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: 10/16/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 11/17/2014
45 Day Lock Exp.: 12/2/2014
60 Day Lock Exp.: 12/17/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.752	101.502	101.252
3.500	102.502	102.252	102.002
3.625	102.602	102.352	102.102
3.750	103.743	103.493	103.243
3.875	104.243	103.993	103.743
4.000	104.943	104.693	104.443
4.125	105.043	104.793	104.543
4.250	105.759	105.509	105.259
4.375	106.144	105.894	105.644
4.500	106.609	106.359	106.109
4.625	106.709	106.459	106.209
4.750	107.140	106.890	106.640
4.875	107.540	107.290	107.040
5.000	108.140	107.890	107.640
5.125	108.240	107.990	107.740
5.250	108.561	108.311	108.061
5.375	108.049	107.799	107.549
5.500	108.549	108.299	108.049
5.625	108.749	108.499	108.249

20 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.502	101.252	101.002
3.500	102.252	102.002	101.752
3.625	102.352	102.102	101.852
3.750	103.493	103.243	102.993
3.875	103.993	103.743	103.493
4.000	104.693	104.443	104.193
4.125	104.793	104.543	104.293
4.250	105.509	105.259	105.009
4.375	105.894	105.644	105.394
4.500	106.359	106.109	105.859
4.625	106.459	106.209	105.959
4.750	107.040	106.790	106.540
4.875	107.440	107.190	106.940
5.000	108.040	107.790	107.540
5.125	108.140	107.890	107.640
5.250	108.461	108.211	107.961
5.375	107.949	107.699	107.449
5.500	108.449	108.199	107.949
5.625	108.649	108.399	108.149

15/10 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
2.750	101.264	101.014	100.764
2.875	101.564	101.314	101.064
3.000	101.814	101.564	101.314
3.125	101.964	101.714	101.464
3.250	103.054	102.804	102.554
3.375	103.354	103.104	102.854
3.500	103.604	103.354	103.104
3.625	103.754	103.504	103.254
3.750	104.514	104.264	104.014
3.875	104.814	104.564	104.314
4.000	105.064	104.814	104.564
4.125	105.214	104.964	104.714
4.250	104.370	104.120	103.870
4.375	104.670	104.420	104.170
4.500	104.770	104.520	104.270
4.625	104.920	104.670	104.420
4.750	104.920	104.670	104.420

5/1 Arm Government "Caps 1/1/5" — Standard Product

Rate	30 Day	45 Day	60 Day
2.875	100.046	99.796	99.546
3.000	100.296	100.046	99.796
3.125	100.396	100.146	99.896
3.250	101.265	101.015	100.765
3.375	101.515	101.265	101.015
Margin = 2.250		Index = 0.100	

Buyer's Bonus

Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

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

30/25 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	100.952	100.702	100.452
3.500	101.702	101.452	101.202
3.625	101.802	101.552	101.302
3.750	102.943	102.693	102.443
3.875	103.443	103.193	102.943
4.000	104.143	103.893	103.643
4.125	104.243	103.993	103.743
4.250	104.959	104.709	104.459
4.375	105.344	105.094	104.844
4.500	105.809	105.559	105.309
4.625	105.909	105.659	105.409
4.750	106.340	106.090	105.840
4.875	106.740	106.490	106.240
5.000	107.340	107.090	106.840
5.125	107.440	107.190	106.940
5.250	107.761	107.511	107.261
5.375	107.249	106.999	106.749
5.500	107.749	107.499	107.249
5.625	107.949	107.699	107.449

15/10 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.564	100.314	100.064
2.875	100.864	100.614	100.364
3.000	101.114	100.864	100.614
3.125	101.264	101.014	100.764
3.250	102.354	102.104	101.854
3.375	102.654	102.404	102.154
3.500	102.904	102.654	102.404
3.625	103.054	102.804	102.554
3.750	103.814	103.564	103.314
3.875	104.114	103.864	103.614
4.000	104.364	104.114	103.864
4.125	104.514	104.264	104.014
4.250	103.670	103.420	103.170
4.375	103.970	103.720	103.470
4.500	104.070	103.820	103.570
4.625	104.220	103.970	103.720
4.750	104.220	103.970	103.720

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

20 Year Government — Specialty 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	102.843	102.593	102.343
3.875	103.343	103.093	102.843
4.000	104.043	103.793	103.543
4.125	104.143	103.893	103.643
4.250	104.859	104.609	104.359
4.375	105.244	104.994	104.744
4.500	105.709	105.459	105.209
4.625	105.809	105.559	105.309
4.750	106.240	105.990	105.740
4.875	106.640	106.390	106.140
5.000	107.240	106.990	106.740
5.125	107.340	107.090	106.840
5.250	107.661	107.411	107.161
5.375	107.149	106.899	106.649
5.500	107.649	107.399	107.149
5.625	107.849	107.599	107.349

5/1 Arm Government "Caps 1/1/5" — Specialty Product

Rate	30 Day	45 Day	60 Day
2.875	99.456	99.206	98.956
3.000	99.706	99.456	99.206
3.125	99.806	99.556	99.306
3.250	100.675	100.425	100.175
3.375	100.925	100.675	100.425
Margin = 2.250		Index = 0.100	

30 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.500	99.527	99.277	99.027
4.000	101.968	101.718	101.468
4.500	103.634	103.384	103.134
5.000	105.165	104.915	104.665

15 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.480	99.230	98.980
3.500	101.270	101.020	100.770
4.000	102.730	102.480	102.230
4.500	102.436	102.186	101.936
5.000	N/A	N/A	N/A

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	10/16/2014	4.250%

American Financial Resources, Inc. - Announcements

Lock Desk Policy

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Flood Certification = $10.00 | FHA ID# - 1358600006

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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	93.284	93.034	92.784	N/A	N/A	N/A
3.125	94.896	94.646	94.396	N/A	N/A	N/A
3.250	96.304	96.054	95.804	93.129	92.879	92.629
3.375	97.280	97.030	96.780	94.370	94.120	93.870
3.500	98.256	98.006	97.756	95.612	95.362	95.112
3.625	99.232	98.982	98.732	96.854	96.604	96.354
3.750	100.104	99.854	99.604	97.967	97.717	97.467
3.875	100.777	100.527	100.277	98.827	98.577	98.327
4.000	101.509	101.259	101.009	99.746	99.496	99.246
4.125	102.300	102.050	101.800	100.725	100.475	100.225
4.250	103.019	102.769	102.519	101.622	101.372	101.122
4.375	103.522	103.272	103.022	102.281	102.031	101.781
4.500	104.095	103.845	103.595	103.010	102.760	102.510
4.625	104.739	104.489	104.239	103.810	103.560	103.310
4.750	105.339	105.089	104.839	104.616	104.366	104.116
4.875	105.749	105.499	105.249	105.339	105.089	104.839
5.000	106.177	105.927	105.677	N/A	N/A	N/A
5.125	106.622	106.372	106.122	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
2.875	92.225	91.975	91.725	N/A	N/A	N/A
3.000	93.883	93.633	93.383	92.599	92.349	92.099
3.125	95.541	95.291	95.041	94.211	93.961	93.711
3.250	96.911	96.661	96.411	95.684	95.434	95.184
3.375	97.668	97.418	97.168	96.863	96.613	96.363
3.500	98.426	98.176	97.926	98.042	97.792	97.542
3.625	99.183	98.933	98.683	99.221	98.971	98.721
3.750	99.880	99.630	99.380	100.172	99.922	99.672
3.875	100.451	100.201	99.951	100.657	100.407	100.157
4.000	101.022	100.772	100.522	101.201	100.951	100.701
4.125	101.592	101.342	101.092	101.805	101.555	101.305
4.250	102.148	101.898	101.648	102.387	102.137	101.887
4.375	102.671	102.421	102.171	102.858	102.608	102.358
4.500	103.195	102.945	102.695	103.400	103.150	102.900
4.625	103.718	103.468	103.218	104.013	103.763	103.513
4.750	104.202	103.952	103.702	104.546	104.296	104.046
4.875	104.601	104.351	104.101	104.816	104.566	104.316
5.000	105.001	104.751	104.501	105.103	104.853	104.603

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
2.500	96.966	96.716	96.466	93.244	92.994	92.744
2.625	97.978	97.728	97.478	94.431	94.181	93.931
2.750	98.744	98.494	98.244	95.463	95.213	94.963
2.875	99.541	99.291	99.041	96.526	96.276	96.026
3.000	100.371	100.121	99.871	97.621	97.371	97.121
3.125	100.971	100.721	100.471	98.446	98.196	97.946
3.250	101.386	101.136	100.886	99.048	98.798	98.548
3.375	101.880	101.630	101.380	99.730	99.480	99.230
3.500	102.452	102.202	101.952	100.490	100.240	99.990
3.625	102.932	102.682	102.432	101.076	100.826	100.576
3.750	103.291	103.041	102.791	101.466	101.216	100.966
3.875	103.651	103.401	103.151	101.857	101.607	101.357
4.000	104.010	103.760	103.510	102.248	101.998	101.748
4.125	104.260	104.010	103.760	102.577	102.327	102.077
4.250	104.408	104.158	103.908	102.851	102.601	102.351
4.375	104.557	104.307	104.057	103.124	102.874	102.624
4.500	104.705	104.455	104.205	103.398	103.148	102.898
4.625	104.853	104.603	104.353	103.671	103.421	103.171

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
2.500	96.857	96.607	96.357	93.044	92.794	92.544
2.625	97.739	97.489	97.239	94.231	93.981	93.731
2.750	98.411	98.161	97.911	95.263	95.013	94.763
2.875	99.083	98.833	98.583	96.326	96.076	95.826
3.000	99.755	99.505	99.255	97.421	97.171	96.921
3.125	100.276	100.026	99.776	98.246	97.996	97.746
3.250	100.659	100.409	100.159	98.848	98.598	98.348
3.375	101.042	100.792	100.542	99.530	99.280	99.030
3.500	101.425	101.175	100.925	100.290	100.040	99.790
3.625	101.779	101.529	101.279	100.876	100.626	100.376
3.750	102.107	101.857	101.607	101.266	101.016	100.766
3.875	102.436	102.186	101.936	101.657	101.407	101.157
4.000	102.764	102.514	102.264	102.048	101.798	101.548
4.125	102.998	102.748	102.498	102.377	102.127	101.877
4.250	103.147	102.897	102.647	102.651	102.401	102.151
4.375	103.295	103.045	102.795	102.924	102.674	102.424
4.500	103.444	103.194	102.944	103.198	102.948	102.698
4.625	103.592	103.342	103.092	103.471	103.221	102.971

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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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	94.434	94.184	94.159
3.125	96.046	95.796	95.771
3.250	97.454	97.204	97.179
3.375	98.430	98.180	98.155
3.500	99.406	99.156	99.131
3.625	100.382	100.132	100.107
3.750	101.254	101.004	100.979
3.875	101.927	101.677	101.652
3.990	102.609	102.359	102.334
4.000	102.659	102.409	102.384
4.125	103.450	103.200	103.175
4.250	104.169	103.919	103.894
4.375	104.672	104.422	104.397
4.500	105.245	104.995	104.970
4.625	105.889	105.639	105.614
4.750	106.489	106.239	106.214
4.875	106.899	106.649	106.624
4.990	107.277	107.027	107.002
5.000	107.327	107.077	107.052
5.125	107.772	107.522	107.497

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	95.843	95.593	95.343
3.000	95.893	95.643	95.393
3.125	97.551	97.301	97.051
3.250	98.921	98.671	98.421
3.375	99.678	99.428	99.178
3.500	100.436	100.186	99.936
3.625	101.193	100.943	100.693
3.750	101.890	101.640	101.390
3.875	102.461	102.211	101.961
3.990	102.982	102.732	102.482
4.000	103.032	102.782	102.532
4.125	103.602	103.352	103.102
4.250	104.158	103.908	103.658
4.375	104.681	104.431	104.181
4.500	105.205	104.955	104.705
4.625	105.728	105.478	105.228
4.750	106.212	105.962	105.712
4.875	106.611	106.361	106.111
4.990	106.961	106.711	106.461
5.000	107.011	106.761	106.511

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.716	97.466	97.216
2.625	98.728	98.478	98.228
2.750	99.494	99.244	98.994
2.875	100.291	100.041	99.791
2.990	101.071	100.821	100.571
3.000	101.121	100.871	100.621
3.125	101.721	101.471	101.221
3.250	102.136	101.886	101.636
3.375	102.630	102.380	102.130
3.500	103.202	102.952	102.702
3.625	103.682	103.432	103.182
3.750	104.041	103.791	103.541
3.875	104.401	104.151	103.901
3.990	104.710	104.460	104.210
4.000	104.760	104.510	104.260
4.125	105.010	104.760	104.510
4.250	105.158	104.908	104.658
4.375	105.307	105.057	104.807
4.500	105.455	105.205	104.955
4.625	105.603	105.353	105.103

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.867	98.617	98.367
2.625	99.749	99.499	99.249
2.750	100.421	100.171	99.921
2.875	101.093	100.843	100.593
2.990	101.715	101.465	101.215
3.000	101.765	101.515	101.265
3.125	102.286	102.036	101.786
3.250	102.669	102.419	102.169
3.375	103.052	102.802	102.552
3.500	103.435	103.185	102.935
3.625	103.789	103.539	103.289
3.750	104.117	103.867	103.617
3.875	104.446	104.196	103.946
3.990	104.724	104.474	104.224
4.000	104.774	104.524	104.274
4.125	105.008	104.758	104.508
4.250	105.157	104.907	104.657
4.375	105.305	105.055	104.805
4.500	105.454	105.204	104.954
4.625	105.602	105.352	105.102

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
2.750	N/A	N/A	N/A
2.875	N/A	N/A	N/A
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	94.149	93.899	93.649
3.250	95.644	95.394	95.144
3.375	96.823	96.573	96.323
3.500	98.002	97.752	97.502
3.625	99.181	98.931	98.681
3.750	100.192	99.942	99.692
3.875	100.864	100.614	100.364
3.990	101.546	101.296	101.046
4.000	101.596	101.346	101.096
4.125	102.387	102.137	101.887
4.250	103.112	102.862	102.612
4.375	103.630	103.380	103.130
4.500	104.219	103.969	103.719
4.625	104.878	104.628	104.378
4.750	105.434	105.184	104.934
4.875	105.672	105.422	105.172

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	96.259	96.009	95.759
2.625	97.467	97.217	96.967
2.750	98.451	98.201	97.951
2.875	99.468	99.218	98.968
2.990	100.466	100.216	99.966
3.000	100.516	100.266	100.016
3.125	101.221	100.971	100.721
3.250	101.636	101.386	101.136
3.375	102.130	101.880	101.630
3.500	102.702	102.452	102.202
3.625	103.068	102.818	102.568
3.750	103.209	102.959	102.709
3.875	103.349	103.099	102.849
3.990	103.440	103.190	102.940
4.000	103.490	103.240	102.990
4.125	103.537	103.287	103.037
4.250	103.498	103.248	102.998
4.375	103.459	103.209	102.959
4.500	103.420	103.170	102.920
4.625	103.381	103.131	102.881

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	N/A
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	N/A
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

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
700 - 719	-1.330	-2.170	-3.290

LPMI Adjust Term ≤ 20 yr

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

Additional LPMI Premium Adjustments

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

* Does not apply in HI

Lock Desk Policy

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

Flood Certification = $10.00   FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here   AFR Guidelines

For use by mortgage professionals only and should not be distributed to borrowers.

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

30 Day Lock Exp.: 11/17/2014
45 Day Lock Exp.: 12/2/2014
60 Day Lock Exp.: 12/17/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/16/2014

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.677	96.427	96.177
3.375	97.587	97.337	97.087
3.500	98.612	98.362	98.112
3.625	99.581	99.331	99.081
3.750	100.331	100.081	99.831
3.875	100.934	100.684	100.434
4.000	101.398	101.148	100.898
4.125	102.252	102.002	101.752
4.250	102.906	102.656	102.406
4.375	103.422	103.172	102.922
4.500	103.932	103.682	103.432
4.625	104.706	104.456	104.206
4.750	105.313	105.063	104.813
4.875	105.788	105.538	105.288
5.000	105.816	105.566	105.316
5.125	106.572	106.322	106.072
5.250	107.146	106.896	106.646

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.990	95.740	95.490
3.375	96.900	96.650	96.400
3.500	97.925	97.675	97.425
3.625	98.894	98.644	98.394
3.750	100.269	100.019	99.769
3.875	100.872	100.622	100.372
4.000	101.336	101.086	100.836
4.125	102.190	101.940	101.690
4.250	103.281	103.031	102.781
4.375	103.797	103.547	103.297
4.500	104.307	104.057	103.807
4.625	105.081	104.831	104.581
4.750	106.501	106.251	106.001
4.875	106.976	106.726	106.476
5.000	107.004	106.754	106.504
5.125	107.760	107.510	107.260
5.250	107.146	106.896	106.646

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.882	97.632	97.382
3.375	98.830	98.580	98.330
3.500	99.749	99.499	99.249
3.625	100.628	100.378	100.128
3.750	101.329	101.079	100.829
3.875	101.895	101.645	101.395
4.000	101.826	101.576	101.326
4.125	102.618	102.368	102.118
4.250	103.228	102.978	102.728
4.375	103.711	103.461	103.211
4.500	103.987	103.737	103.487
4.625	104.689	104.439	104.189
4.750	105.250	105.000	104.750
4.875	105.720	105.470	105.220
5.000	105.724	105.474	105.224
5.125	106.424	106.174	105.924
5.250	106.986	106.736	106.486

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.882	97.632	97.382
3.375	98.830	98.580	98.330
3.500	99.749	99.499	99.249
3.625	100.628	100.378	100.128
3.750	101.267	101.017	100.767
3.875	101.833	101.583	101.333
4.000	101.764	101.514	101.264
4.125	102.556	102.306	102.056
4.250	103.166	102.916	102.666
4.375	103.649	103.399	103.149
4.500	103.925	103.675	103.425
4.625	104.627	104.377	104.127
4.750	105.313	105.063	104.813
4.875	105.783	105.533	105.283
5.000	105.787	105.537	105.287
5.125	106.487	106.237	105.987
5.250	106.986	106.736	106.486

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.493	96.243	95.993
2.375	97.256	97.006	96.756
2.500	98.018	97.768	97.518
2.625	98.655	98.405	98.155
2.750	99.207	98.957	98.707
2.875	99.858	99.608	99.358
3.000	100.603	100.353	100.103
3.125	101.177	100.927	100.677
3.250	101.651	101.401	101.151
3.375	101.669	101.419	101.169
3.500	102.327	102.077	101.827
3.625	102.845	102.595	102.345
3.750	103.289	103.039	102.789
3.875	103.371	103.121	102.871
4.000	103.999	103.749	103.499
4.125	104.522	104.272	104.022
4.250	104.973	104.723	104.473

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.368	94.118	93.868
2.375	95.131	94.881	94.631
2.500	95.893	95.643	95.393
2.625	96.530	96.280	96.030
2.750	98.457	98.207	97.957
2.875	99.108	98.858	98.608
3.000	99.853	99.603	99.353
3.125	100.427	100.177	99.927
3.250	101.026	100.776	100.526
3.375	101.044	100.794	100.544
3.500	101.702	101.452	101.202
3.625	102.220	101.970	101.720
3.750	102.977	102.727	102.477
3.875	103.059	102.809	102.559
4.000	103.687	103.437	103.187
4.125	104.210	103.960	103.710
4.250	104.223	103.973	103.723

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

30 Day Lock Exp.: 11/17/2014
45 Day Lock Exp.: 12/2/2014
60 Day Lock Exp.: 12/17/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/16/2014
Release Time: 10:00 AM ET

30/25 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	97.837	97.587	97.562
3.375	98.747	98.497	98.472
3.500	99.772	99.522	99.497
3.625	100.741	100.491	100.466
3.750	101.491	101.241	101.216
3.875	102.094	101.844	101.819
3.990	102.508	102.258	102.233
4.000	102.558	102.308	102.283
4.125	103.412	103.162	103.137
4.250	104.066	103.816	103.791
4.375	104.582	104.332	104.307
4.500	105.092	104.842	104.817
4.625	105.866	105.616	105.591
4.750	106.473	106.223	106.198
4.875	106.948	106.698	106.673
4.990	106.926	106.676	106.651
5.000	106.976	106.726	106.701
5.125	107.732	107.482	107.457
5.250	108.306	108.056	108.031

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	99.142	98.892	98.642
3.375	100.090	99.840	99.590
3.500	101.009	100.759	100.509
3.625	101.888	101.638	101.388
3.750	102.589	102.339	102.089
3.875	103.155	102.905	102.655
3.990	103.036	102.786	102.536
4.000	103.086	102.836	102.586
4.125	103.878	103.628	103.378
4.250	104.488	104.238	103.988
4.375	104.971	104.721	104.471
4.500	105.247	104.997	104.747
4.625	105.949	105.699	105.449
4.750	106.510	106.260	106.010
4.875	106.980	106.730	106.480
4.990	106.934	106.684	106.434
5.000	106.984	106.734	106.484
5.125	107.684	107.434	107.184
5.250	108.246	107.996	107.746

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	97.153	96.903	96.653
2.375	97.916	97.666	97.416
2.500	98.678	98.428	98.178
2.625	99.315	99.065	98.815
2.750	99.867	99.617	99.367
2.875	100.518	100.268	100.018
2.990	101.213	100.963	100.713
3.000	101.263	101.013	100.763
3.125	101.837	101.587	101.337
3.250	102.311	102.061	101.811
3.375	102.329	102.079	101.829
3.500	102.987	102.737	102.487
3.625	103.505	103.255	103.005
3.750	103.949	103.699	103.449
3.875	104.031	103.781	103.531
3.990	104.609	104.359	104.109
4.000	104.659	104.409	104.159
4.125	105.182	104.932	104.682
4.250	105.633	105.383	105.133

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%	> 85.00%
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250

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

Cash-Out Refinance

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	0.000	-0.250	-0.250	-0.500
720 - 739	0.000	-0.625	-0.625	-0.750
700 - 719	0.000	-0.625	-0.625	-0.750
680 - 699	0.000	-0.750	-0.750	-1.375
660 - 679	-0.250	-0.750	-0.750	-1.500
640 - 659	-0.250	-1.250	-1.250	-2.250
620 - 639	-0.250	-1.250	-1.250	-2.750
< 620	-1.250	-2.250	-2.250	-2.750

Feature Adjustments

LTV	> 75.00 %		
Condo (Excl 15 yr. & Home Possible)	-0.750		
LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-1.750	-3.000	-3.750
LTV	All		
Manufactured Home	-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 - 80.00%	76.01 - 90.00%	-1.000	-0.750
75.01 - 80.00%	90.01 - 95.00%	-1.000	-0.750
80.01 - 90.00%	81.01 - 95.00%	-1.000	-0.750

Multi Unit

LTV → / Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000

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
Super Conforming	-1.000
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

Super Conforming Mortgage

LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	0.000	0.000	0.000
Cash-Out Refi	-1.000	N/A	N/A

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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

30 Day Lock Exp.: 11/17/2014
45 Day Lock Exp.: 12/2/2014
60 Day Lock Exp.: 12/17/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/16/2014 **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	99.091	98.919	98.747
3.875	99.872	99.700	99.528
4.000	100.653	100.481	100.309
4.125	101.434	101.262	101.090
4.250	101.548	101.376	101.204
4.375	102.142	101.970	101.798
4.500	102.642	102.470	102.298
4.625	103.142	102.970	102.798
4.750	103.580	103.408	103.236
4.875	103.947	103.768	103.588
5.000	104.291	104.112	103.932
5.125	104.447	104.268	104.088

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.503	99.363	99.222
3.375	100.003	99.863	99.722
3.500	100.519	100.394	100.269
3.625	100.956	100.831	100.706
3.750	101.331	101.206	101.081
3.875	101.644	101.519	101.394
4.000	101.925	101.800	101.675
4.125	102.113	101.988	101.863
4.250	102.238	102.113	101.988
4.375	102.363	102.238	102.113
4.500	102.426	102.301	102.176
4.625	102.489	102.364	102.239

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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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: 10/16/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/17/2014

Max Price After Adjustments 101.750

Jumbo 5/1 Arm Full Doc

Rate	30 day
3.000	98.900
3.125	99.400
3.250	99.900
3.375	100.150
3.500	100.400
3.625	100.650
3.750	100.900
3.875	101.150
4.000	101.400
4.125	101.650
4.250	101.900
4.375	102.150
4.500	102.400

Jumbo 7/1 Arm Full Doc

Rate	30 day
3.500	98.900
3.625	99.400
3.750	99.900
3.875	100.150
4.000	100.400
4.125	100.650
4.250	100.900
4.375	101.150
4.500	101.400
4.625	101.650
4.750	101.900
4.875	102.150
5.000	102.400

E-Z Doc 5/1 Arm

Rate	30 day
4.250	N/A
4.375	N/A
4.500	N/A
4.625	N/A
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A

E-Z Doc 7/1 Arm

Rate	30 day
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A
5.875	N/A
6.000	N/A
6.125	N/A
6.250	N/A

Jumbo Arm LLPA

Adjuster	Adjustment
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
$1,000,001 - $1,125,000	-0.125
$1,125,001 - $1,250,000	-0.250
$1,250,001 - $1,375,000	-0.375
$1,375,001 - $2,000,000	-0.500
Extension Option	-0.018 per calendar day

Jumbo Arm LLPA

Adjuster	Adjustment
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
$1,000,001 - $1,125,000	-0.125
$1,125,001 - $1,250,000	-0.250
$1,250,001 - $1,375,000	-0.375
$1,375,001 - $2,000,000	-0.500
Extension Option	-0.018 per calendar day

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Flood Certification = $10.00 FHA ID# - 1358600006

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W. Rate Sheet Dated: 10/16/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/17/2014
45 Day Lock Exp.: 12/2/2014

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
6.875	100.147	99.982
7.000	100.454	100.284
7.125	100.762	100.586
7.250	101.069	100.888
7.375	101.376	101.190
7.500	101.683	101.492
7.625	101.991	101.794
7.750	102.298	102.096
7.875	102.605	102.398
8.000	102.913	102.700
8.125	103.220	103.002
8.250	103.527	103.304
8.375	103.835	103.607
8.500	104.142	103.909
8.625	104.262	104.023

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
6.375	100.147	99.982
6.500	100.454	100.284
6.625	100.762	100.586
6.750	101.069	100.888
6.875	101.376	101.190
7.000	101.683	101.492
7.125	101.991	101.794
7.250	102.298	102.096
7.375	102.605	102.398
7.500	102.913	102.700
7.625	103.220	103.002
7.750	103.527	103.304
7.875	103.835	103.607
8.000	104.142	103.909
8.125	104.262	104.023

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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30 Day Lock Exp.: 11/17/2014

W. Rate Sheet Dated: 10/16/2014 **Release Time:** 10:00 AM ET **45 Day Lock Exp.:** 12/2/2014

Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
6.375	100.147	99.982
6.500	100.454	100.284
6.625	100.762	100.586
6.750	101.069	100.888
6.875	101.376	101.190
7.000	101.683	101.492
7.125	101.991	101.794
7.250	102.298	102.096
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7.625	103.220	103.002
7.750	103.527	103.304
7.875	103.835	103.607
8.000	104.142	103.909
8.125	104.262	104.023

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

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
6.125	100.782	100.627
6.250	101.027	100.867
6.375	101.272	101.107
6.500	101.517	101.346
6.625	101.762	101.586
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

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
6.375	100.147	99.982
6.500	100.454	100.284
6.625	100.762	100.586
6.750	101.069	100.888
6.875	101.376	101.190
7.000	101.683	101.492
7.125	101.991	101.794
7.250	102.298	102.096
7.375	102.605	102.398
7.500	102.913	102.700
7.625	103.220	103.002
7.750	103.527	103.304
7.875	103.835	103.607
8.000	104.142	103.909
8.125	104.262	104.023

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	102.986	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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