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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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

prices are subject to change without notice

W. Rate Sheet Dated: 9/9/2014 | Release Time: 10:00 AM ET

30 Day Lock Exp.: 10/9/2014
45 Day Lock Exp.: 10/24/2014
60 Day Lock Exp.: 11/10/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.771	99.521	99.271
3.500	100.521	100.271	100.021
3.625	100.621	100.371	100.121
3.750	102.730	102.480	102.230
3.875	103.230	102.980	102.730
4.000	103.930	103.680	103.430
4.125	104.030	103.780	103.530
4.250	105.527	105.277	105.027
4.375	105.912	105.662	105.412
4.500	106.377	106.127	105.877
4.625	106.477	106.227	105.977
4.750	107.315	107.065	106.815
4.875	107.715	107.465	107.215
5.000	108.315	108.065	107.815
5.125	108.415	108.165	107.915
5.250	108.955	108.705	108.455
5.375	108.443	108.193	107.943
5.500	108.943	108.693	108.443
5.625	109.143	108.893	108.643

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.521	99.271	99.021
3.500	100.271	100.021	99.771
3.625	100.371	100.121	99.871
3.750	102.480	102.230	101.980
3.875	102.980	102.730	102.480
4.000	103.680	103.430	103.180
4.125	103.780	103.530	103.280
4.250	105.277	105.027	104.777
4.375	105.662	105.412	105.162
4.500	106.127	105.877	105.627
4.625	106.227	105.977	105.727
4.750	107.215	106.965	106.715
4.875	107.615	107.365	107.115
5.000	108.215	107.965	107.715
5.125	108.315	108.065	107.815
5.250	108.855	108.605	108.355
5.375	108.343	108.093	107.843
5.500	108.843	108.593	108.343
5.625	109.043	108.793	108.543

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.252	100.002	99.752
2.875	100.552	100.302	100.052
3.000	100.802	100.552	100.302
3.125	100.952	100.702	100.452
3.250	102.580	102.330	102.080
3.375	102.880	102.630	102.380
3.500	103.130	102.880	102.630
3.625	103.280	103.030	102.780
3.750	104.572	104.322	104.072
3.875	104.872	104.622	104.372
4.000	105.122	104.872	104.622
4.125	105.272	105.022	104.772
4.250	104.326	104.076	103.826
4.375	104.626	104.376	104.126
4.500	104.726	104.476	104.226
4.625	104.876	104.626	104.376
4.750	104.876	104.626	104.376

5/1 Arm Government "Caps 1/1/5" Standard Product

Rate	30 Day	45 Day	60 Day
2.875	100.378	100.128	99.878
3.000	100.628	100.378	100.128
3.125	100.728	100.478	100.228
3.250	101.596	101.346	101.096
3.375	101.846	101.596	101.346

Margin = 2.250 | Index = 0.100

Buyer's Bonus

Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

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

30/25 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	98.871	98.621	98.371
3.500	99.621	99.371	99.121
3.625	99.721	99.471	99.221
3.750	101.830	101.580	101.330
3.875	102.330	102.080	101.830
4.000	103.030	102.780	102.530
4.125	103.130	102.880	102.630
4.250	104.627	104.377	104.127
4.375	105.012	104.762	104.512
4.500	105.477	105.227	104.977
4.625	105.577	105.327	105.077
4.750	106.415	106.165	105.915
4.875	106.815	106.565	106.315
5.000	107.415	107.165	106.915
5.125	107.515	107.265	107.015
5.250	108.055	107.805	107.555
5.375	107.543	107.293	107.043
5.500	108.043	107.793	107.543
5.625	108.243	107.993	107.743

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	98.771	98.521	98.271
3.500	99.521	99.271	99.021
3.625	99.621	99.371	99.121
3.750	101.730	101.480	101.230
3.875	102.230	101.980	101.730
4.000	102.930	102.680	102.430
4.125	103.030	102.780	102.530
4.250	104.527	104.277	104.027
4.375	104.912	104.662	104.412
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4.625	105.477	105.227	104.977
4.750	106.315	106.065	105.815
4.875	106.715	106.465	106.215
5.000	107.315	107.065	106.815
5.125	107.415	107.165	106.915
5.250	107.955	107.705	107.455
5.375	107.443	107.193	106.943
5.500	107.943	107.693	107.443
5.625	108.143	107.893	107.643

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.452	99.202	98.952
2.875	99.752	99.502	99.252
3.000	100.002	99.752	99.502
3.125	100.152	99.902	99.652
3.250	101.780	101.530	101.280
3.375	102.080	101.830	101.580
3.500	102.330	102.080	101.830
3.625	102.480	102.230	101.980
3.750	103.772	103.522	103.272
3.875	104.072	103.822	103.572
4.000	104.322	104.072	103.822
4.125	104.472	104.222	103.972
4.250	103.526	103.276	103.026
4.375	103.826	103.576	103.326
4.500	103.926	103.676	103.426
4.625	104.076	103.826	103.576
4.750	104.076	103.826	103.576

5/1 Arm Government "Caps 1/1/5" Specialty Product

Rate	30 Day	45 Day	60 Day
2.875	99.688	99.438	99.188
3.000	99.938	99.688	99.438
3.125	100.038	99.788	99.538
3.250	100.906	100.656	100.406
3.375	101.156	100.906	100.656

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	97.446	97.196	96.946
4.000	100.855	100.605	100.355
4.500	103.302	103.052	102.802
5.000	105.240	104.990	104.740

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.368	98.118	97.868
3.500	100.696	100.446	100.196
4.000	102.688	102.438	102.188
4.500	102.292	102.042	101.792
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	9/9/2014	4.500%

American Financial Resources, Inc. - Announcements

Lock Desk Policy

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Flood Certification = $10.00 | FHA ID# - 1358600006

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

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DURP 30/25 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	92.992	92.742	92.492	N/A	N/A	N/A
3.375	94.039	93.789	93.539	N/A	N/A	N/A
3.500	95.086	94.836	94.586	N/A	N/A	N/A
3.625	96.132	95.882	95.632	93.588	93.338	93.088
3.750	97.103	96.853	96.603	94.773	94.523	94.273
3.875	97.948	97.698	97.448	95.789	95.539	95.289
4.000	98.911	98.661	98.411	96.925	96.675	96.425
4.125	99.992	99.742	99.492	98.178	97.928	97.678
4.250	100.967	100.717	100.467	99.345	99.095	98.845
4.375	101.600	101.350	101.100	100.212	99.962	99.712
4.500	102.398	102.148	101.898	101.245	100.995	100.745
4.625	103.362	103.112	102.862	102.443	102.193	101.943
4.750	104.231	103.981	103.731	103.566	103.316	103.066
4.875	104.687	104.437	104.187	104.319	104.069	103.819
5.000	105.234	104.984	104.734	105.163	104.913	104.663
5.125	105.870	105.620	105.370	N/A	N/A	N/A
5.250	106.539	106.289	106.039	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.125	92.796	92.546	92.296	N/A	N/A	N/A
3.250	94.306	94.056	93.806	92.627	92.377	92.127
3.375	95.204	94.954	94.704	93.892	93.642	93.392
3.500	96.103	95.853	95.603	95.158	94.908	94.658
3.625	97.001	96.751	96.501	96.424	96.174	95.924
3.750	97.854	97.604	97.354	97.498	97.248	96.998
3.875	98.612	98.362	98.112	98.202	97.952	97.702
4.000	99.370	99.120	98.870	99.025	98.775	98.525
4.125	100.128	99.878	99.628	99.965	99.715	99.465
4.250	100.868	100.618	100.368	100.815	100.565	100.315
4.375	101.571	101.321	101.071	101.354	101.104	100.854
4.500	102.274	102.024	101.774	102.058	101.808	101.558
4.625	102.978	102.728	102.478	102.929	102.679	102.429
4.750	103.618	103.368	103.118	103.689	103.439	103.189
4.875	104.126	103.876	103.626	104.004	103.754	103.504
5.000	104.634	104.384	104.134	104.410	104.160	103.910
5.125	105.142	104.892	104.642	104.906	104.656	104.406
5.250	N/A	N/A	N/A	105.479	105.229	104.979

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	98.965	98.715	98.465	96.160	95.910	95.660
3.125	99.552	99.302	99.052	96.957	96.707	96.457
3.250	100.000	99.750	99.500	97.577	97.327	97.077
3.375	100.624	100.374	100.124	98.372	98.122	97.872
3.500	101.422	101.172	100.922	99.342	99.092	98.842
3.625	102.014	101.764	101.514	100.025	99.775	99.525
3.750	102.403	102.153	101.903	100.429	100.179	99.929
3.875	102.913	102.663	102.413	100.955	100.705	100.455
4.000	103.545	103.295	103.045	101.603	101.353	101.103
4.125	103.892	103.642	103.392	102.046	101.796	101.546
4.250	103.920	103.670	103.420	102.246	101.996	101.746
4.375	103.946	103.696	103.446	102.444	102.194	101.944
4.500	103.970	103.720	103.470	102.640	102.390	102.140
4.625	103.990	103.740	103.490	102.702	102.452	102.202
4.750	104.005	103.755	103.505	102.639	102.389	102.139
4.875	104.021	103.771	103.521	102.577	102.327	102.077
5.000	104.037	103.787	103.537	102.514	102.264	102.014
5.125	104.053	103.803	103.553	102.452	102.202	101.952

DURP 10 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.000	98.655	98.405	98.155	95.960	95.710	95.460
3.125	99.235	98.985	98.735	96.757	96.507	96.257
3.250	99.722	99.472	99.222	97.377	97.127	96.877
3.375	100.209	99.959	99.709	98.172	97.922	97.672
3.500	100.695	100.445	100.195	99.142	98.892	98.642
3.625	101.148	100.898	100.648	99.825	99.575	99.325
3.750	101.570	101.320	101.070	100.229	99.979	99.729
3.875	101.992	101.742	101.492	100.755	100.505	100.255
4.000	102.414	102.164	101.914	101.403	101.153	100.903
4.125	102.630	102.380	102.130	101.846	101.596	101.346
4.250	102.656	102.406	102.156	102.046	101.796	101.546
4.375	102.683	102.433	102.183	102.244	101.994	101.744
4.500	102.709	102.459	102.209	102.440	102.190	101.940
4.625	102.730	102.480	102.230	102.502	102.252	102.002
4.750	102.745	102.495	102.245	102.439	102.189	101.939
4.875	102.761	102.511	102.261	102.377	102.127	101.877
5.000	102.777	102.527	102.277	102.314	102.064	101.814
5.125	102.793	102.543	102.293	102.252	102.002	101.752

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

Full Lock Desk Policy Can Be Found Here AFR Guidelines

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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	93.992	93.742	93.717
3.375	95.039	94.789	94.764
3.500	96.086	95.836	95.811
3.625	97.132	96.882	96.857
3.750	98.103	97.853	97.828
3.875	98.948	98.698	98.673
3.990	99.861	99.611	99.586
4.000	99.911	99.661	99.636
4.125	100.992	100.742	100.717
4.250	101.967	101.717	101.692
4.375	102.600	102.350	102.325
4.500	103.398	103.148	103.123
4.625	104.362	104.112	104.087
4.750	105.231	104.981	104.956
4.875	105.687	105.437	105.412
4.990	106.184	105.934	105.909
5.000	106.234	105.984	105.959
5.125	106.870	106.620	106.595
5.250	107.539	107.289	107.264

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.806	94.556	94.306
3.250	96.316	96.066	95.816
3.375	97.214	96.964	96.714
3.500	98.113	97.863	97.613
3.625	99.011	98.761	98.511
3.750	99.864	99.614	99.364
3.875	100.622	100.372	100.122
3.990	101.330	101.080	100.830
4.000	101.380	101.130	100.880
4.125	102.138	101.888	101.638
4.250	102.878	102.628	102.378
4.375	103.581	103.331	103.081
4.500	104.284	104.034	103.784
4.625	104.988	104.738	104.488
4.750	105.628	105.378	105.128
4.875	106.136	105.886	105.636
4.990	106.594	106.344	106.094
5.000	106.644	106.394	106.144
5.125	107.152	106.902	106.652

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	99.715	99.465	99.215
3.125	100.302	100.052	99.802
3.250	100.750	100.500	100.250
3.375	101.374	101.124	100.874
3.500	102.172	101.922	101.672
3.625	102.764	102.514	102.264
3.750	103.153	102.903	102.653
3.875	103.663	103.413	103.163
3.990	104.245	103.995	103.745
4.000	104.295	104.045	103.795
4.125	104.642	104.392	104.142
4.250	104.670	104.420	104.170
4.375	104.696	104.446	104.196
4.500	104.720	104.470	104.220
4.625	104.740	104.490	104.240
4.750	104.755	104.505	104.255
4.875	104.771	104.521	104.271
4.990	104.737	104.487	104.237
5.000	104.787	104.537	104.287
5.125	104.803	104.553	104.303

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.665	100.415	100.165
3.125	101.245	100.995	100.745
3.250	101.732	101.482	101.232
3.375	102.219	101.969	101.719
3.500	102.705	102.455	102.205
3.625	103.158	102.908	102.658
3.750	103.580	103.330	103.080
3.875	104.002	103.752	103.502
3.990	104.374	104.124	103.874
4.000	104.424	104.174	103.924
4.125	104.640	104.390	104.140
4.250	104.666	104.416	104.166
4.375	104.693	104.443	104.193
4.500	104.719	104.469	104.219
4.625	104.740	104.490	104.240
4.750	104.755	104.505	104.255
4.875	104.771	104.521	104.271
4.990	104.737	104.487	104.237
5.000	104.787	104.537	104.287
5.125	104.803	104.553	104.303

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	94.618	94.368	94.118
3.625	95.884	95.634	95.384
3.750	97.010	96.760	96.510
3.875	97.879	97.629	97.379
3.990	98.815	98.565	98.315
4.000	98.865	98.615	98.365
4.125	99.970	99.720	99.470
4.250	100.964	100.714	100.464
4.375	101.604	101.354	101.104
4.500	102.410	102.160	101.910
4.625	103.382	103.132	102.882
4.750	104.219	103.969	103.719
4.875	104.558	104.308	104.058
4.990	104.937	104.687	104.437
5.000	104.987	104.737	104.487
5.125	105.506	105.256	105.006

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	98.648	98.398	98.148
3.125	99.294	99.044	98.794
3.250	99.727	99.477	99.227
3.375	100.334	100.084	99.834
3.500	101.117	100.867	100.617
3.625	101.637	101.387	101.137
3.750	101.900	101.650	101.400
3.875	102.285	102.035	101.785
3.990	102.743	102.493	102.243
4.000	102.793	102.543	102.293
4.125	103.006	102.756	102.506
4.250	102.894	102.644	102.394
4.375	102.779	102.529	102.279
4.500	102.663	102.413	102.163
4.625	102.598	102.348	102.098
4.750	102.583	102.333	102.083
4.875	102.567	102.317	102.067
4.990	102.502	102.252	102.002
5.000	102.552	102.302	102.052
5.125	102.536	102.286	102.036

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.: 10/9/2014
45 Day Lock Exp.: 10/24/2014
60 Day Lock Exp.: 11/10/2014

prices are subject to change without notice

W. Rate Sheet Dated: 9/9/2014 **Release Time:** 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.704	93.454	93.204
3.375	94.743	94.493	94.243
3.500	95.756	95.506	95.256
3.625	96.737	96.487	96.237
3.750	97.496	97.246	96.996
3.875	98.460	98.210	97.960
4.000	99.409	99.159	98.909
4.125	100.307	100.057	99.807
4.250	100.991	100.741	100.491
4.375	101.968	101.718	101.468
4.500	102.828	102.578	102.328
4.625	103.644	103.394	103.144
4.750	104.264	104.014	103.764
4.875	104.750	104.500	104.250
5.000	105.394	105.144	104.894
5.125	106.173	105.923	105.673
5.250	106.747	106.497	106.247

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.079	92.829	92.579
3.375	94.118	93.868	93.618
3.500	95.131	94.881	94.631
3.625	96.112	95.862	95.612
3.750	96.996	96.746	96.496
3.875	97.960	97.710	97.460
4.000	98.909	98.659	98.409
4.125	99.807	99.557	99.307
4.250	101.116	100.866	100.616
4.375	102.093	101.843	101.593
4.500	102.953	102.703	102.453
4.625	103.769	103.519	103.269
4.750	105.514	105.264	105.014
4.875	106.000	105.750	105.500
5.000	106.644	106.394	106.144
5.125	107.423	107.173	106.923
5.250	106.747	106.497	106.247

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.888	95.638	95.388
3.375	96.800	96.550	96.300
3.500	97.696	97.446	97.196
3.625	98.569	98.319	98.069
3.750	99.248	98.998	98.748
3.875	99.818	99.568	99.318
4.000	100.635	100.385	100.135
4.125	101.454	101.204	100.954
4.250	102.067	101.817	101.567
4.375	102.558	102.308	102.058
4.500	103.476	103.226	102.976
4.625	104.216	103.966	103.716
4.750	104.770	104.520	104.270
4.875	105.237	104.987	104.737
5.000	105.866	105.616	105.366
5.125	106.584	106.334	106.084
5.250	107.124	106.874	106.624

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.451	95.201	94.951
3.375	96.363	96.113	95.863
3.500	97.259	97.009	96.759
3.625	98.132	97.882	97.632
3.750	99.061	98.811	98.561
3.875	99.631	99.381	99.131
4.000	100.448	100.198	99.948
4.125	101.267	101.017	100.767
4.250	102.005	101.755	101.505
4.375	102.496	102.246	101.996
4.500	103.414	103.164	102.914
4.625	104.154	103.904	103.654
4.750	104.708	104.458	104.208
4.875	105.175	104.925	104.675
5.000	105.804	105.554	105.304
5.125	106.522	106.272	106.022
5.250	107.124	106.874	106.624

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.667	94.417	94.167
2.375	95.413	95.163	94.913
2.500	96.158	95.908	95.658
2.625	96.757	96.507	96.257
2.750	97.717	97.467	97.217
2.875	98.461	98.211	97.961
3.000	99.200	98.950	98.700
3.125	99.759	99.509	99.259
3.250	100.232	99.982	99.732
3.375	100.916	100.666	100.416
3.500	101.601	101.351	101.101
3.625	102.115	101.865	101.615
3.750	102.543	102.293	102.043
3.875	103.108	102.858	102.608
4.000	103.745	103.495	103.245
4.125	104.250	104.000	103.750
4.250	104.677	104.427	104.177

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.542	92.292	92.042
2.375	93.288	93.038	92.788
2.500	94.033	93.783	93.533
2.625	94.632	94.382	94.132
2.750	96.967	96.717	96.467
2.875	97.711	97.461	97.211
3.000	98.450	98.200	97.950
3.125	99.009	98.759	98.509
3.250	99.732	99.482	99.232
3.375	100.416	100.166	99.916
3.500	101.101	100.851	100.601
3.625	101.615	101.365	101.115
3.750	102.231	101.981	101.731
3.875	102.796	102.546	102.296
4.000	103.433	103.183	102.933
4.125	103.938	103.688	103.438
4.250	103.990	103.740	103.490

Applicable for all mortgages with greater than 15 year terms

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	> 85.00%
≥ 740	0.250	0.000	0.000	-0.250	0.000	0.000
720 - 739	0.250	0.000	-0.250	-0.500	0.000	0.000
700 - 719	0.250	-0.500	-0.750	-1.000	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750

* A minimum credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide.

Open Access Mortgage with Subordinate Financing

LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	> 80% & ≤ 95%	-0.500	-0.250
> 65% & ≤ 75%	> 80% & ≤ 95%	-0.750	-0.500
> 75% & ≤ 80%	> 76% & ≤ 90%	-1.000	-0.750
> 75% & ≤ 80%	> 90% & ≤ 95%	-1.000	-0.750
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.000	-0.500
> 90% & ≤ 95%	> 90% & ≤ 95%	-0.500	-0.250
Any	> 95%	-1.500	-1.500

LTV → / Product Feature ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000

Open Access Adjusters

Adjusters	30 year	20/15 year
High Balance	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.15	-0.15
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000

Delivery Fee Caps do not include State, High Balance, Extension Fees.

Lock Desk Policy

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

Flood Certification = $10.00 FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here AFR Guidelines

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#) [AFR Rate Sheet Archive](#)

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

prices are subject to change without notice

W. Rate Sheet Dated: 9/9/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/9/2014
45 Day Lock Exp.: 10/24/2014
60 Day Lock Exp.: 11/10/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.125	97.953	97.781
3.875	98.906	98.734	98.562
4.000	99.687	99.515	99.343
4.125	100.468	100.296	100.124
4.250	101.281	101.109	100.937
4.375	101.875	101.703	101.531
4.500	102.375	102.203	102.031
4.625	102.875	102.703	102.531
4.750	103.313	103.141	102.969
4.875	103.680	103.501	103.321
5.000	104.024	103.845	103.665
5.125	104.180	104.001	103.821

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.779	98.639	98.498
3.375	99.279	99.139	98.998
3.500	99.795	99.670	99.545
3.625	100.232	100.107	99.982
3.750	100.607	100.482	100.357
3.875	100.920	100.795	100.670
4.000	101.201	101.076	100.951
4.125	101.389	101.264	101.139
4.250	101.514	101.389	101.264
4.375	101.639	101.514	101.389
4.500	101.702	101.577	101.452
4.625	101.765	101.640	101.515

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

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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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

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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

30 Day Lock Exp.: 10/9/2014
45 Day Lock Exp.: 10/24/2014

W. Rate Sheet Dated: 9/9/2014 **Release Time:** 10:00 AM ET

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	101.683	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	103.002
8.250	103.527	103.304
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
6.500	100.788	100.638
6.625	101.032	100.877
6.750	101.277	101.117
6.875	101.522	101.357
7.000	101.767	101.596
7.125	102.012	101.836
7.250	102.256	102.075
7.375	102.501	102.315
7.500	102.746	102.554
7.625	102.991	102.794
7.750	103.236	103.034
7.875	103.480	103.273
8.000	103.725	103.513
8.125	103.970	103.752
8.250	104.215	103.992

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	101.683	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	103.002
7.750	103.527	103.304
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
6.000	100.788	100.638
6.125	101.032	100.877
6.250	101.277	101.117
6.375	101.522	101.357
6.500	101.767	101.596
6.625	102.012	101.836
6.750	102.256	102.075
6.875	102.501	102.315
7.000	102.746	102.554
7.125	102.991	102.794
7.250	103.236	103.034
7.375	103.480	103.273
7.500	103.725	103.513
7.625	103.970	103.752
7.750	104.215	103.992

Asset FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.063	2.625	0.875	-0.437	-0.437	-0.875
720-739	3.063	2.188	0.438	-0.875	-0.875	-1.313
700-719	2.188	1.313	-0.875	-1.313	-1.750	-2.188

Asset Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.875	
2nd Home/Investor Property	-0.875	
DTI>50% (Prior to utilization of assets)	-0.875	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.875	

Lock Desk Policy

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Flood Certification = $10.00 | FHA ID# - 1358600006

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W. Rate Sheet Dated: 9/9/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/9/2014
45 Day Lock Exp.: 10/24/2014

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	101.683	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	103.002
7.750	103.527	103.304
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
6.000	100.788	100.638
6.125	101.032	100.877
6.250	101.277	101.117
6.375	101.522	101.357
6.500	101.767	101.596
6.625	102.012	101.836
6.750	102.256	102.075
6.875	102.501	102.315
7.000	102.746	102.554
7.125	102.991	102.794
7.250	103.236	103.034
7.375	103.480	103.273
7.500	103.725	103.513
7.625	103.970	103.752
7.750	104.215	103.992

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	101.683	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	103.002
7.750	103.527	103.304
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
6.000	100.788	100.788
6.125	101.032	101.032
6.250	101.277	101.277
6.375	101.522	101.522
6.500	101.767	101.767
6.625	102.012	102.012
6.750	102.256	102.256
6.875	102.501	102.501
7.000	102.746	102.746
7.125	102.991	102.991
7.250	103.236	103.236
7.375	103.480	103.480
7.500	103.725	103.725
7.625	103.970	103.970
7.750	104.215	104.215

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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