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: 10/27/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 11/26/2014
45 Day Lock Exp.: 12/11/2014
60 Day Lock Exp.: 12/26/2014

STANDARD GOVERNMENT PRODUCT

30/25 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.174	100.924	100.674
3.500	101.924	101.674	101.424
3.625	102.024	101.774	101.524
3.750	103.649	103.399	103.149
3.875	104.149	103.899	103.649
4.000	104.849	104.599	104.349
4.125	104.949	104.699	104.449
4.250	105.977	105.727	105.477
4.375	106.362	106.112	105.862
4.500	106.827	106.577	106.327
4.625	106.927	106.677	106.427
4.750	107.499	107.249	106.999
4.875	107.899	107.649	107.399
5.000	108.499	108.249	107.999
5.125	108.599	108.349	108.099
5.250	108.874	108.624	108.374
5.375	108.362	108.112	107.862
5.500	108.862	108.612	108.362
5.625	109.062	108.812	108.562

20 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.924	100.674	100.424
3.500	101.674	101.424	101.174
3.625	101.774	101.524	101.274
3.750	103.399	103.149	102.899
3.875	103.899	103.649	103.399
4.000	104.599	104.349	104.099
4.125	104.699	104.449	104.199
4.250	105.727	105.477	105.227
4.375	106.112	105.862	105.612
4.500	106.577	106.327	106.077
4.625	106.677	106.427	106.177
4.750	107.399	107.149	106.899
4.875	107.799	107.549	107.299
5.000	108.399	108.149	107.899
5.125	108.499	108.249	107.999
5.250	108.774	108.524	108.274
5.375	108.262	108.012	107.762
5.500	108.762	108.512	108.262
5.625	108.962	108.712	108.462

15/10 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.909	100.659	100.409
2.875	101.209	100.959	100.709
3.000	101.459	101.209	100.959
3.125	101.609	101.359	101.109
3.250	102.858	102.608	102.358
3.375	103.158	102.908	102.658
3.500	103.408	103.158	102.908
3.625	103.558	103.308	103.058
3.750	104.386	104.136	103.886
3.875	104.686	104.436	104.186
4.000	104.936	104.686	104.436
4.125	105.086	104.836	104.586
4.250	104.589	104.339	104.089
4.375	104.889	104.639	104.389
4.500	104.989	104.739	104.489
4.625	105.139	104.889	104.639
4.750	105.139	104.889	104.639

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	100.374	100.124	99.874
3.500	101.124	100.874	100.624
3.625	101.224	100.974	100.724
3.750	102.849	102.599	102.349
3.875	103.349	103.099	102.849
4.000	104.049	103.799	103.549
4.125	104.149	103.899	103.649
4.250	105.177	104.927	104.677
4.375	105.562	105.312	105.062
4.500	106.027	105.777	105.527
4.625	106.127	105.877	105.627
4.750	106.699	106.449	106.199
4.875	107.099	106.849	106.599
5.000	107.699	107.449	107.199
5.125	107.799	107.549	107.299
5.250	108.074	107.824	107.574
5.375	107.562	107.312	107.062
5.500	108.062	107.812	107.562
5.625	108.262	108.012	107.762

15/10 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.209	99.959	99.709
2.875	100.509	100.259	100.009
3.000	100.759	100.509	100.259
3.125	100.909	100.659	100.409
3.250	102.158	101.908	101.658
3.375	102.458	102.208	101.958
3.500	102.708	102.458	102.208
3.625	102.858	102.608	102.358
3.750	103.686	103.436	103.186
3.875	103.986	103.736	103.486
4.000	104.236	103.986	103.736
4.125	104.386	104.136	103.886
4.250	103.889	103.639	103.389
4.375	104.189	103.939	103.689
4.500	104.289	104.039	103.789
4.625	104.439	104.189	103.939
4.750	104.439	104.189	103.939

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	100.274	100.024	99.774
3.500	101.024	100.774	100.524
3.625	101.124	100.874	100.624
3.750	102.749	102.499	102.249
3.875	103.249	102.999	102.749
4.000	103.949	103.699	103.449
4.125	104.049	103.799	103.549
4.250	105.077	104.827	104.577
4.375	105.462	105.212	104.962
4.500	105.927	105.677	105.427
4.625	106.027	105.777	105.527
4.750	106.599	106.349	106.099
4.875	106.999	106.749	106.499
5.000	107.599	107.349	107.099
5.125	107.699	107.449	107.199
5.250	107.974	107.724	107.474
5.375	107.462	107.212	106.962
5.500	107.962	107.712	107.462
5.625	108.162	107.912	107.662

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	98.949	98.699	98.449
4.000	101.874	101.624	101.374
4.500	103.852	103.602	103.352
5.000	105.524	105.274	105.024

15 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.125	98.875	98.625
3.500	101.074	100.824	100.574
4.000	102.602	102.352	102.102
4.500	102.655	102.405	102.155
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	10/27/2014	4.500%

American Financial Resources, Inc. - Announcements

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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	93.865	93.615	93.365	N/A	N/A	N/A
3.250	95.283	95.033	94.783	N/A	N/A	N/A
3.375	96.262	96.012	95.762	93.352	93.102	92.852
3.500	97.241	96.991	96.741	94.597	94.347	94.097
3.625	98.220	97.970	97.720	95.841	95.591	95.341
3.750	99.125	98.875	98.625	96.988	96.738	96.488
3.875	99.896	99.646	99.396	97.946	97.696	97.446
4.000	100.735	100.485	100.235	98.973	98.723	98.473
4.125	101.643	101.393	101.143	100.068	99.818	99.568
4.250	102.468	102.218	101.968	101.070	100.820	100.570
4.375	103.045	102.795	102.545	101.803	101.553	101.303
4.500	103.702	103.452	103.202	102.617	102.367	102.117
4.625	104.440	104.190	103.940	103.511	103.261	103.011
4.750	105.134	104.884	104.634	104.412	104.162	103.912
4.875	105.625	105.375	105.125	105.215	104.965	104.715
5.000	106.137	105.887	105.637	106.039	105.789	105.539
5.125	106.668	106.418	106.168	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	92.768	92.518	92.268	N/A	N/A	N/A
3.125	94.407	94.157	93.907	93.180	92.930	92.680
3.250	95.780	95.530	95.280	94.663	94.413	94.163
3.375	96.587	96.337	96.087	95.845	95.595	95.345
3.500	97.394	97.144	96.894	97.027	96.777	96.527
3.625	98.201	97.951	97.701	98.209	97.959	97.709
3.750	98.983	98.733	98.483	99.193	98.943	98.693
3.875	99.709	99.459	99.209	99.776	99.526	99.276
4.000	100.436	100.186	99.936	100.428	100.178	99.928
4.125	101.162	100.912	100.662	101.148	100.898	100.648
4.250	101.844	101.594	101.344	101.835	101.585	101.335
4.375	102.430	102.180	101.930	102.381	102.131	101.881
4.500	103.016	102.766	102.516	103.007	102.757	102.507
4.625	103.602	103.352	103.102	103.714	103.464	103.214
4.750	104.143	103.893	103.643	104.342	104.092	103.842
4.875	104.587	104.337	104.087	104.692	104.442	104.192
5.000	105.032	104.782	104.532	105.063	104.813	104.563
5.125	N/A	N/A	N/A	105.454	105.204	104.954

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	96.588	96.338	96.088	92.866	92.616	92.366
2.625	97.609	97.359	97.109	94.062	93.812	93.562
2.750	98.381	98.131	97.881	95.100	94.850	94.600
2.875	99.185	98.935	98.685	96.170	95.920	95.670
3.000	100.022	99.772	99.522	97.272	97.022	96.772
3.125	100.635	100.385	100.135	98.110	97.860	97.610
3.250	101.072	100.822	100.572	98.735	98.485	98.235
3.375	101.592	101.342	101.092	99.442	99.192	98.942
3.500	102.194	101.944	101.694	100.231	99.981	99.731
3.625	102.706	102.456	102.206	100.849	100.599	100.349
3.750	103.097	102.847	102.597	101.272	101.022	100.772
3.875	103.489	103.239	102.989	101.695	101.445	101.195
4.000	103.881	103.631	103.381	102.118	101.868	101.618
4.125	104.137	103.887	103.637	102.454	102.204	101.954
4.250	104.267	104.017	103.767	102.710	102.460	102.210
4.375	104.398	104.148	103.898	102.965	102.715	102.465
4.500	104.528	104.278	104.028	103.221	102.971	102.721
4.625	104.659	104.409	104.159	103.477	103.227	102.977

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	96.481	96.231	95.981	92.666	92.416	92.166
2.625	97.380	97.130	96.880	93.862	93.612	93.362
2.750	98.074	97.824	97.574	94.900	94.650	94.400
2.875	98.768	98.518	98.268	95.970	95.720	95.470
3.000	99.462	99.212	98.962	97.072	96.822	96.572
3.125	100.012	99.762	99.512	97.910	97.660	97.410
3.250	100.428	100.178	99.928	98.535	98.285	98.035
3.375	100.844	100.594	100.344	99.242	98.992	98.742
3.500	101.261	101.011	100.761	100.031	99.781	99.531
3.625	101.636	101.386	101.136	100.649	100.399	100.149
3.750	101.973	101.723	101.473	101.072	100.822	100.572
3.875	102.310	102.060	101.810	101.495	101.245	100.995
4.000	102.647	102.397	102.147	101.918	101.668	101.418
4.125	102.877	102.627	102.377	102.254	102.004	101.754
4.250	103.007	102.757	102.507	102.510	102.260	102.010
4.375	103.138	102.888	102.638	102.765	102.515	102.265
4.500	103.268	103.018	102.768	103.021	102.771	102.521
4.625	103.399	103.149	102.899	103.277	103.027	102.777

Applicable for all mortgage with greater than 15 year terms

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
≥ 740	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

DU Refi Plus Adjusters

Adjusters	30/25 yr	20/15/10 yr
DURP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150
Extension Options	-0.018 per calendar day	

LTV Range

Product Feature	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
High-LTV										
30/25 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condominium	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

Refi Plus Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Non Interest-Only LLPA Credit Score < 720	Non Interest-Only LLPA Credit Score ≥ 720
65.01 - 75.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 95.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 90.00%	76.01 - 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do **not** apply and the lender must use SFC 118.

Loan Level Price Adjuster Caps

LLPA Cap	30/25 yr	20/15/10 yr
Owner Occupied LTV ≥80%	0.750	0.000
Owner Occupied LTV <80%	2.000	2.000
Investment & 2nd Home LTV ≤105%	2.000	2.000
Investment & 2nd Home LTV >105%	2.000	1.500

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Flood Certification = $10.00 | FHA ID# - 1358600006

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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.015	94.765	94.740
3.250	96.433	96.183	96.158
3.375	97.412	97.162	97.137
3.500	98.391	98.141	98.116
3.625	99.370	99.120	99.095
3.750	100.275	100.025	100.000
3.875	101.046	100.796	100.771
3.990	101.835	101.585	101.560
4.000	101.885	101.635	101.610
4.125	102.793	102.543	102.518
4.250	103.618	103.368	103.343
4.375	104.195	103.945	103.920
4.500	104.852	104.602	104.577
4.625	105.590	105.340	105.315
4.750	106.284	106.034	106.009
4.875	106.775	106.525	106.500
4.990	107.237	106.987	106.962
5.000	107.287	107.037	107.012
5.125	107.818	107.568	107.543

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	94.728	94.478	94.228
3.000	94.778	94.528	94.278
3.125	96.417	96.167	95.917
3.250	97.790	97.540	97.290
3.375	98.597	98.347	98.097
3.500	99.404	99.154	98.904
3.625	100.211	99.961	99.711
3.750	100.993	100.743	100.493
3.875	101.719	101.469	101.219
3.990	102.396	102.146	101.896
4.000	102.446	102.196	101.946
4.125	103.172	102.922	102.672
4.250	103.854	103.604	103.354
4.375	104.440	104.190	103.940
4.500	105.026	104.776	104.526
4.625	105.612	105.362	105.112
4.750	106.153	105.903	105.653
4.875	106.597	106.347	106.097
4.990	106.992	106.742	106.492
5.000	107.042	106.792	106.542

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.338	97.088	96.838
2.625	98.359	98.109	97.859
2.750	99.131	98.881	98.631
2.875	99.935	99.685	99.435
2.990	100.722	100.472	100.222
3.000	100.772	100.522	100.272
3.125	101.385	101.135	100.885
3.250	101.822	101.572	101.322
3.375	102.342	102.092	101.842
3.500	102.944	102.694	102.444
3.625	103.456	103.206	102.956
3.750	103.847	103.597	103.347
3.875	104.239	103.989	103.739
3.990	104.581	104.331	104.081
4.000	104.631	104.381	104.131
4.125	104.887	104.637	104.387
4.250	105.017	104.767	104.517
4.375	105.148	104.898	104.648
4.500	105.278	105.028	104.778
4.625	105.409	105.159	104.909

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.491	98.241	97.991
2.625	99.390	99.140	98.890
2.750	100.084	99.834	99.584
2.875	100.778	100.528	100.278
2.990	101.422	101.172	100.922
3.000	101.472	101.222	100.972
3.125	102.022	101.772	101.522
3.250	102.438	102.188	101.938
3.375	102.854	102.604	102.354
3.500	103.271	103.021	102.771
3.625	103.646	103.396	103.146
3.750	103.983	103.733	103.483
3.875	104.320	104.070	103.820
3.990	104.607	104.357	104.107
4.000	104.657	104.407	104.157
4.125	104.887	104.637	104.387
4.250	105.017	104.767	104.517
4.375	105.148	104.898	104.648
4.500	105.278	105.028	104.778
4.625	105.409	105.159	104.909

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	94.613	94.363	94.113
3.375	95.764	95.514	95.264
3.500	96.914	96.664	96.414
3.625	98.065	97.815	97.565
3.750	99.093	98.843	98.593
3.875	99.879	99.629	99.379
3.990	100.684	100.434	100.184
4.000	100.734	100.484	100.234
4.125	101.657	101.407	101.157
4.250	102.493	102.243	101.993
4.375	103.070	102.820	102.570
4.500	103.727	103.477	103.227
4.625	104.465	104.215	103.965
4.750	105.109	104.859	104.609
4.875	105.444	105.194	104.944
4.990	105.749	105.499	105.249
5.000	105.799	105.549	105.299

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	95.881	95.631	95.381
2.625	97.098	96.848	96.598
2.750	98.088	97.838	97.588
2.875	99.111	98.861	98.611
2.990	100.117	99.867	99.617
3.000	100.167	99.917	99.667
3.125	100.885	100.635	100.385
3.250	101.322	101.072	100.822
3.375	101.842	101.592	101.342
3.500	102.444	102.194	101.944
3.625	102.842	102.592	102.342
3.750	103.015	102.765	102.515
3.875	103.188	102.938	102.688
3.990	103.311	103.061	102.811
4.000	103.361	103.111	102.861
4.125	103.414	103.164	102.914
4.250	103.357	103.107	102.857
4.375	103.300	103.050	102.800
4.500	103.244	102.994	102.744
4.625	103.187	102.937	102.687

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

30 Day Lock Exp.: 11/26/2014
45 Day Lock Exp.: 12/11/2014
60 Day Lock Exp.: 12/26/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/27/2014
Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.768	95.518	95.268
3.375	96.677	96.427	96.177
3.500	97.715	97.465	97.215
3.625	98.705	98.455	98.205
3.750	99.483	99.233	98.983
3.875	100.121	99.871	99.621
4.000	100.827	100.577	100.327
4.125	101.718	101.468	101.218
4.250	102.411	102.161	101.911
4.375	102.964	102.714	102.464
4.500	103.755	103.505	103.255
4.625	104.567	104.317	104.067
4.750	105.208	104.958	104.708
4.875	105.712	105.462	105.212
5.000	105.965	105.715	105.465
5.125	106.751	106.501	106.251
5.250	107.353	107.103	106.853

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.081	94.831	94.581
3.375	95.990	95.740	95.490
3.500	97.028	96.778	96.528
3.625	98.018	97.768	97.518
3.750	99.733	99.483	99.233
3.875	100.371	100.121	99.871
4.000	101.077	100.827	100.577
4.125	101.968	101.718	101.468
4.250	103.474	103.224	102.974
4.375	104.027	103.777	103.527
4.500	104.818	104.568	104.318
4.625	105.630	105.380	105.130
4.750	106.833	106.583	106.333
4.875	107.337	107.087	106.837
5.000	107.590	107.340	107.090
5.125	108.376	108.126	107.876
5.250	107.353	107.103	106.853

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.918	96.668	96.418
3.375	97.870	97.620	97.370
3.500	98.797	98.547	98.297
3.625	99.690	99.440	99.190
3.750	100.413	100.163	99.913
3.875	101.007	100.757	100.507
4.000	101.389	101.139	100.889
4.125	102.210	101.960	101.710
4.250	102.852	102.602	102.352
4.375	103.367	103.117	102.867
4.500	103.973	103.723	103.473
4.625	104.707	104.457	104.207
4.750	105.296	105.046	104.796
4.875	105.792	105.542	105.292
5.000	105.817	105.567	105.317
5.125	106.541	106.291	106.041
5.250	107.126	106.876	106.626

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.356	97.106	96.856
3.375	98.308	98.058	97.808
3.500	99.235	98.985	98.735
3.625	100.128	99.878	99.628
3.750	100.726	100.476	100.226
3.875	101.320	101.070	100.820
4.000	101.702	101.452	101.202
4.125	102.523	102.273	102.023
4.250	103.040	102.790	102.540
4.375	103.555	103.305	103.055
4.500	104.161	103.911	103.661
4.625	104.895	104.645	104.395
4.750	105.484	105.234	104.984
4.875	105.980	105.730	105.480
5.000	106.005	105.755	105.505
5.125	106.729	106.479	106.229
5.250	107.126	106.876	106.626

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.123	95.873	95.623
2.375	96.891	96.641	96.391
2.500	97.658	97.408	97.158
2.625	98.300	98.050	97.800
2.750	98.861	98.611	98.361
2.875	99.463	99.213	98.963
3.000	100.218	99.968	99.718
3.125	100.807	100.557	100.307
3.250	101.302	101.052	100.802
3.375	101.490	101.240	100.990
3.500	102.169	101.919	101.669
3.625	102.705	102.455	102.205
3.750	103.165	102.915	102.665
3.875	103.458	103.208	102.958
4.000	104.103	103.853	103.603
4.125	104.640	104.390	104.140
4.250	105.104	104.854	104.604

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	93.998	93.748	93.498
2.375	94.766	94.516	94.266
2.500	95.533	95.283	95.033
2.625	96.175	95.925	95.675
2.750	98.299	98.049	97.799
2.875	98.901	98.651	98.401
3.000	99.656	99.406	99.156
3.125	100.245	99.995	99.745
3.250	101.115	100.865	100.615
3.375	101.303	101.053	100.803
3.500	101.982	101.732	101.482
3.625	102.518	102.268	102.018
3.750	103.165	102.915	102.665
3.875	103.458	103.208	102.958
4.000	104.103	103.853	103.603
4.125	104.640	104.390	104.140
4.250	104.354	104.104	103.854

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: 10/27/2014
Release Time: 10:00 AM ET

30 Day Lock Exp.: 11/26/2014
45 Day Lock Exp.: 12/11/2014
60 Day Lock Exp.: 12/26/2014

30/25 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	96.928	96.678	96.653
3.375	97.837	97.587	97.562
3.500	98.875	98.625	98.600
3.625	99.865	99.615	99.590
3.750	100.643	100.393	100.368
3.875	101.281	101.031	101.006
3.990	101.937	101.687	101.662
4.000	101.987	101.737	101.712
4.125	102.878	102.628	102.603
4.250	103.571	103.321	103.296
4.375	104.124	103.874	103.849
4.500	104.915	104.665	104.640
4.625	105.727	105.477	105.452
4.750	106.368	106.118	106.093
4.875	106.872	106.622	106.597
4.990	107.075	106.825	106.800
5.000	107.125	106.875	106.850
5.125	107.911	107.661	107.636
5.250	108.513	108.263	108.238

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.178	97.928	97.678
3.375	99.130	98.880	98.630
3.500	100.057	99.807	99.557
3.625	100.950	100.700	100.450
3.750	101.673	101.423	101.173
3.875	102.267	102.017	101.767
3.990	102.599	102.349	102.099
4.000	102.649	102.399	102.149
4.125	103.470	103.220	102.970
4.250	104.112	103.862	103.612
4.375	104.627	104.377	104.127
4.500	105.233	104.983	104.733
4.625	105.967	105.717	105.467
4.750	106.556	106.306	106.056
4.875	107.052	106.802	106.552
4.990	107.027	106.777	106.527
5.000	107.077	106.827	106.577
5.125	107.801	107.551	107.301
5.250	108.386	108.136	107.886

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.783	96.533	96.283
2.375	97.551	97.301	97.051
2.500	98.318	98.068	97.818
2.625	98.960	98.710	98.460
2.750	99.521	99.271	99.021
2.875	100.123	99.873	99.623
2.990	100.828	100.578	100.328
3.000	100.878	100.628	100.378
3.125	101.467	101.217	100.967
3.250	101.962	101.712	101.462
3.375	102.150	101.900	101.650
3.500	102.829	102.579	102.329
3.625	103.365	103.115	102.865
3.750	103.825	103.575	103.325
3.875	104.118	103.868	103.618
3.990	104.713	104.463	104.213
4.000	104.763	104.513	104.263
4.125	105.300	105.050	104.800
4.250	105.764	105.514	105.264

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

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

30 Day Lock Exp.: 11/26/2014
45 Day Lock Exp.: 12/11/2014
60 Day Lock Exp.: 12/26/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/27/2014 **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	98.308	98.136	97.964
3.875	99.089	98.917	98.745
4.000	99.870	99.698	99.526
4.125	100.651	100.479	100.307
4.250	101.129	100.957	100.785
4.375	101.723	101.551	101.379
4.500	102.223	102.051	101.879
4.625	102.723	102.551	102.379
4.750	103.161	102.989	102.817
4.875	103.528	103.349	103.169
5.000	103.872	103.693	103.513
5.125	104.028	103.849	103.669

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.041	98.901	98.760
3.375	99.541	99.401	99.260
3.500	100.057	99.932	99.807
3.625	100.494	100.369	100.244
3.750	100.869	100.744	100.619
3.875	101.182	101.057	100.932
4.000	101.463	101.338	101.213
4.125	101.651	101.526	101.401
4.250	101.776	101.651	101.526
4.375	101.901	101.776	101.651
4.500	101.964	101.839	101.714
4.625	102.027	101.902	101.777

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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WHOLESALE MORTGAGE DIVISION

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Lock Desk Hours: 10:00 am ET - 7:00 pm ET

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W. Rate Sheet Dated: 10/27/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/26/2014

Max Price After Adjustments 101.750

Jumbo 5/1 Arm Full Doc

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

Jumbo 7/1 Arm Full Doc

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

E-Z Doc 5/1 Arm

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

E-Z Doc 7/1 Arm

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

Jumbo Arm LLPA

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

Jumbo Arm LLPA

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

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Lock Desk Hours: 10:00 am ET - 7:00 pm ET

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W. Rate Sheet Dated: 10/27/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 11/26/2014 **45 Day Lock Exp.:** 12/11/2014

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
6.750	100.152	99.992
6.875	100.459	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	102.106
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
6.375	100.793	100.648
6.500	101.038	100.888
6.625	101.282	101.127
6.750	101.527	101.367
6.875	101.772	101.606
7.000	102.017	101.846
7.125	102.262	102.086
7.250	102.506	102.325
7.375	102.751	102.565
7.500	102.996	102.804
7.625	103.241	103.044
7.750	103.486	103.284
7.875	103.730	103.523
8.000	103.975	103.763
8.125	104.220	104.002

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	100.459	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	102.106
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
5.875	100.793	100.648
6.000	101.038	100.888
6.125	101.282	101.127
6.250	101.527	101.367
6.375	101.772	101.606
6.500	102.017	101.846
6.625	102.262	102.086
6.750	102.506	102.325
6.875	102.751	102.565
7.000	102.996	102.804
7.125	103.241	103.044
7.250	103.486	103.284
7.375	103.730	103.523
7.500	103.975	103.763
7.625	104.220	104.002

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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W. Rate Sheet Dated: 10/27/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 11/26/2014
45 Day Lock Exp.: 12/11/2014

Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
6.250	100.152	99.992
6.375	100.459	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	102.106
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
5.875	100.793	100.648
6.000	101.038	100.888
6.125	101.282	101.127
6.250	101.527	101.367
6.375	101.772	101.606
6.500	102.017	101.846
6.625	102.262	102.086
6.750	102.506	102.325
6.875	102.751	102.565
7.000	102.996	102.804
7.125	103.241	103.044
7.250	103.486	103.284
7.375	103.730	103.523
7.500	103.975	103.763
7.625	104.220	104.002

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	100.459	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	102.106
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
5.875	100.793	100.793
6.000	101.038	101.038
6.125	101.282	101.282
6.250	101.527	101.527
6.375	101.772	101.772
6.500	102.017	102.017
6.625	102.262	102.262
6.750	102.506	102.506
6.875	102.751	102.751
7.000	102.996	102.996
7.125	103.241	103.241
7.250	103.486	103.486
7.375	103.730	103.730
7.500	103.975	103.975
7.625	104.220	104.220

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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