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.: 11/20/2014
45 Day Lock Exp.: 12/5/2014
60 Day Lock Exp.: 12/22/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/21/2014

Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.330	101.080	100.830
3.500	102.080	101.830	101.580
3.625	102.180	101.930	101.680
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	105.993	105.743	105.493
4.375	106.378	106.128	105.878
4.500	106.843	106.593	106.343
4.625	106.943	106.693	106.443
4.750	107.421	107.171	106.921
4.875	107.821	107.571	107.321
5.000	108.421	108.171	107.921
5.125	108.521	108.271	108.021
5.250	108.717	108.467	108.217
5.375	108.205	107.955	107.705
5.500	108.705	108.455	108.205
5.625	108.905	108.655	108.405

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.080	100.830	100.580
3.500	101.830	101.580	101.330
3.625	101.930	101.680	101.430
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	105.743	105.493	105.243
4.375	106.128	105.878	105.628
4.500	106.593	106.343	106.093
4.625	106.693	106.443	106.193
4.750	107.321	107.071	106.821
4.875	107.721	107.471	107.221
5.000	108.321	108.071	107.821
5.125	108.421	108.171	107.921
5.250	108.617	108.367	108.117
5.375	108.105	107.855	107.605
5.500	108.605	108.355	108.105
5.625	108.805	108.555	108.305

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.819	100.569	100.319
2.875	101.119	100.869	100.619
3.000	101.369	101.119	100.869
3.125	101.519	101.269	101.019
3.250	102.804	102.554	102.304
3.375	103.104	102.854	102.604
3.500	103.354	103.104	102.854
3.625	103.504	103.254	103.004
3.750	104.331	104.081	103.831
3.875	104.631	104.381	104.131
4.000	104.881	104.631	104.381
4.125	105.031	104.781	104.531
4.250	104.245	103.995	103.745
4.375	104.545	104.295	104.045
4.500	104.645	104.395	104.145
4.625	104.795	104.545	104.295
4.750	104.795	104.545	104.295

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	100.530	100.280	100.030
3.500	101.280	101.030	100.780
3.625	101.380	101.130	100.880
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	105.193	104.943	104.693
4.375	105.578	105.328	105.078
4.500	106.043	105.793	105.543
4.625	106.143	105.893	105.643
4.750	106.621	106.371	106.121
4.875	107.021	106.771	106.521
5.000	107.621	107.371	107.121
5.125	107.721	107.471	107.221
5.250	107.917	107.667	107.417
5.375	107.405	107.155	106.905
5.500	107.905	107.655	107.405
5.625	108.105	107.855	107.605

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.119	99.869	99.619
2.875	100.419	100.169	99.919
3.000	100.669	100.419	100.169
3.125	100.819	100.569	100.319
3.250	102.104	101.854	101.604
3.375	102.404	102.154	101.904
3.500	102.654	102.404	102.154
3.625	102.804	102.554	102.304
3.750	103.631	103.381	103.131
3.875	103.931	103.681	103.431
4.000	104.181	103.931	103.681
4.125	104.331	104.081	103.831
4.250	103.545	103.295	103.045
4.375	103.845	103.595	103.345
4.500	103.945	103.695	103.445
4.625	104.095	103.845	103.595
4.750	104.095	103.845	103.595

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

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	100.430	100.180	99.930
3.500	101.180	100.930	100.680
3.625	101.280	101.030	100.780
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	105.093	104.843	104.593
4.375	105.478	105.228	104.978
4.500	105.943	105.693	105.443
4.625	106.043	105.793	105.543
4.750	106.521	106.271	106.021
4.875	106.921	106.671	106.421
5.000	107.521	107.271	107.021
5.125	107.621	107.371	107.121
5.250	107.817	107.567	107.317
5.375	107.305	107.055	106.805
5.500	107.805	107.555	107.305
5.625	108.005	107.755	107.505

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	99.105	98.855	98.605
4.000	101.968	101.718	101.468
4.500	103.868	103.618	103.368
5.000	105.446	105.196	104.946

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.035	98.785	98.535
3.500	101.020	100.770	100.520
4.000	102.547	102.297	102.047
4.500	102.311	102.061	101.811
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	10/21/2014	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	N/A	N/A	N/A	N/A	N/A	N/A
3.125	93.964	93.714	93.464	N/A	N/A	N/A
3.250	95.375	95.125	94.875	N/A	N/A	N/A
3.375	96.350	96.100	95.850	93.440	93.190	92.940
3.500	97.324	97.074	96.824	94.681	94.431	94.181
3.625	98.299	98.049	97.799	95.921	95.671	95.421
3.750	99.195	98.945	98.695	97.058	96.808	96.558
3.875	99.945	99.695	99.445	97.995	97.745	97.495
4.000	100.761	100.511	100.261	98.999	98.749	98.499
4.125	101.644	101.394	101.144	100.069	99.819	99.569
4.250	102.447	102.197	101.947	101.049	100.799	100.549
4.375	103.010	102.760	102.510	101.769	101.519	101.269
4.500	103.652	103.402	103.152	102.567	102.317	102.067
4.625	104.373	104.123	103.873	103.444	103.194	102.944
4.750	105.046	104.796	104.546	104.324	104.074	103.824
4.875	105.512	105.262	105.012	105.102	104.852	104.602
5.000	105.996	105.746	105.496	105.899	105.649	105.399
5.125	106.501	106.251	106.001	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	92.947	92.697	92.447	N/A	N/A	N/A
3.125	94.610	94.360	94.110	93.279	93.029	92.779
3.250	95.983	95.733	95.483	94.755	94.505	94.255
3.375	96.739	96.489	96.239	95.933	95.683	95.433
3.500	97.494	97.244	96.994	97.111	96.861	96.611
3.625	98.250	98.000	97.750	98.288	98.038	97.788
3.750	98.974	98.724	98.474	99.263	99.013	98.763
3.875	99.631	99.381	99.131	99.825	99.575	99.325
4.000	100.287	100.037	99.787	100.454	100.204	99.954
4.125	100.943	100.693	100.443	101.149	100.899	100.649
4.250	101.579	101.329	101.079	101.814	101.564	101.314
4.375	102.173	101.923	101.673	102.346	102.096	101.846
4.500	102.767	102.517	102.267	102.957	102.707	102.457
4.625	103.361	103.111	102.861	103.647	103.397	103.147
4.750	103.911	103.661	103.411	104.254	104.004	103.754
4.875	104.368	104.118	103.868	104.579	104.329	104.079
5.000	104.825	104.575	104.325	104.923	104.673	104.423
5.125	N/A	N/A	N/A	105.286	105.036	104.786

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	96.590	96.340	96.090	92.867	92.617	92.367
2.625	97.603	97.353	97.103	94.056	93.806	93.556
2.750	98.369	98.119	97.869	95.087	94.837	94.587
2.875	99.166	98.916	98.666	96.151	95.901	95.651
3.000	99.996	99.746	99.496	97.246	96.996	96.746
3.125	100.614	100.364	100.114	98.089	97.839	97.589
3.250	101.069	100.819	100.569	98.731	98.481	98.231
3.375	101.610	101.360	101.110	99.460	99.210	98.960
3.500	102.237	101.987	101.737	100.275	100.025	99.775
3.625	102.774	102.524	102.274	100.917	100.667	100.417
3.750	103.188	102.938	102.688	101.363	101.113	100.863
3.875	103.602	103.352	103.102	101.808	101.558	101.308
4.000	104.016	103.766	103.516	102.253	102.003	101.753
4.125	104.239	103.989	103.739	102.556	102.306	102.056
4.250	104.285	104.035	103.785	102.728	102.478	102.228
4.375	104.332	104.082	103.832	102.900	102.650	102.400
4.500	104.379	104.129	103.879	103.071	102.821	102.571
4.625	104.425	104.175	103.925	103.243	102.993	102.743

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	96.482	96.232	95.982	92.667	92.417	92.167
2.625	97.365	97.115	96.865	93.856	93.606	93.356
2.750	98.037	97.787	97.537	94.887	94.637	94.387
2.875	98.709	98.459	98.209	95.951	95.701	95.451
3.000	99.381	99.131	98.881	97.046	96.796	96.546
3.125	99.927	99.677	99.427	97.889	97.639	97.389
3.250	100.357	100.107	99.857	98.531	98.281	98.031
3.375	100.787	100.537	100.287	99.260	99.010	98.760
3.500	101.217	100.967	100.717	100.075	99.825	99.575
3.625	101.622	101.372	101.122	100.717	100.467	100.217
3.750	102.005	101.755	101.505	101.163	100.913	100.663
3.875	102.388	102.138	101.888	101.608	101.358	101.108
4.000	102.771	102.521	102.271	102.053	101.803	101.553
4.125	102.979	102.729	102.479	102.356	102.106	101.856
4.250	103.025	102.775	102.525	102.528	102.278	102.028
4.375	103.072	102.822	102.572	102.700	102.450	102.200
4.500	103.119	102.869	102.619	102.871	102.621	102.371
4.625	103.165	102.915	102.665	103.043	102.793	102.543

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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FINANCIAL RESOURCES, INC.
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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	95.114	94.864	94.839
3.250	96.525	96.275	96.250
3.375	97.500	97.250	97.225
3.500	98.474	98.224	98.199
3.625	99.449	99.199	99.174
3.750	100.345	100.095	100.070
3.875	101.095	100.845	100.820
3.990	101.861	101.611	101.586
4.000	101.911	101.661	101.636
4.125	102.794	102.544	102.519
4.250	103.597	103.347	103.322
4.375	104.160	103.910	103.885
4.500	104.802	104.552	104.527
4.625	105.523	105.273	105.248
4.750	106.196	105.946	105.921
4.875	106.662	106.412	106.387
4.990	107.096	106.846	106.821
5.000	107.146	106.896	106.871
5.125	107.651	107.401	107.376

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	94.907	94.657	94.407
3.000	94.957	94.707	94.457
3.125	96.620	96.370	96.120
3.250	97.993	97.743	97.493
3.375	98.749	98.499	98.249
3.500	99.504	99.254	99.004
3.625	100.260	100.010	99.760
3.750	100.984	100.734	100.484
3.875	101.641	101.391	101.141
3.990	102.247	101.997	101.747
4.000	102.297	102.047	101.797
4.125	102.953	102.703	102.453
4.250	103.589	103.339	103.089
4.375	104.183	103.933	103.683
4.500	104.777	104.527	104.277
4.625	105.371	105.121	104.871
4.750	105.921	105.671	105.421
4.875	106.378	106.128	105.878
4.990	106.785	106.535	106.285
5.000	106.835	106.585	106.335

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.340	97.090	96.840
2.625	98.353	98.103	97.853
2.750	99.119	98.869	98.619
2.875	99.916	99.666	99.416
2.990	100.696	100.446	100.196
3.000	100.746	100.496	100.246
3.125	101.364	101.114	100.864
3.250	101.819	101.569	101.319
3.375	102.360	102.110	101.860
3.500	102.987	102.737	102.487
3.625	103.524	103.274	103.024
3.750	103.938	103.688	103.438
3.875	104.352	104.102	103.852
3.990	104.716	104.466	104.216
4.000	104.766	104.516	104.266
4.125	104.989	104.739	104.489
4.250	105.035	104.785	104.535
4.375	105.082	104.832	104.582
4.500	105.129	104.879	104.629
4.625	105.175	104.925	104.675

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.492	98.242	97.992
2.625	99.375	99.125	98.875
2.750	100.047	99.797	99.547
2.875	100.719	100.469	100.219
2.990	101.341	101.091	100.841
3.000	101.391	101.141	100.891
3.125	101.937	101.687	101.437
3.250	102.367	102.117	101.867
3.375	102.797	102.547	102.297
3.500	103.227	102.977	102.727
3.625	103.632	103.382	103.132
3.750	104.015	103.765	103.515
3.875	104.398	104.148	103.898
3.990	104.731	104.481	104.231
4.000	104.781	104.531	104.281
4.125	104.989	104.739	104.489
4.250	105.035	104.785	104.535
4.375	105.082	104.832	104.582
4.500	105.129	104.879	104.629
4.625	105.175	104.925	104.675

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	94.705	94.455	94.205
3.375	95.852	95.602	95.352
3.500	96.998	96.748	96.498
3.625	98.145	97.895	97.645
3.750	99.162	98.912	98.662
3.875	99.928	99.678	99.428
3.990	100.710	100.460	100.210
4.000	100.760	100.510	100.260
4.125	101.658	101.408	101.158
4.250	102.472	102.222	101.972
4.375	103.035	102.785	102.535
4.500	103.677	103.427	103.177
4.625	104.398	104.148	103.898
4.750	105.021	104.771	104.521
4.875	105.330	105.080	104.830
4.990	105.609	105.359	105.109
5.000	105.659	105.409	105.159

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	95.882	95.632	95.382
2.625	97.092	96.842	96.592
2.750	98.076	97.826	97.576
2.875	99.092	98.842	98.592
2.990	100.091	99.841	99.591
3.000	100.141	99.891	99.641
3.125	100.864	100.614	100.364
3.250	101.319	101.069	100.819
3.375	101.860	101.610	101.360
3.500	102.487	102.237	101.987
3.625	102.910	102.660	102.410
3.750	103.105	102.855	102.605
3.875	103.301	103.051	102.801
3.990	103.446	103.196	102.946
4.000	103.496	103.246	102.996
4.125	103.516	103.266	103.016
4.250	103.375	103.125	102.875
4.375	103.235	102.985	102.735
4.500	103.094	102.844	102.594
4.625	102.953	102.703	102.453

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

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: 10/21/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 11/20/2014
45 Day Lock Exp.: 12/5/2014
60 Day Lock Exp.: 12/22/2014

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.900	95.650	95.400
3.375	96.681	96.431	96.181
3.500	97.714	97.464	97.214
3.625	98.696	98.446	98.196
3.750	99.462	99.212	98.962
3.875	100.086	99.836	99.586
4.000	100.780	100.530	100.280
4.125	101.656	101.406	101.156
4.250	102.333	102.083	101.833
4.375	102.871	102.621	102.371
4.500	103.622	103.372	103.122
4.625	104.419	104.169	103.919
4.750	105.047	104.797	104.547
4.875	105.540	105.290	105.040
5.000	105.742	105.492	105.242
5.125	106.516	106.266	106.016
5.250	107.107	106.857	106.607

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.213	94.963	94.713
3.375	95.994	95.744	95.494
3.500	97.027	96.777	96.527
3.625	98.009	97.759	97.509
3.750	99.400	99.150	98.900
3.875	100.024	99.774	99.524
4.000	100.718	100.468	100.218
4.125	101.594	101.344	101.094
4.250	102.708	102.458	102.208
4.375	103.246	102.996	102.746
4.500	103.997	103.747	103.497
4.625	104.794	104.544	104.294
4.750	106.235	105.985	105.735
4.875	106.728	106.478	106.228
5.000	106.930	106.680	106.430
5.125	107.704	107.454	107.204
5.250	107.107	106.857	106.607

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.920	96.670	96.420
3.375	97.870	97.620	97.370
3.500	98.793	98.543	98.293
3.625	99.680	99.430	99.180
3.750	100.394	100.144	99.894
3.875	100.976	100.726	100.476
4.000	101.340	101.090	100.840
4.125	102.148	101.898	101.648
4.250	102.776	102.526	102.276
4.375	103.278	103.028	102.778
4.500	103.807	103.557	103.307
4.625	104.527	104.277	104.027
4.750	105.105	104.855	104.605
4.875	105.591	105.341	105.091
5.000	105.593	105.343	105.093
5.125	106.306	106.056	105.806
5.250	106.882	106.632	106.382

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.920	96.670	96.420
3.375	97.870	97.620	97.370
3.500	98.793	98.543	98.293
3.625	99.680	99.430	99.180
3.750	100.332	100.082	99.832
3.875	100.914	100.664	100.414
4.000	101.278	101.028	100.778
4.125	102.086	101.836	101.586
4.250	102.714	102.464	102.214
4.375	103.216	102.966	102.716
4.500	103.745	103.495	103.245
4.625	104.465	104.215	103.965
4.750	105.168	104.918	104.668
4.875	105.654	105.404	105.154
5.000	105.656	105.406	105.156
5.125	106.369	106.119	105.869
5.250	106.882	106.632	106.382

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	95.977	95.727	95.477
2.375	96.741	96.491	96.241
2.500	97.504	97.254	97.004
2.625	98.142	97.892	97.642
2.750	98.697	98.447	98.197
2.875	99.421	99.171	98.921
3.000	100.168	99.918	99.668
3.125	100.747	100.497	100.247
3.250	101.227	100.977	100.727
3.375	101.527	101.277	101.027
3.500	102.192	101.942	101.692
3.625	102.716	102.466	102.216
3.750	103.167	102.917	102.667
3.875	103.559	103.309	103.059
4.000	104.194	103.944	103.694
4.125	104.724	104.474	104.224
4.250	105.181	104.931	104.681

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	93.852	93.602	93.352
2.375	94.616	94.366	94.116
2.500	95.379	95.129	94.879
2.625	96.017	95.767	95.517
2.750	97.947	97.697	97.447
2.875	98.671	98.421	98.171
3.000	99.418	99.168	98.918
3.125	99.997	99.747	99.497
3.250	100.602	100.352	100.102
3.375	100.902	100.652	100.402
3.500	101.567	101.317	101.067
3.625	102.091	101.841	101.591
3.750	102.855	102.605	102.355
3.875	103.247	102.997	102.747
4.000	103.882	103.632	103.382
4.125	104.412	104.162	103.912
4.250	104.431	104.181	103.931

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.: 11/20/2014
45 Day Lock Exp.: 12/5/2014
60 Day Lock Exp.: 12/22/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/21/2014

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	97.060	96.810	96.785
3.375	97.841	97.591	97.566
3.500	98.874	98.624	98.599
3.625	99.856	99.606	99.581
3.750	100.622	100.372	100.347
3.875	101.246	100.996	100.971
3.990	101.890	101.640	101.615
4.000	101.940	101.690	101.665
4.125	102.816	102.566	102.541
4.250	103.493	103.243	103.218
4.375	104.031	103.781	103.756
4.500	104.782	104.532	104.507
4.625	105.579	105.329	105.304
4.750	106.207	105.957	105.932
4.875	106.700	106.450	106.425
4.990	106.852	106.602	106.577
5.000	106.902	106.652	106.627
5.125	107.676	107.426	107.401
5.250	108.267	108.017	107.992

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.180	97.930	97.680
3.375	99.130	98.880	98.630
3.500	100.053	99.803	99.553
3.625	100.940	100.690	100.440
3.750	101.654	101.404	101.154
3.875	102.236	101.986	101.736
3.990	102.550	102.300	102.050
4.000	102.600	102.350	102.100
4.125	103.408	103.158	102.908
4.250	104.036	103.786	103.536
4.375	104.538	104.288	104.038
4.500	105.067	104.817	104.567
4.625	105.787	105.537	105.287
4.750	106.365	106.115	105.865
4.875	106.851	106.601	106.351
4.990	106.803	106.553	106.303
5.000	106.853	106.603	106.353
5.125	107.566	107.316	107.066
5.250	108.142	107.892	107.642

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.637	96.387	96.137
2.375	97.401	97.151	96.901
2.500	98.164	97.914	97.664
2.625	98.802	98.552	98.302
2.750	99.357	99.107	98.857
2.875	100.081	99.831	99.581
2.990	100.778	100.528	100.278
3.000	100.828	100.578	100.328
3.125	101.407	101.157	100.907
3.250	101.887	101.637	101.387
3.375	102.187	101.937	101.687
3.500	102.852	102.602	102.352
3.625	103.376	103.126	102.876
3.750	103.827	103.577	103.327
3.875	104.219	103.969	103.719
3.990	104.804	104.554	104.304
4.000	104.854	104.604	104.354
4.125	105.384	105.134	104.884
4.250	105.841	105.591	105.341

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.: 11/20/2014
45 Day Lock Exp.: 12/5/2014
60 Day Lock Exp.: 12/22/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/21/2014 **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	98.457	98.285	98.113
3.875	99.238	99.066	98.894
4.000	100.019	99.847	99.675
4.125	100.800	100.628	100.456
4.250	101.240	101.068	100.896
4.375	101.834	101.662	101.490
4.500	102.334	102.162	101.990
4.625	102.834	102.662	102.490
4.750	103.272	103.100	102.928
4.875	103.639	103.460	103.280
5.000	103.983	103.804	103.624
5.125	104.139	103.960	103.780

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.241	99.101	98.960
3.375	99.741	99.601	99.460
3.500	100.257	100.132	100.007
3.625	100.694	100.569	100.444
3.750	101.069	100.944	100.819
3.875	101.382	101.257	101.132
4.000	101.663	101.538	101.413
4.125	101.851	101.726	101.601
4.250	101.976	101.851	101.726
4.375	102.101	101.976	101.851
4.500	102.164	102.039	101.914
4.625	102.227	102.102	101.977

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: 10/21/2014 **Release Time: 10:00 AM ET** **30 Day Lock Exp.: 11/20/2014**

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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30 Day Lock Exp.: 11/20/2014
45 Day Lock Exp.: 12/5/2014

W. Rate Sheet Dated: 10/21/2014 **Release Time:** 10:00 AM ET

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	100.898
7.250	101.381	101.200
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	102.256	102.075
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	103.480	103.273
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	100.898
6.750	101.381	101.200
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	102.256	102.075
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	103.480	103.273
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.: 11/20/2014
45 Day Lock Exp.: 12/5/2014

W. Rate Sheet Dated: 10/21/2014 **Release Time:** 10:00 AM ET

Alt-Option Ratio Terms & Pricing

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	100.898
6.750	101.381	101.200
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

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

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	102.256	102.075
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	103.480	103.273
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

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	100.898
6.750	101.381	101.200
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

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

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	102.256	102.256
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	103.480	103.480
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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