	93.721	93.471	93.221	N/A	N/A	N/A
3.375	94.767	94.517	94.267	N/A	N/A	N/A
3.500	95.814	95.564	95.314	93.035	92.785	92.535
3.625	96.860	96.610	96.360	94.315	94.065	93.815
3.750	97.821	97.571	97.321	95.481	95.231	94.981
3.875	98.637	98.387	98.137	96.438	96.188	95.938
4.000	99.569	99.319	99.069	97.510	97.260	97.010
4.125	100.614	100.364	100.114	98.696	98.446	98.196
4.250	101.545	101.295	101.045	99.783	99.533	99.283
4.375	102.117	101.867	101.617	100.542	100.292	100.042
4.500	102.839	102.589	102.339	101.451	101.201	100.951
4.625	103.710	103.460	103.210	102.510	102.260	102.010
4.750	104.502	104.252	104.002	103.510	103.260	103.010
4.875	104.936	104.686	104.436	104.194	103.944	103.694
5.000	105.455	105.205	104.955	104.962	104.712	104.462
5.125	106.059	105.809	105.559	N/A	N/A	N/A
5.250	106.699	106.449	106.199	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	93.483	93.233	92.983	N/A	N/A	N/A
3.250	95.090	94.840	94.590	93.351	93.101	92.851
3.375	96.050	95.800	95.550	94.601	94.351	94.101
3.500	97.010	96.760	96.510	95.850	95.600	95.350
3.625	97.971	97.721	97.471	97.099	96.849	96.599
3.750	98.843	98.593	98.343	98.158	97.908	97.658
3.875	99.529	99.279	99.029	98.850	98.600	98.350
4.000	100.215	99.965	99.715	99.656	99.406	99.156
4.125	100.901	100.651	100.401	100.577	100.327	100.077
4.250	101.560	101.310	101.060	101.378	101.128	100.878
4.375	102.160	101.910	101.660	101.809	101.559	101.309
4.500	102.760	102.510	102.260	102.390	102.140	101.890
4.625	103.360	103.110	102.860	103.121	102.871	102.621
4.750	103.919	103.669	103.419	103.787	103.537	103.287
4.875	104.391	104.141	103.891	104.127	103.877	103.627
5.000	104.863	104.613	104.363	104.552	104.302	104.052
5.125	105.334	105.084	104.834	105.063	104.813	104.563
5.250	N/A	N/A	N/A	105.639	105.389	105.139

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	99.466	99.216	98.966	96.551	96.301	96.051
3.125	100.042	99.792	99.542	97.313	97.063	96.813
3.250	100.461	100.211	99.961	97.889	97.639	97.389
3.375	101.042	100.792	100.542	98.626	98.376	98.126
3.500	101.786	101.536	101.286	99.526	99.276	99.026
3.625	102.346	102.096	101.846	100.178	99.928	99.678
3.750	102.729	102.479	102.229	100.591	100.341	100.091
3.875	103.232	102.982	102.732	101.125	100.875	100.625
4.000	103.854	103.604	103.354	101.779	101.529	101.279
4.125	104.186	103.936	103.686	102.231	101.981	101.731
4.250	104.195	103.945	103.695	102.444	102.194	101.944
4.375	104.203	103.953	103.703	102.655	102.405	102.155
4.500	104.211	103.961	103.711	102.866	102.616	102.366
4.625	104.218	103.968	103.718	102.930	102.680	102.430
4.750	104.226	103.976	103.726	102.860	102.610	102.360
4.875	104.234	103.984	103.734	102.790	102.540	102.290
5.000	104.242	103.992	103.742	102.719	102.469	102.219
5.125	104.250	104.000	103.750	102.649	102.399	102.149

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	99.266	99.016	98.766	96.351	96.101	95.851
3.125	99.823	99.573	99.323	97.113	96.863	96.613
3.250	100.237	99.987	99.737	97.689	97.439	97.189
3.375	100.651	100.401	100.151	98.426	98.176	97.926
3.500	101.065	100.815	100.565	99.326	99.076	98.826
3.625	101.479	101.229	100.979	99.978	99.728	99.478
3.750	101.893	101.643	101.393	100.391	100.141	99.891
3.875	102.307	102.057	101.807	100.925	100.675	100.425
4.000	102.722	102.472	102.222	101.579	101.329	101.079
4.125	102.925	102.675	102.425	102.031	101.781	101.531
4.250	102.933	102.683	102.433	102.244	101.994	101.744
4.375	102.942	102.692	102.442	102.455	102.205	101.955
4.500	102.950	102.700	102.450	102.666	102.416	102.166
4.625	102.958	102.708	102.458	102.730	102.480	102.230
4.750	102.966	102.716	102.466	102.660	102.410	102.160
4.875	102.974	102.724	102.474	102.590	102.340	102.090
5.000	102.982	102.732	102.482	102.519	102.269	102.019
5.125	102.990	102.740	102.490	102.449	102.199	101.949

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	94.721	94.471	94.446
3.375	95.767	95.517	95.492
3.500	96.814	96.564	96.539
3.625	97.860	97.610	97.585
3.750	98.821	98.571	98.546
3.875	99.637	99.387	99.362
3.990	100.519	100.269	100.244
4.000	100.569	100.319	100.294
4.125	101.614	101.364	101.339
4.250	102.545	102.295	102.270
4.375	103.117	102.867	102.842
4.500	103.839	103.589	103.564
4.625	104.710	104.460	104.435
4.750	105.502	105.252	105.227
4.875	105.936	105.686	105.661
4.990	106.405	106.155	106.130
5.000	106.455	106.205	106.180
5.125	107.059	106.809	106.784
5.250	107.699	107.449	107.424

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.493	95.243	94.993
3.250	97.100	96.850	96.600
3.375	98.060	97.810	97.560
3.500	99.020	98.770	98.520
3.625	99.981	99.731	99.481
3.750	100.853	100.603	100.353
3.875	101.539	101.289	101.039
3.990	102.175	101.925	101.675
4.000	102.225	101.975	101.725
4.125	102.911	102.661	102.411
4.250	103.570	103.320	103.070
4.375	104.170	103.920	103.670
4.500	104.770	104.520	104.270
4.625	105.370	105.120	104.870
4.750	105.929	105.679	105.429
4.875	106.401	106.151	105.901
4.990	106.823	106.573	106.323
5.000	106.873	106.623	106.373
5.125	107.344	107.094	106.844

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.216	99.966	99.716
3.125	100.792	100.542	100.292
3.250	101.211	100.961	100.711
3.375	101.792	101.542	101.292
3.500	102.536	102.286	102.036
3.625	103.096	102.846	102.596
3.750	103.479	103.229	102.979
3.875	103.982	103.732	103.482
3.990	104.554	104.304	104.054
4.000	104.604	104.354	104.104
4.125	104.936	104.686	104.436
4.250	104.945	104.695	104.445
4.375	104.953	104.703	104.453
4.500	104.961	104.711	104.461
4.625	104.968	104.718	104.468
4.750	104.976	104.726	104.476
4.875	104.984	104.734	104.484
4.990	104.942	104.692	104.442
5.000	104.992	104.742	104.492
5.125	105.000	104.750	104.500

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	101.276	101.026	100.776
3.125	101.833	101.583	101.333
3.250	102.247	101.997	101.747
3.375	102.661	102.411	102.161
3.500	103.075	102.825	102.575
3.625	103.489	103.239	102.989
3.750	103.903	103.653	103.403
3.875	104.317	104.067	103.817
3.990	104.682	104.432	104.182
4.000	104.732	104.482	104.232
4.125	104.935	104.685	104.435
4.250	104.943	104.693	104.443
4.375	104.952	104.702	104.452
4.500	104.960	104.710	104.460
4.625	104.968	104.718	104.468
4.750	104.976	104.726	104.476
4.875	104.984	104.734	104.484
4.990	104.942	104.692	104.442
5.000	104.992	104.742	104.492
5.125	105.000	104.750	104.500

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	94.081	93.831	93.581
3.500	95.346	95.096	94.846
3.625	96.611	96.361	96.111
3.750	97.728	97.478	97.228
3.875	98.568	98.318	98.068
3.990	99.473	99.223	98.973
4.000	99.523	99.273	99.023
4.125	100.592	100.342	100.092
4.250	101.542	101.292	101.042
4.375	102.121	101.871	101.621
4.500	102.850	102.600	102.350
4.625	103.730	103.480	103.230
4.750	104.490	104.240	103.990
4.875	104.806	104.556	104.306
4.990	105.158	104.908	104.658
5.000	105.208	104.958	104.708

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	99.148	98.898	98.648
3.125	99.783	99.533	99.283
3.250	100.187	99.937	99.687
3.375	100.753	100.503	100.253
3.500	101.481	101.231	100.981
3.625	101.969	101.719	101.469
3.750	102.226	101.976	101.726
3.875	102.604	102.354	102.104
3.990	103.052	102.802	102.552
4.000	103.102	102.852	102.602
4.125	103.300	103.050	102.800
4.250	103.169	102.919	102.669
4.375	103.037	102.787	102.537
4.500	102.903	102.653	102.403
4.625	102.827	102.577	102.327
4.750	102.804	102.554	102.304
4.875	102.780	102.530	102.280
4.990	102.707	102.457	102.207
5.000	102.757	102.507	102.257
5.125	102.733	102.483	102.233

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 HomeStyle Renovation	-1.000
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

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.: 9/17/2014
prices are subject to change without notice		45 Day Lock Exp.: 10/2/2014
Release Time: 10:00 AM ET		**60 Day Lock Exp.:** 10/17/2014

W. Rate Sheet Dated: 8/18/2014

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.476	94.226	93.976
3.375	95.512	95.262	95.012
3.500	96.520	96.270	96.020
3.625	97.497	97.247	96.997
3.750	98.251	98.001	97.751
3.875	99.109	98.859	98.609
4.000	100.052	99.802	99.552
4.125	100.942	100.692	100.442
4.250	101.617	101.367	101.117
4.375	102.335	102.085	101.835
4.500	103.185	102.935	102.685
4.625	103.995	103.745	103.495
4.750	104.610	104.360	104.110
4.875	105.091	104.841	104.591
5.000	105.561	105.311	105.061
5.125	106.335	106.085	105.835
5.250	106.905	106.655	106.405

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.851	93.601	93.351
3.375	94.887	94.637	94.387
3.500	95.895	95.645	95.395
3.625	96.872	96.622	96.372
3.750	97.751	97.501	97.251
3.875	98.609	98.359	98.109
4.000	99.552	99.302	99.052
4.125	100.442	100.192	99.942
4.250	101.742	101.492	101.242
4.375	102.460	102.210	101.960
4.500	103.310	103.060	102.810
4.625	104.120	103.870	103.620
4.750	105.860	105.610	105.360
4.875	106.341	106.091	105.841
5.000	106.811	106.561	106.311
5.125	107.585	107.335	107.085
5.250	106.905	106.655	106.405

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.031	96.781	96.531
3.375	97.941	97.691	97.441
3.500	98.833	98.583	98.333
3.625	99.704	99.454	99.204
3.750	100.378	100.128	99.878
3.875	100.941	100.691	100.441
4.000	101.338	101.088	100.838
4.125	102.151	101.901	101.651
4.250	102.756	102.506	102.256
4.375	103.241	102.991	102.741
4.500	103.895	103.645	103.395
4.625	104.629	104.379	104.129
4.750	105.178	104.928	104.678
4.875	105.640	105.390	105.140
5.000	105.970	105.720	105.470
5.125	106.684	106.434	106.184
5.250	107.219	106.969	106.719

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.469	96.219	95.969
3.375	97.379	97.129	96.879
3.500	98.271	98.021	97.771
3.625	99.142	98.892	98.642
3.750	100.066	99.816	99.566
3.875	100.629	100.379	100.129
4.000	101.026	100.776	100.526
4.125	101.839	101.589	101.339
4.250	102.569	102.319	102.069
4.375	103.054	102.804	102.554
4.500	103.708	103.458	103.208
4.625	104.442	104.192	103.942
4.750	105.116	104.866	104.616
4.875	105.578	105.328	105.078
5.000	105.908	105.658	105.408
5.125	106.622	106.372	106.122
5.250	107.219	106.969	106.719

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	95.180	94.930	94.680
2.375	95.937	95.687	95.437
2.500	96.694	96.444	96.194
2.625	97.277	97.027	96.777
2.750	98.213	97.963	97.713
2.875	98.968	98.718	98.468
3.000	99.716	99.466	99.216
3.125	100.257	100.007	99.757
3.250	100.724	100.474	100.224
3.375	101.313	101.063	100.813
3.500	102.004	101.754	101.504
3.625	102.500	102.250	102.000
3.750	102.924	102.674	102.424
3.875	103.419	103.169	102.919
4.000	104.067	103.817	103.567
4.125	104.555	104.305	104.055
4.250	104.980	104.730	104.480

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	93.055	92.805	92.555
2.375	93.812	93.562	93.312
2.500	94.569	94.319	94.069
2.625	95.152	94.902	94.652
2.750	97.276	97.026	96.776
2.875	98.031	97.781	97.531
3.000	98.779	98.529	98.279
3.125	99.320	99.070	98.820
3.250	100.224	99.974	99.724
3.375	100.813	100.563	100.313
3.500	101.504	101.254	101.004
3.625	102.000	101.750	101.500
3.750	102.549	102.299	102.049
3.875	103.044	102.794	102.544
4.000	103.692	103.442	103.192
4.125	104.180	103.930	103.680
4.250	104.293	104.043	103.793

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

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: 8/18/2014 **Release Time:** 10:00 AM ET

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

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.586	98.414	98.242
3.875	99.367	99.195	99.023
4.000	100.148	99.976	99.804
4.125	100.929	100.757	100.585
4.250	101.480	101.308	101.136
4.375	102.074	101.902	101.730
4.500	102.574	102.402	102.230
4.625	103.074	102.902	102.730
4.750	103.512	103.340	103.168
4.875	103.879	103.700	103.520
5.000	104.223	104.044	103.864
5.125	104.379	104.200	104.020

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.103	98.963	98.822
3.375	99.603	99.463	99.322
3.500	100.119	99.994	99.869
3.625	100.556	100.431	100.306
3.750	100.931	100.806	100.681
3.875	101.244	101.119	100.994
4.000	101.525	101.400	101.275
4.125	101.713	101.588	101.463
4.250	101.838	101.713	101.588
4.375	101.963	101.838	101.713
4.500	102.026	101.901	101.776
4.625	102.089	101.964	101.839

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

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: 8/18/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 9/17/2014

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: 8/18/2014 **Release Time:** 10:00 AM ET

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

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
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
8.250	103.527	103.305
8.375	103.835	103.607
8.500	104.142	103.909
8.625	104.262	104.023

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

Access 15 yr Fixed (AOAP-15F)

Rate	30 day	45 day
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
7.750	102.986	102.784
7.875	103.230	103.023
8.000	103.475	103.263
8.125	103.720	103.503
8.250	103.965	103.742
8.375	104.210	103.982
8.500	104.267	104.034

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
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
7.750	103.527	103.305
7.875	103.835	103.607
8.000	104.142	103.909
8.125	104.262	104.023

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

Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
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
7.250	102.986	102.784
7.375	103.230	103.023
7.500	103.475	103.263
7.625	103.720	103.503
7.750	103.965	103.742
7.875	104.210	103.982
8.000	104.267	104.034

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	

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Flood Certification = $10.00 FHA ID# - 1358600006

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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W. Rate Sheet Dated: 8/18/2014 **Release Time:** 10:00 AM ET

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

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
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
7.750	103.527	103.305
7.875	103.835	103.607
8.000	104.142	103.909
8.125	104.262	104.023

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
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
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7.250	102.986	102.784
7.375	103.230	103.023
7.500	103.475	103.263
7.625	103.720	103.503
7.750	103.965	103.742
7.875	104.210	103.982
8.000	104.267	104.034

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

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

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
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
7.750	103.527	103.305
7.875	103.835	103.607
8.000	104.142	103.909
8.125	104.262	104.023

Income 15 yr Fixed (AOIP-15F)

Rate	30 day	45 day
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
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7.250	102.986	102.784
7.375	103.230	103.023
7.500	103.475	103.263
7.625	103.720	103.503
7.750	103.965	103.742
7.875	104.210	103.982
8.000	104.267	104.034

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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