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.: 11/10/2014
45 Day Lock Exp.: 11/25/2014
60 Day Lock Exp.: 12/10/2014

prices are subject to change without notice

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

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.211	100.961	100.711
3.500	101.961	101.711	101.461
3.625	102.061	101.811	101.561
3.750	103.687	103.437	103.187
3.875	104.187	103.937	103.687
4.000	104.887	104.637	104.387
4.125	104.987	104.737	104.487
4.250	105.999	105.749	105.499
4.375	106.384	106.134	105.884
4.500	106.849	106.599	106.349
4.625	106.949	106.699	106.449
4.750	107.459	107.209	106.959
4.875	107.859	107.609	107.359
5.000	108.459	108.209	107.959
5.125	108.559	108.309	108.059
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	100.961	100.711	100.461
3.500	101.711	101.461	101.211
3.625	101.811	101.561	101.311
3.750	103.437	103.187	102.937
3.875	103.937	103.687	103.437
4.000	104.637	104.387	104.137
4.125	104.737	104.487	104.237
4.250	105.749	105.499	105.249
4.375	106.134	105.884	105.634
4.500	106.599	106.349	106.099
4.625	106.699	106.449	106.199
4.750	107.359	107.109	106.859
4.875	107.759	107.509	107.259
5.000	108.359	108.109	107.859
5.125	108.459	108.209	107.959
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	100.911	100.661	100.411
2.875	101.211	100.961	100.711
3.000	101.461	101.211	100.961
3.125	101.611	101.361	101.111
3.250	102.989	102.739	102.489
3.375	103.289	103.039	102.789
3.500	103.539	103.289	103.039
3.625	103.689	103.439	103.189
3.750	104.575	104.325	104.075
3.875	104.875	104.625	104.375
4.000	105.125	104.875	104.625
4.125	105.275	105.025	104.775
4.250	104.704	104.454	104.204
4.375	105.004	104.754	104.504
4.500	105.104	104.854	104.604
4.625	105.254	105.004	104.754
4.750	105.254	105.004	104.754

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	100.411	100.161	99.911
3.500	101.161	100.911	100.661
3.625	101.261	101.011	100.761
3.750	102.887	102.637	102.387
3.875	103.387	103.137	102.887
4.000	104.087	103.837	103.587
4.125	104.187	103.937	103.687
4.250	105.199	104.949	104.699
4.375	105.584	105.334	105.084
4.500	106.049	105.799	105.549
4.625	106.149	105.899	105.649
4.750	106.659	106.409	106.159
4.875	107.059	106.809	106.559
5.000	107.659	107.409	107.159
5.125	107.759	107.509	107.259
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

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	100.311	100.061	99.811
3.500	101.061	100.811	100.561
3.625	101.161	100.911	100.661
3.750	102.787	102.537	102.287
3.875	103.287	103.037	102.787
4.000	103.987	103.737	103.487
4.125	104.087	103.837	103.587
4.250	105.099	104.849	104.599
4.375	105.484	105.234	104.984
4.500	105.949	105.699	105.449
4.625	106.049	105.799	105.549
4.750	106.559	106.309	106.059
4.875	106.959	106.709	106.459
5.000	107.559	107.309	107.059
5.125	107.659	107.409	107.159
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

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.211	99.961	99.711
2.875	100.511	100.261	100.011
3.000	100.761	100.511	100.261
3.125	100.911	100.661	100.411
3.250	102.289	102.039	101.789
3.375	102.589	102.339	102.089
3.500	102.839	102.589	102.339
3.625	102.989	102.739	102.489
3.750	103.875	103.625	103.375
3.875	104.175	103.925	103.675
4.000	104.425	104.175	103.925
4.125	104.575	104.325	104.075
4.250	104.004	103.754	103.504
4.375	104.304	104.054	103.804
4.500	104.404	104.154	103.904
4.625	104.554	104.304	104.054
4.750	104.554	104.304	104.054

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	98.986	98.736	98.486
4.000	101.912	101.662	101.412
4.500	103.874	103.624	103.374
5.000	105.484	105.234	104.984

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.127	98.877	98.627
3.500	101.205	100.955	100.705
4.000	102.791	102.541	102.291
4.500	102.770	102.520	102.270
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	10/9/2014	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			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	93.447	93.197	92.947	N/A	N/A	N/A
3.250	94.864	94.614	94.364	N/A	N/A	N/A
3.375	95.872	95.622	95.372	N/A	N/A	N/A
3.500	96.880	96.630	96.380	94.236	93.986	93.736
3.625	97.888	97.638	97.388	95.510	95.260	95.010
3.750	98.831	98.581	98.331	96.694	96.444	96.194
3.875	99.650	99.400	99.150	97.700	97.450	97.200
4.000	100.503	100.253	100.003	98.741	98.491	98.241
4.125	101.391	101.141	100.891	99.816	99.566	99.316
4.250	102.203	101.953	101.703	100.806	100.556	100.306
4.375	102.834	102.584	102.334	101.592	101.342	101.092
4.500	103.552	103.302	103.052	102.467	102.217	101.967
4.625	104.359	104.109	103.859	103.430	103.180	102.930
4.750	105.077	104.827	104.577	104.355	104.105	103.855
4.875	105.508	105.258	105.008	105.098	104.848	104.598
5.000	106.024	105.774	105.524	105.927	105.677	105.427
5.125	106.625	106.375	106.125	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A	N/A	N/A	N/A
3.000	92.578	92.328	92.078	N/A	N/A	N/A
3.125	94.297	94.047	93.797	92.762	92.512	92.262
3.250	95.728	95.478	95.228	94.244	93.994	93.744
3.375	96.549	96.299	96.049	95.455	95.205	94.955
3.500	97.369	97.119	96.869	96.666	96.416	96.166
3.625	98.189	97.939	97.689	97.877	97.627	97.377
3.750	98.964	98.714	98.464	98.899	98.649	98.399
3.875	99.644	99.394	99.144	99.530	99.280	99.030
4.000	100.324	100.074	99.824	100.196	99.946	99.696
4.125	101.004	100.754	100.504	100.896	100.646	100.396
4.250	101.671	101.421	101.171	101.571	101.321	101.071
4.375	102.311	102.061	101.811	102.170	101.920	101.670
4.500	102.952	102.702	102.452	102.857	102.607	102.357
4.625	103.593	103.343	103.093	103.632	103.382	103.132
4.750	104.183	103.933	103.683	104.285	104.035	103.785
4.875	104.668	104.418	104.168	104.575	104.325	104.075
5.000	105.152	104.902	104.652	104.950	104.700	104.450

DURP 15 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.690	99.440	99.190	96.940	96.690	96.440
3.125	100.280	100.030	99.780	97.755	97.505	97.255
3.250	100.710	100.460	100.210	98.372	98.122	97.872
3.375	101.275	101.025	100.775	99.125	98.875	98.625
3.500	101.975	101.725	101.475	100.013	99.763	99.513
3.625	102.489	102.239	101.989	100.633	100.383	100.133
3.750	102.827	102.577	102.327	101.002	100.752	100.502
3.875	103.269	103.019	102.769	101.475	101.225	100.975
4.000	103.816	103.566	103.316	102.053	101.803	101.553
4.125	104.116	103.866	103.616	102.434	102.184	101.934
4.250	104.141	103.891	103.641	102.584	102.334	102.084
4.375	104.165	103.915	103.665	102.732	102.482	102.232
4.500	104.186	103.936	103.686	102.879	102.629	102.379
4.625	104.201	103.951	103.701	102.913	102.663	102.413
4.750	104.212	103.962	103.712	102.846	102.596	102.346
4.875	104.222	103.972	103.722	102.778	102.528	102.278
5.000	104.232	103.982	103.732	102.710	102.460	102.210
5.125	104.243	103.993	103.743	N/A	N/A	N/A

DURP 10 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	99.427	99.177	98.927	96.740	96.490	96.240
3.125	99.981	99.731	99.481	97.555	97.305	97.055
3.250	100.388	100.138	99.888	98.172	97.922	97.672
3.375	100.794	100.544	100.294	98.925	98.675	98.425
3.500	101.200	100.950	100.700	99.813	99.563	99.313
3.625	101.583	101.333	101.083	100.433	100.183	99.933
3.750	101.945	101.695	101.445	100.802	100.552	100.302
3.875	102.307	102.057	101.807	101.275	101.025	100.775
4.000	102.669	102.419	102.169	101.853	101.603	101.353
4.125	102.855	102.605	102.355	102.234	101.984	101.734
4.250	102.878	102.628	102.378	102.384	102.134	101.884
4.375	102.901	102.651	102.401	102.532	102.282	102.032
4.500	102.925	102.675	102.425	102.679	102.429	102.179
4.625	102.941	102.691	102.441	102.713	102.463	102.213
4.750	102.952	102.702	102.452	102.646	102.396	102.146
4.875	102.962	102.712	102.462	102.578	102.328	102.078
5.000	102.972	102.722	102.472	102.510	102.260	102.010
5.125	102.983	102.733	102.483	N/A	N/A	N/A

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	94.597	94.347	94.322
3.250	96.014	95.764	95.739
3.375	97.022	96.772	96.747
3.500	98.030	97.780	97.755
3.625	99.038	98.788	98.763
3.750	99.981	99.731	99.706
3.875	100.800	100.550	100.525
3.990	101.603	101.353	101.328
4.000	101.653	101.403	101.378
4.125	102.541	102.291	102.266
4.250	103.353	103.103	103.078
4.375	103.984	103.734	103.709
4.500	104.702	104.452	104.427
4.625	105.509	105.259	105.234
4.750	106.227	105.977	105.952
4.875	106.658	106.408	106.383
4.990	107.124	106.874	106.849
5.000	107.174	106.924	106.899
5.125	107.775	107.525	107.500

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	94.538	94.288	94.038
3.000	94.588	94.338	94.088
3.125	96.307	96.057	95.807
3.250	97.738	97.488	97.238
3.375	98.559	98.309	98.059
3.500	99.379	99.129	98.879
3.625	100.199	99.949	99.699
3.750	100.974	100.724	100.474
3.875	101.654	101.404	101.154
3.990	102.284	102.034	101.784
4.000	102.334	102.084	101.834
4.125	103.014	102.764	102.514
4.250	103.681	103.431	103.181
4.375	104.321	104.071	103.821
4.500	104.962	104.712	104.462
4.625	105.603	105.353	105.103
4.750	106.193	105.943	105.693
4.875	106.678	106.428	106.178
4.990	107.112	106.862	106.612
5.000	107.162	106.912	106.662

15 Year FNMA

Rate	30 day	45 day	60 day
3.000	100.440	100.190	99.940
3.125	101.030	100.780	100.530
3.250	101.460	101.210	100.960
3.375	102.025	101.775	101.525
3.500	102.725	102.475	102.225
3.625	103.239	102.989	102.739
3.750	103.577	103.327	103.077
3.875	104.019	103.769	103.519
3.990	104.516	104.266	104.016
4.000	104.566	104.316	104.066
4.125	104.866	104.616	104.366
4.250	104.891	104.641	104.391
4.375	104.915	104.665	104.415
4.500	104.936	104.686	104.436
4.625	104.951	104.701	104.451
4.750	104.962	104.712	104.462
4.875	104.972	104.722	104.472
4.990	104.932	104.682	104.432
5.000	104.982	104.732	104.482
5.125	104.993	104.743	104.493

10 Year FNMA

Rate	30 day	45 day	60 day
3.000	101.437	101.187	100.937
3.125	101.991	101.741	101.491
3.250	102.398	102.148	101.898
3.375	102.804	102.554	102.304
3.500	103.210	102.960	102.710
3.625	103.593	103.343	103.093
3.750	103.955	103.705	103.455
3.875	104.317	104.067	103.817
3.990	104.629	104.379	104.129
4.000	104.679	104.429	104.179
4.125	104.865	104.615	104.365
4.250	104.888	104.638	104.388
4.375	104.911	104.661	104.411
4.500	104.935	104.685	104.435
4.625	104.951	104.701	104.451
4.750	104.962	104.712	104.462
4.875	104.972	104.722	104.472
4.990	104.932	104.682	104.432
5.000	104.982	104.732	104.482
5.125	104.993	104.743	104.493

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	94.204	93.954	93.704
3.375	95.415	95.165	94.915
3.500	96.626	96.376	96.126
3.625	97.837	97.587	97.337
3.750	98.924	98.674	98.424
3.875	99.758	99.508	99.258
3.990	100.577	100.327	100.077
4.000	100.627	100.377	100.127
4.125	101.530	101.280	101.030
4.250	102.368	102.118	101.868
4.375	103.045	102.795	102.545
4.500	103.811	103.561	103.311
4.625	104.664	104.414	104.164
4.750	105.360	105.110	104.860
4.875	105.619	105.369	105.119
4.990	105.913	105.663	105.413
5.000	105.963	105.713	105.463

15 Year HB FNMA

Rate	30 day	45 day	60 day
3.000	99.835	99.585	99.335
3.125	100.530	100.280	100.030
3.250	100.960	100.710	100.460
3.375	101.525	101.275	101.025
3.500	102.225	101.975	101.725
3.625	102.626	102.376	102.126
3.750	102.744	102.494	102.244
3.875	102.968	102.718	102.468
3.990	103.246	102.996	102.746
4.000	103.296	103.046	102.796
4.125	103.394	103.144	102.894
4.250	103.231	102.981	102.731
4.375	103.067	102.817	102.567
4.500	102.901	102.651	102.401
4.625	102.810	102.560	102.310
4.750	102.789	102.539	102.289
4.875	102.768	102.518	102.268
4.990	102.698	102.448	102.198
5.000	102.748	102.498	102.248
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

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

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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

30 Day Lock Exp.: 11/10/2014
45 Day Lock Exp.: 11/25/2014
60 Day Lock Exp.: 12/10/2014

prices are subject to change without notice

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

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.484	95.234	94.984
3.375	96.572	96.322	96.072
3.500	97.611	97.361	97.111
3.625	98.615	98.365	98.115
3.750	99.402	99.152	98.902
3.875	100.050	99.800	99.550
4.000	100.685	100.435	100.185
4.125	101.582	101.332	101.082
4.250	102.279	102.029	101.779
4.375	102.780	102.530	102.280
4.500	103.634	103.384	103.134
4.625	104.447	104.197	103.947
4.750	105.090	104.840	104.590
4.875	105.597	105.347	105.097
5.000	105.889	105.639	105.389
5.125	106.677	106.427	106.177
5.250	107.281	107.031	106.781

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.797	94.547	94.297
3.375	95.885	95.635	95.385
3.500	96.924	96.674	96.424
3.625	97.928	97.678	97.428
3.750	99.277	99.027	98.777
3.875	99.925	99.675	99.425
4.000	100.560	100.310	100.060
4.125	101.457	101.207	100.957
4.250	102.592	102.342	102.092
4.375	103.093	102.843	102.593
4.500	103.947	103.697	103.447
4.625	104.760	104.510	104.260
4.750	106.403	106.153	105.903
4.875	106.910	106.660	106.410
5.000	107.202	106.952	106.702
5.125	107.990	107.740	107.490
5.250	107.281	107.031	106.781

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.012	96.762	96.512
3.375	97.967	97.717	97.467
3.500	98.890	98.640	98.390
3.625	99.789	99.539	99.289
3.750	100.518	100.268	100.018
3.875	101.118	100.868	100.618
4.000	101.468	101.218	100.968
4.125	102.292	102.042	101.792
4.250	102.939	102.689	102.439
4.375	103.454	103.204	102.954
4.500	103.944	103.694	103.444
4.625	104.681	104.431	104.181
4.750	105.272	105.022	104.772
4.875	105.771	105.521	105.271
5.000	105.930	105.680	105.430
5.125	106.655	106.405	106.155
5.250	107.240	106.990	106.740

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.575	96.325	96.075
3.375	97.530	97.280	97.030
3.500	98.453	98.203	97.953
3.625	99.352	99.102	98.852
3.750	100.331	100.081	99.831
3.875	100.931	100.681	100.431
4.000	101.281	101.031	100.781
4.125	102.105	101.855	101.605
4.250	102.752	102.502	102.252
4.375	103.267	103.017	102.767
4.500	103.757	103.507	103.257
4.625	104.494	104.244	103.994
4.750	105.335	105.085	104.835
4.875	105.834	105.584	105.334
5.000	105.993	105.743	105.493
5.125	106.718	106.468	106.218
5.250	107.240	106.990	106.740

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	95.675	95.425	95.175
2.375	96.444	96.194	95.944
2.500	97.213	96.963	96.713
2.625	97.858	97.608	97.358
2.750	98.448	98.198	97.948
2.875	99.217	98.967	98.717
3.000	99.974	99.724	99.474
3.125	100.569	100.319	100.069
3.250	101.072	100.822	100.572
3.375	101.330	101.080	100.830
3.500	102.018	101.768	101.518
3.625	102.560	102.310	102.060
3.750	103.023	102.773	102.523
3.875	103.305	103.055	102.805
4.000	103.952	103.702	103.452
4.125	104.493	104.243	103.993
4.250	104.959	104.709	104.459

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	93.550	93.300	93.050
2.375	94.319	94.069	93.819
2.500	95.088	94.838	94.588
2.625	95.733	95.483	95.233
2.750	97.698	97.448	97.198
2.875	98.467	98.217	97.967
3.000	99.224	98.974	98.724
3.125	99.819	99.569	99.319
3.250	100.447	100.197	99.947
3.375	100.705	100.455	100.205
3.500	101.393	101.143	100.893
3.625	101.935	101.685	101.435
3.750	102.711	102.461	102.211
3.875	102.993	102.743	102.493
4.000	103.640	103.390	103.140
4.125	104.181	103.931	103.681
4.250	104.209	103.959	103.709

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]

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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

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

30 Day Lock Exp.: 11/10/2014
45 Day Lock Exp.: 11/25/2014
60 Day Lock Exp.: 12/10/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	99.014	98.842	98.670
3.875	99.795	99.623	99.451
4.000	100.576	100.404	100.232
4.125	101.357	101.185	101.013
4.250	101.541	101.369	101.197
4.375	102.135	101.963	101.791
4.500	102.635	102.463	102.291
4.625	103.135	102.963	102.791
4.750	103.573	103.401	103.229
4.875	103.940	103.761	103.581
5.000	104.284	104.105	103.925
5.125	104.440	104.261	104.081

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.303	99.163	99.022
3.375	99.803	99.663	99.522
3.500	100.319	100.194	100.069
3.625	100.756	100.631	100.506
3.750	101.131	101.006	100.881
3.875	101.444	101.319	101.194
4.000	101.725	101.600	101.475
4.125	101.913	101.788	101.663
4.250	102.038	101.913	101.788
4.375	102.163	102.038	101.913
4.500	102.226	102.101	101.976
4.625	102.289	102.164	102.039

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

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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

W. Rate Sheet Dated: 10/9/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/10/2014

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

30 Day Lock Exp.: 11/10/2014
45 Day Lock Exp.: 11/25/2014

Alt-Option Access Terms & Pricing

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

Access 30 yr Fixed (AOAP-30F)		
Rate	**30 day**	**45 day**
7.000	100.142	99.971
7.125	100.449	100.273
7.250	100.756	100.575
7.375	101.064	100.877
7.500	101.371	101.179
7.625	101.678	101.481
7.750	101.985	101.783
7.875	102.293	102.086
8.000	102.600	102.388
8.125	102.907	102.690
8.250	103.215	102.992
8.375	103.522	103.294
8.500	103.829	103.596
8.625	104.137	103.898
8.750	104.256	104.013

Access 15 yr Fixed (AOAP-15F)		
Rate	**30 day**	**45 day**
6.625	100.782	100.627
6.750	101.027	100.867
6.875	101.272	101.106
7.000	101.517	101.346
7.125	101.762	101.586
7.250	102.006	101.825
7.375	102.251	102.065
7.500	102.496	102.304
7.625	102.741	102.544
7.750	102.985	102.783
7.875	103.230	103.023
8.000	103.475	103.263
8.125	103.720	103.502
8.250	103.965	103.742
8.375	104.209	103.981

Access FICO / LTV Price Adjustments						
FICO	**LTV RATIOS**					
	≤50%	**50.01-60%**	**60.01-65%**	**65.01-70%**	**70.01-75%**	**75.01-80%**
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750
680-699	2.500	2.250	1.750	0.500	-0.250	-1.000
660-679	1.000	0.750	0.000	-0.500	-1.500	-2.000
640-659	0.500	0.250	-0.500	-1.000	-2.250	N/A
620-639	0.000	-0.250	-1.000	-1.500	N/A	N/A

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

Alt-Option Asset Inclusion Terms & Pricing

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

Asset 30 yr Fixed (AOAIP-30F)		
Rate	**30 day**	**45 day**
6.500	100.142	99.971
6.625	100.449	100.273
6.750	100.756	100.575
6.875	101.064	100.877
7.000	101.371	101.179
7.125	101.678	101.481
7.250	101.985	101.783
7.375	102.293	102.086
7.500	102.600	102.388
7.625	102.907	102.690
7.750	103.215	102.992
7.875	103.522	103.294
8.000	103.829	103.596
8.125	104.137	103.898
8.250	104.256	104.013

Asset 15 yr Fixed (AOAIP-15F)		
Rate	**30 day**	**45 day**
6.125	100.782	100.627
6.250	101.027	100.867
6.375	101.272	101.106
6.500	101.517	101.346
6.625	101.762	101.586
6.750	102.006	101.825
6.875	102.251	102.065
7.000	102.496	102.304
7.125	102.741	102.544
7.250	102.985	102.783
7.375	103.230	103.023
7.500	103.475	103.263
7.625	103.720	103.502
7.750	103.965	103.742
7.875	104.209	103.981

Asset FICO / LTV Price Adjustments						
FICO	**LTV RATIOS**					
	≤50%	**50.01-60%**	**60.01-65%**	**65.01-70%**	**70.01-75%**	**75.01-80%**
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

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

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Flood Certification = $10.00 FHA ID# - 1358600006

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AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

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

30 Day Lock Exp.: 11/10/2014
45 Day Lock Exp.: 11/25/2014

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
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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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7.000	102.496	102.304
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7.250	102.985	102.783
7.375	103.230	103.023
7.500	103.475	103.263
7.625	103.720	103.502
7.750	103.965	103.742
7.875	104.209	103.981

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	101.985	101.783
7.375	102.293	102.086
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7.750	103.215	102.992
7.875	103.522	103.294
8.000	103.829	103.596
8.125	104.137	103.898
8.250	104.256	104.013

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

Income 15 yr Fixed (AOIP-15F)

Rate	30 day	45 day
6.125	100.782	100.782
6.250	101.027	101.027
6.375	101.272	101.272
6.500	101.517	101.517
6.625	101.762	101.762
6.750	102.006	102.006
6.875	102.251	102.251
7.000	102.496	102.496
7.125	102.741	102.741
7.250	102.985	102.985
7.375	103.230	103.230
7.500	103.475	103.475
7.625	103.720	103.720
7.750	103.965	103.965
7.875	104.209	104.209

Income FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Income Price Adjustments

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

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