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.: 10/27/2014
45 Day Lock Exp.: 11/11/2014
60 Day Lock Exp.: 11/26/2014

prices are subject to change without notice
W. Rate Sheet Dated: 9/26/2014
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.774	99.524	99.274
3.500	100.524	100.274	100.024
3.625	100.624	100.374	100.124
3.750	102.405	102.155	101.905
3.875	102.905	102.655	102.405
4.000	103.605	103.355	103.105
4.125	103.705	103.455	103.205
4.250	105.093	104.843	104.593
4.375	105.478	105.228	104.978
4.500	105.943	105.693	105.443
4.625	106.043	105.793	105.543
4.750	106.990	106.740	106.490
4.875	107.390	107.140	106.890
5.000	107.990	107.740	107.490
5.125	108.090	107.840	107.590
5.250	108.989	108.739	108.489
5.375	108.477	108.227	107.977
5.500	108.977	108.727	108.477
5.625	109.177	108.927	108.677

20 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	99.524	99.274	99.024
3.500	100.274	100.024	99.774
3.625	100.374	100.124	99.874
3.750	102.155	101.905	101.655
3.875	102.655	102.405	102.155
4.000	103.355	103.105	102.855
4.125	103.455	103.205	102.955
4.250	104.843	104.593	104.343
4.375	105.228	104.978	104.728
4.500	105.693	105.443	105.193
4.625	105.793	105.543	105.293
4.750	106.890	106.640	106.390
4.875	107.290	107.040	106.790
5.000	107.890	107.640	107.390
5.125	107.990	107.740	107.490
5.250	108.889	108.639	108.389
5.375	108.377	108.127	107.877
5.500	108.877	108.627	108.377
5.625	109.077	108.827	108.577

15/10 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
2.750	99.732	99.482	99.232
2.875	100.032	99.782	99.532
3.000	100.282	100.032	99.782
3.125	100.432	100.182	99.932
3.250	102.036	101.786	101.536
3.375	102.336	102.086	101.836
3.500	102.586	102.336	102.086
3.625	102.736	102.486	102.236
3.750	103.986	103.736	103.486
3.875	104.286	104.036	103.786
4.000	104.536	104.286	104.036
4.125	104.686	104.436	104.186
4.250	104.251	104.001	103.751
4.375	104.551	104.301	104.051
4.500	104.651	104.401	104.151
4.625	104.801	104.551	104.301
4.750	104.801	104.551	104.301

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	98.974	98.724	98.474
3.500	99.724	99.474	99.224
3.625	99.824	99.574	99.324
3.750	101.605	101.355	101.105
3.875	102.105	101.855	101.605
4.000	102.805	102.555	102.305
4.125	102.905	102.655	102.405
4.250	104.293	104.043	103.793
4.375	104.678	104.428	104.178
4.500	105.143	104.893	104.643
4.625	105.243	104.993	104.743
4.750	106.190	105.940	105.690
4.875	106.590	106.340	106.090
5.000	107.190	106.940	106.690
5.125	107.290	107.040	106.790
5.250	108.189	107.939	107.689
5.375	107.677	107.427	107.177
5.500	108.177	107.927	107.677
5.625	108.377	108.127	107.877

20 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	98.874	98.624	98.374
3.500	99.624	99.374	99.124
3.625	99.724	99.474	99.224
3.750	101.505	101.255	101.005
3.875	102.005	101.755	101.505
4.000	102.705	102.455	102.205
4.125	102.805	102.555	102.305
4.250	104.193	103.943	103.693
4.375	104.578	104.328	104.078
4.500	105.043	104.793	104.543
4.625	105.143	104.893	104.643
4.750	106.090	105.840	105.590
4.875	106.490	106.240	105.990
5.000	107.090	106.840	106.590
5.125	107.190	106.940	106.690
5.250	108.089	107.839	107.589
5.375	107.577	107.327	107.077
5.500	108.077	107.827	107.577
5.625	108.277	108.027	107.777

15/10 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.032	98.782	98.532
2.875	99.332	99.082	98.832
3.000	99.582	99.332	99.082
3.125	99.732	99.482	99.232
3.250	101.336	101.086	100.836
3.375	101.636	101.386	101.136
3.500	101.886	101.636	101.386
3.625	102.036	101.786	101.536
3.750	103.286	103.036	102.786
3.875	103.586	103.336	103.086
4.000	103.836	103.586	103.336
4.125	103.986	103.736	103.486
4.250	103.551	103.301	103.051
4.375	103.851	103.601	103.351
4.500	103.951	103.701	103.451
4.625	104.101	103.851	103.601
4.750	104.101	103.851	103.601

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	97.549	97.299	97.049
4.000	100.630	100.380	100.130
4.500	102.968	102.718	102.468
5.000	105.015	104.765	104.515

15 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	97.948	97.698	97.448
3.500	100.252	100.002	99.752
4.000	102.202	101.952	101.702
4.500	102.317	102.067	101.817
5.000	N/A	N/A	N/A

Specialty Adj.

Specialty Adj.	Manufactured Homes "OTC exempt"	-1.000
	Full 203K / 203K(s) / 203(h) / Repair Escrow	-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 640 - 659	-0.500	NY	-0.250
FICO 620 - 639	-0.750	AZ, CA, FL, LA, MA, NJ, NV, UT	-0.150
FICO 600 - 619	-1.500	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	9/26/2014	4.500%

American Financial Resources, Inc. - Announcements

Lock Desk Policy

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Flood Certification = $10.00 | FHA ID# - 1358600006

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

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DURP 30/25 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	93.004	92.754	92.504	N/A	N/A	N/A
3.375	94.032	93.782	93.532	N/A	N/A	N/A
3.500	95.060	94.810	94.560	N/A	N/A	N/A
3.625	96.088	95.838	95.588	93.544	93.294	93.044
3.750	97.074	96.824	96.574	94.744	94.494	94.244
3.875	97.980	97.730	97.480	95.822	95.572	95.322
4.000	98.925	98.675	98.425	96.939	96.689	96.439
4.125	99.908	99.658	99.408	98.094	97.844	97.594
4.250	100.808	100.558	100.308	99.186	98.936	98.686
4.375	101.509	101.259	101.009	100.121	99.871	99.621
4.500	102.309	102.059	101.809	101.155	100.905	100.655
4.625	103.206	102.956	102.706	102.287	102.037	101.787
4.750	104.023	103.773	103.523	103.358	103.108	102.858
4.875	104.559	104.309	104.059	104.191	103.941	103.691
5.000	105.199	104.949	104.699	105.128	104.878	104.628
5.125	105.945	105.695	105.445	N/A	N/A	N/A
5.250	106.687	106.437	106.187	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	92.649	92.399	92.149	N/A	N/A	N/A
3.250	94.142	93.892	93.642	N/A	N/A	N/A
3.375	95.045	94.795	94.545	93.636	93.386	93.136
3.500	95.948	95.698	95.448	94.883	94.633	94.383
3.625	96.851	96.601	96.351	96.130	95.880	95.630
3.750	97.700	97.450	97.200	97.219	96.969	96.719
3.875	98.432	98.182	97.932	97.985	97.735	97.485
4.000	99.165	98.915	98.665	98.789	98.539	98.289
4.125	99.898	99.648	99.398	99.631	99.381	99.131
4.250	100.608	100.358	100.108	100.406	100.156	99.906
4.375	101.269	101.019	100.769	101.013	100.763	100.513
4.500	101.930	101.680	101.430	101.719	101.469	101.219
4.625	102.591	102.341	102.091	102.523	102.273	102.023
4.750	103.229	102.979	102.729	103.231	102.981	102.731
4.875	103.818	103.568	103.318	103.626	103.376	103.126
5.000	104.407	104.157	103.907	104.125	103.875	103.625
5.125	104.996	104.746	104.496	104.730	104.480	104.230
5.250	N/A	N/A	N/A	105.377	105.127	104.877

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	98.551	98.301	98.051	95.746	95.496	95.246
3.125	99.183	98.933	98.683	96.587	96.337	96.087
3.250	99.649	99.399	99.149	97.226	96.976	96.726
3.375	100.263	100.013	99.763	98.011	97.761	97.511
3.500	101.022	100.772	100.522	98.942	98.692	98.442
3.625	101.587	101.337	101.087	99.614	99.364	99.114
3.750	101.970	101.720	101.470	100.044	99.794	99.544
3.875	102.473	102.223	101.973	100.594	100.344	100.094
4.000	103.097	102.847	102.597	101.264	101.014	100.764
4.125	103.507	103.257	103.007	101.770	101.520	101.270
4.250	103.659	103.409	103.159	102.063	101.813	101.563
4.375	103.796	103.546	103.296	102.340	102.090	101.840
4.500	103.917	103.667	103.417	102.602	102.352	102.102
4.625	103.974	103.724	103.474	102.686	102.436	102.186
4.750	103.981	103.731	103.481	102.615	102.365	102.115
4.875	103.988	103.738	103.488	102.544	102.294	102.044
5.000	103.995	103.745	103.495	102.473	102.223	101.973
5.125	104.002	103.752	103.502	102.402	102.152	101.902

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	98.408	98.158	97.908	95.546	95.296	95.046
3.125	99.034	98.784	98.534	96.387	96.137	95.887
3.250	99.519	99.269	99.019	97.026	96.776	96.526
3.375	100.005	99.755	99.505	97.811	97.561	97.311
3.500	100.490	100.240	99.990	98.742	98.492	98.242
3.625	100.910	100.660	100.410	99.414	99.164	98.914
3.750	101.270	101.020	100.770	99.844	99.594	99.344
3.875	101.630	101.380	101.130	100.394	100.144	99.894
4.000	101.990	101.740	101.490	101.064	100.814	100.564
4.125	102.234	101.984	101.734	101.570	101.320	101.070
4.250	102.371	102.121	101.871	101.863	101.613	101.363
4.375	102.508	102.258	102.008	102.140	101.890	101.640
4.500	102.645	102.395	102.145	102.402	102.152	101.902
4.625	102.714	102.464	102.214	102.486	102.236	101.986
4.750	102.721	102.471	102.221	102.415	102.165	101.915
4.875	102.728	102.478	102.228	102.344	102.094	101.844
5.000	102.735	102.485	102.235	102.273	102.023	101.773
5.125	102.742	102.492	102.242	102.202	101.952	101.702

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	94.154	93.904	93.879
3.375	95.182	94.932	94.907
3.500	96.210	95.960	95.935
3.625	97.238	96.988	96.963
3.750	98.224	97.974	97.949
3.875	99.130	98.880	98.855
3.990	100.025	99.775	99.750
4.000	100.075	99.825	99.800
4.125	101.058	100.808	100.783
4.250	101.958	101.708	101.683
4.375	102.659	102.409	102.384
4.500	103.459	103.209	103.184
4.625	104.356	104.106	104.081
4.750	105.173	104.923	104.898
4.875	105.709	105.459	105.434
4.990	106.299	106.049	106.024
5.000	106.349	106.099	106.074
5.125	107.095	106.845	106.820
5.250	107.837	107.587	107.562

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.659	94.409	94.159
3.250	96.152	95.902	95.652
3.375	97.055	96.805	96.555
3.500	97.958	97.708	97.458
3.625	98.861	98.611	98.361
3.750	99.710	99.460	99.210
3.875	100.442	100.192	99.942
3.990	101.125	100.875	100.625
4.000	101.175	100.925	100.675
4.125	101.908	101.658	101.408
4.250	102.618	102.368	102.118
4.375	103.279	103.029	102.779
4.500	103.940	103.690	103.440
4.625	104.601	104.351	104.101
4.750	105.239	104.989	104.739
4.875	105.828	105.578	105.328
4.990	106.367	106.117	105.867
5.000	106.417	106.167	105.917
5.125	107.006	106.756	106.506

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	99.301	99.051	98.801
3.125	99.933	99.683	99.433
3.250	100.399	100.149	99.899
3.375	101.013	100.763	100.513
3.500	101.772	101.522	101.272
3.625	102.337	102.087	101.837
3.750	102.720	102.470	102.220
3.875	103.223	102.973	102.723
3.990	103.797	103.547	103.297
4.000	103.847	103.597	103.347
4.125	104.257	104.007	103.757
4.250	104.409	104.159	103.909
4.375	104.546	104.296	104.046
4.500	104.667	104.417	104.167
4.625	104.724	104.474	104.224
4.750	104.731	104.481	104.231
4.875	104.738	104.488	104.238
4.990	104.695	104.445	104.195
5.000	104.745	104.495	104.245
5.125	104.752	104.502	104.252

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.418	100.168	99.918
3.125	101.044	100.794	100.544
3.250	101.529	101.279	101.029
3.375	102.015	101.765	101.515
3.500	102.500	102.250	102.000
3.625	102.920	102.670	102.420
3.750	103.280	103.030	102.780
3.875	103.640	103.390	103.140
3.990	103.950	103.700	103.450
4.000	104.000	103.750	103.500
4.125	104.244	103.994	103.744
4.250	104.381	104.131	103.881
4.375	104.518	104.268	104.018
4.500	104.655	104.405	104.155
4.625	104.724	104.474	104.224
4.750	104.731	104.481	104.231
4.875	104.738	104.488	104.238
4.990	104.695	104.445	104.195
5.000	104.745	104.495	104.245
5.125	104.752	104.502	104.252

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	94.843	94.593	94.343
3.625	96.090	95.840	95.590
3.750	97.226	96.976	96.726
3.875	98.141	97.891	97.641
3.990	99.043	98.793	98.543
4.000	99.093	98.843	98.593
4.125	100.084	99.834	99.584
4.250	100.997	100.747	100.497
4.375	101.721	101.471	101.221
4.500	102.544	102.294	102.044
4.625	103.466	103.216	102.966
4.750	104.261	104.011	103.761
4.875	104.679	104.429	104.179
4.990	105.152	104.902	104.652
5.000	105.202	104.952	104.702
5.125	105.831	105.581	105.331

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	98.696	98.446	98.196
3.125	99.433	99.183	98.933
3.250	99.900	99.650	99.400
3.375	100.513	100.263	100.013
3.500	101.272	101.022	100.772
3.625	101.723	101.473	101.223
3.750	101.888	101.638	101.388
3.875	102.172	101.922	101.672
3.990	102.527	102.277	102.027
4.000	102.577	102.327	102.077
4.125	102.784	102.534	102.284
4.250	102.749	102.499	102.249
4.375	102.698	102.448	102.198
4.500	102.632	102.382	102.132
4.625	102.583	102.333	102.083
4.750	102.559	102.309	102.059
4.875	102.535	102.285	102.035
4.990	102.460	102.210	101.960
5.000	102.510	102.260	102.010
5.125	102.486	102.236	101.986

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

prices are subject to change without notice

W. Rate Sheet Dated: 9/26/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 10/27/2014
45 Day Lock Exp.: 11/11/2014
60 Day Lock Exp.: 11/26/2014

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.572	93.322	93.072
3.375	94.654	94.404	94.154
3.500	95.714	95.464	95.214
3.625	96.744	96.494	96.244
3.750	97.573	97.323	97.073
3.875	98.220	97.970	97.720
4.000	99.215	98.965	98.715
4.125	100.150	99.900	99.650
4.250	100.903	100.653	100.403
4.375	101.651	101.401	101.151
4.500	102.554	102.304	102.054
4.625	103.414	103.164	102.914
4.750	104.104	103.854	103.604
4.875	104.647	104.397	104.147
5.000	105.172	104.922	104.672
5.125	105.994	105.744	105.494
5.250	106.640	106.390	106.140

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	92.885	92.635	92.385
3.375	93.967	93.717	93.467
3.500	95.027	94.777	94.527
3.625	96.057	95.807	95.557
3.750	97.448	97.198	96.948
3.875	98.095	97.845	97.595
4.000	99.090	98.840	98.590
4.125	100.025	99.775	99.525
4.250	101.216	100.966	100.716
4.375	101.964	101.714	101.464
4.500	102.867	102.617	102.367
4.625	103.727	103.477	103.227
4.750	105.417	105.167	104.917
4.875	105.960	105.710	105.460
5.000	106.485	106.235	105.985
5.125	107.307	107.057	106.807
5.250	106.640	106.390	106.140

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.678	95.428	95.178
3.375	96.639	96.389	96.139
3.500	97.574	97.324	97.074
3.625	98.491	98.241	97.991
3.750	99.242	98.992	98.742
3.875	99.872	99.622	99.372
4.000	100.139	99.889	99.639
4.125	100.993	100.743	100.493
4.250	101.675	101.425	101.175
4.375	102.228	101.978	101.728
4.500	102.844	102.594	102.344
4.625	103.619	103.369	103.119
4.750	104.242	103.992	103.742
4.875	104.769	104.519	104.269
5.000	105.190	104.940	104.690
5.125	105.943	105.693	105.443
5.250	106.554	106.304	106.054

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.491	95.241	94.991
3.375	96.452	96.202	95.952
3.500	97.387	97.137	96.887
3.625	98.304	98.054	97.804
3.750	99.180	98.930	98.680
3.875	99.810	99.560	99.310
4.000	100.077	99.827	99.577
4.125	100.931	100.681	100.431
4.250	101.613	101.363	101.113
4.375	102.166	101.916	101.666
4.500	102.782	102.532	102.282
4.625	103.557	103.307	103.057
4.750	104.305	104.055	103.805
4.875	104.832	104.582	104.332
5.000	105.253	105.003	104.753
5.125	106.006	105.756	105.506
5.250	106.554	106.304	106.054

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.194	93.944	93.694
2.375	94.968	94.718	94.468
2.500	95.743	95.493	95.243
2.625	96.393	96.143	95.893
2.750	97.356	97.106	96.856
2.875	98.130	97.880	97.630
3.000	98.895	98.645	98.395
3.125	99.503	99.253	99.003
3.250	100.024	99.774	99.524
3.375	100.436	100.186	99.936
3.500	101.142	100.892	100.642
3.625	101.706	101.456	101.206
3.750	102.188	101.938	101.688
3.875	102.635	102.385	102.135
4.000	103.300	103.050	102.800
4.125	103.858	103.608	103.358
4.250	104.339	104.089	103.839

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.069	91.819	91.569
2.375	92.843	92.593	92.343
2.500	93.618	93.368	93.118
2.625	94.268	94.018	93.768
2.750	96.606	96.356	96.106
2.875	97.380	97.130	96.880
3.000	98.145	97.895	97.645
3.125	98.753	98.503	98.253
3.250	99.587	99.337	99.087
3.375	99.999	99.749	99.499
3.500	100.705	100.455	100.205
3.625	101.269	101.019	100.769
3.750	102.001	101.751	101.501
3.875	102.448	102.198	101.948
4.000	103.113	102.863	102.613
4.125	103.671	103.421	103.171
4.250	103.652	103.402	103.152

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: 9/26/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/27/2014
45 Day Lock Exp.: 11/11/2014
60 Day Lock Exp.: 11/26/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	97.938	97.766	97.594
3.875	98.719	98.547	98.375
4.000	99.500	99.328	99.156
4.125	100.281	100.109	99.937
4.250	100.810	100.638	100.466
4.375	101.404	101.232	101.060
4.500	101.904	101.732	101.560
4.625	102.404	102.232	102.060
4.750	102.842	102.670	102.498
4.875	103.209	103.030	102.850
5.000	103.553	103.374	103.194
5.125	103.709	103.530	103.350

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.430	98.290	98.149
3.375	98.930	98.790	98.649
3.500	99.446	99.321	99.196
3.625	99.883	99.758	99.633
3.750	100.258	100.133	100.008
3.875	100.571	100.446	100.321
4.000	100.852	100.727	100.602
4.125	101.040	100.915	100.790
4.250	101.165	101.040	100.915
4.375	101.290	101.165	101.040
4.500	101.353	101.228	101.103
4.625	101.416	101.291	101.166

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

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

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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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: 9/26/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/27/2014
45 Day Lock Exp.: 11/11/2014

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	101.179
7.625	101.678	101.481
7.750	101.985	101.783
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
6.625	100.782	100.627
6.750	101.027	100.867
6.875	101.272	101.106
7.000	101.517	101.346
7.125	101.762	101.586
7.250	102.006	101.825
7.375	102.251	102.065
7.500	102.496	102.304
7.625	102.741	102.544
7.750	102.985	102.783
7.875	103.230	103.023
8.000	103.475	103.263
8.125	103.720	103.502
8.250	103.965	103.742
8.375	104.209	103.981

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	101.179
7.125	101.678	101.481
7.250	101.985	101.783
7.375	102.293	102.086
7.500	102.600	102.388
7.625	102.907	102.690
7.750	103.215	102.992
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Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
6.125	100.782	100.627
6.250	101.027	100.867
6.375	101.272	101.106
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.006	101.825
6.875	102.251	102.065
7.000	102.496	102.304
7.125	102.741	102.544
7.250	102.985	102.783
7.375	103.230	103.023
7.500	103.475	103.263
7.625	103.720	103.502
7.750	103.965	103.742
7.875	104.209	103.981

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: 9/26/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 10/27/2014
45 Day Lock Exp.: 11/11/2014

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	101.179
7.125	101.678	101.481
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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

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Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
6.125	100.782	100.627
6.250	101.027	100.867
6.375	101.272	101.106
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6.625	101.762	101.586
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7.625	103.720	103.502
7.750	103.965	103.742
7.875	104.209	103.981

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	101.179
7.125	101.678	101.481
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7.750	103.215	102.992
7.875	103.522	103.294
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Rate	30 day	45 day
6.125	100.782	100.782
6.250	101.027	101.027
6.375	101.272	101.272
6.500	101.517	101.517
6.625	101.762	101.762
6.750	102.006	102.006
6.875	102.251	102.251
7.000	102.496	102.496
7.125	102.741	102.741
7.250	102.985	102.985
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	104.209	104.209

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	

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