

Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

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

30/25 Year Government			
Standard Product			
Rate	30 Day	45 Day	60 Day
3.375	100.043	99.793	99.543
3.500	100.793	100.543	100.293
3.625	100.893	100.643	100.393
3.750	102.628	102.378	102.128
3.875	103.128	102.878	102.628
4.000	103.828	103.578	103.328
4.125	103.928	103.678	103.428
4.250	105.440	105.190	104.940
4.375	105.825	105.575	105.325
4.500	106.290	106.040	105.790
4.625	106.390	106.140	105.890
4.750	107.259	107.009	106.759
4.875	107.659	107.409	107.159
5.000	108.259	108.009	107.759
5.125	108.359	108.109	107.859
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

30/25 Year Government			
Specialty Product			
Rate	30 Day	45 Day	60 Day
3.375	99.143	98.893	98.643
3.500	99.893	99.643	99.393
3.625	99.993	99.743	99.493
3.750	101.728	101.478	101.228
3.875	102.228	101.978	101.728
4.000	102.928	102.678	102.428
4.125	103.028	102.778	102.528
4.250	104.540	104.290	104.040
4.375	104.925	104.675	104.425
4.500	105.390	105.140	104.890
4.625	105.490	105.240	104.990
4.750	106.359	106.109	105.859
4.875	106.759	106.509	106.259
5.000	107.359	107.109	106.859
5.125	107.459	107.209	106.959
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	99.043	98.793	98.543
3.500	99.793	99.543	99.293
3.625	99.893	99.643	99.393
3.750	101.628	101.378	101.128
3.875	102.128	101.878	101.628
4.000	102.828	102.578	102.328
4.125	102.928	102.678	102.428
4.250	104.440	104.190	103.940
4.375	104.825	104.575	104.325
4.500	105.290	105.040	104.790
4.625	105.390	105.140	104.890
4.750	106.259	106.009	105.759
4.875	106.659	106.409	106.159
5.000	107.259	107.009	106.759
5.125	107.359	107.109	106.859
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

20 Year Government			
Standard Product			
Rate	30 Day	45 Day	60 Day
3.375	99.793	99.543	99.293
3.500	100.543	100.293	100.043
3.625	100.643	100.393	100.143
3.750	102.378	102.128	101.878
3.875	102.878	102.628	102.378
4.000	103.578	103.328	103.078
4.125	103.678	103.428	103.178
4.250	105.190	104.940	104.690
4.375	105.575	105.325	105.075
4.500	106.040	105.790	105.540
4.625	106.140	105.890	105.640
4.750	107.159	106.909	106.659
4.875	107.559	107.309	107.059
5.000	108.159	107.909	107.659
5.125	108.259	108.009	107.759
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			
Specialty Product			
Rate	30 Day	45 Day	60 Day
2.750	99.689	99.439	99.189
2.875	99.989	99.739	99.489
3.000	100.239	99.989	99.739
3.125	100.389	100.139	99.889
3.250	101.877	101.627	101.377
3.375	102.177	101.927	101.677
3.500	102.427	102.177	101.927
3.625	102.577	102.327	102.077
3.750	103.763	103.513	103.263
3.875	104.063	103.813	103.563
4.000	104.313	104.063	103.813
4.125	104.463	104.213	103.963
4.250	103.595	103.345	103.095
4.375	103.895	103.645	103.395
4.500	103.995	103.745	103.495
4.625	104.145	103.895	103.645
4.750	104.145	103.895	103.645

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 = 0.100	

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	97.718	97.468	97.218
4.000	100.753	100.503	100.253
4.500	103.215	102.965	102.715
5.000	105.184	104.934	104.684

15 Year One Time Close "OTC"			
Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	98.605	98.355	98.105
3.500	100.793	100.543	100.293
4.000	102.679	102.429	102.179
4.500	102.361	102.111	101.861
5.000	N/A	N/A	N/A

15/10 Year Government			
Standard Product			
Rate	30 Day	45 Day	60 Day
2.750	100.489	100.239	99.989
2.875	100.789	100.539	100.289
3.000	101.039	100.789	100.539
3.125	101.189	100.939	100.689
3.250	102.677	102.427	102.177
3.375	102.977	102.727	102.477
3.500	103.227	102.977	102.727
3.625	103.277	103.127	102.777
3.750	104.563	104.313	104.063
3.875	104.863	104.613	104.363
4.000	105.113	104.863	104.613
4.125	105.263	105.013	104.763
4.250	104.395	104.145	103.895
4.375	104.695	104.445	104.195
4.500	104.795	104.545	104.295
4.625	104.945	104.695	104.445
4.750	104.945	104.695	104.445

Specialty Adj.	Manufactured Homes "OTC exempt"	-1.000
	Full 203K / 203K(s) / 203(h)	-0.500
	VA IRRRL $\leq$ 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	
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	8/22/2014		4.500%

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 = 0.100	

American Financial Resources, Inc. - Announcements

Buyer's Bonus	
Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

Lock Desk Policy

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

Flood Certification = \$10.00

FHA ID# - 1358600006

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

AFR Guidelines

For use by mortgage professionals only and should not be distributed to borrowers.

W. Rate Sheet Dated: 8/22/2014

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
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	93.494	93.244	92.994	N/A	N/A	N/A
3.375	94.539	94.289	94.039	N/A	N/A	N/A
3.500	95.583	95.333	95.083	N/A	N/A	N/A
3.625	96.628	96.378	96.128	94.083	93.833	93.583
3.750	97.592	97.342	97.092	95.252	95.002	94.752
3.875	98.421	98.171	97.921	96.221	95.971	95.721
4.000	99.366	99.116	98.866	97.307	97.057	96.807
4.125	100.428	100.178	99.928	98.510	98.260	98.010
4.250	101.381	101.131	100.881	99.619	99.369	99.119
4.375	101.988	101.738	101.488	100.413	100.163	99.913
4.500	102.754	102.504	102.254	101.366	101.116	100.866
4.625	103.679	103.429	103.179	102.479	102.229	101.979
4.750	104.512	104.262	104.012	103.520	103.270	103.020
4.875	104.948	104.698	104.448	104.206	103.956	103.706
5.000	105.469	105.219	104.969	104.976	104.726	104.476
5.125	106.074	105.824	105.574	105.832	105.582	105.332
5.250	106.715	106.465	106.215	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
3.125	93.296	93.046	92.796	N/A	N/A	N/A
3.250	94.824	94.574	94.324	93.124	92.874	92.624
3.375	95.759	95.509	95.259	94.372	94.122	93.872
3.500	96.695	96.445	96.195	95.620	95.370	95.120
3.625	97.630	97.380	97.130	96.867	96.617	96.367
3.750	98.497	98.247	97.997	97.929	97.679	97.429
3.875	99.222	98.972	98.722	98.633	98.383	98.133
4.000	99.946	99.696	99.446	99.454	99.204	98.954
4.125	100.670	100.420	100.170	100.390	100.140	99.890
4.250	101.369	101.119	100.869	101.214	100.964	100.714
4.375	102.015	101.765	101.515	101.680	101.430	101.180
4.500	102.661	102.411	102.161	102.305	102.055	101.805
4.625	103.307	103.057	102.807	103.090	102.840	102.590
4.750	103.901	103.651	103.401	103.797	103.547	103.297
4.875	104.382	104.132	103.882	104.139	103.889	103.639
5.000	104.863	104.613	104.363	104.566	104.316	104.066
5.125	105.345	105.095	104.845	105.078	104.828	104.578
5.250	N/A	N/A	N/A	105.655	105.405	105.155

DURP 15 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.369	99.119	98.869	96.454	96.204	95.954
3.125	99.953	99.703	99.453	97.224	96.974	96.724
3.250	100.389	100.139	99.889	97.817	97.567	97.317
3.375	100.994	100.744	100.494	98.578	98.328	98.078
3.500	101.767	101.517	101.267	99.507	99.257	99.007
3.625	102.347	102.097	101.847	100.178	99.928	99.678
3.750	102.736	102.486	102.236	100.598	100.348	100.098
3.875	103.247	102.997	102.747	101.140	100.890	100.640
4.000	103.879	103.629	103.379	101.804	101.554	101.304
4.125	104.216	103.966	103.716	102.262	102.012	101.762
4.250	104.225	103.975	103.725	102.474	102.224	101.974
4.375	104.234	103.984	103.734	102.686	102.436	102.186
4.500	104.241	103.991	103.741	102.896	102.646	102.396
4.625	104.250	104.000	103.750	102.962	102.712	102.462
4.750	104.262	104.012	103.762	102.895	102.645	102.395
4.875	104.273	104.023	103.773	102.829	102.579	102.329
5.000	104.284	104.034	103.784	102.762	102.512	102.262
5.125	104.295	104.045	103.795	102.695	102.445	102.195

DURP 10 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.170	98.920	98.670	96.254	96.004	95.754
3.125	99.739	99.489	99.239	97.024	96.774	96.524
3.250	100.176	99.926	99.676	97.617	97.367	97.117
3.375	100.614	100.364	100.114	98.378	98.128	97.878
3.500	101.051	100.801	100.551	99.307	99.057	98.807
3.625	101.481	101.231	100.981	99.978	99.728	99.478
3.750	101.903	101.653	101.403	100.398	100.148	99.898
3.875	102.326	102.076	101.826	100.940	100.690	100.440
4.000	102.748	102.498	102.248	101.604	101.354	101.104
4.125	102.955	102.705	102.455	102.062	101.812	101.562
4.250	102.964	102.714	102.464	102.274	102.024	101.774
4.375	102.972	102.722	102.472	102.486	102.236	101.986
4.500	102.981	102.731	102.481	102.696	102.446	102.196
4.625	102.990	102.740	102.490	102.762	102.512	102.262
4.750	103.002	102.752	102.502	102.695	102.445	102.195
4.875	103.013	102.763	102.513	102.629	102.379	102.129
5.000	103.024	102.774	102.524	102.562	102.312	102.062
5.125	103.035	102.785	102.535	102.495	102.245	101.995

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 LLPA's 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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30/25 Year FNMA			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	94.494	94.244	94.219
3.375	95.539	95.289	95.264
3.500	96.583	96.333	96.308
3.625	97.628	97.378	97.353
3.750	98.592	98.342	98.317
3.875	99.421	99.171	99.146
3.990	100.316	100.066	100.041
4.000	100.366	100.116	100.091
4.125	101.428	101.178	101.153
4.250	102.381	102.131	102.106
4.375	102.988	102.738	102.713
4.500	103.754	103.504	103.479
4.625	104.679	104.429	104.404
4.750	105.512	105.262	105.237
4.875	105.948	105.698	105.673
4.990	106.419	106.169	106.144
5.000	106.469	106.219	106.194
5.125	107.074	106.824	106.799
5.250	107.715	107.465	107.440

20 Year FNMA			
Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.306	95.056	94.806
3.250	96.834	96.584	96.334
3.375	97.769	97.519	97.269
3.500	98.705	98.455	98.205
3.625	99.640	99.390	99.140
3.750	100.507	100.257	100.007
3.875	101.232	100.982	100.732
3.990	101.966	101.656	101.406
4.000	101.956	101.706	101.456
4.125	102.680	102.430	102.180
4.250	103.379	103.129	102.879
4.375	104.025	103.775	103.525
4.500	104.671	104.421	104.171
4.625	105.317	105.067	104.817
4.750	105.911	105.661	105.411
4.875	106.392	106.142	105.892
4.990	106.823	106.573	106.323
5.000	106.873	106.623	106.373
5.125	107.355	107.105	106.855

15 Year FNMA			
Rate	30 day	45 day	60 day
3.000	100.119	99.869	99.619
3.125	100.703	100.453	100.203
3.250	101.139	100.889	100.639
3.375	101.744	101.494	101.244
3.500	102.517	102.267	102.017
3.625	103.097	102.847	102.597
3.750	103.486	103.236	102.986
3.875	103.997	103.747	103.497
3.990	104.579	104.329	104.079
4.000	104.629	104.379	104.129
4.125	104.966	104.716	104.466
4.250	104.975	104.725	104.475
4.375	104.984	104.734	104.484
4.500	104.991	104.741	104.491
4.625	105.000	104.750	104.500
4.750	105.012	104.762	104.512
4.875	105.023	104.773	104.523
4.990	104.984	104.734	104.484
5.000	105.034	104.784	104.534
5.125	105.045	104.795	104.545

10 Year FNMA			
Rate	30 day	45 day	60 day
3.000	101.180	100.930	100.680
3.125	101.749	101.499	101.249
3.250	102.186	101.936	101.686
3.375	102.624	102.374	102.124
3.500	103.061	102.811	102.561
3.625	103.491	103.241	102.991
3.750	103.913	103.663	103.413
3.875	104.336	104.086	103.836
3.990	104.708	104.458	104.208
4.000	104.758	104.508	104.258
4.125	104.965	104.715	104.465
4.250	104.974	104.724	104.474
4.375	104.982	104.732	104.482
4.500	104.991	104.741	104.491
4.625	105.000	104.750	104.500
4.750	105.012	104.762	104.512
4.875	105.023	104.773	104.523
4.990	104.984	104.734	104.484
5.000	105.034	104.784	104.534
5.125	105.045	104.795	104.545

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	93.853	93.603	93.353
3.500	95.116	94.866	94.616
3.625	96.379	96.129	95.879
3.750	97.499	97.249	96.999
3.875	98.352	98.102	97.852
3.990	99.271	99.021	98.771
4.000	99.321	99.071	98.821
4.125	100.406	100.156	99.906
4.250	101.378	101.128	100.878
4.375	101.992	101.742	101.492
4.500	102.766	102.516	102.266
4.625	103.699	103.449	103.199
4.750	104.500	104.250	104.000
4.875	104.818	104.568	104.318
4.990	105.172	104.922	104.672
5.000	105.222	104.972	104.722

15 Year HB FNMA			
Rate	30 day	45 day	60 day
3.000	99.052	98.802	98.552
3.125	99.695	99.445	99.195
3.250	100.115	99.865	99.615
3.375	100.705	100.455	100.205
3.500	101.462	101.212	100.962
3.625	101.969	101.719	101.469
3.750	102.233	101.983	101.733
3.875	102.619	102.369	102.119
3.990	103.077	102.827	102.577
4.000	103.127	102.877	102.627
4.125	103.330	103.080	102.830
4.250	103.199	102.949	102.699
4.375	103.067	102.817	102.567
4.500	102.934	102.684	102.434
4.625	102.859	102.609	102.359
4.750	102.839	102.589	102.339
4.875	102.819	102.569	102.319
4.990	102.749	102.499	102.249
5.000	102.799	102.549	102.299
5.125	102.779	102.529	102.279

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%	97.01 - 100.00%
FICO ↓									
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250	N/A	N/A	N/A
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	N/A	N/A	N/A
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	N/A	N/A	N/A
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	N/A	N/A	N/A
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	N/A	N/A	N/A
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	N/A	N/A	N/A
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	N/A	N/A	N/A
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	N/A	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	
\$0 - \$74,999	
\$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%	97.01 - 100.00%
Product Feature ↓									
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	N/A
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	N/A	N/A	N/A	N/A
Manufactured	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	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	N/A
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	N/A
High Balance C/O Refi	-1.000	N/A	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%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 100.00%
FICO ↓									
≥ 740	0.000	-0.250	-0.250	-0.500	-0.625	N/A	N/A	N/A	N/A
720 - 739	0.000	-0.625	-0.625	-0.750	-1.500	N/A	N/A	N/A	N/A
700 - 719	0.000	-0.625	-0.625	-0.750	-1.500	N/A	N/A	N/A	N/A
680 - 699	0.000	-0.750	-0.750	-1.375	-2.500	N/A	N/A	N/A	N/A
660 - 679	-0.250	-0.750	-0.750	-1.500	-2.500	N/A	N/A	N/A	N/A
640 - 659	-0.250	-1.250	-1.250	-2.250	-3.000	N/A	N/A	N/A	N/A
620 - 639	-0.250	-1.250	-1.250	-2.750	-3.000	N/A	N/A	N/A	N/A
< 620	-1.250	-2.250	-2.250	-2.750	-3.000	N/A	N/A	N/A	N/A
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	FICO		
	≥ 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			

W. Rate Sheet Dated: 8/22/2014

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	94.086	93.836	93.586	
3.375	95.123	94.873	94.623	
3.500	96.133	95.883	95.633	
3.625	97.110	96.860	96.610	
3.750	97.878	97.628	97.378	
3.875	98.834	98.584	98.334	
4.000	99.780	99.530	99.280	
4.125	100.674	100.424	100.174	
4.250	101.368	101.118	100.868	
4.375	102.209	101.959	101.709	
4.500	103.067	102.817	102.567	
4.625	103.881	103.631	103.381	
4.750	104.511	104.261	104.011	
4.875	104.997	104.747	104.497	
5.000	105.562	105.312	105.062	
5.125	106.341	106.091	105.841	
5.250	106.926	106.676	106.426	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	93.461	93.211	92.961	
3.375	94.498	94.248	93.998	
3.500	95.508	95.258	95.008	
3.625	96.485	96.235	95.985	
3.750	97.378	97.128	96.878	
3.875	98.334	98.084	97.834	
4.000	99.280	99.030	98.780	
4.125	100.174	99.924	99.674	
4.250	101.493	101.243	100.993	
4.375	102.334	102.084	101.834	
4.500	103.192	102.942	102.692	
4.625	104.006	103.756	103.506	
4.750	105.761	105.511	105.261	
4.875	106.247	105.997	105.747	
5.000	106.812	106.562	106.312	
5.125	107.591	107.341	107.091	
5.250	106.926	106.676	106.426	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.583	96.333	96.083	
3.375	97.494	97.244	96.994	
3.500	98.387	98.137	97.887	
3.625	99.258	99.008	98.758	
3.750	99.945	99.695	99.445	
3.875	100.512	100.262	100.012	
4.000	100.946	100.696	100.446	
4.125	101.762	101.512	101.262	
4.250	102.383	102.133	101.883	
4.375	102.874	102.624	102.374	
4.500	103.654	103.404	103.154	
4.625	104.393	104.143	103.893	
4.750	104.956	104.706	104.456	
4.875	105.423	105.173	104.923	
5.000	105.973	105.723	105.473	
5.125	106.692	106.442	106.192	
5.250	107.241	106.991	106.741	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.021	95.771	95.521	
3.375	96.932	96.682	96.432	
3.500	97.825	97.575	97.325	
3.625	98.696	98.446	98.196	
3.750	99.633	99.383	99.133	
3.875	100.200	99.950	99.700	
4.000	100.634	100.384	100.134	
4.125	101.450	101.200	100.950	
4.250	102.196	101.946	101.696	
4.375	102.687	102.437	102.187	
4.500	103.467	103.217	102.967	
4.625	104.206	103.956	103.706	
4.750	104.894	104.644	104.394	
4.875	105.361	105.111	104.861	
5.000	105.911	105.661	105.411	
5.125	106.630	106.380	106.130	
5.250	107.241	106.991	106.741	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	94.862	94.612	94.362	
2.375	95.619	95.369	95.119	
2.500	96.376	96.126	95.876	
2.625	96.969	96.719	96.469	
2.750	98.060	97.810	97.560	
2.875	98.815	98.565	98.315	
3.000	99.564	99.314	99.064	
3.125	100.116	99.866	99.616	
3.250	100.588	100.338	100.088	
3.375	101.214	100.964	100.714	
3.500	101.909	101.659	101.409	
3.625	102.417	102.167	101.917	
3.750	102.845	102.595	102.345	
3.875	103.347	103.097	102.847	
4.000	103.997	103.747	103.497	
4.125	104.496	104.246	103.996	
4.250	104.924	104.674	104.424	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	92.737	92.487	92.237	
2.375	93.494	93.244	92.994	
2.500	94.251	94.001	93.751	
2.625	94.844	94.594	94.344	
2.750	97.123	96.873	96.623	
2.875	97.878	97.628	97.378	
3.000	98.627	98.377	98.127	
3.125	99.179	98.929	98.679	
3.250	100.088	99.838	99.588	
3.375	100.714	100.464	100.214	
3.500	101.409	101.159	100.909	
3.625	101.917	101.667	101.417	
3.750	102.470	102.220	101.970	
3.875	102.972	102.722	102.472	
4.000	103.622	103.372	103.122	
4.125	104.121	103.871	103.621	
4.250	104.237	103.987	103.737	

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.: **9/22/2014**

45 Day Lock Exp.: **10/7/2014**

60 Day Lock Exp.: **10/22/2014**

W. Rate Sheet Dated: **8/22/2014**

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	98.458	98.286	98.114
3.875	99.239	99.067	98.895
4.000	100.020	99.848	99.676
4.125	100.801	100.629	100.457
4.250	101.483	101.311	101.139
4.375	102.077	101.905	101.733
4.500	102.577	102.405	102.233
4.625	103.077	102.905	102.733
4.750	103.515	103.343	103.171
4.875	103.882	103.703	103.523
5.000	104.226	104.047	103.867
5.125	104.382	104.203	104.023

Non-Conforming 15 year Fixed Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.021	98.881	98.740
3.375	99.521	99.381	99.240
3.500	100.037	99.912	99.787
3.625	100.474	100.349	100.224
3.750	100.849	100.724	100.599
3.875	101.162	101.037	100.912
4.000	101.443	101.318	101.193
4.125	101.631	101.506	101.381
4.250	101.756	101.631	101.506
4.375	101.881	101.756	101.631
4.500	101.944	101.819	101.694
4.625	102.007	101.882	101.757

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](http://AFRWholesale'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: **8/22/2014**

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

30 Day Lock Exp.: **9/22/2014**

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

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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
6.625	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
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

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
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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
6.125	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
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

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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Alt-Option Ratio Terms & Pricing

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

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

Ratio 15 yr Fixed (AORP-15F)		
Rate	30 day	45 day
6.125	100.783	100.628
6.250	101.027	100.867
6.375	101.272	101.107
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7.500	103.475	103.263
7.625	103.720	103.503
7.750	103.965	103.742
7.875	104.210	103.982

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
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
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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

Income 15 yr Fixed (AOIP-15F)		
Rate	30 day	45 day
6.125	100.783	100.783
6.250	101.027	101.027
6.375	101.272	101.272
6.500	101.517	101.517
6.625	101.762	101.762
6.750	102.006	102.006
6.875	102.251	102.251
7.000	102.496	102.496
7.125	102.741	102.741
7.250	102.986	102.986
7.375	103.230	103.230
7.500	103.475	103.475
7.625	103.720	103.720
7.750	103.965	103.965
7.875	104.210	104.210

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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