AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

W. Rate Sheet Dated: 9/23/2014

[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
Release Time: 10:00 AM ET

30 Day Lock Exp.: 10/23/2014
45 Day Lock Exp.: 11/7/2014
60 Day Lock Exp.: 11/24/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.664	99.414	99.164
3.500	100.414	100.164	99.914
3.625	100.514	100.264	100.014
3.750	102.327	102.077	101.827
3.875	102.827	102.577	102.327
4.000	103.527	103.277	103.027
4.125	103.627	103.377	103.127
4.250	104.937	104.687	104.437
4.375	105.322	105.072	104.822
4.500	105.787	105.537	105.287
4.625	105.887	105.637	105.387
4.750	106.896	106.646	106.396
4.875	107.296	107.046	106.796
5.000	107.896	107.646	107.396
5.125	107.996	107.746	107.496
5.250	108.942	108.692	108.442
5.375	108.430	108.180	107.930
5.500	108.930	108.680	108.430
5.625	109.130	108.880	108.630

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.414	99.164	98.914
3.500	100.164	99.914	99.664
3.625	100.264	100.014	99.764
3.750	102.077	101.827	101.577
3.875	102.577	102.327	102.077
4.000	103.277	103.027	102.777
4.125	103.377	103.127	102.877
4.250	104.687	104.437	104.187
4.375	105.072	104.822	104.572
4.500	105.537	105.287	105.037
4.625	105.637	105.387	105.137
4.750	106.796	106.546	106.296
4.875	107.196	106.946	106.696
5.000	107.796	107.546	107.296
5.125	107.896	107.646	107.396
5.250	108.842	108.592	108.342
5.375	108.330	108.080	107.830
5.500	108.830	108.580	108.330
5.625	109.030	108.780	108.530

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	99.861	99.611	99.361
2.875	100.161	99.911	99.661
3.000	100.411	100.161	99.911
3.125	100.561	100.311	100.061
3.250	102.021	101.771	101.521
3.375	102.321	102.071	101.821
3.500	102.571	102.321	102.071
3.625	102.721	102.471	102.221
3.750	103.931	103.681	103.431
3.875	104.231	103.981	103.731
4.000	104.481	104.231	103.981
4.125	104.631	104.381	104.131
4.250	104.353	104.103	103.853
4.375	104.653	104.403	104.153
4.500	104.753	104.503	104.253
4.625	104.903	104.653	104.403
4.750	104.903	104.653	104.403

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

Rate	30 Day	45 Day	60 Day
2.875	100.396	100.146	99.896
3.000	100.646	100.396	100.146
3.125	100.746	100.496	100.246
3.250	101.615	101.365	101.115
3.375	101.865	101.615	101.365

Margin = 2.250 Index = 0.120

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	98.864	98.614	98.364
3.500	99.614	99.364	99.114
3.625	99.714	99.464	99.214
3.750	101.527	101.277	101.027
3.875	102.027	101.777	101.527
4.000	102.727	102.477	102.227
4.125	102.827	102.577	102.327
4.250	104.137	103.887	103.637
4.375	104.522	104.272	104.022
4.500	104.987	104.737	104.487
4.625	105.087	104.837	104.587
4.750	106.096	105.846	105.596
4.875	106.496	106.246	105.996
5.000	107.096	106.846	106.596
5.125	107.196	106.946	106.696
5.250	108.142	107.892	107.642
5.375	107.630	107.380	107.130
5.500	108.130	107.880	107.630
5.625	108.330	108.080	107.830

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	98.764	98.514	98.264
3.500	99.514	99.264	99.014
3.625	99.614	99.364	99.114
3.750	101.427	101.177	100.927
3.875	101.927	101.677	101.427
4.000	102.627	102.377	102.127
4.125	102.727	102.477	102.227
4.250	104.037	103.787	103.537
4.375	104.422	104.172	103.922
4.500	104.887	104.637	104.387
4.625	104.987	104.737	104.487
4.750	105.996	105.746	105.496
4.875	106.396	106.146	105.896
5.000	106.996	106.746	106.496
5.125	107.096	106.846	106.596
5.250	108.042	107.792	107.542
5.375	107.530	107.280	107.030
5.500	108.030	107.780	107.530
5.625	108.230	107.980	107.730

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.161	98.911	98.661
2.875	99.461	99.211	98.961
3.000	99.711	99.461	99.211
3.125	99.861	99.611	99.361
3.250	101.321	101.071	100.821
3.375	101.621	101.371	101.121
3.500	101.871	101.621	101.371
3.625	102.021	101.771	101.521
3.750	103.231	102.981	102.731
3.875	103.531	103.281	103.031
4.000	103.781	103.531	103.281
4.125	103.931	103.681	103.431
4.250	103.653	103.403	103.153
4.375	103.953	103.703	103.453
4.500	104.053	103.803	103.553
4.625	104.203	103.953	103.703
4.750	104.203	103.953	103.703

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

Rate	30 Day	45 Day	60 Day
2.875	99.806	99.556	99.306
3.000	100.056	99.806	99.556
3.125	100.156	99.906	99.656
3.250	101.025	100.775	100.525
3.375	101.275	101.025	100.775

Margin = 2.250 Index = 0.120

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	97.439	97.189	96.939
4.000	100.552	100.302	100.052
4.500	102.812	102.562	102.312
5.000	104.921	104.671	104.421

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.077	97.827	97.577
3.500	100.237	99.987	99.737
4.000	102.147	101.897	101.647
4.500	102.419	102.169	101.919
5.000	N/A	N/A	N/A

Specialty Adj.

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

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Base Loan Amount Adjuster

$0 - $74,999	-2.000
$75,000 - $124,999	-0.750
$125,000 - $199,999	-0.375
High Balance	-1.000
VA Jumbo	-1.500
Extension Options:	-0.018 per calendar day

Max USDA - GRH Rate Today	9/23/2014	4.750%

American Financial Resources, Inc. - Announcements

Lock Desk Policy

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

Flood Certification = $10.00 FHA ID# - 1358600006

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

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DURP 30/25 Year

Rate	≤105% LTV 30 Day	45 Day	60 Day	> 105% LTV 30 Day	45 Day	60 Day
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	92.912	92.662	92.412	N/A	N/A	N/A
3.375	93.957	93.707	93.457	N/A	N/A	N/A
3.500	95.002	94.752	94.502	N/A	N/A	N/A
3.625	96.046	95.796	95.546	93.502	93.252	93.002
3.750	97.049	96.799	96.549	94.719	94.469	94.219
3.875	97.977	97.727	97.477	95.819	95.569	95.319
4.000	98.945	98.695	98.445	96.958	96.708	96.458
4.125	99.951	99.701	99.451	98.137	97.887	97.637
4.250	100.868	100.618	100.368	99.246	98.996	98.746
4.375	101.571	101.321	101.071	100.183	99.933	99.683
4.500	102.372	102.122	101.872	101.219	100.969	100.719
4.625	103.272	103.022	102.772	102.353	102.103	101.853
4.750	104.073	103.823	103.573	103.408	103.158	102.908
4.875	104.552	104.302	104.052	104.184	103.934	103.684
5.000	105.125	104.875	104.625	105.054	104.804	104.554
5.125	105.791	105.541	105.291	106.017	105.767	105.517
5.250	106.481	106.231	105.981	N/A	N/A	N/A

DURP 20 Year

Rate	≤105% LTV 30 Day	45 Day	60 Day	> 105% LTV 30 Day	45 Day	60 Day
3.125	92.549	92.299	92.049	N/A	N/A	N/A
3.250	94.055	93.805	93.555	N/A	N/A	N/A
3.375	94.990	94.740	94.490	93.561	93.311	93.061
3.500	95.925	95.675	95.425	94.824	94.574	94.324
3.625	96.860	96.610	96.360	96.087	95.837	95.587
3.750	97.733	97.483	97.233	97.194	96.944	96.694
3.875	98.473	98.223	97.973	97.982	97.732	97.482
4.000	99.213	98.963	98.713	98.808	98.558	98.308
4.125	99.953	99.703	99.453	99.674	99.424	99.174
4.250	100.668	100.418	100.168	100.466	100.216	99.966
4.375	101.331	101.081	100.831	101.075	100.825	100.575
4.500	101.994	101.744	101.494	101.782	101.532	101.282
4.625	102.656	102.406	102.156	102.589	102.339	102.089
4.750	103.273	103.023	102.773	103.281	103.031	102.781
4.875	103.793	103.543	103.293	103.619	103.369	103.119
5.000	104.312	104.062	103.812	104.051	103.801	103.551
5.125	104.831	104.581	104.331	104.577	104.327	104.077
5.250	N/A	N/A	N/A	105.171	104.921	104.671

DURP 15 Year

Rate	≤105% LTV 30 Day	45 Day	60 Day	> 105% LTV 30 Day	45 Day	60 Day
3.000	98.769	98.519	98.269	95.964	95.714	95.464
3.125	99.393	99.143	98.893	96.797	96.547	96.297
3.250	99.841	99.591	99.341	97.417	97.167	96.917
3.375	100.429	100.179	99.929	98.178	97.928	97.678
3.500	101.159	100.909	100.659	99.079	98.829	98.579
3.625	101.706	101.456	101.206	99.732	99.482	99.232
3.750	102.083	101.833	101.583	100.157	99.907	99.657
3.875	102.578	102.328	102.078	100.699	100.449	100.199
4.000	103.192	102.942	102.692	101.359	101.109	100.859
4.125	103.604	103.354	103.104	101.867	101.617	101.367
4.250	103.768	103.518	103.268	102.172	101.922	101.672
4.375	103.915	103.665	103.415	102.460	102.210	101.960
4.500	104.044	103.794	103.544	102.729	102.479	102.229
4.625	104.108	103.858	103.608	102.819	102.569	102.319
4.750	104.118	103.868	103.618	102.752	102.502	102.252
4.875	104.128	103.878	103.628	102.684	102.434	102.184
5.000	104.138	103.888	103.638	102.616	102.366	102.116
5.125	N/A	N/A	N/A	102.548	102.298	102.048

DURP 10 Year

Rate	≤105% LTV 30 Day	45 Day	60 Day	> 105% LTV 30 Day	45 Day	60 Day
3.000	98.680	98.430	98.180	95.764	95.514	95.264
3.125	99.294	99.044	98.794	96.597	96.347	96.097
3.250	99.739	99.489	99.239	97.217	96.967	96.717
3.375	100.185	99.935	99.685	97.978	97.728	97.478
3.500	100.630	100.380	100.130	98.879	98.629	98.379
3.625	101.027	100.777	100.527	99.532	99.282	99.032
3.750	101.379	101.129	100.879	99.957	99.707	99.457
3.875	101.732	101.482	101.232	100.499	100.249	99.999
4.000	102.084	101.834	101.584	101.159	100.909	100.659
4.125	102.330	102.080	101.830	101.667	101.417	101.167
4.250	102.477	102.227	101.977	101.972	101.722	101.472
4.375	102.624	102.374	102.124	102.260	102.010	101.760
4.500	102.772	102.522	102.272	102.529	102.279	102.029
4.625	102.848	102.598	102.348	102.619	102.369	102.119
4.750	102.858	102.608	102.358	102.552	102.302	102.052
4.875	102.868	102.618	102.368	102.484	102.234	101.984
5.000	102.878	102.628	102.378	102.416	102.166	101.916
5.125	102.888	102.638	102.388	102.348	102.098	101.848

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	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	94.062	93.812	93.787
3.375	95.107	94.857	94.832
3.500	96.152	95.902	95.877
3.625	97.196	96.946	96.921
3.750	98.199	97.949	97.924
3.875	99.127	98.877	98.852
3.990	100.045	99.795	99.770
4.000	100.095	99.845	99.820
4.125	101.101	100.851	100.826
4.250	102.018	101.768	101.743
4.375	102.721	102.471	102.446
4.500	103.522	103.272	103.247
4.625	104.422	104.172	104.147
4.750	105.223	104.973	104.948
4.875	105.702	105.452	105.427
4.990	106.225	105.975	105.950
5.000	106.275	106.025	106.000
5.125	106.941	106.691	106.666
5.250	107.631	107.381	107.356

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.559	94.309	94.059
3.250	96.065	95.815	95.565
3.375	97.000	96.750	96.500
3.500	97.935	97.685	97.435
3.625	98.870	98.620	98.370
3.750	99.743	99.493	99.243
3.875	100.483	100.233	99.983
3.990	101.173	100.923	100.673
4.000	101.223	100.973	100.723
4.125	101.963	101.713	101.463
4.250	102.678	102.428	102.178
4.375	103.341	103.091	102.841
4.500	104.004	103.754	103.504
4.625	104.666	104.416	104.166
4.750	105.283	105.033	104.783
4.875	105.803	105.553	105.303
4.990	106.272	106.022	105.772
5.000	106.322	106.072	105.822
5.125	106.841	106.591	106.341

15 Year FNMA

Rate	30 day	45 day	60 day
2.990	99.469	99.219	98.969
3.000	99.519	99.269	99.019
3.125	100.143	99.893	99.643
3.250	100.591	100.341	100.091
3.375	101.179	100.929	100.679
3.500	101.909	101.659	101.409
3.625	102.456	102.206	101.956
3.750	102.833	102.583	102.333
3.875	103.328	103.078	102.828
3.990	103.892	103.642	103.392
4.000	103.942	103.692	103.442
4.125	104.354	104.104	103.854
4.250	104.518	104.268	104.018
4.375	104.665	104.415	104.165
4.500	104.794	104.544	104.294
4.625	104.858	104.608	104.358
4.750	104.868	104.618	104.368
4.875	104.878	104.628	104.378
4.990	104.838	104.588	104.338
5.000	104.888	104.638	104.388

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.690	100.440	100.190
3.125	101.304	101.054	100.804
3.250	101.749	101.499	101.249
3.375	102.195	101.945	101.695
3.500	102.640	102.390	102.140
3.625	103.037	102.787	102.537
3.750	103.389	103.139	102.889
3.875	103.742	103.492	103.242
3.990	104.044	103.794	103.544
4.000	104.094	103.844	103.594
4.125	104.340	104.090	103.840
4.250	104.487	104.237	103.987
4.375	104.634	104.384	104.134
4.500	104.782	104.532	104.282
4.625	104.858	104.608	104.358
4.750	104.868	104.618	104.368
4.875	104.878	104.628	104.378
4.990	104.838	104.588	104.338
5.000	104.888	104.638	104.388
5.125	104.898	104.648	104.398

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	94.784	94.534	94.284
3.625	96.047	95.797	95.547
3.750	97.202	96.952	96.702
3.875	98.138	97.888	97.638
3.990	99.063	98.813	98.563
4.000	99.113	98.863	98.613
4.125	100.127	99.877	99.627
4.250	101.057	100.807	100.557
4.375	101.783	101.533	101.283
4.500	102.608	102.358	102.108
4.625	103.531	103.281	103.031
4.750	104.311	104.061	103.811
4.875	104.673	104.423	104.173
4.990	105.078	104.828	104.578
5.000	105.128	104.878	104.628
5.125	105.677	105.427	105.177

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	98.914	98.664	98.414
3.125	99.643	99.393	99.143
3.250	100.091	99.841	99.591
3.375	100.679	100.429	100.179
3.500	101.409	101.159	100.909
3.625	101.842	101.592	101.342
3.750	102.000	101.750	101.500
3.875	102.277	102.027	101.777
3.990	102.622	102.372	102.122
4.000	102.672	102.422	102.172
4.125	102.881	102.631	102.381
4.250	102.859	102.609	102.359
4.375	102.818	102.568	102.318
4.500	102.759	102.509	102.259
4.625	102.716	102.466	102.216
4.750	102.695	102.445	102.195
4.875	102.674	102.424	102.174
4.990	102.603	102.353	102.103
5.000	102.653	102.403	102.153
5.125	102.632	102.382	102.132

Adjustments

Applicable for all mortgages with greater than 15 year terms

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250	-0.250	N/A
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	-0.500	N/A
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	-1.000	N/A
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	N/A
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	-2.250	N/A
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	-2.750	N/A
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	N/A
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	N/A

* A minimum requiered credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Escrow Waiver	-0.250
Loan Amount Adjusters	**All Terms**
$0 - $74,999	-2.000
$75,000 - $124,999	-0.750
$125,000 - $199,999	-0.375
$200,000 - $417,000	0.000
FNMA HomeStyle Renovation	-1.000
Extension Options	-0.018 per calendar day

LTV → / Product Feature ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	N/A	N/A	N/A
Manufactured	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
High Balance C/O Refi	-1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Cash-Out Refinance

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.625
720 - 739	0.000	-0.625	-0.625	-0.750	-1.500
700 - 719	0.000	-0.625	-0.625	-0.750	-1.500
680 - 699	0.000	-0.750	-0.750	-1.375	-2.500
660 - 679	-0.250	-0.750	-0.750	-1.500	-2.500
640 - 659	-0.250	-1.250	-1.250	-2.250	-3.000
620 - 639	-0.250	-1.250	-1.250	-2.750	-3.000
< 620	-1.250	-2.250	-2.250	-2.750	-3.000
TX Cash Out All Terms & All LTVs "AUS must be run with LP"					-1.000

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Non Interest-Only LLPA Credit Score < 720	Non Interest-Only LLPA Credit Score ≥ 720
≤ 65.00%	80.01 - 95.00%	-0.500	-0.250
65.01 - 75.00%	80.01 - 95.00%	-0.750	-0.500
75.01 - 95.00%	90.01 - 95.00%	-1.000	-0.750
75.01 - 90.00%	76.01 - 90.00%	-1.000	-0.750
≤ 95.00%	95.01 - 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do **not** apply and the lender must use SFC 118.

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.990	-1.370	-2.150
720 - 739	-1.120	-1.720	-2.350
680 - 719	-1.330	-2.170	-3.290

LPMI Adjust Term ≤ 20 yr

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.880	-1.100	-1.650
720 - 739	-1.050	-1.370	-2.170
680 - 719	-1.190	-1.540	-2.940

Additional LPMI Premium Adjustments

Product Feature	FICO ≥ 740	FICO 720 - 739	FICO 680 - 719
Limited Cash-Out	0.000	0.000	-0.530
Cash-Out	-0.500	-0.700	-1.000
Second Home	-0.250	-0.490	-0.700
Manufactured Home	-0.500	-0.700	-1.000
Loan Amount > $417,000 *	-0.400	-0.880	-1.400
Term ≤ 25 year	0.180	0.180	0.280

* Does not apply in HI

Lock Desk Policy

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

Flood Certification = $10.00 FHA ID# - 1358600006

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

30 Day Lock Exp.: 10/23/2014
45 Day Lock Exp.: 11/7/2014
60 Day Lock Exp.: 11/24/2014

prices are subject to change without notice

W. Rate Sheet Dated: 9/23/2014

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.701	93.451	93.201
3.375	94.755	94.505	94.255
3.500	95.793	95.543	95.293
3.625	96.796	96.546	96.296
3.750	97.600	97.350	97.100
3.875	98.355	98.105	97.855
4.000	99.326	99.076	98.826
4.125	100.251	100.001	99.751
4.250	100.985	100.735	100.485
4.375	101.751	101.501	101.251
4.500	102.643	102.393	102.143
4.625	103.490	103.240	102.990
4.750	104.161	103.911	103.661
4.875	104.682	104.432	104.182
5.000	105.262	105.012	104.762
5.125	106.074	105.824	105.574
5.250	106.700	106.450	106.200

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.076	92.826	92.576
3.375	94.130	93.880	93.630
3.500	95.168	94.918	94.668
3.625	96.171	95.921	95.671
3.750	97.600	97.350	97.100
3.875	98.355	98.105	97.855
4.000	99.326	99.076	98.826
4.125	100.251	100.001	99.751
4.250	101.423	101.173	100.923
4.375	102.189	101.939	101.689
4.500	103.081	102.831	102.581
4.625	103.928	103.678	103.428
4.750	105.599	105.349	105.099
4.875	106.120	105.870	105.620
5.000	106.700	106.450	106.200
5.125	107.512	107.262	107.012
5.250	106.700	106.450	106.200

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.854	95.604	95.354
3.375	96.775	96.525	96.275
3.500	97.687	97.437	97.187
3.625	98.576	98.326	98.076
3.750	99.290	99.040	98.790
3.875	99.880	99.630	99.380
4.000	100.255	100.005	99.755
4.125	101.095	100.845	100.595
4.250	101.749	101.499	101.249
4.375	102.268	102.018	101.768
4.500	102.993	102.743	102.493
4.625	103.756	103.506	103.256
4.750	104.356	104.106	103.856
4.875	104.850	104.600	104.350
5.000	105.278	105.028	104.778
5.125	106.023	105.773	105.523
5.250	106.607	106.357	106.107

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.667	95.417	95.167
3.375	96.588	96.338	96.088
3.500	97.500	97.250	97.000
3.625	98.389	98.139	97.889
3.750	99.103	98.853	98.603
3.875	99.693	99.443	99.193
4.000	100.068	99.818	99.568
4.125	100.908	100.658	100.408
4.250	101.624	101.374	101.124
4.375	102.143	101.893	101.643
4.500	102.868	102.618	102.368
4.625	103.631	103.381	103.131
4.750	104.294	104.044	103.794
4.875	104.788	104.538	104.288
5.000	105.216	104.966	104.716
5.125	105.961	105.711	105.461
5.250	106.607	106.357	106.107

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.355	94.105	93.855
2.375	95.108	94.858	94.608
2.500	95.862	95.612	95.362
2.625	96.477	96.227	95.977
2.750	97.565	97.315	97.065
2.875	98.318	98.068	97.818
3.000	99.065	98.815	98.565
3.125	99.642	99.392	99.142
3.250	100.128	99.878	99.628
3.375	100.557	100.307	100.057
3.500	101.253	101.003	100.753
3.625	101.790	101.540	101.290
3.750	102.232	101.982	101.732
3.875	102.750	102.500	102.250
4.000	103.401	103.151	102.901
4.125	103.930	103.680	103.430
4.250	104.375	104.125	103.875

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.230	91.980	91.730
2.375	92.983	92.733	92.483
2.500	93.737	93.487	93.237
2.625	94.352	94.102	93.852
2.750	96.815	96.565	96.315
2.875	97.568	97.318	97.068
3.000	98.315	98.065	97.815
3.125	98.892	98.642	98.392
3.250	99.628	99.378	99.128
3.375	100.057	99.807	99.557
3.500	100.753	100.503	100.253
3.625	101.290	101.040	100.790
3.750	101.920	101.670	101.420
3.875	102.438	102.188	101.938
4.000	103.089	102.839	102.589
4.125	103.618	103.368	103.118
4.250	103.688	103.438	103.188

Applicable for all mortgages with greater than 15 year terms

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

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

Open Access Mortgage with Subordinate Financing

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

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

Open Access Adjusters

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

Relief Refinance Mortgage Delivery Fee Cap

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

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

Lock Desk Policy

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

Flood Certification = $10.00

FHA ID# - 1358600006

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

[AFR Guidelines](#)

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website   AFR Rate Sheet Archive

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

prices are subject to change without notice

W. Rate Sheet Dated: 9/23/2014   **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/23/2014
45 Day Lock Exp.: 11/7/2014
60 Day Lock Exp.: 11/24/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.212	98.040	97.868
3.875	98.993	98.821	98.649
4.000	99.774	99.602	99.430
4.125	100.555	100.383	100.211
4.250	101.005	100.833	100.661
4.375	101.599	101.427	101.255
4.500	102.099	101.927	101.755
4.625	102.599	102.427	102.255
4.750	103.037	102.865	102.693
4.875	103.404	103.225	103.045
5.000	103.748	103.569	103.389
5.125	103.904	103.725	103.545

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.528	98.388	98.247
3.375	99.028	98.888	98.747
3.500	99.544	99.419	99.294
3.625	99.981	99.856	99.731
3.750	100.356	100.231	100.106
3.875	100.669	100.544	100.419
4.000	100.950	100.825	100.700
4.125	101.138	101.013	100.888
4.250	101.263	101.138	101.013
4.375	101.388	101.263	101.138
4.500	101.451	101.326	101.201
4.625	101.514	101.389	101.264

Risk Based Price Adjustments - AFR Jumbo Fixed

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

* Please see High Reserve Guidelines

Lock Desk Policy

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Flood Certification = $10.00   FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here   AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

prices are subject to change without notice

W. Rate Sheet Dated: 9/23/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 10/23/2014

Max Price After Adjustments 101.750

Jumbo 5/1 Arm Full Doc

Rate	30 day
3.000	98.900
3.125	99.400
3.250	99.900
3.375	100.150
3.500	100.400
3.625	100.650
3.750	100.900
3.875	101.150
4.000	101.400
4.125	101.650
4.250	101.900
4.375	102.150
4.500	102.400

Jumbo 7/1 Arm Full Doc

Rate	30 day
3.500	98.900
3.625	99.400
3.750	99.900
3.875	100.150
4.000	100.400
4.125	100.650
4.250	100.900
4.375	101.150
4.500	101.400
4.625	101.650
4.750	101.900
4.875	102.150
5.000	102.400

E-Z Doc 5/1 Arm

Rate	30 day
4.250	N/A
4.375	N/A
4.500	N/A
4.625	N/A
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A

E-Z Doc 7/1 Arm

Rate	30 day
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A
5.875	N/A
6.000	N/A
6.125	N/A
6.250	N/A

Jumbo Arm LLPA

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

Jumbo Arm LLPA

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

Lock Desk Policy

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Flood Certification = $10.00 FHA ID# - 1358600006

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website | AFR Rate Sheet Archive

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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

W. Rate Sheet Dated: 9/23/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/23/2014
45 Day Lock Exp.: 11/7/2014

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
7.000	100.142	99.971
7.125	100.449	100.273
7.250	100.756	100.575
7.375	101.064	100.877
7.500	101.371	101.180
7.625	101.678	101.482
7.750	101.986	101.784
7.875	102.293	102.086
8.000	102.600	102.388
8.125	102.907	102.690
8.250	103.215	102.992
8.375	103.522	103.294
8.500	103.829	103.596
8.625	104.137	103.898
8.750	104.256	104.013

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

Access 15 yr Fixed (AOAP-15F)

Rate	30 day	45 day
6.750	100.777	100.617
6.875	101.022	100.857
7.000	101.267	101.096
7.125	101.512	101.336
7.250	101.756	101.575
7.375	102.001	101.815
7.500	102.246	102.055
7.625	102.491	102.294
7.750	102.736	102.534
7.875	102.980	102.773
8.000	103.225	103.013
8.125	103.470	103.252
8.250	103.715	103.492
8.375	103.960	103.732
8.500	104.204	103.971

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+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750
680-699	2.500	2.250	1.750	0.500	-0.250	-1.000
660-679	1.000	0.750	0.000	-0.500	-1.500	-2.000
640-659	0.500	0.250	-0.500	-1.000	-2.250	N/A
620-639	0.000	-0.250	-1.000	-1.500	N/A	N/A

Access Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	-0.438	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)

Rate	30 day	45 day
6.500	100.142	99.971
6.625	100.449	100.273
6.750	100.756	100.575
6.875	101.064	100.877
7.000	101.371	101.180
7.125	101.678	101.482
7.250	101.986	101.784
7.375	102.293	102.086
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7.875	103.522	103.294
8.000	103.829	103.596
8.125	104.137	103.898
8.250	104.256	104.013

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

Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
6.250	100.777	100.617
6.375	101.022	100.857
6.500	101.267	101.096
6.625	101.512	101.336
6.750	101.756	101.575
6.875	102.001	101.815
7.000	102.246	102.055
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7.375	102.980	102.773
7.500	103.225	103.013
7.625	103.470	103.252
7.750	103.715	103.492
7.875	103.960	103.732
8.000	104.204	103.971

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+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Asset Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI>50% (Prior to utilization of assets)	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

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Flood Certification = $10.00 FHA ID# - 1358600006

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W. Rate Sheet Dated: 9/23/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/23/2014
45 Day Lock Exp.: 11/7/2014

Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
6.500	100.142	99.971
6.625	100.449	100.273
6.750	100.756	100.575
6.875	101.064	100.877
7.000	101.371	101.180
7.125	101.678	101.482
7.250	101.986	101.784
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7.750	103.215	102.992
7.875	103.522	103.294
8.000	103.829	103.596
8.125	104.137	103.898
8.250	104.256	104.013

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

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
6.250	100.777	100.617
6.375	101.022	100.857
6.500	101.267	101.096
6.625	101.512	101.336
6.750	101.756	101.575
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7.750	103.715	103.492
7.875	103.960	103.732
8.000	104.204	103.971

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+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Ratio Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI ≤43%	0.000	
DTI 43.01-47%	-0.375	
DTI 47.01-55%	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
6.500	100.142	99.971
6.625	100.449	100.273
6.750	100.756	100.575
6.875	101.064	100.877
7.000	101.371	101.180
7.125	101.678	101.482
7.250	101.986	101.784
7.375	102.293	102.086
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7.750	103.215	102.992
7.875	103.522	103.294
8.000	103.829	103.596
8.125	104.137	103.898
8.250	104.256	104.013

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

Income 15 yr Fixed (AOIP-15F)

Rate	30 day	45 day
6.250	100.777	100.777
6.375	101.022	101.022
6.500	101.267	101.267
6.625	101.512	101.512
6.750	101.756	101.756
6.875	102.001	102.001
7.000	102.246	102.246
7.125	102.491	102.491
7.250	102.736	102.736
7.375	102.980	102.980
7.500	103.225	103.225
7.625	103.470	103.470
7.750	103.715	103.715
7.875	103.960	103.960
8.000	104.204	104.204

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+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Income Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

Lock Desk Policy

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