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: 10/17/2014

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	101.142	100.892	100.642
3.500	101.892	101.642	101.392
3.625	101.992	101.742	101.492
3.750	103.602	103.352	103.102
3.875	104.102	103.852	103.602
4.000	104.802	104.552	104.302
4.125	104.902	104.652	104.402
4.250	105.837	105.587	105.337
4.375	106.222	105.972	105.722
4.500	106.687	106.437	106.187
4.625	106.787	106.537	106.287
4.750	107.390	107.140	106.890
4.875	107.790	107.540	107.290
5.000	108.390	108.140	107.890
5.125	108.490	108.240	107.990
5.250	108.702	108.452	108.202
5.375	108.190	107.940	107.690
5.500	108.690	108.440	108.190
5.625	108.890	108.640	108.390

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.892	100.642	100.392
3.500	101.642	101.392	101.142
3.625	101.742	101.492	101.242
3.750	103.352	103.102	102.852
3.875	103.852	103.602	103.352
4.000	104.552	104.302	104.052
4.125	104.652	104.402	104.152
4.250	105.587	105.337	105.087
4.375	105.972	105.722	105.472
4.500	106.437	106.187	105.937
4.625	106.537	106.287	106.037
4.750	107.290	107.040	106.790
4.875	107.690	107.440	107.190
5.000	108.290	108.040	107.790
5.125	108.390	108.140	107.890
5.250	108.602	108.352	108.102
5.375	108.090	107.840	107.590
5.500	108.590	108.340	108.090
5.625	108.790	108.540	108.290

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.772	100.522	100.272
2.875	101.072	100.822	100.572
3.000	101.322	101.072	100.822
3.125	101.472	101.222	100.972
3.250	102.800	102.550	102.300
3.375	103.100	102.850	102.600
3.500	103.350	103.100	102.850
3.625	103.500	103.250	103.000
3.750	104.393	104.143	103.893
3.875	104.693	104.443	104.193
4.000	104.943	104.693	104.443
4.125	105.093	104.843	104.593
4.250	104.339	104.089	103.839
4.375	104.639	104.389	104.139
4.500	104.739	104.489	104.239
4.625	104.889	104.639	104.389
4.750	104.889	104.639	104.389

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	100.342	100.092	99.842
3.500	101.092	100.842	100.592
3.625	101.192	100.942	100.692
3.750	102.802	102.552	102.302
3.875	103.302	103.052	102.802
4.000	104.002	103.752	103.502
4.125	104.102	103.852	103.602
4.250	105.037	104.787	104.537
4.375	105.422	105.172	104.922
4.500	105.887	105.637	105.387
4.625	105.987	105.737	105.487
4.750	106.590	106.340	106.090
4.875	106.990	106.740	106.490
5.000	107.590	107.340	107.090
5.125	107.690	107.440	107.190
5.250	107.902	107.652	107.402
5.375	107.390	107.140	106.890
5.500	107.890	107.640	107.390
5.625	108.090	107.840	107.590

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	100.242	99.992	99.742
3.500	100.992	100.742	100.492
3.625	101.092	100.842	100.592
3.750	102.702	102.452	102.202
3.875	103.202	102.952	102.702
4.000	103.902	103.652	103.402
4.125	104.002	103.752	103.502
4.250	104.937	104.687	104.437
4.375	105.322	105.072	104.822
4.500	105.787	105.537	105.287
4.625	105.887	105.637	105.387
4.750	106.490	106.240	105.990
4.875	106.890	106.640	106.390
5.000	107.490	107.240	106.990
5.125	107.590	107.340	107.090
5.250	107.802	107.552	107.302
5.375	107.290	107.040	106.790
5.500	107.790	107.540	107.290
5.625	107.990	107.740	107.490

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.072	99.822	99.572
2.875	100.372	100.122	99.872
3.000	100.622	100.372	100.122
3.125	100.772	100.522	100.272
3.250	102.100	101.850	101.600
3.375	102.400	102.150	101.900
3.500	102.650	102.400	102.150
3.625	102.800	102.550	102.300
3.750	103.693	103.443	103.193
3.875	103.993	103.743	103.493
4.000	104.243	103.993	103.743
4.125	104.393	104.143	103.893
4.250	103.639	103.389	103.139
4.375	103.939	103.689	103.439
4.500	104.039	103.789	103.539
4.625	104.189	103.939	103.689
4.750	104.189	103.939	103.689

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	98.917	98.667	98.417
4.000	101.827	101.577	101.327
4.500	103.712	103.462	103.212
5.000	105.415	105.165	104.915

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	98.988	98.738	98.488
3.500	101.016	100.766	100.516
4.000	102.609	102.359	102.109
4.500	102.405	102.155	101.905
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	10/17/2014	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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60 Day Lock Exp.: 12/17/2014

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	93.947	93.697	93.447	N/A	N/A	N/A
3.250	95.355	95.105	94.855	N/A	N/A	N/A
3.375	96.331	96.081	95.831	93.422	93.172	92.922
3.500	97.307	97.057	96.807	94.663	94.413	94.163
3.625	98.283	98.033	97.783	95.905	95.655	95.405
3.750	99.179	98.929	98.679	97.042	96.792	96.542
3.875	99.929	99.679	99.429	97.979	97.729	97.479
4.000	100.746	100.496	100.246	98.983	98.733	98.483
4.125	101.628	101.378	101.128	100.053	99.803	99.553
4.250	102.435	102.185	101.935	101.038	100.788	100.538
4.375	103.012	102.762	102.512	101.771	101.521	101.271
4.500	103.670	103.420	103.170	102.585	102.335	102.085
4.625	104.408	104.158	103.908	103.480	103.230	102.980
4.750	105.099	104.849	104.599	104.376	104.126	103.876
4.875	105.577	105.327	105.077	105.167	104.917	104.667
5.000	106.075	105.825	105.575	N/A	N/A	N/A
5.125	106.593	106.343	106.093	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	92.933	92.683	92.433	N/A	N/A	N/A
3.125	94.593	94.343	94.093	93.262	93.012	92.762
3.250	95.963	95.713	95.463	94.736	94.486	94.236
3.375	96.720	96.470	96.220	95.914	95.664	95.414
3.500	97.477	97.227	96.977	97.093	96.843	96.593
3.625	98.234	97.984	97.734	98.272	98.022	97.772
3.750	98.959	98.709	98.459	99.247	98.997	98.747
3.875	99.615	99.365	99.115	99.809	99.559	99.309
4.000	100.271	100.021	99.771	100.438	100.188	99.938
4.125	100.927	100.677	100.427	101.133	100.883	100.633
4.250	101.569	101.319	101.069	101.803	101.553	101.303
4.375	102.179	101.929	101.679	102.349	102.099	101.849
4.500	102.788	102.538	102.288	102.975	102.725	102.475
4.625	103.398	103.148	102.898	103.682	103.432	103.182
4.750	103.963	103.713	103.463	104.306	104.056	103.806
4.875	104.434	104.184	103.934	104.644	104.394	104.144
5.000	104.904	104.654	104.404	105.001	104.751	104.501
5.125	N/A	N/A	N/A	105.379	105.129	104.879

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	96.525	96.275	96.025	92.802	92.552	92.302
2.625	97.540	97.290	97.040	93.994	93.744	93.494
2.750	98.314	98.064	97.814	95.032	94.782	94.532
2.875	99.119	98.869	98.619	96.103	95.853	95.603
3.000	99.956	99.706	99.456	97.206	96.956	96.706
3.125	100.576	100.326	100.076	98.051	97.801	97.551
3.250	101.024	100.774	100.524	98.686	98.436	98.186
3.375	101.557	101.307	101.057	99.407	99.157	98.907
3.500	102.175	101.925	101.675	100.212	99.962	99.712
3.625	102.706	102.456	102.206	100.850	100.600	100.350
3.750	103.120	102.870	102.620	101.295	101.045	100.795
3.875	103.534	103.284	103.034	101.740	101.490	101.240
4.000	103.948	103.698	103.448	102.186	101.936	101.686
4.125	104.196	103.946	103.696	102.513	102.263	102.013
4.250	104.290	104.040	103.790	102.732	102.482	102.232
4.375	104.383	104.133	103.883	102.951	102.701	102.451
4.500	104.477	104.227	103.977	103.170	102.920	102.670
4.625	104.571	104.321	104.071	103.388	103.138	102.888

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	96.416	96.166	95.916	92.602	92.352	92.102
2.625	97.302	97.052	96.802	93.794	93.544	93.294
2.750	97.982	97.732	97.482	94.832	94.582	94.332
2.875	98.662	98.412	98.162	95.903	95.653	95.403
3.000	99.341	99.091	98.841	97.006	96.756	96.506
3.125	99.887	99.637	99.387	97.851	97.601	97.351
3.250	100.309	100.059	99.809	98.486	98.236	97.986
3.375	100.731	100.481	100.231	99.207	98.957	98.707
3.500	101.152	100.902	100.652	100.012	99.762	99.512
3.625	101.554	101.304	101.054	100.650	100.400	100.150
3.750	101.937	101.687	101.437	101.095	100.845	100.595
3.875	102.320	102.070	101.820	101.540	101.290	101.040
4.000	102.702	102.452	102.202	101.986	101.736	101.486
4.125	102.935	102.685	102.435	102.313	102.063	101.813
4.250	103.029	102.779	102.529	102.532	102.282	102.032
4.375	103.122	102.872	102.622	102.751	102.501	102.251
4.500	103.216	102.966	102.716	102.970	102.720	102.470
4.625	103.310	103.060	102.810	103.188	102.938	102.688

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

Full Lock Desk Policy Can Be Found Here

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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	95.097	94.847	94.822
3.250	96.505	96.255	96.230
3.375	97.481	97.231	97.206
3.500	98.457	98.207	98.182
3.625	99.433	99.183	99.158
3.750	100.329	100.079	100.054
3.875	101.079	100.829	100.804
3.990	101.846	101.596	101.571
4.000	101.896	101.646	101.621
4.125	102.778	102.528	102.503
4.250	103.585	103.335	103.310
4.375	104.162	103.912	103.887
4.500	104.820	104.570	104.545
4.625	105.558	105.308	105.283
4.750	106.249	105.999	105.974
4.875	106.727	106.477	106.452
4.990	107.175	106.925	106.900
5.000	107.225	106.975	106.950
5.125	107.743	107.493	107.468

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	94.893	94.643	94.393
3.000	94.943	94.693	94.443
3.125	96.603	96.353	96.103
3.250	97.973	97.723	97.473
3.375	98.730	98.480	98.230
3.500	99.487	99.237	98.987
3.625	100.244	99.994	99.744
3.750	100.969	100.719	100.469
3.875	101.625	101.375	101.125
3.990	102.231	101.981	101.731
4.000	102.281	102.031	101.781
4.125	102.937	102.687	102.437
4.250	103.579	103.329	103.079
4.375	104.189	103.939	103.689
4.500	104.798	104.548	104.298
4.625	105.408	105.158	104.908
4.750	105.973	105.723	105.473
4.875	106.444	106.194	105.944
4.990	106.864	106.614	106.364
5.000	106.914	106.664	106.414

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.275	97.025	96.775
2.625	98.290	98.040	97.790
2.750	99.064	98.814	98.564
2.875	99.869	99.619	99.369
2.990	100.656	100.406	100.156
3.000	100.706	100.456	100.206
3.125	101.326	101.076	100.826
3.250	101.774	101.524	101.274
3.375	102.307	102.057	101.807
3.500	102.925	102.675	102.425
3.625	103.456	103.206	102.956
3.750	103.870	103.620	103.370
3.875	104.284	104.034	103.784
3.990	104.648	104.398	104.148
4.000	104.698	104.448	104.198
4.125	104.946	104.696	104.446
4.250	105.040	104.790	104.540
4.375	105.133	104.883	104.633
4.500	105.227	104.977	104.727
4.625	105.321	105.071	104.821

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.426	98.176	97.926
2.625	99.312	99.062	98.812
2.750	99.992	99.742	99.492
2.875	100.672	100.422	100.172
2.990	101.301	101.051	100.801
3.000	101.351	101.101	100.851
3.125	101.897	101.647	101.397
3.250	102.319	102.069	101.819
3.375	102.741	102.491	102.241
3.500	103.162	102.912	102.662
3.625	103.564	103.314	103.064
3.750	103.947	103.697	103.447
3.875	104.330	104.080	103.830
3.990	104.662	104.412	104.162
4.000	104.712	104.462	104.212
4.125	104.945	104.695	104.445
4.250	105.039	104.789	104.539
4.375	105.132	104.882	104.632
4.500	105.226	104.976	104.726
4.625	105.320	105.070	104.820

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	94.696	94.446	94.196
3.375	95.874	95.624	95.374
3.500	97.053	96.803	96.553
3.625	98.232	97.982	97.732
3.750	99.267	99.017	98.767
3.875	100.017	99.767	99.517
3.990	100.783	100.533	100.283
4.000	100.833	100.583	100.333
4.125	101.715	101.465	101.215
4.250	102.528	102.278	102.028
4.375	103.120	102.870	102.620
4.500	103.794	103.544	103.294
4.625	104.548	104.298	104.048
4.750	105.194	104.944	104.694
4.875	105.500	105.250	105.000
4.990	105.776	105.526	105.276
5.000	105.826	105.576	105.326

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	95.817	95.567	95.317
2.625	97.029	96.779	96.529
2.750	98.021	97.771	97.521
2.875	99.045	98.795	98.545
2.990	100.051	99.801	99.551
3.000	100.101	99.851	99.601
3.125	100.826	100.576	100.326
3.250	101.274	101.024	100.774
3.375	101.807	101.557	101.307
3.500	102.425	102.175	101.925
3.625	102.842	102.592	102.342
3.750	103.038	102.788	102.538
3.875	103.233	102.983	102.733
3.990	103.378	103.128	102.878
4.000	103.428	103.178	102.928
4.125	103.473	103.223	102.973
4.250	103.380	103.130	102.880
4.375	103.286	103.036	102.786
4.500	103.192	102.942	102.692
4.625	103.098	102.848	102.598

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
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

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: 10/17/2014

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.810	95.560	95.310
3.375	96.743	96.493	96.243
3.500	97.755	97.505	97.255
3.625	98.711	98.461	98.211
3.750	99.448	99.198	98.948
3.875	100.037	99.787	99.537
4.000	100.851	100.601	100.351
4.125	101.693	101.443	101.193
4.250	102.339	102.089	101.839
4.375	102.850	102.600	102.350
4.500	103.721	103.471	103.221
4.625	104.489	104.239	103.989
4.750	105.092	104.842	104.592
4.875	105.565	105.315	105.065
5.000	105.864	105.614	105.364
5.125	106.619	106.369	106.119
5.250	107.193	106.943	106.693

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.123	94.873	94.623
3.375	96.056	95.806	95.556
3.500	97.068	96.818	96.568
3.625	98.024	97.774	97.524
3.750	99.386	99.136	98.886
3.875	99.975	99.725	99.475
4.000	100.789	100.539	100.289
4.125	101.631	101.381	101.131
4.250	102.714	102.464	102.214
4.375	103.225	102.975	102.725
4.500	104.096	103.846	103.596
4.625	104.864	104.614	104.364
4.750	106.280	106.030	105.780
4.875	106.753	106.503	106.253
5.000	107.052	106.802	106.552
5.125	107.807	107.557	107.307
5.250	107.193	106.943	106.693

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.855	96.605	96.355
3.375	97.794	97.544	97.294
3.500	98.701	98.451	98.201
3.625	99.570	99.320	99.070
3.750	100.260	100.010	99.760
3.875	100.814	100.564	100.314
4.000	101.154	100.904	100.654
4.125	101.934	101.684	101.434
4.250	102.536	102.286	102.036
4.375	103.012	102.762	102.512
4.500	103.714	103.464	103.214
4.625	104.410	104.160	103.910
4.750	104.966	104.716	104.466
4.875	105.435	105.185	104.935
5.000	105.711	105.461	105.211
5.125	106.408	106.158	105.908
5.250	106.969	106.719	106.469

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.855	96.605	96.355
3.375	97.794	97.544	97.294
3.500	98.701	98.451	98.201
3.625	99.570	99.320	99.070
3.750	100.198	99.948	99.698
3.875	100.752	100.502	100.252
4.000	101.092	100.842	100.592
4.125	101.872	101.622	101.372
4.250	102.474	102.224	101.974
4.375	102.950	102.700	102.450
4.500	103.652	103.402	103.152
4.625	104.348	104.098	103.848
4.750	105.029	104.779	104.529
4.875	105.498	105.248	104.998
5.000	105.774	105.524	105.274
5.125	106.471	106.221	105.971
5.250	106.969	106.719	106.469

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.200	95.950	95.700
2.375	96.955	96.705	96.455
2.500	97.709	97.459	97.209
2.625	98.337	98.087	97.837
2.750	98.875	98.625	98.375
2.875	99.486	99.236	98.986
3.000	100.217	99.967	99.717
3.125	100.776	100.526	100.276
3.250	101.235	100.985	100.735
3.375	101.515	101.265	101.015
3.500	102.160	101.910	101.660
3.625	102.667	102.417	102.167
3.750	103.104	102.854	102.604
3.875	103.427	103.177	102.927
4.000	104.048	103.798	103.548
4.125	104.565	104.315	104.065
4.250	105.012	104.762	104.512

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.075	93.825	93.575
2.375	94.830	94.580	94.330
2.500	95.584	95.334	95.084
2.625	96.212	95.962	95.712
2.750	98.125	97.875	97.625
2.875	98.736	98.486	98.236
3.000	99.467	99.217	98.967
3.125	100.026	99.776	99.526
3.250	100.610	100.360	100.110
3.375	100.890	100.640	100.390
3.500	101.535	101.285	101.035
3.625	102.042	101.792	101.542
3.750	102.792	102.542	102.292
3.875	103.115	102.865	102.615
4.000	103.736	103.486	103.236
4.125	104.253	104.003	103.753
4.250	104.262	104.012	103.762

Applicable for all mortgages with greater than 15 year terms

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	> 85.00%
≥ 740	0.250	0.000	0.000	-0.250	0.000	0.000
720 - 739	0.250	0.000	-0.250	-0.500	0.000	0.000
700 - 719	0.250	-0.500	-0.750	-1.000	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750

* A minimum credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide.

Open Access Mortgage with Subordinate Financing

LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	> 80% & ≤ 95%	-0.500	-0.250
> 65% & ≤ 75%	> 80% & ≤ 95%	-0.750	-0.500
> 75% & ≤ 80%	> 76% & ≤ 90%	-1.000	-0.750
> 75% & ≤ 80%	> 90% & ≤ 95%	-1.000	-0.750
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.000	-0.500
> 90% & ≤ 95%	> 90% & ≤ 95%	-0.500	-0.250
Any	> 95%	-1.500	-1.500

LTV → / Product Feature ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000

Open Access Adjusters

Adjusters	30 year	20/15 year
High Balance	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.15	-0.15
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000

Delivery Fee Caps do not include State, High Balance, Extension Fees.

Lock Desk Policy

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

Flood Certification = $10.00 | FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website AFR Rate Sheet Archive
Lock Desk e-mail: LockDesk@afrwholesale.com
Lock Desk Phone: 1-877-588-2706
Lock Desk Hours: 10:00 am ET - 7:00 pm ET

prices are subject to change without notice

W. Rate Sheet Dated: 10/17/2014
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

30/25 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	96.970	96.720	96.695
3.375	97.903	97.653	97.628
3.500	98.915	98.665	98.640
3.625	99.871	99.621	99.596
3.750	100.608	100.358	100.333
3.875	101.197	100.947	100.922
3.990	101.961	101.711	101.686
4.000	102.011	101.761	101.736
4.125	102.853	102.603	102.578
4.250	103.499	103.249	103.224
4.375	104.010	103.760	103.735
4.500	104.881	104.631	104.606
4.625	105.649	105.399	105.374
4.750	106.252	106.002	105.977
4.875	106.725	106.475	106.450
4.990	106.974	106.724	106.699
5.000	107.024	106.774	106.749
5.125	107.779	107.529	107.504
5.250	108.353	108.103	108.078

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.115	97.865	97.615
3.375	99.054	98.804	98.554
3.500	99.961	99.711	99.461
3.625	100.830	100.580	100.330
3.750	101.520	101.270	101.020
3.875	102.074	101.824	101.574
3.990	102.364	102.114	101.864
4.000	102.414	102.164	101.914
4.125	103.194	102.944	102.694
4.250	103.796	103.546	103.296
4.375	104.272	104.022	103.772
4.500	104.974	104.724	104.474
4.625	105.670	105.420	105.170
4.750	106.226	105.976	105.726
4.875	106.695	106.445	106.195
4.990	106.921	106.671	106.421
5.000	106.971	106.721	106.471
5.125	107.668	107.418	107.168
5.250	108.229	107.979	107.729

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.860	96.610	96.360
2.375	97.615	97.365	97.115
2.500	98.369	98.119	97.869
2.625	98.997	98.747	98.497
2.750	99.535	99.285	99.035
2.875	100.146	99.896	99.646
2.990	100.827	100.577	100.327
3.000	100.877	100.627	100.377
3.125	101.436	101.186	100.936
3.250	101.895	101.645	101.395
3.375	102.175	101.925	101.675
3.500	102.820	102.570	102.320
3.625	103.327	103.077	102.827
3.750	103.764	103.514	103.264
3.875	104.087	103.837	103.587
3.990	104.658	104.408	104.158
4.000	104.708	104.458	104.208
4.125	105.225	104.975	104.725
4.250	105.672	105.422	105.172

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

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: 10/17/2014 **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	98.464	98.292	98.120
3.875	99.245	99.073	98.901
4.000	100.026	99.854	99.682
4.125	100.807	100.635	100.463
4.250	101.281	101.109	100.937
4.375	101.875	101.703	101.531
4.500	102.375	102.203	102.031
4.625	102.875	102.703	102.531
4.750	103.313	103.141	102.969
4.875	103.680	103.501	103.321
5.000	104.024	103.845	103.665
5.125	104.180	104.001	103.821

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.214	99.074	98.933
3.375	99.714	99.574	99.433
3.500	100.230	100.105	99.980
3.625	100.667	100.542	100.417
3.750	101.042	100.917	100.792
3.875	101.355	101.230	101.105
4.000	101.636	101.511	101.386
4.125	101.824	101.699	101.574
4.250	101.949	101.824	101.699
4.375	102.074	101.949	101.824
4.500	102.137	102.012	101.887
4.625	102.200	102.075	101.950

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

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: 10/17/2014 **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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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: 10/17/2014 **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

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

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
6.750	100.152	99.992
6.875	100.460	100.294
7.000	100.767	100.596
7.125	101.074	100.899
7.250	101.382	101.201
7.375	101.689	101.503
7.500	101.996	101.805
7.625	102.303	102.107
7.750	102.611	102.409
7.875	102.918	102.711
8.000	103.225	103.013
8.125	103.533	103.315
8.250	103.840	103.617
8.375	104.147	103.919
8.500	104.267	104.034

Access 15 yr Fixed (AOAP-15F)

Rate	30 day	45 day
6.500	100.788	100.638
6.625	101.033	100.878
6.750	101.277	101.117
6.875	101.522	101.357
7.000	101.767	101.596
7.125	102.012	101.836
7.250	102.257	102.076
7.375	102.501	102.315
7.500	102.746	102.555
7.625	102.991	102.794
7.750	103.236	103.034
7.875	103.481	103.274
8.000	103.725	103.513
8.125	103.970	103.753
8.250	104.215	103.992

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
6.250	100.152	99.992
6.375	100.460	100.294
6.500	100.767	100.596
6.625	101.074	100.899
6.750	101.382	101.201
6.875	101.689	101.503
7.000	101.996	101.805
7.125	102.303	102.107
7.250	102.611	102.409
7.375	102.918	102.711
7.500	103.225	103.013
7.625	103.533	103.315
7.750	103.840	103.617
7.875	104.147	103.919
8.000	104.267	104.034

Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
6.000	100.788	100.638
6.125	101.033	100.878
6.250	101.277	101.117
6.375	101.522	101.357
6.500	101.767	101.596
6.625	102.012	101.836
6.750	102.257	102.076
6.875	102.501	102.315
7.000	102.746	102.555
7.125	102.991	102.794
7.250	103.236	103.034
7.375	103.481	103.274
7.500	103.725	103.513
7.625	103.970	103.753
7.750	104.215	103.992

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
45 Day Lock Exp.: 12/2/2014

W. Rate Sheet Dated: 10/17/2014 **Release Time:** 10:00 AM ET

Alt-Option Ratio Terms & Pricing

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

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
6.250	100.152	99.992
6.375	100.460	100.294
6.500	100.767	100.596
6.625	101.074	100.899
6.750	101.382	101.201
6.875	101.689	101.503
7.000	101.996	101.805
7.125	102.303	102.107
7.250	102.611	102.409
7.375	102.918	102.711
7.500	103.225	103.013
7.625	103.533	103.315
7.750	103.840	103.617
7.875	104.147	103.919
8.000	104.267	104.034

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
6.000	100.788	100.638
6.125	101.033	100.878
6.250	101.277	101.117
6.375	101.522	101.357
6.500	101.767	101.596
6.625	102.012	101.836
6.750	102.257	102.076
6.875	102.501	102.315
7.000	102.746	102.555
7.125	102.991	102.794
7.250	103.236	103.034
7.375	103.481	103.274
7.500	103.725	103.513
7.625	103.970	103.753
7.750	104.215	103.992

Ratio FICO / LTV Price Adjustments

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

Ratio Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI ≤43%	0.000	
DTI 43.01-47%	-0.375	
DTI 47.01-55%	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

Alt-Option Income Terms & Pricing

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

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
6.250	100.152	99.992
6.375	100.460	100.294
6.500	100.767	100.596
6.625	101.074	100.899
6.750	101.382	101.201
6.875	101.689	101.503
7.000	101.996	101.805
7.125	102.303	102.107
7.250	102.611	102.409
7.375	102.918	102.711
7.500	103.225	103.013
7.625	103.533	103.315
7.750	103.840	103.617
7.875	104.147	103.919
8.000	104.267	104.034

Income 15 yr Fixed (AOIP-15F)

Rate	30 day	45 day
6.000	100.788	100.788
6.125	101.033	101.033
6.250	101.277	101.277
6.375	101.522	101.522
6.500	101.767	101.767
6.625	102.012	102.012
6.750	102.257	102.257
6.875	102.501	102.501
7.000	102.746	102.746
7.125	102.991	102.991
7.250	103.236	103.236
7.375	103.481	103.481
7.500	103.725	103.725
7.625	103.970	103.970
7.750	104.215	104.215

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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