AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

W. Rate Sheet Dated: 10/6/2014

prices are subject to change without notice
Release Time: 10:00 AM ET

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.: 11/5/2014
45 Day Lock Exp.: 11/20/2014
60 Day Lock Exp.: 12/5/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.352	100.102	99.852
3.500	101.102	100.852	100.602
3.625	101.202	100.952	100.702
3.750	102.984	102.734	102.484
3.875	103.484	103.234	102.984
4.000	104.184	103.934	103.684
4.125	104.284	104.034	103.784
4.250	105.655	105.405	105.155
4.375	106.040	105.790	105.540
4.500	106.505	106.255	106.005
4.625	106.605	106.355	106.105
4.750	107.380	107.130	106.880
4.875	107.780	107.530	107.280
5.000	108.380	108.130	107.880
5.125	108.480	108.230	107.980
5.250	108.817	108.567	108.317
5.375	108.305	108.055	107.805
5.500	108.805	108.555	108.305
5.625	109.005	108.755	108.505

20 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.102	99.852	99.602
3.500	100.852	100.602	100.352
3.625	100.952	100.702	100.452
3.750	102.734	102.484	102.234
3.875	103.234	102.984	102.734
4.000	103.934	103.684	103.434
4.125	104.034	103.784	103.534
4.250	105.405	105.155	104.905
4.375	105.790	105.540	105.290
4.500	106.255	106.005	105.755
4.625	106.355	106.105	105.855
4.750	107.280	107.030	106.780
4.875	107.680	107.430	107.180
5.000	108.280	108.030	107.780
5.125	108.380	108.130	107.880
5.250	108.717	108.467	108.217
5.375	108.205	107.955	107.705
5.500	108.705	108.455	108.205
5.625	108.905	108.655	108.405

15/10 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.169	99.919	99.669
2.875	100.469	100.219	99.969
3.000	100.719	100.469	100.219
3.125	100.869	100.619	100.369
3.250	102.364	102.114	101.864
3.375	102.664	102.414	102.164
3.500	102.914	102.664	102.414
3.625	103.064	102.814	102.564
3.750	104.212	103.962	103.712
3.875	104.512	104.262	104.012
4.000	104.762	104.512	104.262
4.125	104.912	104.662	104.412
4.250	104.556	104.306	104.056
4.375	104.856	104.606	104.356
4.500	104.956	104.706	104.456
4.625	105.106	104.856	104.606
4.750	105.106	104.856	104.606

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 = 0.100

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	99.552	99.302	99.052
3.500	100.302	100.052	99.802
3.625	100.402	100.152	99.902
3.750	102.184	101.934	101.684
3.875	102.684	102.434	102.184
4.000	103.384	103.134	102.884
4.125	103.484	103.234	102.984
4.250	104.855	104.605	104.355
4.375	105.240	104.990	104.740
4.500	105.705	105.455	105.205
4.625	105.805	105.555	105.305
4.750	106.580	106.330	106.080
4.875	106.980	106.730	106.480
5.000	107.580	107.330	107.080
5.125	107.680	107.430	107.180
5.250	108.017	107.767	107.517
5.375	107.505	107.255	107.005
5.500	108.005	107.755	107.505
5.625	108.205	107.955	107.705

20 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	99.452	99.202	98.952
3.500	100.202	99.952	99.702
3.625	100.302	100.052	99.802
3.750	102.084	101.834	101.584
3.875	102.584	102.334	102.084
4.000	103.284	103.034	102.784
4.125	103.384	103.134	102.884
4.250	104.755	104.505	104.255
4.375	105.140	104.890	104.640
4.500	105.605	105.355	105.105
4.625	105.705	105.455	105.205
4.750	106.480	106.230	105.980
4.875	106.880	106.630	106.380
5.000	107.480	107.230	106.980
5.125	107.580	107.330	107.080
5.250	107.917	107.667	107.417
5.375	107.405	107.155	106.905
5.500	107.905	107.655	107.405
5.625	108.105	107.855	107.605

15/10 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.469	99.219	98.969
2.875	99.769	99.519	99.269
3.000	100.019	99.769	99.519
3.125	100.169	99.919	99.669
3.250	101.664	101.414	101.164
3.375	101.964	101.714	101.464
3.500	102.214	101.964	101.714
3.625	102.364	102.114	101.864
3.750	103.512	103.262	103.012
3.875	103.812	103.562	103.312
4.000	104.062	103.812	103.562
4.125	104.212	103.962	103.712
4.250	103.856	103.606	103.356
4.375	104.156	103.906	103.656
4.500	104.256	104.006	103.756
4.625	104.406	104.156	103.906
4.750	104.406	104.156	103.906

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 = 0.100

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	98.127	97.877	97.627
4.000	101.209	100.959	100.709
4.500	103.530	103.280	103.030
5.000	105.405	105.155	104.905

15 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.385	98.135	97.885
3.500	100.580	100.330	100.080
4.000	102.428	102.178	101.928
4.500	102.622	102.372	102.122
5.000	N/A	N/A	N/A

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	10/6/2014	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
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	N/A	N/A	N/A	N/A	N/A	N/A
3.250	93.850	93.600	93.350	N/A	N/A	N/A
3.375	94.849	94.599	94.349	N/A	N/A	N/A
3.500	95.848	95.598	95.348	N/A	N/A	N/A
3.625	96.848	96.598	96.348	94.303	94.053	93.803
3.750	97.801	97.551	97.301	95.484	95.234	94.984
3.875	98.669	98.419	98.169	96.563	96.313	96.063
4.000	99.574	99.324	99.074	97.678	97.428	97.178
4.125	100.515	100.265	100.015	98.830	98.580	98.330
4.250	101.384	101.134	100.884	99.893	99.643	99.393
4.375	102.079	101.829	101.579	100.744	100.494	100.244
4.500	102.871	102.621	102.371	101.692	101.442	101.192
4.625	103.760	103.510	103.260	102.738	102.488	102.238
4.750	104.554	104.304	104.054	103.745	103.495	103.245
4.875	105.031	104.781	104.531	104.559	104.309	104.059
5.000	105.601	105.351	105.101	105.465	105.215	104.965
5.125	106.264	106.014	105.764	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
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	93.479	93.229	92.979	N/A	N/A	N/A
3.250	94.983	94.733	94.483	93.235	92.985	92.735
3.375	95.841	95.591	95.341	94.453	94.203	93.953
3.500	96.700	96.450	96.200	95.671	95.421	95.171
3.625	97.558	97.308	97.058	96.889	96.639	96.389
3.750	98.356	98.106	97.856	97.946	97.696	97.446
3.875	99.025	98.775	98.525	98.674	98.424	98.174
4.000	99.694	99.444	99.194	99.438	99.188	98.938
4.125	100.363	100.113	99.863	100.238	99.988	99.738
4.250	101.035	100.785	100.535	100.982	100.732	100.482
4.375	101.712	101.462	101.212	101.583	101.333	101.083
4.500	102.388	102.138	101.888	102.281	102.031	101.781
4.625	103.065	102.815	102.565	103.077	102.827	102.577
4.750	103.693	103.443	103.193	103.761	103.511	103.261
4.875	104.217	103.967	103.717	104.098	103.848	103.598
5.000	104.742	104.492	104.242	104.528	104.278	104.028
5.125	105.266	105.016	104.766	105.050	104.800	104.550

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	98.957	98.707	98.457	96.184	95.934	95.684
3.125	99.559	99.309	99.059	96.992	96.742	96.492
3.250	100.015	99.765	99.515	97.614	97.364	97.114
3.375	100.614	100.364	100.114	98.376	98.126	97.876
3.500	101.355	101.105	100.855	99.280	99.030	98.780
3.625	101.908	101.658	101.408	99.935	99.685	99.435
3.750	102.287	102.037	101.787	100.361	100.111	99.861
3.875	102.784	102.534	102.284	100.904	100.654	100.404
4.000	103.398	103.148	102.898	101.566	101.316	101.066
4.125	103.792	103.542	103.292	102.056	101.806	101.556
4.250	103.923	103.673	103.423	102.327	102.077	101.827
4.375	104.041	103.791	103.541	102.585	102.335	102.085
4.500	104.146	103.896	103.646	102.831	102.581	102.331
4.625	104.196	103.946	103.696	102.908	102.658	102.408
4.750	104.201	103.951	103.701	102.835	102.585	102.335
4.875	104.207	103.957	103.707	102.763	102.513	102.263
5.000	104.213	103.963	103.713	102.690	102.440	102.190
5.125	104.218	103.968	103.718	102.618	102.368	102.118

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	98.758	98.508	98.258	95.984	95.734	95.484
3.125	99.337	99.087	98.837	96.792	96.542	96.292
3.250	99.792	99.542	99.292	97.414	97.164	96.914
3.375	100.247	99.997	99.747	98.176	97.926	97.676
3.500	100.702	100.452	100.202	99.080	98.830	98.580
3.625	101.121	100.871	100.621	99.735	99.485	99.235
3.750	101.506	101.256	101.006	100.161	99.911	99.661
3.875	101.891	101.641	101.391	100.704	100.454	100.204
4.000	102.276	102.026	101.776	101.366	101.116	100.866
4.125	102.522	102.272	102.022	101.856	101.606	101.356
4.250	102.640	102.390	102.140	102.127	101.877	101.627
4.375	102.758	102.508	102.258	102.385	102.135	101.885
4.500	102.876	102.626	102.376	102.631	102.381	102.131
4.625	102.936	102.686	102.436	102.708	102.458	102.208
4.750	102.941	102.691	102.441	102.635	102.385	102.135
4.875	102.947	102.697	102.447	102.563	102.313	102.063
5.000	102.953	102.703	102.453	102.490	102.240	101.990
5.125	102.958	102.708	102.458	102.418	102.168	101.918

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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FHA ID# - 1358600006

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30/25 Year 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	95.000	94.750	94.725
3.375	95.999	95.749	95.724
3.500	96.998	96.748	96.723
3.625	97.998	97.748	97.723
3.750	98.951	98.701	98.676
3.875	99.819	99.569	99.544
3.990	100.674	100.424	100.399
4.000	100.724	100.474	100.449
4.125	101.665	101.415	101.390
4.250	102.534	102.284	102.259
4.375	103.229	102.979	102.954
4.500	104.021	103.771	103.746
4.625	104.910	104.660	104.635
4.750	105.704	105.454	105.429
4.875	106.181	105.931	105.906
4.990	106.701	106.451	106.426
5.000	106.751	106.501	106.476
5.125	107.414	107.164	107.139

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.489	95.239	94.989
3.250	96.993	96.743	96.493
3.375	97.851	97.601	97.351
3.500	98.710	98.460	98.210
3.625	99.568	99.318	99.068
3.750	100.366	100.116	99.866
3.875	101.035	100.785	100.535
3.990	101.654	101.404	101.154
4.000	101.704	101.454	101.204
4.125	102.373	102.123	101.873
4.250	103.045	102.795	102.545
4.375	103.722	103.472	103.222
4.500	104.398	104.148	103.898
4.625	105.075	104.825	104.575
4.750	105.703	105.453	105.203
4.875	106.227	105.977	105.727
4.990	106.702	106.452	106.202
5.000	106.752	106.502	106.252
5.125	107.276	107.026	106.776

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	99.707	99.457	99.207
3.125	100.309	100.059	99.809
3.250	100.765	100.515	100.265
3.375	101.364	101.114	100.864
3.500	102.105	101.855	101.605
3.625	102.658	102.408	102.158
3.750	103.037	102.787	102.537
3.875	103.534	103.284	103.034
3.990	104.098	103.848	103.598
4.000	104.148	103.898	103.648
4.125	104.542	104.292	104.042
4.250	104.673	104.423	104.173
4.375	104.791	104.541	104.291
4.500	104.896	104.646	104.396
4.625	104.946	104.696	104.446
4.750	104.951	104.701	104.451
4.875	104.957	104.707	104.457
4.990	104.913	104.663	104.413
5.000	104.963	104.713	104.463
5.125	104.968	104.718	104.468

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.768	100.518	100.268
3.125	101.347	101.097	100.847
3.250	101.802	101.552	101.302
3.375	102.257	102.007	101.757
3.500	102.712	102.462	102.212
3.625	103.131	102.881	102.631
3.750	103.516	103.266	103.016
3.875	103.901	103.651	103.401
3.990	104.236	103.986	103.736
4.000	104.286	104.036	103.786
4.125	104.532	104.282	104.032
4.250	104.650	104.400	104.150
4.375	104.768	104.518	104.268
4.500	104.886	104.636	104.386
4.625	104.946	104.696	104.446
4.750	104.951	104.701	104.451
4.875	104.957	104.707	104.457
4.990	104.913	104.663	104.413
5.000	104.963	104.713	104.463
5.125	104.968	104.718	104.468

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	94.413	94.163	93.913
3.500	95.631	95.381	95.131
3.625	96.849	96.599	96.349
3.750	97.956	97.706	97.456
3.875	98.840	98.590	98.340
3.990	99.710	99.460	99.210
4.000	99.760	99.510	99.260
4.125	100.717	100.467	100.217
4.250	101.607	101.357	101.107
4.375	102.333	102.083	101.833
4.500	103.156	102.906	102.656
4.625	104.077	103.827	103.577
4.750	104.849	104.599	104.349
4.875	105.194	104.944	104.694
4.990	105.581	105.331	105.081
5.000	105.631	105.381	105.131

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	99.134	98.884	98.634
3.125	99.837	99.587	99.337
3.250	100.287	100.037	99.787
3.375	100.878	100.628	100.378
3.500	101.610	101.360	101.110
3.625	102.045	101.795	101.545
3.750	102.204	101.954	101.704
3.875	102.482	102.232	101.982
3.990	102.828	102.578	102.328
4.000	102.878	102.628	102.378
4.125	103.070	102.820	102.570
4.250	103.013	102.763	102.513
4.375	102.943	102.693	102.443
4.500	102.861	102.611	102.361
4.625	102.804	102.554	102.304
4.750	102.779	102.529	102.279
4.875	102.753	102.503	102.253
4.990	102.678	102.428	102.178
5.000	102.728	102.478	102.228
5.125	102.702	102.452	102.202

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

* Does not apply in HI

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.: 11/5/2014
45 Day Lock Exp.: 11/20/2014
60 Day Lock Exp.: 12/5/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/6/2014 **Release Time:** 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.377	94.127	93.877
3.375	95.453	95.203	94.953
3.500	96.501	96.251	96.001
3.625	97.515	97.265	97.015
3.750	98.324	98.074	97.824
3.875	98.986	98.736	98.486
4.000	99.844	99.594	99.344
4.125	100.755	100.505	100.255
4.250	101.480	101.230	100.980
4.375	102.258	102.008	101.758
4.500	103.130	102.880	102.630
4.625	103.960	103.710	103.460
4.750	104.625	104.375	104.125
4.875	105.146	104.896	104.646
5.000	105.678	105.428	105.178
5.125	106.479	106.229	105.979
5.250	107.105	106.855	106.605

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.690	93.440	93.190
3.375	94.766	94.516	94.266
3.500	95.814	95.564	95.314
3.625	96.828	96.578	96.328
3.750	98.199	97.949	97.699
3.875	98.861	98.611	98.361
4.000	99.719	99.469	99.219
4.125	100.630	100.380	100.130
4.250	101.793	101.543	101.293
4.375	102.571	102.321	102.071
4.500	103.443	103.193	102.943
4.625	104.273	104.023	103.773
4.750	105.938	105.688	105.438
4.875	106.459	106.209	105.959
5.000	106.991	106.741	106.491
5.125	107.792	107.542	107.292
5.250	107.105	106.855	106.605

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.314	96.064	95.814
3.375	97.272	97.022	96.772
3.500	98.199	97.949	97.699
3.625	99.103	98.853	98.603
3.750	99.840	99.590	99.340
3.875	100.450	100.200	99.950
4.000	100.731	100.481	100.231
4.125	101.565	101.315	101.065
4.250	102.224	101.974	101.724
4.375	102.752	102.502	102.252
4.500	103.445	103.195	102.945
4.625	104.195	103.945	103.695
4.750	104.797	104.547	104.297
4.875	105.305	105.055	104.805
5.000	105.754	105.504	105.254
5.125	106.489	106.239	105.989
5.250	107.083	106.833	106.583

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.877	95.627	95.377
3.375	96.835	96.585	96.335
3.500	97.762	97.512	97.262
3.625	98.666	98.416	98.166
3.750	99.653	99.403	99.153
3.875	100.263	100.013	99.763
4.000	100.544	100.294	100.044
4.125	101.378	101.128	100.878
4.250	102.037	101.787	101.537
4.375	102.565	102.315	102.065
4.500	103.258	103.008	102.758
4.625	104.008	103.758	103.508
4.750	104.860	104.610	104.360
4.875	105.368	105.118	104.868
5.000	105.817	105.567	105.317
5.125	106.552	106.302	106.052
5.250	107.083	106.833	106.583

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.664	94.414	94.164
2.375	95.434	95.184	94.934
2.500	96.204	95.954	95.704
2.625	96.850	96.600	96.350
2.750	97.769	97.519	97.269
2.875	98.539	98.289	98.039
3.000	99.299	99.049	98.799
3.125	99.898	99.648	99.398
3.250	100.406	100.156	99.906
3.375	100.764	100.514	100.264
3.500	101.457	101.207	100.957
3.625	102.007	101.757	101.507
3.750	102.475	102.225	101.975
3.875	102.919	102.669	102.419
4.000	103.571	103.321	103.071
4.125	104.117	103.867	103.617
4.250	104.588	104.338	104.088

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.539	92.289	92.039
2.375	93.309	93.059	92.809
2.500	94.079	93.829	93.579
2.625	94.725	94.475	94.225
2.750	97.019	96.769	96.519
2.875	97.789	97.539	97.289
3.000	98.549	98.299	98.049
3.125	99.148	98.898	98.648
3.250	99.781	99.531	99.281
3.375	100.139	99.889	99.639
3.500	100.832	100.582	100.332
3.625	101.382	101.132	100.882
3.750	102.163	101.913	101.663
3.875	102.607	102.357	102.107
4.000	103.259	103.009	102.759
4.125	103.805	103.555	103.305
4.250	103.838	103.588	103.338

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]

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: 10/6/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/5/2014
45 Day Lock Exp.: 11/20/2014
60 Day Lock Exp.: 12/5/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.343	98.171	97.999
3.875	99.124	98.952	98.780
4.000	99.905	99.733	99.561
4.125	100.686	100.514	100.342
4.250	101.191	101.019	100.847
4.375	101.785	101.613	101.441
4.500	102.285	102.113	101.941
4.625	102.785	102.613	102.441
4.750	103.223	103.051	102.879
4.875	103.590	103.411	103.231
5.000	103.934	103.755	103.575
5.125	104.090	103.911	103.731

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.747	98.607	98.466
3.375	99.247	99.107	98.966
3.500	99.763	99.638	99.513
3.625	100.200	100.075	99.950
3.750	100.575	100.450	100.325
3.875	100.888	100.763	100.638
4.000	101.169	101.044	100.919
4.125	101.357	101.232	101.107
4.250	101.482	101.357	101.232
4.375	101.607	101.482	101.357
4.500	101.670	101.545	101.420
4.625	101.733	101.608	101.483

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

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: 10/6/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/5/2014

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

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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Lock Desk Phone: 1-877-588-2706
Lock Desk Hours: 10:00 am ET - 7:00 pm ET

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W. Rate Sheet Dated: 10/6/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/5/2014
45 Day Lock Exp.: 11/20/2014

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	101.482
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
6.625	100.782	100.627
6.750	101.027	100.867
6.875	101.272	101.107
7.000	101.517	101.346
7.125	101.762	101.586
7.250	102.006	101.825
7.375	102.251	102.065
7.500	102.496	102.304
7.625	102.741	102.544
7.750	102.986	102.784
7.875	103.230	103.023
8.000	103.475	103.263
8.125	103.720	103.502
8.250	103.965	103.742
8.375	104.210	103.982

Access FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	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	101.482
7.250	101.986	101.784
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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8.000	103.829	103.596
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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	101.107
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.006	101.825
6.875	102.251	102.065
7.000	102.496	102.304
7.125	102.741	102.544
7.250	102.986	102.784
7.375	103.230	103.023
7.500	103.475	103.263
7.625	103.720	103.502
7.750	103.965	103.742
7.875	104.210	103.982

Asset FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	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: 10/6/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/5/2014 **45 Day Lock Exp.:** 11/20/2014

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	101.482
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7.625	102.907	102.690
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
6.125	100.782	100.627
6.250	101.027	100.867
6.375	101.272	101.107
6.500	101.517	101.346
6.625	101.762	101.586
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7.500	103.475	103.263
7.625	103.720	103.502
7.750	103.965	103.742
7.875	104.210	103.982

Ratio FICO / LTV Price Adjustments

FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	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	101.482
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
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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	102.986	102.986
7.375	103.230	103.230
7.500	103.475	103.475
7.625	103.720	103.720
7.750	103.965	103.965
7.875	104.210	104.210

Income FICO / LTV Price Adjustments

FICO	LTV RATIOS					
	≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	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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