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.: 12/1/2014
45 Day Lock Exp.: 12/16/2014
60 Day Lock Exp.: 12/31/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/28/2014
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	101.142	100.892	100.642
3.500	101.892	101.642	101.392
3.625	101.992	101.742	101.492
3.750	103.696	103.446	103.196
3.875	104.196	103.946	103.696
4.000	104.896	104.646	104.396
4.125	104.996	104.746	104.496
4.250	106.024	105.774	105.524
4.375	106.409	106.159	105.909
4.500	106.874	106.624	106.374
4.625	106.974	106.724	106.474
4.750	107.562	107.312	107.062
4.875	107.962	107.712	107.462
5.000	108.562	108.312	108.062
5.125	108.662	108.412	108.162
5.250	108.842	108.592	108.342
5.375	108.330	108.080	107.830
5.500	108.830	108.580	108.330
5.625	109.030	108.780	108.530

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.892	100.642	100.392
3.500	101.642	101.392	101.142
3.625	101.742	101.492	101.242
3.750	103.446	103.196	102.946
3.875	103.946	103.696	103.446
4.000	104.646	104.396	104.146
4.125	104.746	104.496	104.246
4.250	105.774	105.524	105.274
4.375	106.159	105.909	105.659
4.500	106.624	106.374	106.124
4.625	106.724	106.474	106.224
4.750	107.462	107.212	106.962
4.875	107.862	107.612	107.362
5.000	108.462	108.212	107.962
5.125	108.562	108.312	108.062
5.250	108.742	108.492	108.242
5.375	108.230	107.980	107.730
5.500	108.730	108.480	108.230
5.625	108.930	108.680	108.430

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.874	100.624	100.374
2.875	101.174	100.924	100.674
3.000	101.424	101.174	100.924
3.125	101.574	101.324	101.074
3.250	102.839	102.589	102.339
3.375	103.139	102.889	102.639
3.500	103.389	103.139	102.889
3.625	103.539	103.289	103.039
3.750	104.448	104.198	103.948
3.875	104.748	104.498	104.248
4.000	104.998	104.748	104.498
4.125	105.148	104.898	104.648
4.250	104.628	104.378	104.128
4.375	104.928	104.678	104.428
4.500	105.028	104.778	104.528
4.625	105.178	104.928	104.678
4.750	105.178	104.928	104.678

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 = 0.110

Buyer's Bonus

Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

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

30/25 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	100.342	100.092	99.842
3.500	101.092	100.842	100.592
3.625	101.192	100.942	100.692
3.750	102.896	102.646	102.396
3.875	103.396	103.146	102.896
4.000	104.096	103.846	103.596
4.125	104.196	103.946	103.696
4.250	105.224	104.974	104.724
4.375	105.609	105.359	105.109
4.500	106.074	105.824	105.574
4.625	106.174	105.924	105.674
4.750	106.762	106.512	106.262
4.875	107.162	106.912	106.662
5.000	107.762	107.512	107.262
5.125	107.862	107.612	107.362
5.250	108.042	107.792	107.542
5.375	107.530	107.280	107.030
5.500	108.030	107.780	107.530
5.625	108.230	107.980	107.730

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.174	99.924	99.674
2.875	100.474	100.224	99.974
3.000	100.724	100.474	100.224
3.125	100.874	100.624	100.374
3.250	102.139	101.889	101.639
3.375	102.439	102.189	101.939
3.500	102.689	102.439	102.189
3.625	102.839	102.589	102.339
3.750	103.748	103.498	103.248
3.875	104.048	103.798	103.548
4.000	104.298	104.048	103.798
4.125	104.448	104.198	103.948
4.250	103.928	103.678	103.428
4.375	104.228	103.978	103.728
4.500	104.328	104.078	103.828
4.625	104.478	104.228	103.978
4.750	104.478	104.228	103.978

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	100.242	99.992	99.742
3.500	100.992	100.742	100.492
3.625	101.092	100.842	100.592
3.750	102.796	102.546	102.296
3.875	103.296	103.046	102.796
4.000	103.996	103.746	103.496
4.125	104.096	103.846	103.596
4.250	105.124	104.874	104.624
4.375	105.509	105.259	105.009
4.500	105.974	105.724	105.474
4.625	106.074	105.824	105.574
4.750	106.662	106.412	106.162
4.875	107.062	106.812	106.562
5.000	107.662	107.412	107.162
5.125	107.762	107.512	107.262
5.250	107.942	107.692	107.442
5.375	107.430	107.180	106.930
5.500	107.930	107.680	107.430
5.625	108.130	107.880	107.630

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 = 0.110

30 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.500	98.917	98.667	98.417
4.000	101.921	101.671	101.421
4.500	103.899	103.649	103.399
5.000	105.587	105.337	105.087

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.090	98.840	98.590
3.500	101.055	100.805	100.555
4.000	102.664	102.414	102.164
4.500	102.694	102.444	102.194
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	-2.500
VA Jumbo	-2.500
Extension Options:	-0.018 per calendar day

Max USDA - GRH Rate Today	10/28/2014	4.500%

American Financial Resources, Inc. - Announcements

Lock Desk Policy

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Flood Certification = $10.00 FHA ID# - 1358600006

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45 Day Lock Exp.: 12/16/2014
60 Day Lock Exp.: 12/31/2014

DURP 30/25 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	93.886	93.636	93.386	N/A	N/A	N/A
3.250	95.304	95.054	94.804	N/A	N/A	N/A
3.375	96.282	96.032	95.782	93.373	93.123	92.873
3.500	97.261	97.011	96.761	94.617	94.367	94.117
3.625	98.239	97.989	97.739	95.861	95.611	95.361
3.750	99.147	98.897	98.647	97.009	96.759	96.509
3.875	99.925	99.675	99.425	97.975	97.725	97.475
4.000	100.772	100.522	100.272	99.010	98.760	98.510
4.125	101.688	101.438	101.188	100.113	99.863	99.613
4.250	102.519	102.269	102.019	101.121	100.871	100.621
4.375	103.095	102.845	102.595	101.854	101.604	101.354
4.500	103.753	103.503	103.253	102.668	102.418	102.168
4.625	104.491	104.241	103.991	103.562	103.312	103.062
4.750	105.188	104.938	104.688	104.465	104.215	103.965
4.875	105.689	105.439	105.189	105.279	105.029	104.779
5.000	106.211	105.961	105.711	N/A	N/A	N/A
5.125	106.753	106.503	106.253	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	92.787	92.537	92.287	N/A	N/A	N/A
3.125	94.428	94.178	93.928	93.201	92.951	92.701
3.250	95.801	95.551	95.301	94.684	94.434	94.184
3.375	96.608	96.358	96.108	95.865	95.615	95.365
3.500	97.415	97.165	96.915	97.047	96.797	96.547
3.625	98.221	97.971	97.721	98.229	97.979	97.729
3.750	99.005	98.755	98.505	99.214	98.964	98.714
3.875	99.739	99.489	99.239	99.805	99.555	99.305
4.000	100.473	100.223	99.973	100.465	100.215	99.965
4.125	101.208	100.958	100.708	101.193	100.943	100.693
4.250	101.897	101.647	101.397	101.886	101.636	101.386
4.375	102.491	102.241	101.991	102.432	102.182	101.932
4.500	103.085	102.835	102.585	103.058	102.808	102.558
4.625	103.679	103.429	103.179	103.764	103.514	103.264
4.750	104.225	103.975	103.725	104.395	104.145	103.895
4.875	104.673	104.423	104.173	104.756	104.506	104.256
5.000	105.120	104.870	104.620	105.137	104.887	104.637
5.125	N/A	N/A	N/A	105.539	105.289	105.039

DURP 15 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	96.547	96.297	96.047	92.825	92.575	92.325
2.625	97.569	97.319	97.069	94.022	93.772	93.522
2.750	98.341	98.091	97.841	95.059	94.809	94.559
2.875	99.145	98.895	98.645	96.129	95.879	95.629
3.000	99.981	99.731	99.481	97.231	96.981	96.731
3.125	100.598	100.348	100.098	98.073	97.823	97.573
3.250	101.042	100.792	100.542	98.704	98.454	98.204
3.375	101.569	101.319	101.069	99.419	99.169	98.919
3.500	102.181	101.931	101.681	100.218	99.968	99.718
3.625	102.709	102.459	102.209	100.853	100.603	100.353
3.750	103.125	102.875	102.625	101.300	101.050	100.800
3.875	103.540	103.290	103.040	101.746	101.496	101.246
4.000	103.955	103.705	103.455	102.193	101.943	101.693
4.125	104.218	103.968	103.718	102.535	102.285	102.035
4.250	104.339	104.089	103.839	102.781	102.531	102.281
4.375	104.460	104.210	103.960	103.027	102.777	102.527
4.500	104.581	104.331	104.081	103.273	103.023	102.773
4.625	104.702	104.452	104.202	103.519	103.269	103.019

DURP 10 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	96.440	96.190	95.940	92.625	92.375	92.125
2.625	97.339	97.089	96.839	93.822	93.572	93.322
2.750	98.033	97.783	97.533	94.859	94.609	94.359
2.875	98.727	98.477	98.227	95.929	95.679	95.429
3.000	99.422	99.172	98.922	97.031	96.781	96.531
3.125	99.975	99.725	99.475	97.873	97.623	97.373
3.250	100.400	100.150	99.900	98.504	98.254	98.004
3.375	100.824	100.574	100.324	99.219	98.969	98.719
3.500	101.248	100.998	100.748	100.018	99.768	99.518
3.625	101.640	101.390	101.140	100.653	100.403	100.153
3.750	102.000	101.750	101.500	101.100	100.850	100.600
3.875	102.361	102.111	101.861	101.546	101.296	101.046
4.000	102.722	102.472	102.222	101.993	101.743	101.493
4.125	102.958	102.708	102.458	102.335	102.085	101.835
4.250	103.079	102.829	102.579	102.581	102.331	102.081
4.375	103.200	102.950	102.700	102.827	102.577	102.327
4.500	103.321	103.071	102.821	103.073	102.823	102.573
4.625	103.442	103.192	102.942	103.319	103.069	102.819

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	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	95.036	94.786	94.761
3.250	96.454	96.204	96.179
3.375	97.432	97.182	97.157
3.500	98.411	98.161	98.136
3.625	99.389	99.139	99.114
3.750	100.297	100.047	100.022
3.875	101.075	100.825	100.800
3.990	101.872	101.622	101.597
4.000	101.922	101.672	101.647
4.125	102.838	102.588	102.563
4.250	103.669	103.419	103.394
4.375	104.245	103.995	103.970
4.500	104.903	104.653	104.628
4.625	105.641	105.391	105.366
4.750	106.338	106.088	106.063
4.875	106.839	106.589	106.564
4.990	107.311	107.061	107.036
5.000	107.361	107.111	107.086
5.125	107.903	107.653	107.628

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	94.747	94.497	94.247
3.000	94.797	94.547	94.297
3.125	96.438	96.188	95.938
3.250	97.811	97.561	97.311
3.375	98.618	98.368	98.118
3.500	99.425	99.175	98.925
3.625	100.231	99.981	99.731
3.750	101.015	100.765	100.515
3.875	101.749	101.499	101.249
3.990	102.433	102.183	101.933
4.000	102.483	102.233	101.983
4.125	103.218	102.968	102.718
4.250	103.907	103.657	103.407
4.375	104.501	104.251	104.001
4.500	105.095	104.845	104.595
4.625	105.689	105.439	105.189
4.750	106.235	105.985	105.735
4.875	106.683	106.433	106.183
4.990	107.080	106.830	106.580
5.000	107.130	106.880	106.630

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.297	97.047	96.797
2.625	98.319	98.069	97.819
2.750	99.091	98.841	98.591
2.875	99.895	99.645	99.395
2.990	100.681	100.431	100.181
3.000	100.731	100.481	100.231
3.125	101.348	101.098	100.848
3.250	101.792	101.542	101.292
3.375	102.319	102.069	101.819
3.500	102.931	102.681	102.431
3.625	103.459	103.209	102.959
3.750	103.875	103.625	103.375
3.875	104.290	104.040	103.790
3.990	104.655	104.405	104.155
4.000	104.705	104.455	104.205
4.125	104.968	104.718	104.468
4.250	105.089	104.839	104.589
4.375	105.210	104.960	104.710
4.500	105.331	105.081	104.831
4.625	105.452	105.202	104.952

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.450	98.200	97.950
2.625	99.349	99.099	98.849
2.750	100.043	99.793	99.543
2.875	100.737	100.487	100.237
2.990	101.382	101.132	100.882
3.000	101.432	101.182	100.932
3.125	101.985	101.735	101.485
3.250	102.410	102.160	101.910
3.375	102.834	102.584	102.334
3.500	103.258	103.008	102.758
3.625	103.650	103.400	103.150
3.750	104.010	103.760	103.510
3.875	104.371	104.121	103.871
3.990	104.682	104.432	104.182
4.000	104.732	104.482	104.232
4.125	104.968	104.718	104.468
4.250	105.089	104.839	104.589
4.375	105.210	104.960	104.710
4.500	105.331	105.081	104.831
4.625	105.452	105.202	104.952

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	94.634	94.384	94.134
3.375	95.784	95.534	95.284
3.500	96.935	96.685	96.435
3.625	98.085	97.835	97.585
3.750	99.109	98.859	98.609
3.875	99.888	99.638	99.388
3.990	100.685	100.435	100.185
4.000	100.735	100.485	100.235
4.125	101.650	101.400	101.150
4.250	102.486	102.236	101.986
4.375	103.078	102.828	102.578
4.500	103.751	103.501	103.251
4.625	104.505	104.255	104.005
4.750	105.158	104.908	104.658
4.875	105.487	105.237	104.987
4.990	105.787	105.537	105.287
5.000	105.837	105.587	105.337

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	95.840	95.590	95.340
2.625	97.057	96.807	96.557
2.750	98.048	97.798	97.548
2.875	99.071	98.821	98.571
2.990	100.076	99.826	99.576
3.000	100.126	99.876	99.626
3.125	100.848	100.598	100.348
3.250	101.292	101.042	100.792
3.375	101.819	101.569	101.319
3.500	102.431	102.181	101.931
3.625	102.846	102.596	102.346
3.750	103.042	102.792	102.542
3.875	103.239	102.989	102.739
3.990	103.385	103.135	102.885
4.000	103.435	103.185	102.935
4.125	103.495	103.245	102.995
4.250	103.429	103.179	102.929
4.375	103.362	103.112	102.862
4.500	103.296	103.046	102.796
4.625	103.229	102.979	102.729

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

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/16/2014
60 Day Lock Exp.: 12/31/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/28/2014

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.865	95.615	95.365
3.375	96.715	96.465	96.215
3.500	97.751	97.501	97.251
3.625	98.738	98.488	98.238
3.750	99.513	99.263	99.013
3.875	100.148	99.898	99.648
4.000	100.940	100.690	100.440
4.125	101.827	101.577	101.327
4.250	102.516	102.266	102.016
4.375	103.064	102.814	102.564
4.500	103.836	103.586	103.336
4.625	104.643	104.393	104.143
4.750	105.279	105.029	104.779
4.875	105.781	105.531	105.281
5.000	106.041	105.791	105.541
5.125	106.823	106.573	106.323
5.250	107.422	107.172	106.922

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.178	94.928	94.678
3.375	96.028	95.778	95.528
3.500	97.064	96.814	96.564
3.625	98.051	97.801	97.551
3.750	99.763	99.513	99.263
3.875	100.398	100.148	99.898
4.000	101.190	100.940	100.690
4.125	102.077	101.827	101.577
4.250	103.579	103.329	103.079
4.375	104.127	103.877	103.627
4.500	104.899	104.649	104.399
4.625	105.706	105.456	105.206
4.750	106.904	106.654	106.404
4.875	107.406	107.156	106.906
5.000	107.666	107.416	107.166
5.125	108.448	108.198	107.948
5.250	107.422	107.172	106.922

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.954	96.704	96.454
3.375	97.905	97.655	97.405
3.500	98.832	98.582	98.332
3.625	99.724	99.474	99.224
3.750	100.444	100.194	99.944
3.875	101.035	100.785	100.535
4.000	101.502	101.252	101.002
4.125	102.319	102.069	101.819
4.250	102.957	102.707	102.457
4.375	103.469	103.219	102.969
4.500	104.052	103.802	103.552
4.625	104.782	104.532	104.282
4.750	105.368	105.118	104.868
4.875	105.861	105.611	105.361
5.000	105.892	105.642	105.392
5.125	106.613	106.363	106.113
5.250	107.196	106.946	106.696

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.392	97.142	96.892
3.375	98.343	98.093	97.843
3.500	99.270	99.020	98.770
3.625	100.162	99.912	99.662
3.750	100.757	100.507	100.257
3.875	101.348	101.098	100.848
4.000	101.815	101.565	101.315
4.125	102.632	102.382	102.132
4.250	103.145	102.895	102.645
4.375	103.657	103.407	103.157
4.500	104.240	103.990	103.740
4.625	104.970	104.720	104.470
4.750	105.556	105.306	105.056
4.875	106.049	105.799	105.549
5.000	106.080	105.830	105.580
5.125	106.801	106.551	106.301
5.250	107.196	106.946	106.696

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.194	95.944	95.694
2.375	96.961	96.711	96.461
2.500	97.727	97.477	97.227
2.625	98.368	98.118	97.868
2.750	98.928	98.678	98.428
2.875	99.422	99.172	98.922
3.000	100.176	99.926	99.676
3.125	100.762	100.512	100.262
3.250	101.253	101.003	100.753
3.375	101.511	101.261	101.011
3.500	102.187	101.937	101.687
3.625	102.720	102.470	102.220
3.750	103.177	102.927	102.677
3.875	103.523	103.273	103.023
4.000	104.164	103.914	103.664
4.125	104.699	104.449	104.199
4.250	105.162	104.912	104.662

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.069	93.819	93.569
2.375	94.836	94.586	94.336
2.500	95.602	95.352	95.102
2.625	96.243	95.993	95.743
2.750	98.366	98.116	97.866
2.875	98.860	98.610	98.360
3.000	99.614	99.364	99.114
3.125	100.200	99.950	99.700
3.250	101.066	100.816	100.566
3.375	101.324	101.074	100.824
3.500	102.000	101.750	101.500
3.625	102.533	102.283	102.033
3.750	103.177	102.927	102.677
3.875	103.523	103.273	103.023
4.000	104.164	103.914	103.664
4.125	104.699	104.449	104.199
4.250	104.412	104.162	103.912

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.: 12/1/2014
45 Day Lock Exp.: 12/16/2014
60 Day Lock Exp.: 12/31/2014

prices are subject to change without notice

W. Rate Sheet Dated: 10/28/2014

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	97.025	96.775	96.750
3.375	97.875	97.625	97.600
3.500	98.911	98.661	98.636
3.625	99.898	99.648	99.623
3.750	100.673	100.423	100.398
3.875	101.308	101.058	101.033
3.990	102.050	101.800	101.775
4.000	102.100	101.850	101.825
4.125	102.987	102.737	102.712
4.250	103.676	103.426	103.401
4.375	104.224	103.974	103.949
4.500	104.996	104.746	104.721
4.625	105.803	105.553	105.528
4.750	106.439	106.189	106.164
4.875	106.941	106.691	106.666
4.990	107.151	106.901	106.876
5.000	107.201	106.951	106.926
5.125	107.983	107.733	107.708
5.250	108.582	108.332	108.307

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.214	97.964	97.714
3.375	99.165	98.915	98.665
3.500	100.092	99.842	99.592
3.625	100.984	100.734	100.484
3.750	101.704	101.454	101.204
3.875	102.295	102.045	101.795
3.990	102.712	102.462	102.212
4.000	102.762	102.512	102.262
4.125	103.579	103.329	103.079
4.250	104.217	103.967	103.717
4.375	104.729	104.479	104.229
4.500	105.312	105.062	104.812
4.625	106.042	105.792	105.542
4.750	106.628	106.378	106.128
4.875	107.121	106.871	106.621
4.990	107.102	106.852	106.602
5.000	107.152	106.902	106.652
5.125	107.873	107.623	107.373
5.250	108.456	108.206	107.956

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.854	96.604	96.354
2.375	97.621	97.371	97.121
2.500	98.387	98.137	97.887
2.625	99.028	98.778	98.528
2.750	99.588	99.338	99.088
2.875	100.082	99.832	99.582
2.990	100.786	100.536	100.286
3.000	100.836	100.586	100.336
3.125	101.422	101.172	100.922
3.250	101.913	101.663	101.413
3.375	102.171	101.921	101.671
3.500	102.847	102.597	102.347
3.625	103.380	103.130	102.880
3.750	103.837	103.587	103.337
3.875	104.183	103.933	103.683
3.990	104.774	104.524	104.274
4.000	104.824	104.574	104.324
4.125	105.359	105.109	104.859
4.250	105.822	105.572	105.322

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			
Condo (Excl 15 yr. & Home Possible)	> 75.00 %		
	-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

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

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/16/2014
60 Day Lock Exp.: 12/31/2014

W. Rate Sheet Dated: 10/28/2014 **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	98.377	98.205	98.033
3.875	99.158	98.986	98.814
4.000	99.939	99.767	99.595
4.125	100.720	100.548	100.376
4.250	101.228	101.056	100.884
4.375	101.822	101.650	101.478
4.500	102.322	102.150	101.978
4.625	102.822	102.650	102.478
4.750	103.260	103.088	102.916
4.875	103.627	103.448	103.268
5.000	103.971	103.792	103.612
5.125	104.127	103.948	103.768

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	99.075	98.935	98.794
3.375	99.575	99.435	99.294
3.500	100.091	99.966	99.841
3.625	100.528	100.403	100.278
3.750	100.903	100.778	100.653
3.875	101.216	101.091	100.966
4.000	101.497	101.372	101.247
4.125	101.685	101.560	101.435
4.250	101.810	101.685	101.560
4.375	101.935	101.810	101.685
4.500	101.998	101.873	101.748
4.625	102.061	101.936	101.811

Risk Based Price Adjustments - AFR Jumbo Fixed

LTV/CLTV → FICO ↓	≤ 60.00%	60.01 - 65.00%	65.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 780	0.600	0.500	0.450	0.000	-0.250
760 - 779	0.600	0.500	0.300	-0.150	-0.375
740 - 759	0.600	0.500	0.100	-0.300	-0.500
720 - 739	0.500	0.450	0.000	-0.450	-0.850
700 - 719	0.400	0.300	-0.200	-0.750	-1.250*
680 - 699	0.300*	0.200*	-0.500*	-1.000*	-1.500*
Loan Balance					
≤ $500,000	0.000	0.000	0.000	0.000	0.000
$500,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.000	0.000	-0.125	-0.250	-0.375*
$1,500,001 - $2,000,000	0.000	0.000	-0.250	-0.375*	-0.500*
$2,000,001 - $2,500,000	-0.125*	-0.250*	-0.375*	N/A	N/A
$2,500,001 - $3,000,000	-0.125*	-0.250*	N/A	N/A	N/A
Occupancy					
Second Home	-0.150	-0.200	-0.300	-0.450	N/A
Property Types					
Condos	0.000	0.000	-0.125	-0.125	-0.125
State Adjustments					
AZ	0.000	0.000	0.000	-0.250	-0.250
FL	0.000	0.000	0.000	-0.250	-0.250
MI	0.000	0.000	0.000	-0.375	-0.375
NV	0.000	0.000	0.000	-0.375	-0.375
Other Adjustments					
Cash-Out	-0.250	-0.300	-0.500	N/A	N/A
DTI > 40	0.000	0.000	0.000	-0.125	-0.125
No Escrow	-0.100	-0.100	-0.100	-0.100	-0.100
Purchase	0.250	0.250	0.250	0.375	0.375
Extension Options	-0.018 per calendar day				

* Please see High Reserve Guidelines

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Flood Certification = $10.00 FHA ID# - 1358600006

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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: 10/28/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 12/1/2014

Max Price After Adjustments 101.750

Jumbo 5/1 Arm Full Doc	
Rate	**30 day**
3.000	98.900
3.125	99.400
3.250	99.900
3.375	100.150
3.500	100.400
3.625	100.650
3.750	100.900
3.875	101.150
4.000	101.400
4.125	101.650
4.250	101.900
4.375	102.150
4.500	102.400

Jumbo 7/1 Arm Full Doc	
Rate	**30 day**
3.500	98.900
3.625	99.400
3.750	99.900
3.875	100.150
4.000	100.400
4.125	100.650
4.250	100.900
4.375	101.150
4.500	101.400
4.625	101.650
4.750	101.900
4.875	102.150
5.000	102.400

E-Z Doc 5/1 Arm	
Rate	**30 day**
4.250	N/A
4.375	N/A
4.500	N/A
4.625	N/A
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A

E-Z Doc 7/1 Arm	
Rate	**30 day**
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A
5.875	N/A
6.000	N/A
6.125	N/A
6.250	N/A

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

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

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Flood Certification = $10.00 FHA ID# - 1358600006

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prices are subject to change without notice

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/16/2014

W. Rate Sheet Dated: 10/28/2014 **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	100.459	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

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

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	100.459	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

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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prices are subject to change without notice

W. Rate Sheet Dated: 10/28/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/16/2014

Alt-Option Ratio Terms & Pricing

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

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
6.250	100.152	99.992
6.375	100.459	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

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

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

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
6.250	100.152	99.992
6.375	100.459	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

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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