



AFR Wholesale's Website

AFR Rate Sheet Archive

Lock Desk e-mail:

LockDesk@afrrwholesale.com

Lock Desk Phone:

1-877-588-2706

Lock Desk Hours:

10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 12/10/2014

45 Day Lock Exp.: 12/26/2014

60 Day Lock Exp.: 1/12/2015

W. Rate Sheet Dated: 11/10/2014

prices are subject to change without notice

Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government

Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.739	100.489	100.239
3.500	101.489	101.239	100.989
3.625	101.589	101.339	101.089
3.750	103.215	102.965	102.715
3.875	103.715	103.465	103.215
4.000	104.415	104.165	103.915
4.125	104.515	104.265	104.015
4.250	105.599	105.349	105.099
4.375	105.884	105.634	105.384
4.500	106.449	106.199	105.949
4.625	106.549	106.299	106.049
4.750	107.309	107.059	106.809
4.875	107.709	107.459	107.209
5.000	108.309	108.059	107.809
5.125	108.409	108.159	107.909
5.250	108.605	108.355	108.105
5.375	108.093	107.843	107.593
5.500	108.593	108.343	108.093
5.625	108.793	108.543	108.293

20 Year Government

Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.489	100.239	99.989
3.500	101.239	100.989	100.739
3.625	101.339	101.089	100.839
3.750	102.965	102.715	102.465
3.875	103.465	103.215	102.965
4.000	104.165	103.915	103.665
4.125	104.265	104.015	103.765
4.250	105.349	105.099	104.849
4.375	105.634	105.384	105.134
4.500	106.199	105.949	105.699
4.625	106.299	106.049	105.799
4.750	107.209	106.959	106.709
4.875	107.609	107.359	107.109
5.000	108.209	107.959	107.709
5.125	108.309	108.059	107.809
5.250	108.505	108.255	108.005
5.375	107.993	107.743	107.493
5.500	108.493	108.243	107.993
5.625	108.693	108.443	108.193

15/10 Year Government

Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.502	100.252	100.002
2.875	100.802	100.552	100.302
3.000	101.052	100.802	100.552
3.125	101.202	100.952	100.702
3.250	102.701	102.451	102.201
3.375	103.001	102.751	102.501
3.500	103.251	103.001	102.751
3.625	103.401	103.151	102.901
3.750	104.467	104.217	103.967
3.875	104.767	104.517	104.267
4.000	105.017	104.767	104.517
4.125	105.167	104.917	104.667
4.250	104.475	104.225	103.975
4.375	104.675	104.425	104.175
4.500	104.775	104.525	104.275
4.625	104.925	104.675	104.425
4.750	104.925	104.675	104.425

5/1 Arm Government "Caps 1/1/5"

Standard Product

Rate	30 Day	45 Day	60 Day
2.875	100.096	99.846	99.596
3.000	100.346	100.096	99.846
3.125	100.446	100.196	99.946
3.250	101.315	101.065	100.815
3.375	101.565	101.315	101.065
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	100.039	99.789	99.539
3.500	100.789	100.539	100.289
3.625	100.889	100.639	100.389
3.750	102.515	102.265	102.015
3.875	103.015	102.765	102.515
4.000	103.715	103.465	103.215
4.125	103.815	103.565	103.315
4.250	104.899	104.649	104.399
4.375	105.184	104.934	104.684
4.500	105.749	105.499	105.249
4.625	105.849	105.599	105.349
4.750	106.609	106.359	106.109
4.875	107.009	106.759	106.509
5.000	107.609	107.359	107.109
5.125	107.709	107.459	107.209
5.250	107.905	107.655	107.405
5.375	107.393	107.143	106.893
5.500	107.893	107.643	107.393
5.625	108.093	107.843	107.593

15/10 Year Government

Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.902	99.652	99.402
2.875	100.202	99.952	99.702
3.000	100.452	100.202	99.952
3.125	100.602	100.352	100.102
3.250	102.101	101.851	101.601
3.375	102.401	102.151	101.901
3.500	102.651	102.401	102.151
3.625	102.801	102.551	102.301
3.750	103.867	103.617	103.367
3.875	104.167	103.917	103.667
4.000	104.417	104.167	103.917
4.125	104.567	104.317	104.067
4.250	103.875	103.625	103.375
4.375	104.075	103.825	103.575
4.500	104.175	103.925	103.675
4.625	104.325	104.075	103.825
4.750	104.325	104.075	103.825

Specialty
Adj.

Manufactured Homes "OTC exempt"
Full 203K / 203K(s) / 203(h) / Repair Escrow
VA IRRRL ≤ 125.00 LTV
VA IRRRL > 125.00 LTV or No AVM

-1.000
-0.500
0.000
-0.750

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

Adjusters	All Terms	Adjusters	All Terms
FICO 640 - 659	-0.500	NY	-0.250
FICO 620 - 639	-0.750	AZ, CA, FL, LA, MA, NJ, NV, UT	-0.150
FICO 600 - 619	-1.500	Non Owner Occupancy	-2.000
Base Loan Amount Adjuster			
\$0 - \$74,999			-2.000
\$75,000 - \$124,999			-0.750
\$125,000 - \$199,999			-0.375
High Balance			-2.500
VA Jumbo			-2.500
Extension Options:			-0.018 per calendar day
Max USDA - GRH Rate Today	11/10/2014		4.500%

American Financial Resources, Inc. - Announcements

15 Day Locks are now Available for **Approved** Broker Loans. To Price it out, you will need to improve the 30 day price by 15 bps. Lock Requests must be submitted using AFR's Manual Lock Request Form!

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.



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60 Day Lock Exp.: 1/12/2015

W. Rate Sheet Dated: 11/10/2014

prices are subject to change without notice

Release Time: 10:00 AM ET

Rate	DURP 30/25 Year					
	≤ 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	93.513	93.263	93.013	N/A	N/A	N/A
3.250	94.922	94.672	94.422	N/A	N/A	N/A
3.375	95.907	95.657	95.407	93.185	92.935	92.685
3.500	96.891	96.641	96.391	94.435	94.185	93.935
3.625	97.875	97.625	97.375	95.685	95.435	95.185
3.750	98.793	98.543	98.293	96.848	96.598	96.348
3.875	99.593	99.343	99.093	97.851	97.601	97.351
4.000	100.463	100.213	99.963	98.924	98.674	98.424
4.125	101.404	101.154	100.904	100.068	99.818	99.568
4.250	102.262	102.012	101.762	101.115	100.865	100.615
4.375	102.873	102.623	102.373	101.881	101.631	101.381
4.500	103.568	103.318	103.068	102.733	102.483	102.233
4.625	104.349	104.099	103.849	103.670	103.420	103.170
4.750	105.086	104.836	104.586	104.614	104.364	104.114
4.875	105.615	105.365	105.115	105.455	105.205	104.955
5.000	106.166	105.916	105.666	N/A	N/A	N/A
5.125	106.739	106.489	106.239	N/A	N/A	N/A

Rate	DURP 20 Year					
	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A	N/A	N/A	N/A
3.000	92.393	92.143	91.893	N/A	N/A	N/A
3.125	94.002	93.752	93.502	92.828	92.578	92.328
3.250	95.362	95.112	94.862	94.292	94.042	93.792
3.375	96.190	95.940	95.690	95.448	95.198	94.948
3.500	97.018	96.768	96.518	96.605	96.355	96.105
3.625	97.846	97.596	97.346	97.761	97.511	97.261
3.750	98.644	98.394	98.144	98.736	98.486	98.236
3.875	99.378	99.128	98.878	99.348	99.098	98.848
4.000	100.113	99.863	99.613	100.030	99.780	99.530
4.125	100.847	100.597	100.347	100.784	100.534	100.284
4.250	101.552	101.302	101.052	101.530	101.280	101.030
4.375	102.192	101.942	101.692	102.187	101.937	101.687
4.500	102.833	102.583	102.333	102.930	102.680	102.430
4.625	103.473	103.223	102.973	103.757	103.507	103.257
4.750	104.067	103.817	103.567	104.467	104.217	103.967
4.875	104.559	104.309	104.059	104.808	104.558	104.308
5.000	105.051	104.801	104.551	105.171	104.921	104.671

Rate	DURP 15 Year					
	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	96.110	95.860	95.610	N/A	N/A	N/A
2.625	97.117	96.867	96.617	93.570	93.320	93.070
2.750	97.862	97.612	97.362	94.581	94.331	94.081
2.875	98.671	98.421	98.171	95.655	95.405	95.155
3.000	99.544	99.294	99.044	96.794	96.544	96.294
3.125	100.176	99.926	99.676	97.651	97.401	97.151
3.250	100.630	100.380	100.130	98.293	98.043	97.793
3.375	101.227	100.977	100.727	99.077	98.827	98.577
3.500	101.966	101.716	101.466	100.003	99.753	99.503
3.625	102.566	102.316	102.066	100.726	100.476	100.226
3.750	102.994	102.744	102.494	101.216	100.966	100.716
3.875	103.459	103.209	102.959	101.744	101.494	101.244
4.000	103.960	103.710	103.460	102.308	102.058	101.808
4.125	104.265	104.015	103.765	102.691	102.441	102.191
4.250	104.371	104.121	103.871	102.891	102.641	102.391
4.375	104.477	104.227	103.977	103.090	102.840	102.590
4.500	104.583	104.333	104.083	103.290	103.040	102.790
4.625	104.689	104.439	104.189	103.490	103.240	102.990

Rate	DURP 10 Year					
	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	95.940	95.690	95.440	N/A	N/A	N/A
2.625	96.851	96.601	96.351	93.370	93.120	92.870
2.750	97.549	97.299	97.049	94.381	94.131	93.881
2.875	98.247	97.997	97.747	95.455	95.205	94.955
3.000	98.946	98.696	98.446	96.594	96.344	96.094
3.125	99.541	99.291	99.041	97.451	97.201	96.951
3.250	100.041	99.791	99.541	98.093	97.843	97.593
3.375	100.541	100.291	100.041	98.877	98.627	98.377
3.500	101.041	100.791	100.541	99.803	99.553	99.303
3.625	101.498	101.248	100.998	100.526	100.276	100.026
3.750	101.915	101.665	101.415	101.016	100.766	100.516
3.875	102.332	102.082	101.832	101.544	101.294	101.044
4.000	102.749	102.499	102.249	102.108	101.858	101.608
4.125	103.005	102.755	102.505	102.491	102.241	101.991
4.250	103.111	102.861	102.611	102.691	102.441	102.191
4.375	103.217	102.967	102.717	102.890	102.640	102.390
4.500	103.323	103.073	102.823	103.090	102.840	102.590
4.625	103.429	103.179	102.929	103.290	103.040	102.790

Applicable for all mortgage with greater than 15 year terms										
LTV →	≤ 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%
FICO ↓										
≥ 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 delivered 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	

Product Feature	LTV Range									
	≤ 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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Release Time: 10:00 AM ET

30/25 Year FNMA			
Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.663	94.413	94.388
3.250	96.072	95.822	95.797
3.375	97.057	96.807	96.782
3.500	98.041	97.791	97.766
3.625	99.025	98.775	98.750
3.750	99.943	99.693	99.668
3.875	100.743	100.493	100.468
3.990	101.563	101.313	101.288
4.000	101.613	101.363	101.338
4.125	102.554	102.304	102.279
4.250	103.412	103.162	103.137
4.375	104.023	103.773	103.748
4.500	104.718	104.468	104.443
4.625	105.499	105.249	105.224
4.750	106.236	105.986	105.961
4.875	106.765	106.515	106.490
4.990	107.266	107.016	106.991
5.000	107.316	107.066	107.041
5.125	107.889	107.639	107.614

20 Year FNMA			
Rate	30 day	45 day	60 day
2.990	94.353	94.103	93.853
3.000	94.403	94.153	93.903
3.125	96.012	95.762	95.512
3.250	97.372	97.122	96.872
3.375	98.200	97.950	97.700
3.500	99.028	98.778	98.528
3.625	99.856	99.606	99.356
3.750	100.654	100.404	100.154
3.875	101.388	101.138	100.888
3.990	102.073	101.823	101.573
4.000	102.123	101.873	101.623
4.125	102.857	102.607	102.357
4.250	103.562	103.312	103.062
4.375	104.202	103.952	103.702
4.500	104.843	104.593	104.343
4.625	105.483	105.233	104.983
4.750	106.077	105.827	105.577
4.875	106.569	106.319	106.069
4.990	107.011	106.761	106.511
5.000	107.061	106.811	106.561

15 Year FNMA			
Rate	30 day	45 day	60 day
2.500	96.860	96.610	96.360
2.625	97.867	97.617	97.367
2.750	98.612	98.362	98.112
2.875	99.421	99.171	98.921
2.990	100.244	99.994	99.744
3.000	100.294	100.044	99.794
3.125	100.926	100.676	100.426
3.250	101.380	101.130	100.880
3.375	101.977	101.727	101.477
3.500	102.716	102.466	102.216
3.625	103.316	103.066	102.816
3.750	103.744	103.494	103.244
3.875	104.209	103.959	103.709
3.990	104.660	104.410	104.160
4.000	104.710	104.460	104.210
4.125	105.015	104.765	104.515
4.250	105.121	104.871	104.621
4.375	105.227	104.977	104.727
4.500	105.333	105.083	104.833
4.625	105.439	105.189	104.939

10 Year FNMA			
Rate	30 day	45 day	60 day
2.500	97.950	97.700	97.450
2.625	98.861	98.611	98.361
2.750	99.559	99.309	99.059
2.875	100.257	100.007	99.757
2.990	100.906	100.656	100.406
3.000	100.956	100.706	100.456
3.125	101.551	101.301	101.051
3.250	102.051	101.801	101.551
3.375	102.551	102.301	102.051
3.500	103.051	102.801	102.551
3.625	103.508	103.258	103.008
3.750	103.925	103.675	103.425
3.875	104.342	104.092	103.842
3.990	104.709	104.459	104.209
4.000	104.759	104.509	104.259
4.125	105.015	104.765	104.515
4.250	105.121	104.871	104.621
4.375	105.227	104.977	104.727
4.500	105.333	105.083	104.833
4.625	105.439	105.189	104.939

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	94.232	93.982	93.732
3.375	95.326	95.076	94.826
3.500	96.420	96.170	95.920
3.625	97.513	97.263	97.013
3.750	98.511	98.261	98.011
3.875	99.326	99.076	98.826
3.990	100.162	99.912	99.662
4.000	100.212	99.962	99.712
4.125	101.168	100.918	100.668
4.250	102.042	101.792	101.542
4.375	102.668	102.418	102.168
4.500	103.380	103.130	102.880
4.625	104.176	103.926	103.676
4.750	104.884	104.634	104.384
4.875	105.288	105.038	104.788
4.990	105.663	105.413	105.163
5.000	105.713	105.463	105.213

15 Year HB FNMA			
Rate	30 day	45 day	60 day
2.500	95.403	95.153	94.903
2.625	96.606	96.356	96.106
2.750	97.569	97.319	97.069
2.875	98.597	98.347	98.097
2.990	99.639	99.389	99.139
3.000	99.689	99.439	99.189
3.125	100.426	100.176	99.926
3.250	100.880	100.630	100.380
3.375	101.477	101.227	100.977
3.500	102.216	101.966	101.716
3.625	102.702	102.452	102.202
3.750	102.911	102.661	102.411
3.875	103.157	102.907	102.657
3.990	103.390	103.140	102.890
4.000	103.440	103.190	102.940
4.125	103.542	103.292	103.042
4.250	103.461	103.211	102.961
4.375	103.379	103.129	102.879
4.500	103.298	103.048	102.798
4.625	103.216	102.966	102.716

Adjustments

Applicable for all mortgages with greater than 15 year terms									
LTV →	≤ 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 - 100.00%
FICO ↓	≤ 60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	97.00%	100.00%
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250	N/A	N/A	N/A
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500	N/A	N/A	N/A
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000	N/A	N/A	N/A
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	N/A	N/A	N/A
660 - 679	0.000	-1.000	-2.000	-2.500	-2.750	-2.250	N/A	N/A	N/A
640 - 659	-0.500	-1.250	-2.500	-3.000	-3.250	-2.750	N/A	N/A	N/A
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	N/A	N/A	N/A
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	N/A	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
FNMA HomeStyle Renovation	-1.000
Extension Options	-0.018 per calendar day

LTV →	≤ 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 - 100.00%
Product Feature ↓	≤ 60.00%	70.00%	75.00%	80.00%	85.00%	90.00%	95.00%	97.00%	100.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	N/A	N/A
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	N/A	N/A	N/A	N/A
Manufactured	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	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	N/A
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	N/A	N/A
High Balance C/O Refi	-1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	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 LLPA's 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 →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
FICO ↓	≤ 85.00%	90.00%	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 →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
FICO ↓	≤ 85.00%	90.00%	95.00%
≥ 740	-0.880	-1.100	-1.650
720 - 739	-1.050		

W. Rate Sheet Dated: 11/10/2014

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	95.375	95.125	94.875	
3.375	96.435	96.185	95.935	
3.500	97.469	97.219	96.969	
3.625	98.468	98.218	97.968	
3.750	99.218	98.968	98.718	
3.875	99.864	99.614	99.364	
4.000	100.775	100.525	100.275	
4.125	101.672	101.422	101.172	
4.250	102.334	102.084	101.834	
4.375	102.977	102.727	102.477	
4.500	103.832	103.582	103.332	
4.625	104.648	104.398	104.148	
4.750	105.262	105.012	104.762	
4.875	105.765	105.515	105.265	
5.000	106.196	105.946	105.696	
5.125	106.982	106.732	106.482	
5.250	107.553	107.303	107.053	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	94.688	94.438	94.188	
3.375	95.748	95.498	95.248	
3.500	96.782	96.532	96.282	
3.625	97.781	97.531	97.281	
3.750	99.343	99.093	98.843	
3.875	99.989	99.739	99.489	
4.000	100.900	100.650	100.400	
4.125	101.797	101.547	101.297	
4.250	103.334	103.084	102.834	
4.375	103.977	103.727	103.477	
4.500	104.832	104.582	104.332	
4.625	105.648	105.398	105.148	
4.750	106.762	106.512	106.262	
4.875	107.265	107.015	106.765	
5.000	107.696	107.446	107.196	
5.125	108.482	108.232	107.982	
5.250	107.553	107.303	107.053	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.735	96.485	96.235	
3.375	97.685	97.435	97.185	
3.500	98.605	98.355	98.105	
3.625	99.501	99.251	99.001	
3.750	100.209	99.959	99.709	
3.875	100.809	100.559	100.309	
4.000	101.360	101.110	100.860	
4.125	102.183	101.933	101.683	
4.250	102.810	102.560	102.310	
4.375	103.328	103.078	102.828	
4.500	104.043	103.793	103.543	
4.625	104.781	104.531	104.281	
4.750	105.355	105.105	104.855	
4.875	105.852	105.602	105.352	
5.000	106.073	105.823	105.573	
5.125	106.800	106.550	106.300	
5.250	107.368	107.118	106.868	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.735	96.485	96.235	
3.375	97.685	97.435	97.185	
3.500	98.605	98.355	98.105	
3.625	99.501	99.251	99.001	
3.750	100.209	99.959	99.709	
3.875	100.809	100.559	100.309	
4.000	101.360	101.110	100.860	
4.125	102.183	101.933	101.683	
4.250	102.998	102.748	102.498	
4.375	103.516	103.266	103.016	
4.500	104.231	103.981	103.731	
4.625	104.969	104.719	104.469	
4.750	105.543	105.293	105.043	
4.875	106.040	105.790	105.540	
5.000	106.261	106.011	105.761	
5.125	106.988	106.738	106.488	
5.250	107.368	107.118	106.868	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	95.931	95.681	95.431	
2.375	96.700	96.450	96.200	
2.500	97.469	97.219	96.969	
2.625	98.098	97.848	97.598	
2.750	98.661	98.411	98.161	
2.875	99.094	98.844	98.594	
3.000	99.849	99.599	99.349	
3.125	100.427	100.177	99.927	
3.250	100.928	100.678	100.428	
3.375	101.434	101.184	100.934	
3.500	102.119	101.869	101.619	
3.625	102.647	102.397	102.147	
3.750	103.108	102.858	102.608	
3.875	103.685	103.435	103.185	
4.000	104.332	104.082	103.832	
4.125	104.857	104.607	104.357	
4.250	105.325	105.075	104.825	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	93.806	93.556	93.306	
2.375	94.575	94.325	94.075	
2.500	95.344	95.094	94.844	
2.625	95.973	95.723	95.473	
2.750	98.099	97.849	97.599	
2.875	98.532	98.282	98.032	
3.000	99.287	99.037	98.787	
3.125	99.865	99.615	99.365	
3.250	100.803	100.553	100.303	
3.375	101.309	101.059	100.809	
3.500	101.994	101.744	101.494	
3.625	102.522	102.272	102.022	
3.750	103.171	102.921	102.671	
3.875	103.748	103.498	103.248	
4.000	104.395	104.145	103.895	
4.125	104.920	104.670	104.420	
4.250	104.575	104.325	104.075	

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, IA, MA, NJ, NV, UT	-0.15	-0.15
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000

Delivery Fee Caps do not include State, High Balance, Extension Fees.

Lock Desk Policy

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

Flood Certification = \$10.00

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)

[AFR Guidelines](#)

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

W. Rate Sheet Dated: **11/10/2014**

prices are subject to change without notice

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	96.535	96.285	96.260
3.375	97.595	97.345	97.320
3.500	98.629	98.379	98.354
3.625	99.628	99.378	99.353
3.750	100.378	100.128	100.103
3.875	101.024	100.774	100.749
3.990	101.885	101.635	101.610
4.000	101.935	101.685	101.660
4.125	102.832	102.582	102.557
4.250	103.494	103.244	103.219
4.375	104.137	103.887	103.862
4.500	104.992	104.742	104.717
4.625	105.808	105.558	105.533
4.750	106.422	106.172	106.147
4.875	106.925	106.675	106.650
4.990	107.306	107.056	107.031
5.000	107.356	107.106	107.081
5.125	108.142	107.892	107.867
5.250	108.713	108.463	108.438

20 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	97.995	97.745	97.495
3.375	98.945	98.695	98.445
3.500	99.865	99.615	99.365
3.625	100.761	100.511	100.261
3.750	101.469	101.219	100.969
3.875	102.069	101.819	101.569
3.990	102.570	102.320	102.070
4.000	102.620	102.370	102.120
4.125	103.443	103.193	102.943
4.250	104.070	103.820	103.570
4.375	104.588	104.338	104.088
4.500	105.303	105.053	104.803
4.625	106.041	105.791	105.541
4.750	106.615	106.365	106.115
4.875	107.112	106.862	106.612
4.990	107.283	107.033	106.783
5.000	107.333	107.083	106.833
5.125	108.060	107.810	107.560
5.250	108.628	108.378	108.128

15 Year FHLMC			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.591	96.341	96.091
2.375	97.360	97.110	96.860
2.500	98.129	97.879	97.629
2.625	98.758	98.508	98.258
2.750	99.321	99.071	98.821
2.875	99.754	99.504	99.254
2.990	100.459	100.209	99.959
3.000	100.509	100.259	100.009
3.125	101.087	100.837	100.587
3.250	101.588	101.338	101.088
3.375	102.094	101.844	101.594
3.500	102.779	102.529	102.279
3.625	103.307	103.057	102.807
3.750	103.768	103.518	103.268
3.875	104.345	104.095	103.845
3.990	104.942	104.692	104.442
4.000	104.992	104.742	104.492
4.125	105.517	105.267	105.017
4.250	105.985	105.735	105.485

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 required 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	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%	> 90.00%
2-Unit	-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

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

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](#)

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

[AFR Rate Sheet Archive](#)

LockDesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 12/10/2014

45 Day Lock Exp.: 12/26/2014

60 Day Lock Exp.: 1/12/2015

W. Rate Sheet Dated: 11/10/2014

Release Time: 10:00 AM ET

prices are subject to change without notice

Non-Conforming 30 year Fixed Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.306	98.134	97.962
3.875	99.087	98.915	98.743
4.000	99.868	99.696	99.524
4.125	100.649	100.477	100.305
4.250	101.204	101.032	100.860
4.375	101.798	101.626	101.454
4.500	102.298	102.126	101.954
4.625	102.798	102.626	102.454
4.750	103.236	103.064	102.892
4.875	103.603	103.424	103.244
5.000	103.947	103.768	103.588
5.125	104.103	103.924	103.744

Non-Conforming 15 year Fixed Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.712	98.572	98.431
3.375	99.212	99.072	98.931
3.500	99.728	99.603	99.478
3.625	100.165	100.040	99.915
3.750	100.540	100.415	100.290
3.875	100.853	100.728	100.603
4.000	101.134	101.009	100.884
4.125	101.322	101.197	101.072
4.250	101.447	101.322	101.197
4.375	101.572	101.447	101.322
4.500	101.635	101.510	101.385
4.625	101.698	101.573	101.448

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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W. Rate Sheet Dated: **11/10/2014**

Release Time: **10:00 AM ET**

30 Day Lock Exp.: **12/10/2014**

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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Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)		
Rate	30 day	45 day
6.750	100.027	99.867
6.875	100.335	100.169
7.000	100.642	100.471
7.125	100.949	100.773
7.250	101.256	101.075
7.375	101.564	101.378
7.500	101.871	101.680
7.625	102.178	101.982
7.750	102.486	102.284
7.875	102.793	102.586
8.000	103.100	102.888
8.125	103.408	103.190
8.250	103.715	103.492
8.375	104.022	103.794
8.500	104.267	104.034

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

Access 15 yr Fixed (AOAP-15F)		
Rate	30 day	45 day
6.500	100.600	100.450
6.625	100.845	100.690
6.750	101.090	100.930
6.875	101.335	101.169
7.000	101.579	101.409
7.125	101.824	101.648
7.250	102.069	101.888
7.375	102.314	102.128
7.500	102.559	102.367
7.625	102.803	102.607
7.750	103.048	102.846
7.875	103.293	103.086
8.000	103.538	103.325
8.125	103.783	103.565
8.250	104.027	103.805

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	100.027	99.867
6.375	100.335	100.169
6.500	100.642	100.471
6.625	100.949	100.773
6.750	101.256	101.075
6.875	101.564	101.378
7.000	101.871	101.680
7.125	102.178	101.982
7.250	102.486	102.284
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7.625	103.408	103.190
7.750	103.715	103.492
7.875	104.022	103.794
8.000	104.267	104.034

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

Asset 15 yr Fixed (AOAIP-15F)		
Rate	30 day	45 day
6.000	100.600	100.450
6.125	100.845	100.690
6.250	101.090	100.930
6.375	101.335	101.169
6.500	101.579	101.409
6.625	101.824	101.648
6.750	102.069	101.888
6.875	102.314	102.128
7.000	102.559	102.367
7.125	102.803	102.607
7.250	103.048	102.846
7.375	103.293	103.086
7.500	103.538	103.325
7.625	103.783	103.565
7.750	104.027	103.805

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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Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)		
Rate	30 day	45 day
6.250	100.027	99.867
6.375	100.335	100.169
6.500	100.642	100.471
6.625	100.949	100.773
6.750	101.256	101.075
6.875	101.564	101.378
7.000	101.871	101.680
7.125	102.178	101.982
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7.625	103.408	103.190
7.750	103.715	103.492
7.875	104.022	103.794
8.000	104.267	104.034

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

Ratio 15 yr Fixed (AORP-15F)		
Rate	30 day	45 day
6.000	100.600	100.450
6.125	100.845	100.690
6.250	101.090	100.930
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7.250	103.048	102.846
7.375	103.293	103.086
7.500	103.538	103.325
7.625	103.783	103.565
7.750	104.027	103.805

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		0.000
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	100.027	99.867
6.375	100.335	100.169
6.500	100.642	100.471
6.625	100.949	100.773
6.750	101.256	101.075
6.875	101.564	101.378
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7.625	103.408	103.190
7.750	103.715	103.492
7.875	104.022	103.794
8.000	104.267	104.034

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Rate	30 day	45 day
6.000	100.600	100.600
6.125	100.845	100.845
6.250	101.090	101.090
6.375	101.335	101.335
6.500	101.579	101.579
6.625	101.824	101.824
6.750	102.069	102.069
6.875	102.314	102.314
7.000	102.559	102.559
7.125	102.803	102.803
7.250	103.048	103.048
7.375	103.293	103.293
7.500	103.538	103.538
7.625	103.783	103.783
7.750	104.027	104.027

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		0.000
Property		0.000
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