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: 8/27/2014
Release Time: 10:00 AM ET

30 Day Lock Exp.: 9/26/2014
45 Day Lock Exp.: 10/13/2014
60 Day Lock Exp.: 10/28/2014

STANDARD GOVERNMENT PRODUCT

30/25 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	103.034	102.784	102.534
3.875	103.534	103.284	103.034
4.000	104.234	103.984	103.734
4.125	104.334	104.084	103.834
4.250	105.596	105.346	105.096
4.375	105.981	105.731	105.481
4.500	106.446	106.196	105.946
4.625	106.546	106.296	106.046
4.750	107.290	107.040	106.790
4.875	107.690	107.440	107.190
5.000	108.290	108.040	107.790
5.125	108.390	108.140	107.890
5.250	108.790	108.540	108.290
5.375	108.278	108.028	107.778
5.500	108.778	108.528	108.278
5.625	108.978	108.728	108.478

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.136	99.886	99.636
3.500	100.886	100.636	100.386
3.625	100.986	100.736	100.486
3.750	102.784	102.534	102.284
3.875	103.284	103.034	102.784
4.000	103.984	103.734	103.484
4.125	104.084	103.834	103.584
4.250	105.346	105.096	104.846
4.375	105.731	105.481	105.231
4.500	106.196	105.946	105.696
4.625	106.296	106.046	105.796
4.750	107.190	106.940	106.690
4.875	107.590	107.340	107.090
5.000	108.190	107.940	107.690
5.125	108.290	108.040	107.790
5.250	108.690	108.440	108.190
5.375	108.178	107.928	107.678
5.500	108.678	108.428	108.178
5.625	108.878	108.628	108.378

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.591	100.341	100.091
2.875	100.891	100.641	100.391
3.000	101.141	100.891	100.641
3.125	101.291	101.041	100.791
3.250	102.743	102.493	102.243
3.375	103.043	102.793	102.543
3.500	103.293	103.043	102.793
3.625	103.443	103.193	102.943
3.750	104.571	104.321	104.071
3.875	104.871	104.621	104.371
4.000	105.121	104.871	104.621
4.125	105.271	105.021	104.771
4.250	104.380	104.130	103.880
4.375	104.680	104.430	104.180
4.500	104.780	104.530	104.280
4.625	104.930	104.680	104.430
4.750	104.930	104.680	104.430

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	99.486	99.236	98.986
3.500	100.236	99.986	99.736
3.625	100.336	100.086	99.836
3.750	102.134	101.884	101.634
3.875	102.634	102.384	102.134
4.000	103.334	103.084	102.834
4.125	103.434	103.184	102.934
4.250	104.696	104.446	104.196
4.375	105.081	104.831	104.581
4.500	105.546	105.296	105.046
4.625	105.646	105.396	105.146
4.750	106.390	106.140	105.890
4.875	106.790	106.540	106.290
5.000	107.390	107.140	106.890
5.125	107.490	107.240	106.990
5.250	107.890	107.640	107.390
5.375	107.378	107.128	106.878
5.500	107.878	107.628	107.378
5.625	108.078	107.828	107.578

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	99.386	99.136	98.886
3.500	100.136	99.886	99.636
3.625	100.236	99.986	99.736
3.750	102.034	101.784	101.534
3.875	102.534	102.284	102.034
4.000	103.234	102.984	102.734
4.125	103.334	103.084	102.834
4.250	104.596	104.346	104.096
4.375	104.981	104.731	104.481
4.500	105.446	105.196	104.946
4.625	105.546	105.296	105.046
4.750	106.290	106.040	105.790
4.875	106.690	106.440	106.190
5.000	107.290	107.040	106.790
5.125	107.390	107.140	106.890
5.250	107.790	107.540	107.290
5.375	107.278	107.028	106.778
5.500	107.778	107.528	107.278
5.625	107.978	107.728	107.478

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.791	99.541	99.291
2.875	100.091	99.841	99.591
3.000	100.341	100.091	99.841
3.125	100.491	100.241	99.991
3.250	101.943	101.693	101.443
3.375	102.243	101.993	101.743
3.500	102.493	102.243	101.993
3.625	102.643	102.393	102.143
3.750	103.771	103.521	103.271
3.875	104.071	103.821	103.571
4.000	104.321	104.071	103.821
4.125	104.471	104.221	103.971
4.250	103.580	103.330	103.080
4.375	103.880	103.630	103.380
4.500	103.980	103.730	103.480
4.625	104.130	103.880	103.630
4.750	104.130	103.880	103.630

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	98.061	97.811	97.561
4.000	101.159	100.909	100.659
4.500	103.371	103.121	102.871
5.000	105.215	104.965	104.715

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.707	98.457	98.207
3.500	100.859	100.609	100.359
4.000	102.687	102.437	102.187
4.500	102.346	102.096	101.846
5.000	N/A	N/A	N/A

Specialty Adj.	Manufactured Homes "OTC exempt"	-1.000
	Full 203K / 203K(s) / 203(h)	-0.500
	VA IRRRL ≤ 125.00 LTV	0.000
	VA IRRRL > 125.00 LTV or No AVM	-0.750

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

Adjusters	All Terms	Adjusters	All Terms
FICO 660 - 699	0.000	NY	-0.250
FICO 640 - 659	-0.500	AZ, CA, FL, LA, MA, NJ, NV, UT	-0.150
FICO 620 - 639	-0.750	Non Owner Occupancy	-2.000

Base Loan Amount Adjuster

$0 - $74,999	-2.000
$75,000 - $124,999	-0.750
$125,000 - $199,999	-0.375
High Balance	-1.000
Extension Options:	-0.018 per calendar day

Max USDA - GRH Rate Today	8/27/2014	4.500%

American Financial Resources, Inc. - Announcements

Lock Desk Policy

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Flood Certification = $10.00 | FHA ID# - 1358600006

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DURP 30/25 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	93.886	93.636	93.386	N/A	N/A	N/A
3.375	94.930	94.680	94.430	N/A	N/A	N/A
3.500	95.973	95.723	95.473	93.194	92.944	92.694
3.625	97.016	96.766	96.516	94.472	94.222	93.972
3.750	97.967	97.717	97.467	95.627	95.377	95.127
3.875	98.757	98.507	98.257	96.557	96.307	96.057
4.000	99.657	99.407	99.157	97.598	97.348	97.098
4.125	100.668	100.418	100.168	98.750	98.500	98.250
4.250	101.576	101.326	101.076	99.814	99.564	99.314
4.375	102.156	101.906	101.656	100.581	100.331	100.081
4.500	102.888	102.638	102.388	101.501	101.251	101.001
4.625	103.774	103.524	103.274	102.574	102.324	102.074
4.750	104.570	104.320	104.070	103.578	103.328	103.078
4.875	104.978	104.728	104.478	104.236	103.986	103.736
5.000	105.465	105.215	104.965	104.973	104.723	104.473
5.125	106.031	105.781	105.531	N/A	N/A	N/A
5.250	106.642	106.392	106.142	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	93.687	93.437	93.187	N/A	N/A	N/A
3.250	95.216	94.966	94.716	93.517	93.267	93.017
3.375	96.150	95.900	95.650	94.763	94.513	94.263
3.500	97.084	96.834	96.584	96.009	95.759	95.509
3.625	98.018	97.768	97.518	97.256	97.006	96.756
3.750	98.870	98.620	98.370	98.305	98.055	97.805
3.875	99.548	99.298	99.048	98.969	98.719	98.469
4.000	100.226	99.976	99.726	99.745	99.495	99.245
4.125	100.904	100.654	100.404	100.630	100.380	100.130
4.250	101.561	101.311	101.061	101.409	101.159	100.909
4.375	102.173	101.923	101.673	101.848	101.598	101.348
4.500	102.785	102.535	102.285	102.440	102.190	101.940
4.625	103.396	103.146	102.896	103.185	102.935	102.685
4.750	103.955	103.705	103.455	103.855	103.605	103.355
4.875	104.402	104.152	103.902	104.169	103.919	103.669
5.000	104.848	104.598	104.348	104.563	104.313	104.063
5.125	105.294	105.044	104.794	105.034	104.784	104.534
5.250	N/A	N/A	N/A	105.582	105.332	105.082

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	99.423	99.173	98.923	96.508	96.258	96.008
3.125	100.000	99.750	99.500	97.272	97.022	96.772
3.250	100.425	100.175	99.925	97.853	97.603	97.353
3.375	101.015	100.765	100.515	98.599	98.349	98.099
3.500	101.768	101.518	101.268	99.508	99.258	99.008
3.625	102.332	102.082	101.832	100.163	99.913	99.663
3.750	102.709	102.459	102.209	100.572	100.322	100.072
3.875	103.205	102.955	102.705	101.099	100.849	100.599
4.000	103.819	103.569	103.319	101.744	101.494	101.244
4.125	104.148	103.898	103.648	102.194	101.944	101.694
4.250	104.163	103.913	103.663	102.412	102.162	101.912
4.375	104.176	103.926	103.676	102.628	102.378	102.128
4.500	104.189	103.939	103.689	102.844	102.594	102.344
4.625	104.200	103.950	103.700	102.912	102.662	102.412
4.750	104.210	103.960	103.710	102.844	102.594	102.344
4.875	104.220	103.970	103.720	102.776	102.526	102.276
5.000	104.230	103.980	103.730	102.708	102.458	102.208
5.125	104.241	103.991	103.741	102.640	102.390	102.140

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	99.223	98.973	98.723	96.308	96.058	95.808
3.125	99.783	99.533	99.283	97.072	96.822	96.572
3.250	100.205	99.955	99.705	97.653	97.403	97.153
3.375	100.627	100.377	100.127	98.399	98.149	97.899
3.500	101.049	100.799	100.549	99.308	99.058	98.808
3.625	101.463	101.213	100.963	99.963	99.713	99.463
3.750	101.870	101.620	101.370	100.372	100.122	99.872
3.875	102.278	102.028	101.778	100.899	100.649	100.399
4.000	102.685	102.435	102.185	101.544	101.294	101.044
4.125	102.888	102.638	102.388	101.994	101.744	101.494
4.250	102.901	102.651	102.401	102.212	101.962	101.712
4.375	102.915	102.665	102.415	102.428	102.178	101.928
4.500	102.928	102.678	102.428	102.644	102.394	102.144
4.625	102.940	102.690	102.440	102.712	102.462	102.212
4.750	102.950	102.700	102.450	102.644	102.394	102.144
4.875	102.960	102.710	102.460	102.576	102.326	102.076
5.000	102.970	102.720	102.470	102.508	102.258	102.008
5.125	102.981	102.731	102.481	102.440	102.190	101.940

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	94.886	94.636	94.611
3.375	95.930	95.680	95.655
3.500	96.973	96.723	96.698
3.625	98.016	97.766	97.741
3.750	98.967	98.717	98.692
3.875	99.757	99.507	99.482
3.990	100.607	100.357	100.332
4.000	100.657	100.407	100.382
4.125	101.668	101.418	101.393
4.250	102.576	102.326	102.301
4.375	103.156	102.906	102.881
4.500	103.888	103.638	103.613
4.625	104.774	104.524	104.499
4.750	105.570	105.320	105.295
4.875	105.978	105.728	105.703
4.990	106.415	106.165	106.140
5.000	106.465	106.215	106.190
5.125	107.031	106.781	106.756
5.250	107.642	107.392	107.367

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.697	95.447	95.197
3.250	97.226	96.976	96.726
3.375	98.160	97.910	97.660
3.500	99.094	98.844	98.594
3.625	100.028	99.778	99.528
3.750	100.880	100.630	100.380
3.875	101.558	101.308	101.058
3.990	102.186	101.936	101.686
4.000	102.236	101.986	101.736
4.125	102.914	102.664	102.414
4.250	103.571	103.321	103.071
4.375	104.183	103.933	103.683
4.500	104.795	104.545	104.295
4.625	105.406	105.156	104.906
4.750	105.965	105.715	105.465
4.875	106.412	106.162	105.912
4.990	106.808	106.558	106.308
5.000	106.858	106.608	106.358
5.125	107.304	107.054	106.804

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.173	99.923	99.673
3.125	100.750	100.500	100.250
3.250	101.175	100.925	100.675
3.375	101.765	101.515	101.265
3.500	102.518	102.268	102.018
3.625	103.082	102.832	102.582
3.750	103.459	103.209	102.959
3.875	103.955	103.705	103.455
3.990	104.519	104.269	104.019
4.000	104.569	104.319	104.069
4.125	104.898	104.648	104.398
4.250	104.913	104.663	104.413
4.375	104.926	104.676	104.426
4.500	104.939	104.689	104.439
4.625	104.950	104.700	104.450
4.750	104.960	104.710	104.460
4.875	104.970	104.720	104.470
4.990	104.930	104.680	104.430
5.000	104.980	104.730	104.480
5.125	104.991	104.741	104.491

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	101.233	100.983	100.733
3.125	101.793	101.543	101.293
3.250	102.215	101.965	101.715
3.375	102.637	102.387	102.137
3.500	103.059	102.809	102.559
3.625	103.473	103.223	102.973
3.750	103.880	103.630	103.380
3.875	104.288	104.038	103.788
3.990	104.645	104.395	104.145
4.000	104.695	104.445	104.195
4.125	104.898	104.648	104.398
4.250	104.911	104.661	104.411
4.375	104.925	104.675	104.425
4.500	104.938	104.688	104.438
4.625	104.950	104.700	104.450
4.750	104.960	104.710	104.460
4.875	104.970	104.720	104.470
4.990	104.930	104.680	104.430
5.000	104.980	104.730	104.480
5.125	104.991	104.741	104.491

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	94.244	93.994	93.744
3.500	95.506	95.256	95.006
3.625	96.768	96.518	96.268
3.750	97.875	97.625	97.375
3.875	98.688	98.438	98.188
3.990	99.561	99.311	99.061
4.000	99.611	99.361	99.111
4.125	100.646	100.396	100.146
4.250	101.572	101.322	101.072
4.375	102.160	101.910	101.660
4.500	102.900	102.650	102.400
4.625	103.794	103.544	103.294
4.750	104.558	104.308	104.058
4.875	104.849	104.599	104.349
4.990	105.168	104.918	104.668
5.000	105.218	104.968	104.718

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	99.106	98.856	98.606
3.125	99.742	99.492	99.242
3.250	100.152	99.902	99.652
3.375	100.725	100.475	100.225
3.500	101.463	101.213	100.963
3.625	101.954	101.704	101.454
3.750	102.207	101.957	101.707
3.875	102.578	102.328	102.078
3.990	103.016	102.766	102.516
4.000	103.066	102.816	102.566
4.125	103.263	103.013	102.763
4.250	103.137	102.887	102.637
4.375	103.010	102.760	102.510
4.500	102.882	102.632	102.382
4.625	102.809	102.559	102.309
4.750	102.788	102.538	102.288
4.875	102.767	102.517	102.267
4.990	102.695	102.445	102.195
5.000	102.745	102.495	102.245
5.125	102.724	102.474	102.224

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website] [AFR Rate Sheet Archive]

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

30 Day Lock Exp.: 9/26/2014
45 Day Lock Exp.: 10/13/2014
60 Day Lock Exp.: 10/28/2014

prices are subject to change without notice

W. Rate Sheet Dated: 8/27/2014

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.544	94.294	94.044
3.375	95.578	95.328	95.078
3.500	96.582	96.332	96.082
3.625	97.553	97.303	97.053
3.750	98.312	98.062	97.812
3.875	99.024	98.774	98.524
4.000	99.962	99.712	99.462
4.125	100.847	100.597	100.347
4.250	101.529	101.279	101.029
4.375	102.292	102.042	101.792
4.500	103.136	102.886	102.636
4.625	103.939	103.689	103.439
4.750	104.558	104.308	104.058
4.875	105.034	104.784	104.534
5.000	105.515	105.265	105.015
5.125	106.283	106.033	105.783
5.250	106.859	106.609	106.359

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.919	93.669	93.419
3.375	94.953	94.703	94.453
3.500	95.957	95.707	95.457
3.625	96.928	96.678	96.428
3.750	97.812	97.562	97.312
3.875	98.524	98.274	98.024
4.000	99.462	99.212	98.962
4.125	100.347	100.097	99.847
4.250	101.654	101.404	101.154
4.375	102.417	102.167	101.917
4.500	103.261	103.011	102.761
4.625	104.064	103.814	103.564
4.750	105.808	105.558	105.308
4.875	106.284	106.034	105.784
5.000	106.765	106.515	106.265
5.125	107.533	107.283	107.033
5.250	106.859	106.609	106.359

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.065	96.815	96.565
3.375	97.974	97.724	97.474
3.500	98.864	98.614	98.364
3.625	99.731	99.481	99.231
3.750	100.412	100.162	99.912
3.875	100.973	100.723	100.473
4.000	101.093	100.843	100.593
4.125	101.903	101.653	101.403
4.250	102.515	102.265	102.015
4.375	102.997	102.747	102.497
4.500	103.689	103.439	103.189
4.625	104.419	104.169	103.919
4.750	104.973	104.723	104.473
4.875	105.432	105.182	104.932
5.000	105.923	105.673	105.423
5.125	106.633	106.383	106.133
5.250	107.175	106.925	106.675

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.503	96.253	96.003
3.375	97.412	97.162	96.912
3.500	98.302	98.052	97.802
3.625	99.169	98.919	98.669
3.750	100.100	99.850	99.600
3.875	100.661	100.411	100.161
4.000	100.781	100.531	100.281
4.125	101.591	101.341	101.091
4.250	102.328	102.078	101.828
4.375	102.810	102.560	102.310
4.500	103.502	103.252	103.002
4.625	104.232	103.982	103.732
4.750	104.911	104.661	104.411
4.875	105.370	105.120	104.870
5.000	105.861	105.611	105.361
5.125	106.571	106.321	106.071
5.250	107.175	106.925	106.675

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	95.110	94.860	94.610
2.375	95.853	95.603	95.353
2.500	96.597	96.347	96.097
2.625	97.184	96.934	96.684
2.750	98.193	97.943	97.693
2.875	98.935	98.685	98.435
3.000	99.670	99.420	99.170
3.125	100.217	99.967	99.717
3.250	100.686	100.436	100.186
3.375	101.250	101.000	100.750
3.500	101.931	101.681	101.431
3.625	102.433	102.183	101.933
3.750	102.857	102.607	102.357
3.875	103.349	103.099	102.849
4.000	103.983	103.733	103.483
4.125	104.475	104.225	103.975
4.250	104.899	104.649	104.399

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.985	92.735	92.485
2.375	93.728	93.478	93.228
2.500	94.472	94.222	93.972
2.625	95.059	94.809	94.559
2.750	97.256	97.006	96.756
2.875	97.998	97.748	97.498
3.000	98.733	98.483	98.233
3.125	99.280	99.030	98.780
3.250	100.186	99.936	99.686
3.375	100.750	100.500	100.250
3.500	101.431	101.181	100.931
3.625	101.933	101.683	101.433
3.750	102.482	102.232	101.982
3.875	102.974	102.724	102.474
4.000	103.608	103.358	103.108
4.125	104.100	103.850	103.600
4.250	104.212	103.962	103.712

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website] [AFR Rate Sheet Archive]

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

prices are subject to change without notice

W. Rate Sheet Dated: 8/27/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/26/2014
45 Day Lock Exp.: 10/13/2014
60 Day Lock Exp.: 10/28/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.675	98.503	98.331
3.875	99.456	99.284	99.112
4.000	100.237	100.065	99.893
4.125	101.018	100.846	100.674
4.250	101.591	101.419	101.247
4.375	102.185	102.013	101.841
4.500	102.685	102.513	102.341
4.625	103.185	103.013	102.841
4.750	103.623	103.451	103.279
4.875	103.990	103.811	103.631
5.000	104.334	104.155	103.975
5.125	104.490	104.311	104.131

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.062	98.922	98.781
3.375	99.562	99.422	99.281
3.500	100.078	99.953	99.828
3.625	100.515	100.390	100.265
3.750	100.890	100.765	100.640
3.875	101.203	101.078	100.953
4.000	101.484	101.359	101.234
4.125	101.672	101.547	101.422
4.250	101.797	101.672	101.547
4.375	101.922	101.797	101.672
4.500	101.985	101.860	101.735
4.625	102.048	101.923	101.798

Risk Based Price Adjustments - AFR Jumbo Fixed

LTV/CLTV → FICO ↓	≤ 60.00%	60.01 - 65.00%	65.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 780	0.600	0.500	0.450	0.000	-0.250
760 - 779	0.600	0.500	0.300	-0.150	-0.375
740 - 759	0.600	0.500	0.100	-0.300	-0.500
720 - 739	0.500	0.450	0.000	-0.450	-0.850
700 - 719	0.400	0.300	-0.200	-0.750	-1.250*
680 - 699	0.300*	0.200*	-0.500*	-1.000*	-1.500*
Loan Balance					
≤ $500,000	0.000	0.000	0.000	0.000	0.000
$500,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.000	0.000	-0.125	-0.250	-0.375*
$1,500,001 - $2,000,000	0.000	0.000	-0.250	-0.375*	-0.500*
$2,000,001 - $2,500,000	-0.125*	-0.250*	-0.375*	N/A	N/A
$2,500,001 - $3,000,000	-0.125*	-0.250*	N/A	N/A	N/A
Occupancy					
Second Home	-0.150	-0.200	-0.300	-0.450	N/A
Property Types					
Condos	0.000	0.000	-0.125	-0.125	-0.125
State Adjustments					
AZ	0.000	0.000	0.000	-0.250	-0.250
FL	0.000	0.000	0.000	-0.250	-0.250
MI	0.000	0.000	0.000	-0.375	-0.375
NV	0.000	0.000	0.000	-0.375	-0.375
Other Adjustments					
Cash-Out	-0.250	-0.300	-0.500	N/A	N/A
DTI > 40	0.000	0.000	0.000	-0.125	-0.125
No Escrow	-0.100	-0.100	-0.100	-0.100	-0.100
Purchase	0.250	0.250	0.250	0.375	0.375
Extension Options	-0.018 per calendar day				

* Please see High Reserve Guidelines

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Flood Certification = $10.00 FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here] [AFR Guidelines]

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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: 8/27/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 9/26/2014

Max Price After Adjustments 101.750

Jumbo 5/1 Arm Full Doc	
Rate	**30 day**
3.000	98.900
3.125	99.400
3.250	99.900
3.375	100.150
3.500	100.400
3.625	100.650
3.750	100.900
3.875	101.150
4.000	101.400
4.125	101.650
4.250	101.900
4.375	102.150
4.500	102.400

Jumbo 7/1 Arm Full Doc	
Rate	**30 day**
3.500	98.900
3.625	99.400
3.750	99.900
3.875	100.150
4.000	100.400
4.125	100.650
4.250	100.900
4.375	101.150
4.500	101.400
4.625	101.650
4.750	101.900
4.875	102.150
5.000	102.400

E-Z Doc 5/1 Arm	
Rate	**30 day**
4.250	N/A
4.375	N/A
4.500	N/A
4.625	N/A
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A

E-Z Doc 7/1 Arm	
Rate	**30 day**
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A
5.875	N/A
6.000	N/A
6.125	N/A
6.250	N/A

Jumbo Arm LLPA	
Adjuster	**Adjustment**
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
$1,000,001 - $1,125,000	-0.125
$1,125,001 - $1,250,000	-0.250
$1,250,001 - $1,375,000	-0.375
$1,375,001 - $2,000,000	-0.500
Extension Option	-0.018 per calendar day

Jumbo Arm LLPA	
Adjuster	**Adjustment**
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
$1,000,001 - $1,125,000	-0.125
$1,125,001 - $1,250,000	-0.250
$1,250,001 - $1,375,000	-0.375
$1,375,001 - $2,000,000	-0.500
Extension Option	-0.018 per calendar day

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W. Rate Sheet Dated: 8/27/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/26/2014
45 Day Lock Exp.: 10/13/2014

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	102.701
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	102.007	101.826
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	102.701
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
6.125	100.783	100.628
6.250	101.027	100.867
6.375	101.272	101.107
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.007	101.826
6.875	102.251	102.065
7.000	102.496	102.305
7.125	102.741	102.544
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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W. Rate Sheet Dated: 8/27/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 9/26/2014
45 Day Lock Exp.: 10/13/2014

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	102.701
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
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.007	101.826
6.875	102.251	102.065
7.000	102.496	102.305
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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

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
7.250	102.298	102.096
7.375	102.605	102.398
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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	102.007	102.007
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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