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.: 11/6/2014
45 Day Lock Exp.: 11/21/2014
60 Day Lock Exp.: 12/8/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/7/2014
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government
Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.649	100.399	100.149
3.500	101.399	101.149	100.899
3.625	101.499	101.249	100.999
3.750	103.218	102.968	102.718
3.875	103.718	103.468	103.218
4.000	104.418	104.168	103.918
4.125	104.518	104.268	104.018
4.250	105.812	105.562	105.312
4.375	106.197	105.947	105.697
4.500	106.662	106.412	106.162
4.625	106.762	106.512	106.262
4.750	107.505	107.255	107.005
4.875	107.905	107.655	107.405
5.000	108.505	108.255	108.005
5.125	108.605	108.355	108.105
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	100.399	100.149	99.899
3.500	101.149	100.899	100.649
3.625	101.249	100.999	100.749
3.750	102.968	102.718	102.468
3.875	103.468	103.218	102.968
4.000	104.168	103.918	103.668
4.125	104.268	104.018	103.768
4.250	105.562	105.312	105.062
4.375	105.947	105.697	105.447
4.500	106.412	106.162	105.912
4.625	106.512	106.262	106.012
4.750	107.405	107.155	106.905
4.875	107.805	107.555	107.305
5.000	108.405	108.155	107.905
5.125	108.505	108.255	108.005
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	100.423	100.173	99.923
2.875	100.723	100.473	100.223
3.000	100.973	100.723	100.473
3.125	101.123	100.873	100.623
3.250	102.572	102.322	102.072
3.375	102.872	102.622	102.372
3.500	103.122	102.872	102.622
3.625	103.272	103.022	102.772
3.750	104.325	104.075	103.825
3.875	104.625	104.375	104.125
4.000	104.875	104.625	104.375
4.125	105.025	104.775	104.525
4.250	104.661	104.411	104.161
4.375	104.961	104.711	104.461
4.500	105.061	104.811	104.561
4.625	105.211	104.961	104.711
4.750	105.211	104.961	104.711

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 = 0.110	

Buyer's Bonus

Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

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

30/25 Year Government
Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	99.849	99.599	99.349
3.500	100.599	100.349	100.099
3.625	100.699	100.449	100.199
3.750	102.418	102.168	101.918
3.875	102.918	102.668	102.418
4.000	103.618	103.368	103.118
4.125	103.718	103.468	103.218
4.250	105.012	104.762	104.512
4.375	105.397	105.147	104.897
4.500	105.862	105.612	105.362
4.625	105.962	105.712	105.462
4.750	106.705	106.455	106.205
4.875	107.105	106.855	106.605
5.000	107.705	107.455	107.205
5.125	107.805	107.555	107.305
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	99.749	99.499	99.249
3.500	100.499	100.249	99.999
3.625	100.599	100.349	100.099
3.750	102.318	102.068	101.818
3.875	102.818	102.568	102.318
4.000	103.518	103.268	103.018
4.125	103.618	103.368	103.118
4.250	104.912	104.662	104.412
4.375	105.297	105.047	104.797
4.500	105.762	105.512	105.262
4.625	105.862	105.612	105.362
4.750	106.605	106.355	106.105
4.875	107.005	106.755	106.505
5.000	107.605	107.355	107.105
5.125	107.705	107.455	107.205
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	99.723	99.473	99.223
2.875	100.023	99.773	99.523
3.000	100.273	100.023	99.773
3.125	100.423	100.173	99.923
3.250	101.872	101.622	101.372
3.375	102.172	101.922	101.672
3.500	102.422	102.172	101.922
3.625	102.572	102.322	102.072
3.750	103.625	103.375	103.125
3.875	103.925	103.675	103.425
4.000	104.175	103.925	103.675
4.125	104.325	104.075	103.825
4.250	103.961	103.711	103.461
4.375	104.261	104.011	103.761
4.500	104.361	104.111	103.861
4.625	104.511	104.261	104.011
4.750	104.511	104.261	104.011

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 = 0.110	

30 Year One Time Close "OTC"
Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.500	98.424	98.174	97.924
4.000	101.443	101.193	100.943
4.500	103.687	103.437	103.187
5.000	105.530	105.280	105.030

15 Year One Time Close "OTC"
Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.639	98.389	98.139
3.500	100.788	100.538	100.288
4.000	102.541	102.291	102.041
4.500	102.727	102.477	102.227
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	10/7/2014	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	94.029	93.779	93.529	N/A	N/A	N/A
3.375	95.027	94.777	94.527	N/A	N/A	N/A
3.500	96.026	95.776	95.526	93.247	92.997	92.747
3.625	97.025	96.775	96.525	94.481	94.231	93.981
3.750	97.978	97.728	97.478	95.661	95.411	95.161
3.875	98.846	98.596	98.346	96.740	96.490	96.240
4.000	99.751	99.501	99.251	97.855	97.605	97.355
4.125	100.692	100.442	100.192	99.007	98.757	98.507
4.250	101.558	101.308	101.058	100.066	99.816	99.566
4.375	102.242	101.992	101.742	100.907	100.657	100.407
4.500	103.024	102.774	102.524	101.845	101.595	101.345
4.625	103.902	103.652	103.402	102.879	102.629	102.379
4.750	104.686	104.436	104.186	103.877	103.627	103.377
4.875	105.160	104.910	104.660	104.688	104.438	104.188
5.000	105.726	105.476	105.226	105.589	105.339	105.089
5.125	106.383	106.133	105.883	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	93.626	93.376	93.126	N/A	N/A	N/A
3.250	95.125	94.875	94.625	93.414	93.164	92.914
3.375	95.967	95.717	95.467	94.631	94.381	94.131
3.500	96.810	96.560	96.310	95.849	95.599	95.349
3.625	97.653	97.403	97.153	97.066	96.816	96.566
3.750	98.442	98.192	97.942	98.123	97.873	97.623
3.875	99.119	98.869	98.619	98.851	98.601	98.351
4.000	99.795	99.545	99.295	99.614	99.364	99.114
4.125	100.472	100.222	99.972	100.415	100.165	99.915
4.250	101.150	100.900	100.650	101.155	100.905	100.655
4.375	101.832	101.582	101.332	101.746	101.496	101.246
4.500	102.513	102.263	102.013	102.434	102.184	101.934
4.625	103.195	102.945	102.695	103.218	102.968	102.718
4.750	103.825	103.575	103.325	103.893	103.643	103.393
4.875	104.344	104.094	103.844	104.227	103.977	103.727
5.000	104.864	104.614	104.364	104.653	104.403	104.153
5.125	N/A	N/A	N/A	105.169	104.919	104.669

DURP 15 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.000	99.105	98.855	98.605	96.300	96.050	95.800
3.125	99.700	99.450	99.200	97.105	96.855	96.605
3.250	100.145	99.895	99.645	97.721	97.471	97.221
3.375	100.728	100.478	100.228	98.476	98.226	97.976
3.500	101.450	101.200	100.950	99.370	99.120	98.870
3.625	101.991	101.741	101.491	100.018	99.768	99.518
3.750	102.364	102.114	101.864	100.437	100.187	99.937
3.875	102.853	102.603	102.353	100.973	100.723	100.473
4.000	103.458	103.208	102.958	101.625	101.375	101.125
4.125	103.842	103.592	103.342	102.105	101.855	101.605
4.250	103.965	103.715	103.465	102.369	102.119	101.869
4.375	104.075	103.825	103.575	102.620	102.370	102.120
4.500	104.174	103.924	103.674	102.859	102.609	102.359
4.625	104.221	103.971	103.721	102.933	102.683	102.433
4.750	104.226	103.976	103.726	102.860	102.610	102.360
4.875	104.232	103.982	103.732	102.788	102.538	102.288
5.000	104.237	103.987	103.737	102.715	102.465	102.215
5.125	104.243	103.993	103.743	102.642	102.392	102.142

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	98.905	98.655	98.405	96.100	95.850	95.600
3.125	99.476	99.226	98.976	96.905	96.655	96.405
3.250	99.915	99.665	99.415	97.521	97.271	97.021
3.375	100.355	100.105	99.855	98.276	98.026	97.776
3.500	100.795	100.545	100.295	99.170	98.920	98.670
3.625	101.202	100.952	100.702	99.818	99.568	99.318
3.750	101.579	101.329	101.079	100.237	99.987	99.737
3.875	101.957	101.707	101.457	100.773	100.523	100.273
4.000	102.334	102.084	101.834	101.425	101.175	100.925
4.125	102.573	102.323	102.073	101.905	101.655	101.405
4.250	102.683	102.433	102.183	102.169	101.919	101.669
4.375	102.794	102.544	102.294	102.420	102.170	101.920
4.500	102.905	102.655	102.405	102.659	102.409	102.159
4.625	102.961	102.711	102.461	102.733	102.483	102.233
4.750	102.966	102.716	102.466	102.660	102.410	102.160
4.875	102.972	102.722	102.472	102.588	102.338	102.088
5.000	102.977	102.727	102.477	102.515	102.265	102.015
5.125	N/A	N/A	N/A	102.442	102.192	101.942

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
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	95.179	94.929	94.904
3.375	96.177	95.927	95.902
3.500	97.176	96.926	96.901
3.625	98.175	97.925	97.900
3.750	99.128	98.878	98.853
3.875	99.996	99.746	99.721
3.990	100.851	100.601	100.576
4.000	100.901	100.651	100.626
4.125	101.842	101.592	101.567
4.250	102.708	102.458	102.433
4.375	103.392	103.142	103.117
4.500	104.174	103.924	103.899
4.625	105.052	104.802	104.777
4.750	105.836	105.586	105.561
4.875	106.310	106.060	106.035
4.990	106.826	106.576	106.551
5.000	106.876	106.626	106.601
5.125	107.533	107.283	107.258

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	.050	.300	.550
3.000	N/A	N/A	N/A
3.125	95.636	95.386	95.136
3.250	97.135	96.885	96.635
3.375	97.977	97.727	97.477
3.500	98.820	98.570	98.320
3.625	99.663	99.413	99.163
3.750	100.452	100.202	99.952
3.875	101.129	100.879	100.629
3.990	101.755	101.505	101.255
4.000	101.805	101.555	101.305
4.125	102.482	102.232	101.982
4.250	103.160	102.910	102.660
4.375	103.842	103.592	103.342
4.500	104.523	104.273	104.023
4.625	105.205	104.955	104.705
4.750	105.835	105.585	105.335
4.875	106.354	106.104	105.854
4.990	106.824	106.574	106.324
5.000	106.874	106.624	106.374

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	99.855	99.605	99.355
3.125	100.450	100.200	99.950
3.250	100.895	100.645	100.395
3.375	101.478	101.228	100.978
3.500	102.200	101.950	101.700
3.625	102.741	102.491	102.241
3.750	103.114	102.864	102.614
3.875	103.603	103.353	103.103
3.990	104.158	103.908	103.658
4.000	104.208	103.958	103.708
4.125	104.592	104.342	104.092
4.250	104.715	104.465	104.215
4.375	104.825	104.575	104.325
4.500	104.924	104.674	104.424
4.625	104.971	104.721	104.471
4.750	104.976	104.726	104.476
4.875	104.982	104.732	104.482
4.990	104.937	104.687	104.437
5.000	104.987	104.737	104.487
5.125	104.993	104.743	104.493

10 Year FNMA

Rate	30 day	45 day	60 day
2.990	100.865	100.615	100.365
3.000	100.915	100.665	100.415
3.125	101.486	101.236	100.986
3.250	101.925	101.675	101.425
3.375	102.365	102.115	101.865
3.500	102.805	102.555	102.305
3.625	103.212	102.962	102.712
3.750	103.589	103.339	103.089
3.875	103.967	103.717	103.467
3.990	104.294	104.044	103.794
4.000	104.344	104.094	103.844
4.125	104.583	104.333	104.083
4.250	104.693	104.443	104.193
4.375	104.804	104.554	104.304
4.500	104.915	104.665	104.415
4.625	104.971	104.721	104.471
4.750	104.976	104.726	104.476
4.875	104.982	104.732	104.482
4.990	104.937	104.687	104.437
5.000	104.987	104.737	104.487

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	94.591	94.341	94.091
3.500	95.809	95.559	95.309
3.625	97.026	96.776	96.526
3.750	98.133	97.883	97.633
3.875	99.017	98.767	98.517
3.990	99.887	99.637	99.387
4.000	99.937	99.687	99.437
4.125	100.894	100.644	100.394
4.250	101.780	101.530	101.280
4.375	102.496	102.246	101.996
4.500	103.309	103.059	102.809
4.625	104.218	103.968	103.718
4.750	104.981	104.731	104.481
4.875	105.323	105.073	104.823
4.990	105.706	105.456	105.206
5.000	105.756	105.506	105.256

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	99.250	99.000	98.750
3.125	99.951	99.701	99.451
3.250	100.395	100.145	99.895
3.375	100.978	100.728	100.478
3.500	101.700	101.450	101.200
3.625	102.127	101.877	101.627
3.750	102.281	102.031	101.781
3.875	102.551	102.301	102.051
3.990	102.888	102.638	102.388
4.000	102.938	102.688	102.438
4.125	103.120	102.870	102.620
4.250	103.055	102.805	102.555
4.375	102.978	102.728	102.478
4.500	102.889	102.639	102.389
4.625	102.830	102.580	102.330
4.750	102.804	102.554	102.304
4.875	102.778	102.528	102.278
4.990	102.703	102.453	102.203
5.000	102.753	102.503	102.253
5.125	102.727	102.477	102.227

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

Product Feature ↓ / LTV →	≤ 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.: 11/6/2014
45 Day Lock Exp.: 11/21/2014
60 Day Lock Exp.: 12/8/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/7/2014   **Release Time:** 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.561	94.311	94.061
3.375	95.635	95.385	95.135
3.500	96.682	96.432	96.182
3.625	97.695	97.445	97.195
3.750	98.504	98.254	98.004
3.875	99.167	98.917	98.667
4.000	100.038	99.788	99.538
4.125	100.949	100.699	100.449
4.250	101.675	101.425	101.175
4.375	102.416	102.166	101.916
4.500	103.290	103.040	102.790
4.625	104.121	103.871	103.621
4.750	104.788	104.538	104.288
4.875	105.309	105.059	104.809
5.000	105.791	105.541	105.291
5.125	106.593	106.343	106.093
5.250	107.219	106.969	106.719

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	93.874	93.624	93.374
3.375	94.948	94.698	94.448
3.500	95.995	95.745	95.495
3.625	97.008	96.758	96.508
3.750	98.379	98.129	97.879
3.875	99.042	98.792	98.542
4.000	99.913	99.663	99.413
4.125	100.824	100.574	100.324
4.250	101.988	101.738	101.488
4.375	102.729	102.479	102.229
4.500	103.603	103.353	103.103
4.625	104.434	104.184	103.934
4.750	106.101	105.851	105.601
4.875	106.622	106.372	106.122
5.000	107.104	106.854	106.604
5.125	107.906	107.656	107.406
5.250	107.219	106.969	106.719

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.496	96.246	95.996
3.375	97.452	97.202	96.952
3.500	98.379	98.129	97.879
3.625	99.284	99.034	98.784
3.750	100.020	99.770	99.520
3.875	100.632	100.382	100.132
4.000	100.924	100.674	100.424
4.125	101.759	101.509	101.259
4.250	102.420	102.170	101.920
4.375	102.949	102.699	102.449
4.500	103.605	103.355	103.105
4.625	104.356	104.106	103.856
4.750	104.960	104.710	104.460
4.875	105.469	105.219	104.969
5.000	105.866	105.616	105.366
5.125	106.603	106.353	106.103
5.250	107.197	106.947	106.697

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.059	95.809	95.559
3.375	97.015	96.765	96.515
3.500	97.942	97.692	97.442
3.625	98.847	98.597	98.347
3.750	99.833	99.583	99.333
3.875	100.445	100.195	99.945
4.000	100.737	100.487	100.237
4.125	101.572	101.322	101.072
4.250	102.233	101.983	101.733
4.375	102.762	102.512	102.262
4.500	103.418	103.168	102.918
4.625	104.169	103.919	103.669
4.750	105.023	104.773	104.523
4.875	105.532	105.282	105.032
5.000	105.929	105.679	105.429
5.125	106.666	106.416	106.166
5.250	107.197	106.947	106.697

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.784	94.534	94.284
2.375	95.554	95.304	95.054
2.500	96.324	96.074	95.824
2.625	96.971	96.721	96.471
2.750	97.919	97.669	97.419
2.875	98.689	98.439	98.189
3.000	99.449	99.199	98.949
3.125	100.049	99.799	99.549
3.250	100.558	100.308	100.058
3.375	100.864	100.614	100.364
3.500	101.559	101.309	101.059
3.625	102.110	101.860	101.610
3.750	102.580	102.330	102.080
3.875	102.971	102.721	102.471
4.000	103.624	103.374	103.124
4.125	104.172	103.922	103.672
4.250	104.643	104.393	104.143

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.659	92.409	92.159
2.375	93.429	93.179	92.929
2.500	94.199	93.949	93.699
2.625	94.846	94.596	94.346
2.750	97.169	96.919	96.669
2.875	97.939	97.689	97.439
3.000	98.699	98.449	98.199
3.125	99.299	99.049	98.799
3.250	99.933	99.683	99.433
3.375	100.239	99.989	99.739
3.500	100.934	100.684	100.434
3.625	101.485	101.235	100.985
3.750	102.268	102.018	101.768
3.875	102.659	102.409	102.159
4.000	103.312	103.062	102.812
4.125	103.860	103.610	103.360
4.250	103.893	103.643	103.393

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: 10/7/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/6/2014
45 Day Lock Exp.: 11/21/2014
60 Day Lock Exp.: 12/8/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.483	98.311	98.139
3.875	99.264	99.092	98.920
4.000	100.045	99.873	99.701
4.125	100.826	100.654	100.482
4.250	101.301	101.129	100.957
4.375	101.895	101.723	101.551
4.500	102.395	102.223	102.051
4.625	102.895	102.723	102.551
4.750	103.333	103.161	102.989
4.875	103.700	103.521	103.341
5.000	104.044	103.865	103.685
5.125	104.200	104.021	103.841

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.827	98.687	98.546
3.375	99.327	99.187	99.046
3.500	99.843	99.718	99.593
3.625	100.280	100.155	100.030
3.750	100.655	100.530	100.405
3.875	100.968	100.843	100.718
4.000	101.249	101.124	100.999
4.125	101.437	101.312	101.187
4.250	101.562	101.437	101.312
4.375	101.687	101.562	101.437
4.500	101.750	101.625	101.500
4.625	101.813	101.688	101.563

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

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: 10/7/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/6/2014

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

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

prices are subject to change without notice

30 Day Lock Exp.: 11/6/2014
45 Day Lock Exp.: 11/21/2014

W. Rate Sheet Dated: 10/7/2014 **Release Time:** 10:00 AM ET

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
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
6.125	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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WHOLESALE MORTGAGE DIVISION

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

prices are subject to change without notice

W. Rate Sheet Dated: 10/7/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/6/2014
45 Day Lock Exp.: 11/21/2014

Alt-Option Ratio Terms & Pricing

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

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
7.250	101.986	101.784
7.375	102.293	102.086
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8.000	103.829	103.596
8.125	104.137	103.898
8.250	104.256	104.013

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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7.125	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

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

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

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
7.375	102.293	102.086
7.500	102.600	102.388
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

Income 15 yr Fixed (AOIP-15F)

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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