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: 10/22/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 11/21/2014
45 Day Lock Exp.: 12/8/2014
60 Day Lock Exp.: 12/23/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.189	100.939	100.689
3.500	101.939	101.689	101.439
3.625	102.039	101.789	101.539
3.750	103.587	103.337	103.087
3.875	104.087	103.837	103.587
4.000	104.787	104.537	104.287
4.125	104.887	104.637	104.387
4.250	105.852	105.602	105.352
4.375	106.237	105.987	105.737
4.500	106.702	106.452	106.202
4.625	106.802	106.552	106.302
4.750	107.374	107.124	106.874
4.875	107.774	107.524	107.274
5.000	108.374	108.124	107.874
5.125	108.474	108.224	107.974
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	100.939	100.689	100.439
3.500	101.689	101.439	101.189
3.625	101.789	101.539	101.289
3.750	103.337	103.087	102.837
3.875	103.837	103.587	103.337
4.000	104.537	104.287	104.037
4.125	104.637	104.387	104.137
4.250	105.602	105.352	105.102
4.375	105.987	105.737	105.487
4.500	106.452	106.202	105.952
4.625	106.552	106.302	106.052
4.750	107.274	107.024	106.774
4.875	107.674	107.424	107.174
5.000	108.274	108.024	107.774
5.125	108.374	108.124	107.874
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	101.050	100.800	100.550
2.875	101.350	101.100	100.850
3.000	101.600	101.350	101.100
3.125	101.750	101.500	101.250
3.250	103.030	102.780	102.530
3.375	103.330	103.080	102.830
3.500	103.580	103.330	103.080
3.625	103.730	103.480	103.230
3.750	104.534	104.284	104.034
3.875	104.834	104.584	104.334
4.000	105.084	104.834	104.584
4.125	105.234	104.984	104.734
4.250	104.495	104.245	103.995
4.375	104.795	104.545	104.295
4.500	104.895	104.645	104.395
4.625	105.045	104.795	104.545
4.750	105.045	104.795	104.545

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

Rate	30 Day	45 Day	60 Day
2.875	100.296	100.046	99.796
3.000	100.546	100.296	100.046
3.125	100.646	100.396	100.146
3.250	101.515	101.265	101.015
3.375	101.765	101.515	101.265

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	100.389	100.139	99.889
3.500	101.139	100.889	100.639
3.625	101.239	100.989	100.739
3.750	102.787	102.537	102.287
3.875	103.287	103.037	102.787
4.000	103.987	103.737	103.487
4.125	104.087	103.837	103.587
4.250	105.052	104.802	104.552
4.375	105.437	105.187	104.937
4.500	105.902	105.652	105.402
4.625	106.002	105.752	105.502
4.750	106.574	106.324	106.074
4.875	106.974	106.724	106.474
5.000	107.574	107.324	107.074
5.125	107.674	107.424	107.174
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

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	100.289	100.039	99.789
3.500	101.039	100.789	100.539
3.625	101.139	100.889	100.639
3.750	102.687	102.437	102.187
3.875	103.187	102.937	102.687
4.000	103.887	103.637	103.387
4.125	103.987	103.737	103.487
4.250	104.952	104.702	104.452
4.375	105.337	105.087	104.837
4.500	105.802	105.552	105.302
4.625	105.902	105.652	105.402
4.750	106.474	106.224	105.974
4.875	106.874	106.624	106.374
5.000	107.474	107.224	106.974
5.125	107.574	107.324	107.074
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

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.350	100.100	99.850
2.875	100.650	100.400	100.150
3.000	100.900	100.650	100.400
3.125	101.050	100.800	100.550
3.250	102.330	102.080	101.830
3.375	102.630	102.380	102.130
3.500	102.880	102.630	102.380
3.625	103.030	102.780	102.530
3.750	103.834	103.584	103.334
3.875	104.134	103.884	103.634
4.000	104.384	104.134	103.884
4.125	104.534	104.284	104.034
4.250	103.795	103.545	103.295
4.375	104.095	103.845	103.595
4.500	104.195	103.945	103.695
4.625	104.345	104.095	103.845
4.750	104.345	104.095	103.845

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

Rate	30 Day	45 Day	60 Day
2.875	99.706	99.456	99.206
3.000	99.956	99.706	99.456
3.125	100.056	99.806	99.556
3.250	100.925	100.675	100.425
3.375	101.175	100.925	100.675

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	98.964	98.714	98.464
4.000	101.812	101.562	101.312
4.500	103.727	103.477	103.227
5.000	105.399	105.149	104.899

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.266	99.016	98.766
3.500	101.246	100.996	100.746
4.000	102.750	102.500	102.250
4.500	102.561	102.311	102.061
5.000	N/A	N/A	N/A

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	10/22/2014	4.250%

American Financial Resources, Inc. - Announcements

Lock Desk Policy

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Flood Certification = $10.00 | FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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DURP 30/25 Year

Rate	≤ 105% LTV 30 Day	≤ 105% LTV 45 Day	≤ 105% LTV 60 Day	> 105% LTV 30 Day	> 105% LTV 45 Day	> 105% LTV 60 Day
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	94.072	93.822	93.572	N/A	N/A	N/A
3.250	95.483	95.233	94.983	N/A	N/A	N/A
3.375	96.458	96.208	95.958	93.548	93.298	93.048
3.500	97.432	97.182	96.932	94.788	94.538	94.288
3.625	98.406	98.156	97.906	96.028	95.778	95.528
3.750	99.302	99.052	98.802	97.165	96.915	96.665
3.875	100.052	99.802	99.552	98.102	97.852	97.602
4.000	100.868	100.618	100.368	99.106	98.856	98.606
4.125	101.751	101.501	101.251	100.176	99.926	99.676
4.250	102.551	102.301	102.051	101.154	100.904	100.654
4.375	103.108	102.858	102.608	101.867	101.617	101.367
4.500	103.743	103.493	103.243	102.658	102.408	102.158
4.625	104.455	104.205	103.955	103.526	103.276	103.026
4.750	105.125	104.875	104.625	104.402	104.152	103.902
4.875	105.598	105.348	105.098	105.188	104.938	104.688
5.000	106.091	105.841	105.591	105.994	105.744	105.494
5.125	106.604	106.354	106.104	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	93.053	92.803	92.553	N/A	N/A	N/A
3.125	94.717	94.467	94.217	93.387	93.137	92.887
3.250	96.091	95.841	95.591	94.863	94.613	94.363
3.375	96.846	96.596	96.346	96.041	95.791	95.541
3.500	97.602	97.352	97.102	97.218	96.968	96.718
3.625	98.358	98.108	97.858	98.396	98.146	97.896
3.750	99.081	98.831	98.581	99.370	99.120	98.870
3.875	99.738	99.488	99.238	99.932	99.682	99.432
4.000	100.394	100.144	99.894	100.561	100.311	100.061
4.125	101.050	100.800	100.550	101.256	101.006	100.756
4.250	101.684	101.434	101.184	101.919	101.669	101.419
4.375	102.270	102.020	101.770	102.444	102.194	101.944
4.500	102.856	102.606	102.356	103.048	102.798	102.548
4.625	103.442	103.192	102.942	103.729	103.479	103.229
4.750	103.989	103.739	103.489	104.332	104.082	103.832
4.875	104.454	104.204	103.954	104.665	104.415	104.165
5.000	104.920	104.670	104.420	105.017	104.767	104.517
5.125	N/A	N/A	N/A	105.390	105.140	104.890

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	96.699	96.449	96.199	92.976	92.726	92.476
2.625	97.716	97.466	97.216	94.170	93.920	93.670
2.750	98.489	98.239	97.989	95.208	94.958	94.708
2.875	99.294	99.044	98.794	96.278	96.028	95.778
3.000	100.131	99.881	99.631	97.381	97.131	96.881
3.125	100.751	100.501	100.251	98.226	97.976	97.726
3.250	101.200	100.950	100.700	98.862	98.612	98.362
3.375	101.733	101.483	101.233	99.583	99.333	99.083
3.500	102.352	102.102	101.852	100.390	100.140	99.890
3.625	102.876	102.626	102.376	101.020	100.770	100.520
3.750	103.274	103.024	102.774	101.449	101.199	100.949
3.875	103.673	103.423	103.173	101.879	101.629	101.379
4.000	104.071	103.821	103.571	102.309	102.059	101.809
4.125	104.274	104.024	103.774	102.592	102.342	102.092
4.250	104.297	104.047	103.797	102.740	102.490	102.240
4.375	104.320	104.070	103.820	102.888	102.638	102.388
4.500	104.343	104.093	103.843	103.036	102.786	102.536
4.625	104.367	104.117	103.867	103.184	102.934	102.684

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	96.591	96.341	96.091	92.776	92.526	92.276
2.625	97.479	97.229	96.979	93.970	93.720	93.470
2.750	98.158	97.908	97.658	95.008	94.758	94.508
2.875	98.838	98.588	98.338	96.078	95.828	95.578
3.000	99.517	99.267	99.017	97.181	96.931	96.681
3.125	100.063	99.813	99.563	98.026	97.776	97.526
3.250	100.485	100.235	99.985	98.662	98.412	98.162
3.375	100.908	100.658	100.408	99.383	99.133	98.883
3.500	101.331	101.081	100.831	100.190	99.940	99.690
3.625	101.725	101.475	101.225	100.820	100.570	100.320
3.750	102.092	101.842	101.592	101.249	100.999	100.749
3.875	102.459	102.209	101.959	101.679	101.429	101.179
4.000	102.826	102.576	102.326	102.109	101.859	101.609
4.125	103.014	102.764	102.514	102.392	102.142	101.892
4.250	103.037	102.787	102.537	102.540	102.290	102.040
4.375	103.060	102.810	102.560	102.688	102.438	102.188
4.500	103.083	102.833	102.583	102.836	102.586	102.336
4.625	103.107	102.857	102.607	102.984	102.734	102.484

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

AFR Guidelines

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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	95.222	94.972	94.947
3.250	96.633	96.383	96.358
3.375	97.608	97.358	97.333
3.500	98.582	98.332	98.307
3.625	99.556	99.306	99.281
3.750	100.452	100.202	100.177
3.875	101.202	100.952	100.927
3.990	101.968	101.718	101.693
4.000	102.018	101.768	101.743
4.125	102.901	102.651	102.626
4.250	103.701	103.451	103.426
4.375	104.258	104.008	103.983
4.500	104.893	104.643	104.618
4.625	105.605	105.355	105.330
4.750	106.275	106.025	106.000
4.875	106.748	106.498	106.473
4.990	107.191	106.941	106.916
5.000	107.241	106.991	106.966
5.125	107.754	107.504	107.479

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	95.013	94.763	94.513
3.000	95.063	94.813	94.563
3.125	96.727	96.477	96.227
3.250	98.101	97.851	97.601
3.375	98.856	98.606	98.356
3.500	99.612	99.362	99.112
3.625	100.368	100.118	99.868
3.750	101.091	100.841	100.591
3.875	101.748	101.498	101.248
3.990	102.354	102.104	101.854
4.000	102.404	102.154	101.904
4.125	103.060	102.810	102.560
4.250	103.694	103.444	103.194
4.375	104.280	104.030	103.780
4.500	104.866	104.616	104.366
4.625	105.452	105.202	104.952
4.750	105.999	105.749	105.499
4.875	106.464	106.214	105.964
4.990	106.880	106.630	106.380
5.000	106.930	106.680	106.430

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.449	97.199	96.949
2.625	98.466	98.216	97.966
2.750	99.239	98.989	98.739
2.875	100.044	99.794	99.544
2.990	100.831	100.581	100.331
3.000	100.881	100.631	100.381
3.125	101.501	101.251	101.001
3.250	101.950	101.700	101.450
3.375	102.483	102.233	101.983
3.500	103.102	102.852	102.602
3.625	103.626	103.376	103.126
3.750	104.024	103.774	103.524
3.875	104.423	104.173	103.923
3.990	104.771	104.521	104.271
4.000	104.821	104.571	104.321
4.125	105.024	104.774	104.524
4.250	105.047	104.797	104.547
4.375	105.070	104.820	104.570
4.500	105.093	104.843	104.593
4.625	105.117	104.867	104.617

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.601	98.351	98.101
2.625	99.489	99.239	98.989
2.750	100.168	99.918	99.668
2.875	100.848	100.598	100.348
2.990	101.477	101.227	100.977
3.000	101.527	101.277	101.027
3.125	102.073	101.823	101.573
3.250	102.495	102.245	101.995
3.375	102.918	102.668	102.418
3.500	103.341	103.091	102.841
3.625	103.735	103.485	103.235
3.750	104.102	103.852	103.602
3.875	104.469	104.219	103.969
3.990	104.786	104.536	104.286
4.000	104.836	104.586	104.336
4.125	105.024	104.774	104.524
4.250	105.047	104.797	104.547
4.375	105.070	104.820	104.570
4.500	105.093	104.843	104.593
4.625	105.117	104.867	104.617

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	94.813	94.563	94.313
3.375	95.959	95.709	95.459
3.500	97.106	96.856	96.606
3.625	98.252	98.002	97.752
3.750	99.270	99.020	98.770
3.875	100.035	99.785	99.535
3.990	100.817	100.567	100.317
4.000	100.867	100.617	100.367
4.125	101.765	101.515	101.265
4.250	102.577	102.327	102.077
4.375	103.133	102.883	102.633
4.500	103.768	103.518	103.268
4.625	104.480	104.230	103.980
4.750	105.100	104.850	104.600
4.875	105.417	105.167	104.917
4.990	105.704	105.454	105.204
5.000	105.754	105.504	105.254

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	95.991	95.741	95.491
2.625	97.205	96.955	96.705
2.750	98.197	97.947	97.697
2.875	99.220	98.970	98.720
2.990	100.226	99.976	99.726
3.000	100.276	100.026	99.776
3.125	101.001	100.751	100.501
3.250	101.450	101.200	100.950
3.375	101.983	101.733	101.483
3.500	102.602	102.352	102.102
3.625	103.012	102.762	102.512
3.750	103.192	102.942	102.692
3.875	103.372	103.122	102.872
3.990	103.501	103.251	103.001
4.000	103.551	103.301	103.051
4.125	103.552	103.302	103.052
4.250	103.387	103.137	102.887
4.375	103.223	102.973	102.723
4.500	103.058	102.808	102.558
4.625	102.894	102.644	102.394

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	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	720 - 739	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

prices are subject to change without notice

W. Rate Sheet Dated: 10/22/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 11/21/2014
45 Day Lock Exp.: 12/8/2014
60 Day Lock Exp.: 12/23/2014

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.934	95.684	95.434
3.375	96.718	96.468	96.218
3.500	97.749	97.499	97.249
3.625	98.730	98.480	98.230
3.750	99.494	99.244	98.994
3.875	100.115	99.865	99.615
4.000	100.864	100.614	100.364
4.125	101.736	101.486	101.236
4.250	102.410	102.160	101.910
4.375	102.945	102.695	102.445
4.500	103.657	103.407	103.157
4.625	104.451	104.201	103.951
4.750	105.075	104.825	104.575
4.875	105.565	105.315	105.065
5.000	105.807	105.557	105.307
5.125	106.578	106.328	106.078
5.250	107.166	106.916	106.666

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.247	94.997	94.747
3.375	96.031	95.781	95.531
3.500	97.062	96.812	96.562
3.625	98.043	97.793	97.543
3.750	99.432	99.182	98.932
3.875	100.053	99.803	99.553
4.000	100.802	100.552	100.302
4.125	101.674	101.424	101.174
4.250	102.785	102.535	102.285
4.375	103.320	103.070	102.820
4.500	104.032	103.782	103.532
4.625	104.826	104.576	104.326
4.750	106.263	106.013	105.763
4.875	106.753	106.503	106.253
5.000	106.995	106.745	106.495
5.125	107.766	107.516	107.266
5.250	107.166	106.916	106.666

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.956	96.706	96.456
3.375	97.906	97.656	97.406
3.500	98.828	98.578	98.328
3.625	99.714	99.464	99.214
3.750	100.427	100.177	99.927
3.875	101.006	100.756	100.506
4.000	101.422	101.172	100.922
4.125	102.228	101.978	101.728
4.250	102.853	102.603	102.353
4.375	103.353	103.103	102.853
4.500	103.841	103.591	103.341
4.625	104.559	104.309	104.059
4.750	105.134	104.884	104.634
4.875	105.617	105.367	105.117
5.000	105.656	105.406	105.156
5.125	106.368	106.118	105.868
5.250	106.941	106.691	106.441

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.956	96.706	96.456
3.375	97.906	97.656	97.406
3.500	98.828	98.578	98.328
3.625	99.714	99.464	99.214
3.750	100.365	100.115	99.865
3.875	100.944	100.694	100.444
4.000	101.360	101.110	100.860
4.125	102.166	101.916	101.666
4.250	102.791	102.541	102.291
4.375	103.291	103.041	102.791
4.500	103.779	103.529	103.279
4.625	104.497	104.247	103.997
4.750	105.197	104.947	104.697
4.875	105.680	105.430	105.180
5.000	105.719	105.469	105.219
5.125	106.431	106.181	105.931
5.250	106.941	106.691	106.441

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.139	95.889	95.639
2.375	96.902	96.652	96.402
2.500	97.666	97.416	97.166
2.625	98.303	98.053	97.803
2.750	98.857	98.607	98.357
2.875	99.582	99.332	99.082
3.000	100.329	100.079	99.829
3.125	100.906	100.656	100.406
3.250	101.383	101.133	100.883
3.375	101.626	101.376	101.126
3.500	102.289	102.039	101.789
3.625	102.811	102.561	102.311
3.750	103.260	103.010	102.760
3.875	103.531	103.281	103.031
4.000	104.164	103.914	103.664
4.125	104.692	104.442	104.192
4.250	105.149	104.899	104.649

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.014	93.764	93.514
2.375	94.777	94.527	94.277
2.500	95.541	95.291	95.041
2.625	96.178	95.928	95.678
2.750	98.107	97.857	97.607
2.875	98.832	98.582	98.332
3.000	99.579	99.329	99.079
3.125	100.156	99.906	99.656
3.250	100.758	100.508	100.258
3.375	101.001	100.751	100.501
3.500	101.664	101.414	101.164
3.625	102.186	101.936	101.686
3.750	102.948	102.698	102.448
3.875	103.219	102.969	102.719
4.000	103.852	103.602	103.352
4.125	104.380	104.130	103.880
4.250	104.399	104.149	103.899

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]

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.: 11/21/2014
45 Day Lock Exp.: 12/8/2014
60 Day Lock Exp.: 12/23/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/22/2014 **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	97.094	96.844	96.819
3.375	97.878	97.628	97.603
3.500	98.909	98.659	98.634
3.625	99.890	99.640	99.615
3.750	100.654	100.404	100.379
3.875	101.275	101.025	101.000
3.990	101.974	101.724	101.699
4.000	102.024	101.774	101.749
4.125	102.896	102.646	102.621
4.250	103.570	103.320	103.295
4.375	104.105	103.855	103.830
4.500	104.817	104.567	104.542
4.625	105.611	105.361	105.336
4.750	106.235	105.985	105.960
4.875	106.725	106.475	106.450
4.990	106.917	106.667	106.642
5.000	106.967	106.717	106.692
5.125	107.738	107.488	107.463
5.250	108.326	108.076	108.051

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.216	97.966	97.716
3.375	99.166	98.916	98.666
3.500	100.088	99.838	99.588
3.625	100.974	100.724	100.474
3.750	101.687	101.437	101.187
3.875	102.266	102.016	101.766
3.990	102.632	102.382	102.132
4.000	102.682	102.432	102.182
4.125	103.488	103.238	102.988
4.250	104.113	103.863	103.613
4.375	104.613	104.363	104.113
4.500	105.101	104.851	104.601
4.625	105.819	105.569	105.319
4.750	106.394	106.144	105.894
4.875	106.877	106.627	106.377
4.990	106.866	106.616	106.366
5.000	106.916	106.666	106.416
5.125	107.628	107.378	107.128
5.250	108.201	107.951	107.701

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.799	96.549	96.299
2.375	97.562	97.312	97.062
2.500	98.326	98.076	97.826
2.625	98.963	98.713	98.463
2.750	99.517	99.267	99.017
2.875	100.242	99.992	99.742
2.990	100.939	100.689	100.439
3.000	100.989	100.739	100.489
3.125	101.566	101.316	101.066
3.250	102.043	101.793	101.543
3.375	102.286	102.036	101.786
3.500	102.949	102.699	102.449
3.625	103.471	103.221	102.971
3.750	103.920	103.670	103.420
3.875	104.191	103.941	103.691
3.990	104.774	104.524	104.274
4.000	104.824	104.574	104.324
4.125	105.352	105.102	104.852
4.250	105.809	105.559	105.309

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

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

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

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Flood Certification = $10.00 FHA ID# - 1358600006

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#) [AFR Rate Sheet Archive](#)

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

prices are subject to change without notice

W. Rate Sheet Dated: 10/22/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/21/2014
45 Day Lock Exp.: 12/8/2014
60 Day Lock Exp.: 12/23/2014

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.460	98.288	98.116
3.875	99.241	99.069	98.897
4.000	100.022	99.850	99.678
4.125	100.803	100.631	100.459
4.250	101.183	101.011	100.839
4.375	101.777	101.605	101.433
4.500	102.277	102.105	101.933
4.625	102.777	102.605	102.433
4.750	103.215	103.043	102.871
4.875	103.582	103.403	103.223
5.000	103.926	103.747	103.567
5.125	104.082	103.903	103.723

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.217	99.077	98.936
3.375	99.717	99.577	99.436
3.500	100.233	100.108	99.983
3.625	100.670	100.545	100.420
3.750	101.045	100.920	100.795
3.875	101.358	101.233	101.108
4.000	101.639	101.514	101.389
4.125	101.827	101.702	101.577
4.250	101.952	101.827	101.702
4.375	102.077	101.952	101.827
4.500	102.140	102.015	101.890
4.625	102.203	102.078	101.953

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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W. Rate Sheet Dated: 10/22/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/21/2014

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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W. Rate Sheet Dated: 10/22/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/21/2014
45 Day Lock Exp.: 12/8/2014

Alt-Option Access Terms & Pricing

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	101.502
7.500	101.996	101.804
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	103.532	103.315
8.250	103.840	103.617
8.375	104.147	103.919
8.500	104.267	104.034

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

Access 15 yr Fixed (AOAP-15F)

Rate	30 day	45 day
6.500	100.788	100.638
6.625	101.032	100.877
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	102.554
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	103.752
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

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	101.502
7.000	101.996	101.804
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	103.532	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

Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
6.000	100.788	100.638
6.125	101.032	100.877
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	102.554
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	103.752
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.: 11/21/2014
45 Day Lock Exp.: 12/8/2014

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	101.502
7.000	101.996	101.804
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	103.532	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	101.032	100.877
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	102.554
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	103.752
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	101.502
7.000	101.996	101.804
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	103.532	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	101.032	101.032
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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