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: 11/11/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/11/2015
45 Day Lock Exp.: 12/28/2015
60 Day Lock Exp.: 1/11/2016

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.523	100.273	100.023
3.375	101.051	100.801	100.551
3.500	101.545	101.295	101.045
3.625	102.022	101.772	101.522
3.750	103.283	103.033	102.783
3.875	103.731	103.481	103.231
4.000	104.121	103.871	103.621
4.125	104.454	104.204	103.954
4.250	105.281	105.031	104.781
4.375	105.630	105.380	105.130
4.500	105.954	105.704	105.454
4.625	106.271	106.021	105.771
4.750	106.621	106.371	106.121
4.875	106.280	106.030	105.780
5.000	106.604	106.354	106.104
5.125	106.921	106.671	106.421
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

20 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.272	100.022	99.772
3.375	100.800	100.550	100.300
3.500	101.294	101.044	100.794
3.625	101.771	101.521	101.271
3.750	103.032	102.782	102.532
3.875	103.480	103.230	102.980
4.000	103.870	103.620	103.370
4.125	104.203	103.953	103.703
4.250	105.030	104.780	104.530
4.375	105.379	105.129	104.879
4.500	105.703	105.453	105.203
4.625	106.020	105.770	105.520
4.750	106.370	106.120	105.870
4.875	106.029	105.779	105.529
5.000	106.353	106.103	105.853
5.125	106.670	106.420	106.170
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

15/10 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.414	100.164	99.914
2.875	100.867	100.617	100.367
3.000	101.288	101.038	100.788
3.125	101.700	101.450	101.200
3.250	102.609	102.359	102.109
3.375	103.016	102.766	102.516
3.500	103.353	103.103	102.853
3.625	103.636	103.386	103.136
3.750	104.048	103.798	103.548
3.875	104.344	104.094	103.844
4.000	104.595	104.345	104.095
4.125	104.824	104.574	104.324
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

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

Rate	30 Day	45 Day	60 Day
2.875	98.912	98.662	98.412
3.000	98.910	98.660	98.410
3.125	98.908	98.658	98.408
3.250	101.032	100.782	100.532
3.375	101.029	100.779	100.529
Margin = 2.250		Index = 0.410	

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

30/25 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.250	100.023	99.773	99.523
3.375	100.551	100.301	100.051
3.500	101.045	100.795	100.545
3.625	101.522	101.272	101.022
3.750	102.783	102.533	102.283
3.875	103.231	102.981	102.731
4.000	103.621	103.371	103.121
4.125	103.954	103.704	103.454
4.250	104.781	104.531	104.281
4.375	105.130	104.880	104.630
4.500	105.454	105.204	104.954
4.625	105.771	105.521	105.271
4.750	106.121	105.871	105.621
4.875	105.780	105.530	105.280
5.000	106.104	105.854	105.604
5.125	106.421	106.171	105.921
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

15/10 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	99.764	99.514	99.264
2.875	100.217	99.967	99.717
3.000	100.638	100.388	100.138
3.125	101.050	100.800	100.550
3.250	101.959	101.709	101.459
3.375	102.366	102.116	101.866
3.500	102.703	102.453	102.203
3.625	102.986	102.736	102.486
3.750	103.398	103.148	102.898
3.875	103.694	103.444	103.194
4.000	103.945	103.695	103.445
4.125	104.174	103.924	103.674
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.250	99.772	99.522	99.272
3.375	100.300	100.050	99.800
3.500	100.794	100.544	100.294
3.625	101.271	101.021	100.771
3.750	102.532	102.282	102.032
3.875	102.980	102.730	102.480
4.000	103.370	103.120	102.870
4.125	103.703	103.453	103.203
4.250	104.530	104.280	104.030
4.375	104.879	104.629	104.379
4.500	105.203	104.953	104.703
4.625	105.520	105.270	105.020
4.750	105.870	105.620	105.370
4.875	105.529	105.279	105.029
5.000	105.853	105.603	105.353
5.125	106.170	105.920	105.670
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

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

Rate	30 Day	45 Day	60 Day
2.875	98.172	97.922	97.672
3.000	98.170	97.920	97.670
3.125	98.168	97.918	97.668
3.250	100.292	100.042	99.792
3.375	100.289	100.039	99.789
Margin = 2.250		Index = 0.410	

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	98.870	98.620	98.370
4.000	101.446	101.196	100.946
4.500	103.279	103.029	102.779
5.000	103.929	103.679	103.429

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.004	98.754	98.504
3.500	101.069	100.819	100.569
4.000	102.311	102.061	101.811
4.500	N/A	N/A	N/A
5.000	N/A	N/A	N/A

Specialty Adj.		
	Manufactured Homes "OTC exempt"	-1.000
	203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
	VA IRRRL ≤ 125.00 LTV	-0.500
	VA IRRRL > 125.00 LTV or No AVM	0.000

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjusters			
FICO 720 +	0.125	FICO 620 - 639	-0.750
FICO 660 - 719	0.000	FICO 600 - 619	-1.500
FICO 640 - 659	-0.500		
Base Loan Amount Adjuster			
$0 - $49,999	-2.500	$275,001 +	0.125
$50,000 - $85,000	-1.375	High Balance	-2.000
$85,001 - $125,000	-0.500	VA Jumbo	-2.000
$125,001 - $175,000	-0.375		
$175,001 - $275,000	0.000		
Extension Options:	-0.018 per calendar day		
Max USDA - GRH Rate Today		11/11/2015	4.750%

Adjusters	All Terms	
NY	-0.250	
Non Owner Occupancy	-2.000	
UW Fee Buy Out Option*	Standard	Streamline
$0 - $49,999	-1.500	-0.900
$50,000 - $85,000	-1.000	-0.650
$85,001 - $125,000	-0.750	-0.500
$125,001 - $175,000	-0.500	-0.300
$175,001 - $275,000	-0.300	-0.200
$275,001 - Up to High Balance	-0.200	-0.150
High Balance	-0.150	-0.100

American Financial Resources, Inc. - Announcements

The OTC program is not available for TF clients.

15 Day Locks are now Available for Broker Loans in an **Approved** status. 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 **UW Fee with option to buy out = $895 / $495 for FHA streamline** ***IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee** 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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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
3.250	95.878	95.628	95.378	N/A	N/A	N/A
3.375	96.670	96.420	96.170	94.375	94.125	93.875
3.500	97.511	97.261	97.011	95.520	95.270	95.020
3.625	98.364	98.114	97.864	96.678	96.428	96.178
3.750	99.200	98.950	98.700	97.769	97.519	97.269
3.875	99.997	99.747	99.497	98.714	98.464	98.214
3.990	100.708	100.458	100.208	99.574	99.324	99.074
4.000	100.808	100.558	100.308	99.674	99.424	99.174
4.125	101.618	101.368	101.118	100.632	100.382	100.132
4.250	102.344	102.094	101.844	101.514	101.264	101.014
4.375	102.891	102.641	102.391	102.233	101.983	101.733
4.500	103.474	103.224	102.974	102.988	102.738	102.488
4.625	104.132	103.882	103.632	103.817	103.567	103.317
4.750	104.751	104.501	104.251	104.551	104.301	104.051
4.875	105.251	105.001	104.751	105.043	104.793	104.543
4.990	105.697	105.447	105.197	105.482	105.232	104.982
5.000	105.797	105.547	105.297	105.582	105.332	105.082
5.125	106.344	106.094	105.844	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
3.250	96.295	96.045	95.795	95.493	95.243	94.993
3.375	97.142	96.892	96.642	96.351	96.101	95.851
3.500	97.956	97.706	97.456	97.212	96.962	96.712
3.625	98.785	98.535	98.285	98.121	97.871	97.621
3.750	99.496	99.246	98.996	98.936	98.686	98.436
3.875	100.059	99.809	99.559	99.608	99.358	99.108
3.990	100.558	100.308	100.058	100.216	99.966	99.716
4.000	100.658	100.408	100.158	100.316	100.066	99.816
4.125	101.226	100.976	100.726	100.995	100.745	100.495
4.250	101.804	101.554	101.304	101.644	101.394	101.144
4.375	102.399	102.149	101.899	102.295	102.045	101.795
4.500	103.000	102.750	102.500	103.004	102.754	102.504
4.625	103.625	103.375	103.125	103.790	103.540	103.290
4.750	104.123	103.873	103.623	104.408	104.158	103.908
4.875	104.482	104.232	103.982	104.814	104.564	104.314
4.990	104.741	104.491	104.241	105.120	104.870	104.620
5.000	104.841	104.591	104.341	105.220	104.970	104.720
5.125	105.201	104.951	104.701	105.626	105.376	105.126

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
2.250	93.804	93.554	93.304	N/A	N/A	N/A
2.375	95.224	94.974	94.724	N/A	N/A	N/A
2.500	96.621	96.371	96.121	N/A	N/A	N/A
2.625	97.594	97.344	97.094	94.140	93.890	93.640
2.750	98.272	98.022	97.772	95.131	94.881	94.631
2.875	98.951	98.701	98.451	96.122	95.872	95.622
2.990	99.529	99.279	99.029	97.013	96.763	96.513
3.000	99.629	99.379	99.129	97.113	96.863	96.613
3.125	100.196	99.946	99.696	97.941	97.691	97.441
3.250	100.698	100.448	100.198	98.629	98.379	98.129
3.375	101.219	100.969	100.719	99.335	99.085	98.835
3.500	101.770	101.520	101.270	100.072	99.822	99.572
3.625	102.227	101.977	101.727	100.682	100.432	100.182
3.750	102.632	102.382	102.132	101.179	100.929	100.679
3.875	103.054	102.804	102.554	101.694	101.444	101.194
3.990	103.395	103.145	102.895	102.127	101.877	101.627
4.000	103.495	103.245	102.995	102.227	101.977	101.727
4.125	103.932	103.682	103.432	102.758	102.508	102.258

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
2.250	93.212	92.962	92.712	N/A	N/A	N/A
2.375	94.632	94.382	94.132	N/A	N/A	N/A
2.500	96.029	95.779	95.529	N/A	N/A	N/A
2.625	97.051	96.801	96.551	93.940	93.690	93.440
2.750	97.714	97.464	97.214	94.931	94.681	94.431
2.875	98.377	98.127	97.877	95.922	95.672	95.422
2.990	98.939	98.689	98.439	96.813	96.563	96.313
3.000	99.039	98.789	98.539	96.913	96.663	96.413
3.125	99.589	99.339	99.089	97.741	97.491	97.241
3.250	100.033	99.783	99.533	98.429	98.179	97.929
3.375	100.473	100.223	99.973	99.135	98.885	98.635
3.500	100.922	100.672	100.422	99.872	99.622	99.372
3.625	101.316	101.066	100.816	100.482	100.232	99.982
3.750	101.667	101.417	101.167	100.979	100.729	100.479
3.875	102.017	101.767	101.517	101.494	101.244	100.994
3.990	102.268	102.018	101.768	101.927	101.677	101.427
4.000	102.368	102.118	101.868	102.027	101.777	101.527
4.125	102.710	102.460	102.210	102.558	102.308	102.058

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	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-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
Subordinate Finance	-0.375	-0.375
Extension Options	-0.018 per calendar day	

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

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	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
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 **UW Fee with option to buy out = $895** ***IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee** FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.896	95.646	95.621
3.250	97.078	96.828	96.803
3.375	97.870	97.620	97.595
3.500	98.711	98.461	98.436
3.625	99.564	99.314	99.289
3.750	100.400	100.150	100.125
3.875	101.197	100.947	100.922
3.990	101.958	101.708	101.683
4.000	102.008	101.758	101.733
4.125	102.818	102.568	102.543
4.250	103.544	103.294	103.269
4.375	104.091	103.841	103.816
4.500	104.674	104.424	104.399
4.625	105.332	105.082	105.057
4.750	105.951	105.701	105.676
4.875	106.451	106.201	106.176
4.990	106.947	106.697	106.672
5.000	106.997	106.747	106.722
5.125	107.544	107.294	107.269

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	95.285	95.035	94.785
3.125	96.897	96.647	96.397
3.250	98.150	97.900	97.650
3.375	98.997	98.747	98.497
3.500	99.811	99.561	99.311
3.625	100.640	100.390	100.140
3.750	101.351	101.101	100.851
3.875	101.914	101.664	101.414
3.990	102.463	102.213	101.963
4.000	102.513	102.263	102.013
4.125	103.081	102.831	102.581
4.250	103.659	103.409	103.159
4.375	104.254	104.004	103.754
4.500	104.855	104.605	104.355
4.625	105.480	105.230	104.980
4.750	105.978	105.728	105.478
4.875	106.337	106.087	105.837
4.990	106.646	106.396	106.146
5.000	106.696	106.446	106.196
5.125	107.056	106.806	106.556

15 Year FNMA

Rate	30 day	45 day	60 day
2.000	#N/A	#N/A	#N/A
2.125	#N/A	#N/A	#N/A
2.250	94.555	94.305	94.055
2.375	95.974	95.724	95.474
2.500	97.371	97.121	96.871
2.625	98.344	98.094	97.844
2.750	99.022	98.772	98.522
2.875	99.701	99.451	99.201
2.990	100.329	100.079	99.829
3.000	100.379	100.129	99.879
3.125	100.947	100.697	100.447
3.250	101.448	101.198	100.948
3.375	101.969	101.719	101.469
3.500	102.520	102.270	102.020
3.625	102.977	102.727	102.477
3.750	103.382	103.132	102.882
3.875	103.804	103.554	103.304
3.990	104.195	103.945	103.695
4.000	104.245	103.995	103.745
4.125	104.682	104.432	104.182

10 Year FNMA

Rate	30 day	45 day	60 day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	95.228	94.978	94.728
2.375	96.648	96.398	96.148
2.500	98.045	97.795	97.545
2.625	99.067	98.817	98.567
2.750	99.730	99.480	99.230
2.875	100.393	100.143	99.893
2.990	101.005	100.755	100.505
3.000	101.055	100.805	100.555
3.125	101.605	101.355	101.105
3.250	102.049	101.799	101.549
3.375	102.489	102.239	101.989
3.500	102.938	102.688	102.438
3.625	103.332	103.082	102.832
3.750	103.683	103.433	103.183
3.875	104.033	103.783	103.533
3.990	104.334	104.084	103.834
4.000	104.384	104.134	103.884
4.125	104.726	104.476	104.226

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.243	94.993	94.743
3.375	96.316	96.066	95.816
3.500	97.438	97.188	96.938
3.625	98.572	98.322	98.072
3.750	99.600	99.350	99.100
3.875	100.397	100.147	99.897
3.990	101.158	100.908	100.658
4.000	101.208	100.958	100.708
4.125	102.018	101.768	101.518
4.250	102.629	102.379	102.129
4.375	102.817	102.567	102.317
4.500	103.041	102.791	102.541
4.625	103.339	103.089	102.839
4.750	103.689	103.439	103.189
4.875	104.110	103.860	103.610
4.990	104.529	104.279	104.029
5.000	104.579	104.329	104.079
5.125	105.047	104.797	104.547
5.250	105.516	105.266	105.016

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	96.167	95.917	95.667
2.625	97.309	97.059	96.809
2.750	98.143	97.893	97.643
2.875	98.978	98.728	98.478
2.990	99.763	99.513	99.263
3.000	99.813	99.563	99.313
3.125	100.443	100.193	99.943
3.250	100.945	100.695	100.445
3.375	101.465	101.215	100.965
3.500	102.016	101.766	101.516
3.625	102.342	102.092	101.842
3.750	102.528	102.278	102.028
3.875	102.732	102.482	102.232
3.990	102.903	102.653	102.403
4.000	102.953	102.703	102.453
4.125	103.172	102.922	102.672

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	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Subordinate Financing	-0.375
Escrow Waiver	0.000
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 - Up to High Balance	0.125
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	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	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	-0.750
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	-0.375	-0.625	-0.625	-0.875	N/A
720 - 739	-0.375	-1.000	-1.000	-1.125	N/A
700 - 719	-0.375	-1.000	-1.000	-1.125	N/A
680 - 699	-0.375	-1.125	-1.125	-1.750	N/A
660 - 679	-0.625	-1.125	-1.125	-1.875	N/A
640 - 659	-0.625	-1.625	-1.625	-2.625	N/A
620 - 639	-0.625	-1.625	-1.625	-3.125	N/A
< 620	-1.625	-2.625	-2.625	-3.125	N/A

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.

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

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%	95.01 - 97.00%
≥ 740	-0.990	-1.370	-2.150	-3.080
720 - 739	-1.120	-1.720	-2.350	-3.080
680 - 719	-1.330	-2.170	-3.290	-3.850

LPMI Adjust Term ≤ 20 yr

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	-0.880	-1.100	-1.650	-3.080
720 - 739	-1.050	-1.370	-2.170	-3.080
680 - 719	-1.190	-1.540	-2.940	-3.850

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
Investment Property	-1.190	-1.330	N/A

* 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 **UW Fee with option to buy out = $895** ***IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee** 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.: 12/11/2015
45 Day Lock Exp.: 12/28/2015
60 Day Lock Exp.: 1/11/2016

W. Rate Sheet Dated: 11/11/2015 **Release Time:** 10:00 AM ET

FNMA MCM 30 Year

Note Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	94.548	94.298	94.048
3.375	95.720	95.470	95.220
3.500	96.526	96.276	96.026
3.625	97.345	97.095	96.845
3.750	98.182	97.932	97.682
3.875	99.030	98.780	98.530
4.000	99.841	99.591	99.341
4.125	100.651	100.401	100.151
4.250	101.459	101.209	100.959
4.375	102.166	101.916	101.666
4.500	102.696	102.446	102.196
4.625	103.301	103.051	102.801
4.750	103.945	103.695	103.445
4.875	104.572	104.322	104.072
5.000	105.119	104.869	104.619
5.125	105.666	105.416	105.166
5.250	106.213	105.963	105.713

FNMA HB MCM 30 Year

Note Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	94.964	94.714	94.464
3.625	96.061	95.811	95.561
3.750	97.176	96.926	96.676
3.875	98.244	97.994	97.744
4.000	99.056	98.806	98.556
4.125	99.865	99.615	99.365
4.250	100.674	100.424	100.174
4.375	101.314	101.064	100.814
4.500	101.482	101.232	100.982
4.625	101.723	101.473	101.223
4.750	102.003	101.753	101.503
4.875	102.354	102.104	101.854
5.000	102.822	102.572	102.322
5.125	103.291	103.041	102.791
5.250	103.760	103.510	103.260
5.375	104.229	103.979	103.729

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
Subortinate Financing	-0.500
Loan Amount Adjusters	**All Terms**
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 - Up to High Balance	0.125
Extension Options	-0.018 per calendar day

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

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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: 11/11/2015
Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/11/2015
45 Day Lock Exp.: 12/28/2015
60 Day Lock Exp.: 1/11/2016

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.089	94.839	94.589
3.375	96.153	95.903	95.653
3.500	97.200	96.950	96.700
3.625	98.176	97.926	97.676
3.750	98.933	98.683	98.433
3.875	99.599	99.349	99.099
4.000	100.535	100.285	100.035
4.125	101.405	101.155	100.905
4.250	102.065	101.815	101.565
4.375	102.619	102.369	102.119
4.500	103.279	103.029	102.779
4.625	104.038	103.788	103.538
4.750	104.605	104.355	104.105
4.875	105.103	104.853	104.603
5.000	105.561	105.311	105.061
5.125	106.306	106.056	105.806
5.250	106.862	106.612	106.362

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.089	94.839	94.589
3.375	96.028	95.778	95.528
3.500	97.075	96.825	96.575
3.625	98.051	97.801	97.551
3.750	98.808	98.558	98.308
3.875	99.474	99.224	98.974
4.000	100.785	100.535	100.285
4.125	101.655	101.405	101.155
4.250	102.315	102.065	101.815
4.375	102.869	102.619	102.369
4.500	104.467	104.217	103.967
4.625	105.225	104.975	104.725
4.750	105.792	105.542	105.292
4.875	106.291	106.041	105.791
5.000	107.561	107.311	107.061
5.125	108.306	108.056	107.806
5.250	108.862	108.612	108.362

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.519	96.269	96.019
3.375	97.422	97.172	96.922
3.500	98.264	98.014	97.764
3.625	99.080	98.830	98.580
3.750	99.747	99.497	99.247
3.875	100.315	100.065	99.815
4.000	100.612	100.362	100.112
4.125	101.346	101.096	100.846
4.250	101.926	101.676	101.426
4.375	102.443	102.193	101.943
4.500	103.088	102.838	102.588
4.625	103.796	103.546	103.296
4.750	104.362	104.112	103.862
4.875	104.857	104.607	104.357
5.000	105.478	105.228	104.978
5.125	106.136	105.886	105.636
5.250	106.647	106.397	106.147

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.842	96.592	96.342
3.375	97.432	97.182	96.932
3.500	98.275	98.025	97.775
3.625	99.091	98.841	98.591
3.750	99.758	99.508	99.258
3.875	100.325	100.075	99.825
4.000	100.873	100.623	100.373
4.125	101.606	101.356	101.106
4.250	102.187	101.937	101.687
4.375	102.704	102.454	102.204
4.500	103.411	103.161	102.911
4.625	104.119	103.869	103.619
4.750	104.685	104.435	104.185
4.875	105.180	104.930	104.680
5.000	105.801	105.551	105.301
5.125	106.459	106.209	105.959
5.250	106.970	106.720	106.470

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	95.580	95.330	95.080
2.375	96.232	95.982	95.732
2.500	96.862	96.612	96.362
2.625	97.453	97.203	96.953
2.750	98.225	97.975	97.725
2.875	98.853	98.603	98.353
3.000	99.462	99.212	98.962
3.125	99.992	99.742	99.492
3.250	100.507	100.257	100.007
3.375	101.057	100.807	100.557
3.500	101.594	101.344	101.094
3.625	102.085	101.835	101.585
3.750	102.550	102.300	102.050
3.875	103.010	102.760	102.510
4.000	103.151	102.901	102.651
4.125	103.626	103.376	103.126
4.250	104.090	103.840	103.590

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	95.585	95.335	95.085
2.375	94.112	93.862	93.612
2.500	94.742	94.492	94.242
2.625	95.333	95.083	94.833
2.750	96.105	95.855	95.605
2.875	98.233	97.983	97.733
3.000	98.842	98.592	98.342
3.125	99.372	99.122	98.872
3.250	99.887	99.637	99.387
3.375	100.687	100.437	100.187
3.500	101.224	100.974	100.724
3.625	101.715	101.465	101.215
3.750	102.180	101.930	101.680
3.875	102.890	102.640	102.390
4.000	103.031	102.781	102.531
4.125	103.506	103.256	103.006
4.250	103.970	103.720	103.470

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%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-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
≤ 75.00%	≤ 80%	-0.375	-0.375
≤ 65.00%	> 80% & ≤ 95%	-0.875	-0.625
> 65% & ≤ 75%	> 80% & ≤ 95%	-1.125	-0.875
> 75% & ≤ 80%	> 76% & ≤ 90%	-1.375	-1.125
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.375	-0.875
> 90% & ≤ 95%	> 91% & ≤ 95%	-0.875	-0.625
Any	> 95%	-1.875	-1.875

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	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
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
Super Conforming	-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	0
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.

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to Super Conforming	-0.200
Super Conforming	-0.150

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 **UW Fee with option to buy out = $895** ***IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee** 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.: 12/11/2015
45 Day Lock Exp.: 12/28/2015
60 Day Lock Exp.: 1/11/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/11/2015
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	96.524	96.274	96.249
3.375	97.588	97.338	97.313
3.500	98.635	98.385	98.360
3.625	99.611	99.361	99.336
3.750	100.368	100.118	100.093
3.875	101.034	100.784	100.759
3.990	101.920	101.670	101.645
4.000	101.970	101.720	101.695
4.125	102.840	102.590	102.565
4.250	103.500	103.250	103.225
4.375	104.054	103.804	103.779
4.500	104.714	104.464	104.439
4.625	105.473	105.223	105.198
4.750	106.040	105.790	105.765
4.875	106.538	106.288	106.263
4.990	106.946	106.696	106.671
5.000	106.996	106.746	106.721
5.125	107.741	107.491	107.466
5.250	108.297	108.047	108.022

20 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.361	98.111	97.861
3.375	99.264	99.014	98.764
3.500	100.106	99.856	99.606
3.625	100.922	100.672	100.422
3.750	101.589	101.339	101.089
3.875	102.157	101.907	101.657
3.990	102.404	102.154	101.904
4.000	102.454	102.204	101.954
4.125	103.188	102.938	102.688
4.250	103.768	103.518	103.268
4.375	104.285	104.035	103.785
4.500	104.930	104.680	104.430
4.625	105.638	105.388	105.138
4.750	106.204	105.954	105.704
4.875	106.699	106.449	106.199
4.990	107.270	107.020	106.770
5.000	107.320	107.070	106.820
5.125	107.978	107.728	107.478
5.250	108.489	108.239	107.989

15 Year FHLMC			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.514	96.264	96.014
2.375	97.166	96.916	96.666
2.500	97.796	97.546	97.296
2.625	98.387	98.137	97.887
2.750	99.159	98.909	98.659
2.875	99.787	99.537	99.287
2.990	100.346	100.096	99.846
3.000	100.396	100.146	99.896
3.125	100.926	100.676	100.426
3.250	101.441	101.191	100.941
3.375	101.991	101.741	101.491
3.500	102.528	102.278	102.028
3.625	103.019	102.769	102.519
3.750	103.484	103.234	102.984
3.875	103.944	103.694	103.444
3.990	104.035	103.785	103.535
4.000	104.085	103.835	103.585
4.125	104.560	104.310	104.060
4.250	105.024	104.774	104.524

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%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-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	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Feature Adjustments			
LTV	> 75.00 %		
Condo (Excl 15 yr. & Home Possible)	-0.750		
LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-2.125	-3.375	-4.125
LTV	All		
Manufactured Home	-1.000		

Mortgages with Subordinate Financing			
		Non Interest-Only LLPA	
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	76.01 - 95.00%	-1.375	-1.125

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	0.000
Escrow Waiver	0.000
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 - Up to Super Conforming	0.125
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	-0.250	-0.250	-0.250
Cash-Out Refi	-1.000	N/A	N/A

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to Super Conforming	-0.200
Super Conforming	-0.150

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			
	FICO		
Product Feature	≥ 740	720 - 739	680 - 719
Limited Cash-Out	0.000	0.000	-0.530
Cash-Out	-0.500	-0.700	-1.000
Second Home	-0.250	-0.490	-0.700
Manufactured Home	-0.500	-0.700	-1.000
Loan Amount > $417,000 *	-0.400	-0.880	-1.400
Term ≤ 25 year	0.180	0.180	0.280
Investment Property	-1.190	-1.330	N/A

* Does not apply in HI

Lock Desk Policy

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Flood Certification = $10.00 **UW Fee with option to buy out = $895** ***IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee** FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

W. Rate Sheet Dated: 11/11/2015

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
Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/11/2015
45 Day Lock Exp.: 12/28/2015
60 Day Lock Exp.: 1/11/2016

30/25 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	96.561	96.311	96.286
3.375	97.652	97.402	97.377
3.500	98.711	98.461	98.436
3.625	99.722	99.472	99.447
3.750	100.529	100.279	100.254
3.875	101.234	100.984	100.959
3.990	102.145	101.895	101.870
4.000	102.195	101.945	101.920
4.125	103.091	102.841	102.816
4.250	103.778	103.528	103.503
4.375	104.380	104.130	104.105
4.500	105.103	104.853	104.828
4.625	105.904	105.654	105.629
4.750	106.526	106.276	106.251
4.875	107.072	106.822	106.797
4.990	107.480	107.230	107.205
5.000	107.530	107.280	107.255
5.125	108.275	108.025	108.000
5.250	108.831	108.581	108.556

20 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.472	98.222	97.972
3.375	99.403	99.153	98.903
3.500	100.306	100.056	99.806
3.625	101.168	100.918	100.668
3.750	101.875	101.625	101.375
3.875	102.497	102.247	101.997
3.990	102.763	102.513	102.263
4.000	102.813	102.563	102.313
4.125	103.595	103.345	103.095
4.250	104.219	103.969	103.719
4.375	104.766	104.516	104.266
4.500	105.434	105.184	104.934
4.625	106.142	105.892	105.642
4.750	106.708	106.458	106.208
4.875	107.203	106.953	106.703
4.990	107.774	107.524	107.274
5.000	107.824	107.574	107.324
5.125	108.482	108.232	107.982
5.250	108.993	108.743	108.493

15 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.573	96.323	96.073
2.375	97.228	96.978	96.728
2.500	97.882	97.632	97.382
2.625	98.489	98.239	97.989
2.750	99.283	99.033	98.783
2.875	99.932	99.682	99.432
2.990	100.512	100.262	100.012
3.000	100.562	100.312	100.062
3.125	101.126	100.876	100.626
3.250	101.688	101.438	101.188
3.375	102.288	102.038	101.788
3.500	102.867	102.617	102.367
3.625	103.392	103.142	102.892
3.750	103.879	103.629	103.379
3.875	104.360	104.110	103.860
3.990	104.472	104.222	103.972
4.000	104.522	104.272	104.022
4.125	105.027	104.777	104.527
4.250	105.491	105.241	104.991

Adjustments

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	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3-4 Unit	0.000	0.000	0.000	0.000	0.000	0.000	-1.000

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Non Interest-Only LLPA Credit Score < 720	Non Interest-Only LLPA Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	76.01 - 95.00%	-1.375	-1.125

Feature Adjustments

LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-2.125	-3.375	-4.125
LTV	**All**		
Manufactured Home	-1.000		

Super Conforming Mortgage

LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 - Up to Super Conforming	0.125
Super Conforming	-1.000
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

Home Possible Mortgage

Product	Loan Purpose	LTV Ratios All Eligible
All Eligible Product	Purchase	-0.750
	Refinance	-1.500
Secondary Financing	All	-0.5

Home Possible Advantage Mortgage

Product	Loan Purpose	Credit Score All Eligible < 680	≥680 & <720	≥ 720
All Eligible Prduct	Purchase	-1.500	-1.250	-1.000
	No Cash-out Refinance	-1.750	-1.750	-1.750

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to Super Conforming	-0.200
Super Conforming	-0.150

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust "All Properties but Manufactured and Multi Unit"

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	-0.880	-1.100	-1.430	-2.070
720 - 739	-1.050	-1.370	-1.790	-2.070
680 - 719	-1.190	-1.540	-2.520	-2.700

LPMI Adjust "Manufactured and Multi Unit"

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.880	-1.100	-1.430
720 - 739	-1.050	-1.370	-1.790
680 - 719	-1.190	-1.540	-2.520

Additional LPMI Premium Adjustments

Product Feature	FICO ≥ 740	720 - 739	680 - 719
Limited Cash-Out	0.000	0.000	-0.530
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
Investment Property	-1.190	-1.330	N/A

* Does not apply in HI

Lock Desk Policy

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Flood Certification = $10.00 **UW Fee with option to buy out = $895** ***IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee** 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.:	12/11/2015
prices are subject to change without notice		45 Day Lock Exp.:	12/28/2015
W. Rate Sheet Dated: 11/11/2015	Release Time: 10:00 AM ET	60 Day Lock Exp.:	1/11/2016

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.875	96.683	96.543	96.402
4.000	97.183	97.043	96.902
4.125	97.652	97.512	97.371
4.250	98.089	97.949	97.808
4.375	98.526	98.386	98.245
4.500	98.963	98.823	98.682
4.625	99.338	99.198	99.057
4.750	99.651	99.511	99.370
4.875	99.901	99.761	99.620
5.000	100.026	99.886	99.745
5.125	100.089	99.949	99.808
5.250	100.152	100.012	99.871

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.125	97.446	97.321	97.196
3.250	97.821	97.696	97.571
3.375	98.196	98.071	97.946
3.500	98.571	98.446	98.321
3.625	98.632	98.507	98.382
3.750	98.820	98.695	98.570
3.875	99.008	98.883	98.758
4.000	99.133	99.008	98.883
4.125	99.258	99.133	99.008
4.250	99.321	99.196	99.071
4.375	99.384	99.259	99.134
4.500	99.447	99.322	99.197

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%	80.01 - 85.00%
≥ 780	0.600	0.500	0.450	0.000	-0.250	-1.375
760 - 779	0.600	0.500	0.300	-0.150	-0.375	-1.875
740 - 759	0.600	0.500	0.100	-0.300	-0.500	-2.000
720 - 739	0.500	0.450	0.000	-0.450	-0.850	N/A
700 - 719	0.400	0.300	-0.200	-0.750	-1.250*	N/A
680 - 699	0.300*	0.200*	-0.500*	-1.000*	-1.500*	N/A
Loan Balance						
≤ $500,000	0.000	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	0.000
$1,000,001 - $1,500,000	0.000	0.000	-0.125	-0.250	-0.375*	-0.375*
$1,500,001 - $2,000,000	0.000	0.000	-0.250	-0.375*	-0.500*	-0.500*
$2,000,001 - $2,500,000	-0.125*	-0.250*	-0.375*	N/A	N/A	N/A
$2,500,001 - $3,000,000	-0.125*	-0.250*	N/A	N/A	N/A	N/A
$3,000,001 - $3,500,000	-0.375*	N/A	N/A	N/A	N/A	N/A
$3,500,001 - $4,000,000	-0.500*	N/A	N/A	N/A	N/A	N/A
$4,000,001 - $4,500,000	-0.625*	N/A	N/A	N/A	N/A	N/A
$4,500,001 - $5,000,000	-0.750*	N/A	N/A	N/A	N/A	N/A
Occupancy						
Second Home	-0.150	-0.200	-0.300	-0.450	-1.000	N/A
Property Types						
Condos	0.000	0.000	-0.125	-0.125	-0.125	-0.125
State Adjustments						
AZ	0.000	0.000	0.000	-0.250	-0.250	-0.250
FL	0.000	0.000	0.000	-0.250	-0.250	-0.250
MI	0.000	0.000	0.000	-0.375	-0.375	-0.375
NV	0.000	0.000	0.000	-0.375	-0.375	-0.375
Other Adjustments						
Cash-Out	-0.250	-0.300	-0.500	-1.500	N/A	N/A
DTI > 40	0.000	0.000	0.000	-0.125	-0.125	N/A
No Escrow	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100
Purchase	0.250	0.250	0.250	0.375	0.375	0.000

Extension Options -0.018 per calendar day * Please see High Reserve Guidelines

UW Fee Buy Out Option*	Adjuster	UW Fee Buy Out Option*	Adjuster	UW Fee Buy Out Option*	Adjuster
$50,000 - $85,000	-1.000	$125,001 - $175,000	-0.500	$275,001 - Up to High Balance	-0.200
$85,001 - $125,000	-0.750	$175,001 - $275,000	-0.300	High Balance	-0.150

Lock Desk Policy

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Flood Certification = $10.00 **UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee** 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: 11/11/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/11/2015
45 Day Lock Exp.: 12/28/2015

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
6.625	99.634	99.481
6.750	99.941	99.783
6.875	100.249	100.085
7.000	100.556	100.387
7.125	100.863	100.689
7.250	101.171	100.991
7.375	101.478	101.293
7.500	101.785	101.595
7.625	102.092	101.897
7.750	102.400	102.200
7.875	102.707	102.502
8.000	103.014	102.804
8.125	103.322	103.106
8.250	103.629	103.408
8.375	103.936	103.710

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

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

Access 15 yr Fixed (AOAP-15F)

Rate	30 day	45 day
6.375	100.207	100.064
6.500	100.452	100.304
6.625	100.697	100.543
6.750	100.941	100.783
6.875	101.186	101.022
7.000	101.431	101.262
7.125	101.676	101.502
7.250	101.921	101.741
7.375	102.165	101.981
7.500	102.410	102.220
7.625	102.655	102.460
7.750	102.900	102.700
7.875	103.145	102.939
8.000	103.389	103.179
8.125	103.634	103.418

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	-0.125	

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)

Rate	30 day	45 day
6.125	99.634	99.481
6.250	99.941	99.783
6.375	100.249	100.085
6.500	100.556	100.387
6.625	100.863	100.689
6.750	101.171	100.991
6.875	101.478	101.293
7.000	101.785	101.595
7.125	102.092	101.897
7.250	102.400	102.200
7.375	102.707	102.502
7.500	103.014	102.804
7.625	103.322	103.106
7.750	103.629	103.408
7.875	103.936	103.710

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

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
5.875	100.207	100.064
6.000	100.452	100.304
6.125	100.697	100.543
6.250	100.941	100.783
6.375	101.186	101.022
6.500	101.431	101.262
6.625	101.676	101.502
6.750	101.921	101.741
6.875	102.165	101.981
7.000	102.410	102.220
7.125	102.655	102.460
7.250	102.900	102.700
7.375	103.145	102.939
7.500	103.389	103.179
7.625	103.634	103.418

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	-0.125	

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[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]

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Lock Desk Phone: 1-877-588-2706
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prices are subject to change without notice

W. Rate Sheet Dated: 11/11/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/11/2015
45 Day Lock Exp.: 12/28/2015

Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
6.125	99.634	99.481
6.250	99.941	99.783
6.375	100.249	100.085
6.500	100.556	100.387
6.625	100.863	100.689
6.750	101.171	100.991
6.875	101.478	101.293
7.000	101.785	101.595
7.125	102.092	101.897
7.250	102.400	102.200
7.375	102.707	102.502
7.500	103.014	102.804
7.625	103.322	103.106
7.750	103.629	103.408
7.875	103.936	103.710

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

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
5.875	100.207	100.064
6.000	100.452	100.304
6.125	100.697	100.543
6.250	100.941	100.783
6.375	101.186	101.022
6.500	101.431	101.262
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7.125	102.655	102.460
7.250	102.900	102.700
7.375	103.145	102.939
7.500	103.389	103.179
7.625	103.634	103.418

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	-0.125	

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
6.125	99.634	99.481
6.250	99.941	99.783
6.375	100.249	100.085
6.500	100.556	100.387
6.625	100.863	100.689
6.750	101.171	100.991
6.875	101.478	101.293
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7.250	102.400	102.200
7.375	102.707	102.502
7.500	103.014	102.804
7.625	103.322	103.106
7.750	103.629	103.408
7.875	103.936	103.710

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

UW Fee Buy Out Option*	Standard
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

Income 15 yr Fixed (AOIP-15F)

Rate	30 day	45 day
5.875	100.207	100.207
6.000	100.452	100.452
6.125	100.697	100.697
6.250	100.941	100.941
6.375	101.186	101.186
6.500	101.431	101.431
6.625	101.676	101.676
6.750	101.921	101.921
6.875	102.165	102.165
7.000	102.410	102.410
7.125	102.655	102.655
7.250	102.900	102.900
7.375	103.145	103.145
7.500	103.389	103.389
7.625	103.634	103.634

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	-0.125	

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