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.: 11/7/2014
45 Day Lock Exp.: 11/24/2014
60 Day Lock Exp.: 12/9/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/8/2014
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.852	100.602	100.352
3.500	101.602	101.352	101.102
3.625	101.702	101.452	101.202
3.750	103.405	103.155	102.905
3.875	103.905	103.655	103.405
4.000	104.605	104.355	104.105
4.125	104.705	104.455	104.205
4.250	105.921	105.671	105.421
4.375	106.306	106.056	105.806
4.500	106.771	106.521	106.271
4.625	106.871	106.621	106.371
4.750	107.584	107.334	107.084
4.875	107.984	107.734	107.484
5.000	108.584	108.334	108.084
5.125	108.684	108.434	108.184
5.250	109.021	108.771	108.521
5.375	108.509	108.259	108.009
5.500	109.009	108.759	108.509
5.625	109.209	108.959	108.709

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.602	100.352	100.102
3.500	101.352	101.102	100.852
3.625	101.452	101.202	100.952
3.750	103.155	102.905	102.655
3.875	103.655	103.405	103.155
4.000	104.355	104.105	103.855
4.125	104.455	104.205	103.955
4.250	105.671	105.421	105.171
4.375	106.056	105.806	105.556
4.500	106.521	106.271	106.021
4.625	106.621	106.371	106.121
4.750	107.484	107.234	106.984
4.875	107.884	107.634	107.384
5.000	108.484	108.234	107.984
5.125	108.584	108.334	108.084
5.250	108.921	108.671	108.421
5.375	108.409	108.159	107.909
5.500	108.909	108.659	108.409
5.625	109.109	108.859	108.609

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.501	100.251	100.001
2.875	100.801	100.551	100.301
3.000	101.051	100.801	100.551
3.125	101.201	100.951	100.701
3.250	102.673	102.423	102.173
3.375	102.973	102.723	102.473
3.500	103.223	102.973	102.723
3.625	103.373	103.123	102.873
3.750	104.450	104.200	103.950
3.875	104.750	104.500	104.250
4.000	105.000	104.750	104.500
4.125	105.150	104.900	104.650
4.250	104.689	104.439	104.189
4.375	104.989	104.739	104.489
4.500	105.089	104.839	104.589
4.625	105.239	104.989	104.739
4.750	105.239	104.989	104.739

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

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	100.052	99.802	99.552
3.500	100.802	100.552	100.302
3.625	100.902	100.652	100.402
3.750	102.605	102.355	102.105
3.875	103.105	102.855	102.605
4.000	103.805	103.555	103.305
4.125	103.905	103.655	103.405
4.250	105.121	104.871	104.621
4.375	105.506	105.256	105.006
4.500	105.971	105.721	105.471
4.625	106.071	105.821	105.571
4.750	106.784	106.534	106.284
4.875	107.184	106.934	106.684
5.000	107.784	107.534	107.284
5.125	107.884	107.634	107.384
5.250	108.221	107.971	107.721
5.375	107.709	107.459	107.209
5.500	108.209	107.959	107.709
5.625	108.409	108.159	107.909

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.801	99.551	99.301
2.875	100.101	99.851	99.601
3.000	100.351	100.101	99.851
3.125	100.501	100.251	100.001
3.250	101.973	101.723	101.473
3.375	102.273	102.023	101.773
3.500	102.523	102.273	102.023
3.625	102.673	102.423	102.173
3.750	103.750	103.500	103.250
3.875	104.050	103.800	103.550
4.000	104.300	104.050	103.800
4.125	104.450	104.200	103.950
4.250	103.989	103.739	103.489
4.375	104.289	104.039	103.789
4.500	104.389	104.139	103.889
4.625	104.539	104.289	104.039
4.750	104.539	104.289	104.039

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	99.952	99.702	99.452
3.500	100.702	100.452	100.202
3.625	100.802	100.552	100.302
3.750	102.505	102.255	102.005
3.875	103.005	102.755	102.505
4.000	103.705	103.455	103.205
4.125	103.805	103.555	103.305
4.250	105.021	104.771	104.521
4.375	105.406	105.156	104.906
4.500	105.871	105.621	105.371
4.625	105.971	105.721	105.471
4.750	106.684	106.434	106.184
4.875	107.084	106.834	106.584
5.000	107.684	107.434	107.184
5.125	107.784	107.534	107.284
5.250	108.121	107.871	107.621
5.375	107.609	107.359	107.109
5.500	108.109	107.859	107.609
5.625	108.309	108.059	107.809

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	98.627	98.377	98.127
4.000	101.630	101.380	101.130
4.500	103.796	103.546	103.296
5.000	105.609	105.359	105.109

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.717	98.467	98.217
3.500	100.889	100.639	100.389
4.000	102.666	102.416	102.166
4.500	102.755	102.505	102.255
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	10/8/2014	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	93.014	92.764	92.514	N/A	N/A	N/A
3.250	94.445	94.195	93.945	N/A	N/A	N/A
3.375	95.443	95.193	94.943	N/A	N/A	N/A
3.500	96.441	96.191	95.941	93.798	93.548	93.298
3.625	97.440	97.190	96.940	95.062	94.812	94.562
3.750	98.387	98.137	97.887	96.249	95.999	95.749
3.875	99.235	98.985	98.735	97.285	97.035	96.785
4.000	100.119	99.869	99.619	98.357	98.107	97.857
4.125	101.039	100.789	100.539	99.464	99.214	98.964
4.250	101.883	101.633	101.383	100.486	100.236	99.986
4.375	102.544	102.294	102.044	101.303	101.053	100.803
4.500	103.298	103.048	102.798	102.213	101.963	101.713
4.625	104.144	103.894	103.644	103.215	102.965	102.715
4.750	104.897	104.647	104.397	104.174	103.924	103.674
4.875	105.343	105.093	104.843	104.933	104.683	104.433
5.000	105.876	105.626	105.376	105.779	105.529	105.279
5.125	106.495	106.245	105.995	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	93.919	93.669	93.419	N/A	N/A	N/A
3.250	95.375	95.125	94.875	93.825	93.575	93.325
3.375	96.185	95.935	95.685	95.026	94.776	94.526
3.500	96.996	96.746	96.496	96.228	95.978	95.728
3.625	97.807	97.557	97.307	97.429	97.179	96.929
3.750	98.586	98.336	98.086	98.454	98.204	97.954
3.875	99.297	99.047	98.797	99.115	98.865	98.615
4.000	100.008	99.758	99.508	99.812	99.562	99.312
4.125	100.719	100.469	100.219	100.544	100.294	100.044
4.250	101.417	101.167	100.917	101.251	101.001	100.751
4.375	102.085	101.835	101.585	101.880	101.630	101.380
4.500	102.754	102.504	102.254	102.603	102.353	102.103
4.625	103.423	103.173	102.923	103.418	103.168	102.918
4.750	104.036	103.786	103.536	104.104	103.854	103.604
4.875	104.529	104.279	104.029	104.410	104.160	103.910
5.000	105.023	104.773	104.523	104.802	104.552	104.302
5.125	N/A	N/A	N/A	105.281	105.031	104.781

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	99.198	98.948	98.698	96.448	96.198	95.948
3.125	99.799	99.549	99.299	97.274	97.024	96.774
3.250	100.253	100.003	99.753	97.915	97.665	97.415
3.375	100.849	100.599	100.349	98.699	98.449	98.199
3.500	101.589	101.339	101.089	99.626	99.376	99.126
3.625	102.136	101.886	101.636	100.280	100.030	99.780
3.750	102.503	102.253	102.003	100.678	100.428	100.178
3.875	102.984	102.734	102.484	101.190	100.940	100.690
4.000	103.580	103.330	103.080	101.817	101.567	101.317
4.125	103.926	103.676	103.426	102.243	101.993	101.743
4.250	103.988	103.738	103.488	102.431	102.181	101.931
4.375	104.044	103.794	103.544	102.612	102.362	102.112
4.500	104.095	103.845	103.595	102.788	102.538	102.288
4.625	104.122	103.872	103.622	102.834	102.584	102.334
4.750	104.130	103.880	103.630	102.764	102.514	102.264
4.875	104.138	103.888	103.638	102.694	102.444	102.194
5.000	104.146	103.896	103.646	102.623	102.373	102.123
5.125	104.154	103.904	103.654	102.553	102.303	102.053

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	98.998	98.748	98.498	96.248	95.998	95.748
3.125	99.569	99.319	99.069	97.074	96.824	96.574
3.250	100.006	99.756	99.506	97.715	97.465	97.215
3.375	100.444	100.194	99.944	98.499	98.249	97.999
3.500	100.881	100.631	100.381	99.426	99.176	98.926
3.625	101.291	101.041	100.791	100.080	99.830	99.580
3.750	101.677	101.427	101.177	100.478	100.228	99.978
3.875	102.062	101.812	101.562	100.990	100.740	100.490
4.000	102.447	102.197	101.947	101.617	101.367	101.117
4.125	102.662	102.412	102.162	102.043	101.793	101.543
4.250	102.718	102.468	102.218	102.231	101.981	101.731
4.375	102.775	102.525	102.275	102.412	102.162	101.912
4.500	102.831	102.581	102.331	102.588	102.338	102.088
4.625	102.862	102.612	102.362	102.634	102.384	102.134
4.750	102.870	102.620	102.370	102.564	102.314	102.064
4.875	102.878	102.628	102.378	102.494	102.244	101.994
5.000	102.886	102.636	102.386	102.423	102.173	101.923
5.125	102.894	102.644	102.394	102.353	102.103	101.853

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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60 Day Lock Exp.: 12/9/2014

30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.164	93.914	93.889
3.250	95.595	95.345	95.320
3.375	96.593	96.343	96.318
3.500	97.591	97.341	97.316
3.625	98.590	98.340	98.315
3.750	99.537	99.287	99.262
3.875	100.385	100.135	100.110
3.990	101.219	100.969	100.944
4.000	101.269	101.019	100.994
4.125	102.189	101.939	101.914
4.250	103.033	102.783	102.758
4.375	103.694	103.444	103.419
4.500	104.448	104.198	104.173
4.625	105.294	105.044	105.019
4.750	106.047	105.797	105.772
4.875	106.493	106.243	106.218
4.990	106.976	106.726	106.701
5.000	107.026	106.776	106.751
5.125	107.645	107.395	107.370

20 Year 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	95.929	95.679	95.429
3.250	97.385	97.135	96.885
3.375	98.195	97.945	97.695
3.500	99.006	98.756	98.506
3.625	99.817	99.567	99.317
3.750	100.596	100.346	100.096
3.875	101.307	101.057	100.807
3.990	101.968	101.718	101.468
4.000	102.018	101.768	101.518
4.125	102.729	102.479	102.229
4.250	103.427	103.177	102.927
4.375	104.095	103.845	103.595
4.500	104.764	104.514	104.264
4.625	105.433	105.183	104.933
4.750	106.046	105.796	105.546
4.875	106.539	106.289	106.039
4.990	106.983	106.733	106.483
5.000	107.033	106.783	106.533

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	99.948	99.698	99.448
3.125	100.549	100.299	100.049
3.250	101.003	100.753	100.503
3.375	101.599	101.349	101.099
3.500	102.339	102.089	101.839
3.625	102.886	102.636	102.386
3.750	103.253	103.003	102.753
3.875	103.734	103.484	103.234
3.990	104.280	104.030	103.780
4.000	104.330	104.080	103.830
4.125	104.676	104.426	104.176
4.250	104.738	104.488	104.238
4.375	104.794	104.544	104.294
4.500	104.845	104.595	104.345
4.625	104.872	104.622	104.372
4.750	104.880	104.630	104.380
4.875	104.888	104.638	104.388
4.990	104.846	104.596	104.346
5.000	104.896	104.646	104.396
5.125	104.904	104.654	104.404

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	101.008	100.758	100.508
3.125	101.579	101.329	101.079
3.250	102.016	101.766	101.516
3.375	102.454	102.204	101.954
3.500	102.891	102.641	102.391
3.625	103.301	103.051	102.801
3.750	103.687	103.437	103.187
3.875	104.072	103.822	103.572
3.990	104.407	104.157	103.907
4.000	104.457	104.207	103.957
4.125	104.672	104.422	104.172
4.250	104.728	104.478	104.228
4.375	104.785	104.535	104.285
4.500	104.841	104.591	104.341
4.625	104.872	104.622	104.372
4.750	104.880	104.630	104.380
4.875	104.888	104.638	104.388
4.990	104.846	104.596	104.346
5.000	104.896	104.646	104.396
5.125	104.904	104.654	104.404

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	94.986	94.736	94.486
3.500	96.188	95.938	95.688
3.625	97.389	97.139	96.889
3.750	98.479	98.229	97.979
3.875	99.343	99.093	98.843
3.990	100.193	99.943	99.693
4.000	100.243	99.993	99.743
4.125	101.179	100.929	100.679
4.250	102.048	101.798	101.548
4.375	102.756	102.506	102.256
4.500	103.556	103.306	103.056
4.625	104.450	104.200	103.950
4.750	105.179	104.929	104.679
4.875	105.454	105.204	104.954
4.990	105.765	105.515	105.265
5.000	105.815	105.565	105.315

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	99.343	99.093	98.843
3.125	100.049	99.799	99.549
3.250	100.503	100.253	100.003
3.375	101.099	100.849	100.599
3.500	101.839	101.589	101.339
3.625	102.272	102.022	101.772
3.750	102.420	102.170	101.920
3.875	102.683	102.433	102.183
3.990	103.010	102.760	102.510
4.000	103.060	102.810	102.560
4.125	103.203	102.953	102.703
4.250	103.078	102.828	102.578
4.375	102.947	102.697	102.447
4.500	102.810	102.560	102.310
4.625	102.731	102.481	102.231
4.750	102.708	102.458	102.208
4.875	102.684	102.434	102.184
4.990	102.611	102.361	102.111
5.000	102.661	102.411	102.161
5.125	102.638	102.388	102.138

Adjustments

Applicable for all mortgages with greater than 15 year terms

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

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

All Loan Type Adjustments

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

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

Cash-Out Refinance

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

Mortgages with Subordinate Financing *

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

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.

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

LPMI Adjust Term ≤ 20 yr

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

Additional LPMI Premium Adjustments

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

* Does not apply in HI

Lock Desk Policy

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

Flood Certification = $10.00 | FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website] [AFR Rate Sheet Archive]

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

30 Day Lock Exp.: 11/7/2014
45 Day Lock Exp.: 11/24/2014
60 Day Lock Exp.: 12/9/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/8/2014 **Release Time:** 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.990	94.740	94.490
3.375	96.050	95.800	95.550
3.500	97.097	96.847	96.597
3.625	98.110	97.860	97.610
3.750	98.918	98.668	98.418
3.875	99.580	99.330	99.080
4.000	100.298	100.048	99.798
4.125	101.207	100.957	100.707
4.250	101.931	101.681	101.431
4.375	102.617	102.367	102.117
4.500	103.487	103.237	102.987
4.625	104.315	104.065	103.815
4.750	104.980	104.730	104.480
4.875	105.499	105.249	104.999
5.000	105.876	105.626	105.376
5.125	106.676	106.426	106.176
5.250	107.300	107.050	106.800

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.303	94.053	93.803
3.375	95.363	95.113	94.863
3.500	96.410	96.160	95.910
3.625	97.423	97.173	96.923
3.750	98.793	98.543	98.293
3.875	99.455	99.205	98.955
4.000	100.173	99.923	99.673
4.125	101.082	100.832	100.582
4.250	102.244	101.994	101.744
4.375	102.930	102.680	102.430
4.500	103.800	103.550	103.300
4.625	104.628	104.378	104.128
4.750	106.293	106.043	105.793
4.875	106.812	106.562	106.312
5.000	107.189	106.939	106.689
5.125	107.989	107.739	107.489
5.250	107.300	107.050	106.800

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.754	96.504	96.254
3.375	97.711	97.461	97.211
3.500	98.638	98.388	98.138
3.625	99.542	99.292	99.042
3.750	100.278	100.028	99.778
3.875	100.889	100.639	100.389
4.000	101.120	100.870	100.620
4.125	101.954	101.704	101.454
4.250	102.613	102.363	102.113
4.375	103.140	102.890	102.640
4.500	103.896	103.646	103.396
4.625	104.644	104.394	104.144
4.750	105.245	104.995	104.745
4.875	105.753	105.503	105.253
5.000	105.951	105.701	105.451
5.125	106.686	106.436	106.186
5.250	107.279	107.029	106.779

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.317	96.067	95.817
3.375	97.274	97.024	96.774
3.500	98.201	97.951	97.701
3.625	99.105	98.855	98.605
3.750	100.091	99.841	99.591
3.875	100.702	100.452	100.202
4.000	100.933	100.683	100.433
4.125	101.767	101.517	101.267
4.250	102.426	102.176	101.926
4.375	102.953	102.703	102.453
4.500	103.709	103.459	103.209
4.625	104.457	104.207	103.957
4.750	105.308	105.058	104.808
4.875	105.816	105.566	105.316
5.000	106.014	105.764	105.514
5.125	106.749	106.499	106.249
5.250	107.279	107.029	106.779

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.904	94.654	94.404
2.375	95.674	95.424	95.174
2.500	96.445	96.195	95.945
2.625	97.091	96.841	96.591
2.750	98.039	97.789	97.539
2.875	98.809	98.559	98.309
3.000	99.568	99.318	99.068
3.125	100.167	99.917	99.667
3.250	100.676	100.426	100.176
3.375	101.031	100.781	100.531
3.500	101.724	101.474	101.224
3.625	102.274	102.024	101.774
3.750	102.742	102.492	102.242
3.875	103.121	102.871	102.621
4.000	103.773	103.523	103.273
4.125	104.319	104.069	103.819
4.250	104.789	104.539	104.289

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	92.779	92.529	92.279
2.375	93.549	93.299	93.049
2.500	94.320	94.070	93.820
2.625	94.966	94.716	94.466
2.750	97.289	97.039	96.789
2.875	98.059	97.809	97.559
3.000	98.818	98.568	98.318
3.125	99.417	99.167	98.917
3.250	100.051	99.801	99.551
3.375	100.406	100.156	99.906
3.500	101.099	100.849	100.599
3.625	101.649	101.399	101.149
3.750	102.430	102.180	101.930
3.875	102.809	102.559	102.309
4.000	103.461	103.211	102.961
4.125	104.007	103.757	103.507
4.250	104.039	103.789	103.539

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

30 Day Lock Exp.: 11/7/2014
45 Day Lock Exp.: 11/24/2014
60 Day Lock Exp.: 12/9/2014

W. Rate Sheet Dated: 10/8/2014 **Release Time:** 10:00 AM ET

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.734	98.562	98.390
3.875	99.515	99.343	99.171
4.000	100.296	100.124	99.952
4.125	101.077	100.905	100.733
4.250	101.449	101.277	101.105
4.375	102.043	101.871	101.699
4.500	102.543	102.371	102.199
4.625	103.043	102.871	102.699
4.750	103.481	103.309	103.137
4.875	103.848	103.669	103.489
5.000	104.192	104.013	103.833
5.125	104.348	104.169	103.989

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.972	98.832	98.691
3.375	99.472	99.332	99.191
3.500	99.988	99.863	99.738
3.625	100.425	100.300	100.175
3.750	100.800	100.675	100.550
3.875	101.113	100.988	100.863
4.000	101.394	101.269	101.144
4.125	101.582	101.457	101.332
4.250	101.707	101.582	101.457
4.375	101.832	101.707	101.582
4.500	101.895	101.770	101.645
4.625	101.958	101.833	101.708

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: 10/8/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/7/2014

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

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: 10/8/2014 **Release Time:** 10:00 AM ET

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

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	101.986	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	101.106
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	102.986	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	104.209	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	101.986	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
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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	101.106
6.500	101.517	101.346
6.625	101.762	101.586
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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	104.209	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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AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

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W. Rate Sheet Dated: 10/8/2014 **Release Time:** 10:00 AM ET

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

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
7.250	101.986	101.784
7.375	102.293	102.086
7.500	102.600	102.388
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7.750	103.215	102.992
7.875	103.522	103.294
8.000	103.829	103.596
8.125	104.137	103.898
8.250	104.256	104.013

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

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
6.125	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
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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
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	104.209	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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