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: 10/29/2014
Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/18/2014
60 Day Lock Exp.: 1/2/2015

STANDARD GOVERNMENT PRODUCT

30/25 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.908	100.658	100.408
3.500	101.658	101.408	101.158
3.625	101.758	101.508	101.258
3.750	103.509	103.259	103.009
3.875	104.009	103.759	103.509
4.000	104.709	104.459	104.209
4.125	104.809	104.559	104.309
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	107.452	107.202	106.952
4.875	107.852	107.602	107.352
5.000	108.452	108.202	107.952
5.125	108.552	108.302	108.052
5.250	108.764	108.514	108.264
5.375	108.252	108.002	107.752
5.500	108.752	108.502	108.252
5.625	108.952	108.702	108.452

20 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.658	100.408	100.158
3.500	101.408	101.158	100.908
3.625	101.508	101.258	101.008
3.750	103.259	103.009	102.759
3.875	103.759	103.509	103.259
4.000	104.459	104.209	103.959
4.125	104.559	104.309	104.059
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	107.352	107.102	106.852
4.875	107.752	107.502	107.252
5.000	108.352	108.102	107.852
5.125	108.452	108.202	107.952
5.250	108.664	108.414	108.164
5.375	108.152	107.902	107.652
5.500	108.652	108.402	108.152
5.625	108.852	108.602	108.352

15/10 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.800	100.550	100.300
2.875	101.100	100.850	100.600
3.000	101.350	101.100	100.850
3.125	101.500	101.250	101.000
3.250	102.796	102.546	102.296
3.375	103.096	102.846	102.596
3.500	103.346	103.096	102.846
3.625	103.496	103.246	102.996
3.750	104.425	104.175	103.925
3.875	104.725	104.475	104.225
4.000	104.975	104.725	104.475
4.125	105.125	104.875	104.625
4.250	104.581	104.331	104.081
4.375	104.881	104.631	104.381
4.500	104.981	104.731	104.481
4.625	105.131	104.881	104.631
4.750	105.131	104.881	104.631

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	100.108	99.858	99.608
3.500	100.858	100.608	100.358
3.625	100.958	100.708	100.458
3.750	102.709	102.459	102.209
3.875	103.209	102.959	102.709
4.000	103.909	103.659	103.409
4.125	104.009	103.759	103.509
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	106.652	106.402	106.152
4.875	107.052	106.802	106.552
5.000	107.652	107.402	107.152
5.125	107.752	107.502	107.252
5.250	107.964	107.714	107.464
5.375	107.452	107.202	106.952
5.500	107.952	107.702	107.452
5.625	108.152	107.902	107.652

15/10 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.100	99.850	99.600
2.875	100.400	100.150	99.900
3.000	100.650	100.400	100.150
3.125	100.800	100.550	100.300
3.250	102.096	101.846	101.596
3.375	102.396	102.146	101.896
3.500	102.646	102.396	102.146
3.625	102.796	102.546	102.296
3.750	103.725	103.475	103.225
3.875	104.025	103.775	103.525
4.000	104.275	104.025	103.775
4.125	104.425	104.175	103.925
4.250	103.881	103.631	103.381
4.375	104.181	103.931	103.681
4.500	104.281	104.031	103.781
4.625	104.431	104.181	103.931
4.750	104.431	104.181	103.931

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	100.008	99.758	99.508
3.500	100.758	100.508	100.258
3.625	100.858	100.608	100.358
3.750	102.609	102.359	102.109
3.875	103.109	102.859	102.609
4.000	103.809	103.559	103.309
4.125	103.909	103.659	103.409
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	106.552	106.302	106.052
4.875	106.952	106.702	106.452
5.000	107.552	107.302	107.052
5.125	107.652	107.402	107.152
5.250	107.864	107.614	107.364
5.375	107.352	107.102	106.852
5.500	107.852	107.602	107.352
5.625	108.052	107.802	107.552

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	98.683	98.433	98.183
4.000	101.734	101.484	101.234
4.500	103.727	103.477	103.227
5.000	105.477	105.227	104.977

15 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.016	98.766	98.516
3.500	101.012	100.762	100.512
4.000	102.641	102.391	102.141
4.500	102.647	102.397	102.147
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	10/29/2014	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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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	93.594	93.344	93.094	N/A	N/A	N/A
3.250	95.012	94.762	94.512	N/A	N/A	N/A
3.375	95.991	95.741	95.491	N/A	N/A	N/A
3.500	96.969	96.719	96.469	94.325	94.075	93.825
3.625	97.947	97.697	97.447	95.569	95.319	95.069
3.750	98.858	98.608	98.358	96.721	96.471	96.221
3.875	99.651	99.401	99.151	97.701	97.451	97.201
4.000	100.513	100.263	100.013	98.751	98.501	98.251
4.125	101.445	101.195	100.945	99.870	99.620	99.370
4.250	102.288	102.038	101.788	100.891	100.641	100.391
4.375	102.865	102.615	102.365	101.624	101.374	101.124
4.500	103.522	103.272	103.022	102.437	102.187	101.937
4.625	104.260	104.010	103.760	103.331	103.081	102.831
4.750	104.962	104.712	104.462	104.240	103.990	103.740
4.875	105.479	105.229	104.979	105.069	104.819	104.569
5.000	106.017	105.767	105.517	105.920	105.670	105.420
5.125	106.576	106.326	106.076	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	92.494	92.244	91.994	N/A	N/A	N/A
3.125	94.135	93.885	93.635	92.909	92.659	92.409
3.250	95.510	95.260	95.010	94.392	94.142	93.892
3.375	96.316	96.066	95.816	95.574	95.324	95.074
3.500	97.122	96.872	96.622	96.755	96.505	96.255
3.625	97.929	97.679	97.429	97.936	97.686	97.436
3.750	98.714	98.464	98.214	98.926	98.676	98.426
3.875	99.456	99.206	98.956	99.531	99.281	99.031
4.000	100.199	99.949	99.699	100.206	99.956	99.706
4.125	100.941	100.691	100.441	100.950	100.700	100.450
4.250	101.638	101.388	101.138	101.656	101.406	101.156
4.375	102.240	101.990	101.740	102.201	101.951	101.701
4.500	102.841	102.591	102.341	102.827	102.577	102.327
4.625	103.443	103.193	102.943	103.534	103.284	103.034
4.750	104.000	103.750	103.500	104.170	103.920	103.670
4.875	104.464	104.214	103.964	104.546	104.296	104.046
5.000	104.927	104.677	104.427	104.943	104.693	104.443
5.125	N/A	N/A	N/A	105.362	105.112	104.862

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	96.413	96.163	95.913	92.690	92.440	92.190
2.625	97.435	97.185	96.935	93.888	93.638	93.388
2.750	98.206	97.956	97.706	94.925	94.675	94.425
2.875	99.010	98.760	98.510	95.995	95.745	95.495
3.000	99.846	99.596	99.346	97.096	96.846	96.596
3.125	100.460	100.210	99.960	97.935	97.685	97.435
3.250	100.898	100.648	100.398	98.560	98.310	98.060
3.375	101.418	101.168	100.918	99.268	99.018	98.768
3.500	102.021	101.771	101.521	100.058	99.808	99.558
3.625	102.557	102.307	102.057	100.701	100.451	100.201
3.750	102.996	102.746	102.496	101.171	100.921	100.671
3.875	103.435	103.185	102.935	101.641	101.391	101.141
4.000	103.874	103.624	103.374	102.111	101.861	101.611
4.125	104.148	103.898	103.648	102.465	102.215	101.965
4.250	104.269	104.019	103.769	102.711	102.461	102.211
4.375	104.390	104.140	103.890	102.958	102.708	102.458
4.500	104.512	104.262	104.012	103.204	102.954	102.704
4.625	104.633	104.383	104.133	103.451	103.201	102.951

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	96.305	96.055	95.805	92.490	92.240	91.990
2.625	97.205	96.955	96.705	93.688	93.438	93.188
2.750	97.899	97.649	97.399	94.725	94.475	94.225
2.875	98.593	98.343	98.093	95.795	95.545	95.295
3.000	99.287	99.037	98.787	96.896	96.646	96.396
3.125	99.837	99.587	99.337	97.735	97.485	97.235
3.250	100.254	100.004	99.754	98.360	98.110	97.860
3.375	100.671	100.421	100.171	99.068	98.818	98.568
3.500	101.088	100.838	100.588	99.858	99.608	99.358
3.625	101.487	101.237	100.987	100.501	100.251	100.001
3.750	101.872	101.622	101.372	100.971	100.721	100.471
3.875	102.256	102.006	101.756	101.441	101.191	100.941
4.000	102.640	102.390	102.140	101.911	101.661	101.411
4.125	102.888	102.638	102.388	102.265	102.015	101.765
4.250	103.009	102.759	102.509	102.511	102.261	102.011
4.375	103.130	102.880	102.630	102.758	102.508	102.258
4.500	103.252	103.002	102.752	103.004	102.754	102.504
4.625	103.373	103.123	102.873	103.251	103.001	102.751

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	94.744	94.494	94.469
3.250	96.162	95.912	95.887
3.375	97.141	96.891	96.866
3.500	98.119	97.869	97.844
3.625	99.097	98.847	98.822
3.750	100.008	99.758	99.733
3.875	100.801	100.551	100.526
3.990	101.613	101.363	101.338
4.000	101.663	101.413	101.388
4.125	102.595	102.345	102.320
4.250	103.438	103.188	103.163
4.375	104.015	103.765	103.740
4.500	104.672	104.422	104.397
4.625	105.410	105.160	105.135
4.750	106.112	105.862	105.837
4.875	106.629	106.379	106.354
4.990	107.117	106.867	106.842
5.000	107.167	106.917	106.892
5.125	107.726	107.476	107.451

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	94.454	94.204	93.954
3.000	94.504	94.254	94.004
3.125	96.145	95.895	95.645
3.250	97.520	97.270	97.020
3.375	98.326	98.076	97.826
3.500	99.132	98.882	98.632
3.625	99.939	99.689	99.439
3.750	100.724	100.474	100.224
3.875	101.466	101.216	100.966
3.990	102.159	101.909	101.659
4.000	102.209	101.959	101.709
4.125	102.951	102.701	102.451
4.250	103.648	103.398	103.148
4.375	104.250	104.000	103.750
4.500	104.851	104.601	104.351
4.625	105.453	105.203	104.953
4.750	106.010	105.760	105.510
4.875	106.474	106.224	105.974
4.990	106.887	106.637	106.387
5.000	106.937	106.687	106.437

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.163	96.913	96.663
2.625	98.185	97.935	97.685
2.750	98.956	98.706	98.456
2.875	99.760	99.510	99.260
2.990	100.546	100.296	100.046
3.000	100.596	100.346	100.096
3.125	101.210	100.960	100.710
3.250	101.648	101.398	101.148
3.375	102.168	101.918	101.668
3.500	102.771	102.521	102.271
3.625	103.307	103.057	102.807
3.750	103.746	103.496	103.246
3.875	104.185	103.935	103.685
3.990	104.574	104.324	104.074
4.000	104.624	104.374	104.124
4.125	104.898	104.648	104.398
4.250	105.019	104.769	104.519
4.375	105.140	104.890	104.640
4.500	105.262	105.012	104.762
4.625	105.383	105.133	104.883

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	98.315	98.065	97.815
2.625	99.215	98.965	98.715
2.750	99.909	99.659	99.409
2.875	100.603	100.353	100.103
2.990	101.247	100.997	100.747
3.000	101.297	101.047	100.797
3.125	101.847	101.597	101.347
3.250	102.264	102.014	101.764
3.375	102.681	102.431	102.181
3.500	103.098	102.848	102.598
3.625	103.497	103.247	102.997
3.750	103.882	103.632	103.382
3.875	104.266	104.016	103.766
3.990	104.600	104.350	104.100
4.000	104.650	104.400	104.150
4.125	104.898	104.648	104.398
4.250	105.019	104.769	104.519
4.375	105.140	104.890	104.640
4.500	105.262	105.012	104.762
4.625	105.383	105.133	104.883

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	94.342	94.092	93.842
3.375	95.492	95.242	94.992
3.500	96.642	96.392	96.142
3.625	97.792	97.542	97.292
3.750	98.821	98.571	98.321
3.875	99.613	99.363	99.113
3.990	100.426	100.176	99.926
4.000	100.476	100.226	99.976
4.125	101.408	101.158	100.908
4.250	102.256	102.006	101.756
4.375	102.848	102.598	102.348
4.500	103.521	103.271	103.021
4.625	104.275	104.025	103.775
4.750	104.933	104.683	104.433
4.875	105.277	105.027	104.777
4.990	105.593	105.343	105.093
5.000	105.643	105.393	105.143

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	95.705	95.455	95.205
2.625	96.923	96.673	96.423
2.750	97.914	97.664	97.414
2.875	98.937	98.687	98.437
2.990	99.941	99.691	99.441
3.000	99.991	99.741	99.491
3.125	100.710	100.460	100.210
3.250	101.148	100.898	100.648
3.375	101.668	101.418	101.168
3.500	102.271	102.021	101.771
3.625	102.693	102.443	102.193
3.750	102.914	102.664	102.414
3.875	103.134	102.884	102.634
3.990	103.304	103.054	102.804
4.000	103.354	103.104	102.854
4.125	103.425	103.175	102.925
4.250	103.359	103.109	102.859
4.375	103.293	103.043	102.793
4.500	103.227	102.977	102.727
4.625	103.161	102.911	102.661

Adjustments

Applicable for all mortgages with greater than 15 year terms

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250	-0.250	N/A
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	-0.500	N/A
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	-1.000	N/A
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	N/A
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	-2.250	N/A
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	-2.750	N/A
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	N/A
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	N/A

* A minimum requiered credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Escrow Waiver	-0.250
Loan Amount Adjusters	**All Terms**
$0 - $74,999	-2.000
$75,000 - $124,999	-0.750
$125,000 - $199,999	-0.375
$200,000 - $417,000	0.000
FNMA HomeStyle Renovation	-1.000
Extension Options	-0.018 per calendar day

LTV → / Product Feature ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	N/A	N/A	N/A
Manufactured	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	N/A
High Balance C/O Refi	-1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Cash-Out Refinance

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.625
720 - 739	0.000	-0.625	-0.625	-0.750	-1.500
700 - 719	0.000	-0.625	-0.625	-0.750	-1.500
680 - 699	0.000	-0.750	-0.750	-1.375	-2.500
660 - 679	-0.250	-0.750	-0.750	-1.500	-2.500
640 - 659	-0.250	-1.250	-1.250	-2.250	-3.000
620 - 639	-0.250	-1.250	-1.250	-2.750	-3.000
< 620	-1.250	-2.250	-2.250	-2.750	-3.000

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Non Interest-Only LLPA Credit Score < 720	Non Interest-Only LLPA Credit Score ≥ 720
≤ 65.00%	80.01 - 95.00%	-0.500	-0.250
65.01 - 75.00%	80.01 - 95.00%	-0.750	-0.500
75.01 - 95.00%	90.01 - 95.00%	-1.000	-0.750
75.01 - 90.00%	76.01 - 90.00%	-1.000	-0.750
≤ 95.00%	95.01 - 97.00%	-1.500	-1.500

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.990	-1.370	-2.150
720 - 739	-1.120	-1.720	-2.350
680 - 719	-1.330	-2.170	-3.290

LPMI Adjust Term ≤ 20 yr

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.880	-1.100	-1.650
720 - 739	-1.050	-1.370	-2.170
680 - 719	-1.190	-1.540	-2.940

Additional LPMI Premium Adjustments

Product Feature	FICO ≥ 740	FICO 720 - 739	FICO 680 - 719
Limited Cash-Out	0.000	0.000	-0.530
Cash-Out	-0.500	-0.700	-1.000
Second Home	-0.250	-0.490	-0.700
Manufactured Home	-0.500	-0.700	-1.000
Loan Amount > $417,000 *	-0.400	-0.880	-1.400
Term ≤ 25 year	0.180	0.180	0.280

* Does not apply in HI

Lock Desk Policy

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

Flood Certification = $10.00   FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here   AFR Guidelines

For use by mortgage professionals only and should not be distributed to borrowers.

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/18/2014
60 Day Lock Exp.: 1/2/2015

prices are subject to change without notice

W. Rate Sheet Dated: 10/29/2014
Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.555	95.305	95.055
3.375	96.456	96.206	95.956
3.500	97.496	97.246	96.996
3.625	98.487	98.237	97.987
3.750	99.267	99.017	98.767
3.875	99.907	99.657	99.407
4.000	100.697	100.447	100.197
4.125	101.590	101.340	101.090
4.250	102.286	102.036	101.786
4.375	102.841	102.591	102.341
4.500	103.639	103.389	103.139
4.625	104.453	104.203	103.953
4.750	105.095	104.845	104.595
4.875	105.602	105.352	105.102
5.000	105.910	105.660	105.410
5.125	106.697	106.447	106.197
5.250	107.300	107.050	106.800

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.868	94.618	94.368
3.375	95.769	95.519	95.269
3.500	96.809	96.559	96.309
3.625	97.800	97.550	97.300
3.750	99.517	99.267	99.017
3.875	100.157	99.907	99.657
4.000	100.947	100.697	100.447
4.125	101.840	101.590	101.340
4.250	103.349	103.099	102.849
4.375	103.904	103.654	103.404
4.500	104.702	104.452	104.202
4.625	105.516	105.266	105.016
4.750	106.720	106.470	106.220
4.875	107.227	106.977	106.727
5.000	107.535	107.285	107.035
5.125	108.322	108.072	107.822
5.250	107.300	107.050	106.800

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.698	96.448	96.198
3.375	97.650	97.400	97.150
3.500	98.578	98.328	98.078
3.625	99.472	99.222	98.972
3.750	100.197	99.947	99.697
3.875	100.793	100.543	100.293
4.000	101.260	101.010	100.760
4.125	102.083	101.833	101.583
4.250	102.726	102.476	102.226
4.375	103.243	102.993	102.743
4.500	103.857	103.607	103.357
4.625	104.592	104.342	104.092
4.750	105.184	104.934	104.684
4.875	105.681	105.431	105.181
5.000	105.761	105.511	105.261
5.125	106.487	106.237	105.987
5.250	107.073	106.823	106.573

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.136	96.886	96.636
3.375	98.088	97.838	97.588
3.500	99.016	98.766	98.516
3.625	99.910	99.660	99.410
3.750	100.510	100.260	100.010
3.875	101.106	100.856	100.606
4.000	101.573	101.323	101.073
4.125	102.396	102.146	101.896
4.250	102.914	102.664	102.414
4.375	103.431	103.181	102.931
4.500	104.045	103.795	103.545
4.625	104.780	104.530	104.280
4.750	105.372	105.122	104.872
4.875	105.869	105.619	105.369
5.000	105.949	105.699	105.449
5.125	106.675	106.425	106.175
5.250	107.073	106.823	106.573

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	96.005	95.755	95.505
2.375	96.772	96.522	96.272
2.500	97.539	97.289	97.039
2.625	98.182	97.932	97.682
2.750	98.744	98.494	98.244
2.875	99.294	99.044	98.794
3.000	100.050	99.800	99.550
3.125	100.640	100.390	100.140
3.250	101.136	100.886	100.636
3.375	101.427	101.177	100.927
3.500	102.108	101.858	101.608
3.625	102.644	102.394	102.144
3.750	103.105	102.855	102.605
3.875	103.518	103.268	103.018
4.000	104.163	103.913	103.663
4.125	104.701	104.451	104.201
4.250	105.166	104.916	104.666

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	93.880	93.630	93.380
2.375	94.647	94.397	94.147
2.500	95.414	95.164	94.914
2.625	96.057	95.807	95.557
2.750	98.182	97.932	97.682
2.875	98.732	98.482	98.232
3.000	99.488	99.238	98.988
3.125	100.078	99.828	99.578
3.250	100.949	100.699	100.449
3.375	101.240	100.990	100.740
3.500	101.921	101.671	101.421
3.625	102.457	102.207	101.957
3.750	103.105	102.855	102.605
3.875	103.518	103.268	103.018
4.000	104.163	103.913	103.663
4.125	104.701	104.451	104.201
4.250	104.416	104.166	103.916

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.: 12/18/2014
60 Day Lock Exp.: 1/2/2015

prices are subject to change without notice

W. Rate Sheet Dated: 10/29/2014 **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	96.715	96.465	96.440
3.375	97.616	97.366	97.341
3.500	98.656	98.406	98.381
3.625	99.647	99.397	99.372
3.750	100.427	100.177	100.152
3.875	101.067	100.817	100.792
3.990	101.807	101.557	101.532
4.000	101.857	101.607	101.582
4.125	102.750	102.500	102.475
4.250	103.446	103.196	103.171
4.375	104.001	103.751	103.726
4.500	104.799	104.549	104.524
4.625	105.613	105.363	105.338
4.750	106.255	106.005	105.980
4.875	106.762	106.512	106.487
4.990	107.020	106.770	106.745
5.000	107.070	106.820	106.795
5.125	107.857	107.607	107.582
5.250	108.460	108.210	108.185

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	97.958	97.708	97.458
3.375	98.910	98.660	98.410
3.500	99.838	99.588	99.338
3.625	100.732	100.482	100.232
3.750	101.457	101.207	100.957
3.875	102.053	101.803	101.553
3.990	102.470	102.220	101.970
4.000	102.520	102.270	102.020
4.125	103.343	103.093	102.843
4.250	103.986	103.736	103.486
4.375	104.503	104.253	104.003
4.500	105.117	104.867	104.617
4.625	105.852	105.602	105.352
4.750	106.444	106.194	105.944
4.875	106.941	106.691	106.441
4.990	106.971	106.721	106.471
5.000	107.021	106.771	106.521
5.125	107.747	107.497	107.247
5.250	108.333	108.083	107.833

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.665	96.415	96.165
2.375	97.432	97.182	96.932
2.500	98.199	97.949	97.699
2.625	98.842	98.592	98.342
2.750	99.404	99.154	98.904
2.875	99.954	99.704	99.454
2.990	100.660	100.410	100.160
3.000	100.710	100.460	100.210
3.125	101.300	101.050	100.800
3.250	101.796	101.546	101.296
3.375	102.087	101.837	101.587
3.500	102.768	102.518	102.268
3.625	103.304	103.054	102.804
3.750	103.765	103.515	103.265
3.875	104.178	103.928	103.678
3.990	104.773	104.523	104.273
4.000	104.823	104.573	104.323
4.125	105.361	105.111	104.861
4.250	105.826	105.576	105.326

Adjustments

Applicable for all mortgages with greater than 15 year terms

LTV → FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	> 85.00%
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250

* A minimum requiered credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Cash-Out Refinance

LTV → FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	0.000	-0.250	-0.250	-0.500
720 - 739	0.000	-0.625	-0.625	-0.750
700 - 719	0.000	-0.625	-0.625	-0.750
680 - 699	0.000	-0.750	-0.750	-1.375
660 - 679	-0.250	-0.750	-0.750	-1.500
640 - 659	-0.250	-1.250	-1.250	-2.250
620 - 639	-0.250	-1.250	-1.250	-2.750
< 620	-1.250	-2.250	-2.250	-2.750

Feature Adjustments

LTV	> 75.00 %		
Condo (Excl 15 yr. & Home Possible)	-0.750		
LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-1.750	-3.000	-3.750
LTV	All		
Manufactured Home	-1.000		

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Non Interest-Only LLPA Credit Score < 720	Non Interest-Only LLPA Credit Score ≥ 720
≤ 65.00%	80.01 - 95.00%	-0.500	-0.250
65.01 - 75.00%	80.01 - 95.00%	-0.750	-0.500
75.01 - 80.00%	76.01 - 90.00%	-1.000	-0.750
75.01 - 80.00%	90.01 - 95.00%	-1.000	-0.750
80.01 - 90.00%	81.01 - 95.00%	-1.000	-0.750

Multi Unit

LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150
Escrow Waiver	-0.250
Loan Amount Adjusters	**All Terms**
$0 - $74,999	-2.000
$75,000 - $124,999	-0.750
$125,000 - $199,999	-0.375
$200,000 - $417,000	0.000
Super Conforming	-1.000
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

Super Conforming Mortgage

LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	0.000	0.000	0.000
Cash-Out Refi	-1.000	N/A	N/A

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Flood Certification = $10.00	FHA ID# - 1358600006
Full Lock Desk Policy Can Be Found Here	AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website] [AFR Rate Sheet Archive]

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

prices are subject to change without notice

W. Rate Sheet Dated: 10/29/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/18/2014
60 Day Lock Exp.: 1/2/2015

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.201	98.029	97.857
3.875	98.982	98.810	98.638
4.000	99.763	99.591	99.419
4.125	100.544	100.372	100.200
4.250	101.050	100.878	100.706
4.375	101.644	101.472	101.300
4.500	102.144	101.972	101.800
4.625	102.644	102.472	102.300
4.750	103.082	102.910	102.738
4.875	103.449	103.270	103.090
5.000	103.793	103.614	103.434
5.125	103.949	103.770	103.590

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.974	98.834	98.693
3.375	99.474	99.334	99.193
3.500	99.990	99.865	99.740
3.625	100.427	100.302	100.177
3.750	100.802	100.677	100.552
3.875	101.115	100.990	100.865
4.000	101.396	101.271	101.146
4.125	101.584	101.459	101.334
4.250	101.709	101.584	101.459
4.375	101.834	101.709	101.584
4.500	101.897	101.772	101.647
4.625	101.960	101.835	101.710

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: 10/29/2014 **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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W. Rate Sheet Dated: 10/29/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/18/2014

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: 10/29/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/1/2014
45 Day Lock Exp.: 12/18/2014

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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