AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

W. Rate Sheet Dated: 11/16/2015

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.: 12/16/2015
45 Day Lock Exp.: 12/31/2015
60 Day Lock Exp.: 1/15/2016

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.735	100.485	100.235
3.375	101.312	101.062	100.812
3.500	101.870	101.620	101.370
3.625	102.363	102.113	101.863
3.750	103.639	103.389	103.139
3.875	104.173	103.923	103.673
4.000	104.649	104.399	104.149
4.125	105.017	104.767	104.517
4.250	105.520	105.270	105.020
4.375	105.925	105.675	105.425
4.500	106.264	106.014	105.764
4.625	106.573	106.323	106.073
4.750	106.770	106.520	106.270
4.875	107.123	106.873	106.623
5.000	107.462	107.212	106.962
5.125	107.771	107.521	107.271
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	100.484	100.234	99.984
3.375	101.061	100.811	100.561
3.500	101.619	101.369	101.119
3.625	102.112	101.862	101.612
3.750	103.388	103.138	102.888
3.875	103.922	103.672	103.422
4.000	104.398	104.148	103.898
4.125	104.766	104.516	104.266
4.250	105.269	105.019	104.769
4.375	105.674	105.424	105.174
4.500	106.013	105.763	105.513
4.625	106.322	106.072	105.822
4.750	106.519	106.269	106.019
4.875	106.872	106.622	106.372
5.000	107.211	106.961	106.711
5.125	107.520	107.270	107.020
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	100.480	100.230	99.980
2.875	100.964	100.714	100.464
3.000	101.428	101.178	100.928
3.125	101.863	101.613	101.363
3.250	102.625	102.375	102.125
3.375	103.063	102.813	102.563
3.500	103.472	103.222	102.972
3.625	103.801	103.551	103.301
3.750	103.955	103.705	103.455
3.875	104.281	104.031	103.781
4.000	104.566	104.316	104.066
4.125	104.828	104.578	104.328
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	98.659	98.409	98.159
3.000	98.659	98.409	98.159
3.125	98.659	98.409	98.159
3.250	100.784	100.534	100.284
3.375	100.784	100.534	100.284
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	100.235	99.985	99.735
3.375	100.812	100.562	100.312
3.500	101.370	101.120	100.870
3.625	101.863	101.613	101.363
3.750	103.139	102.889	102.639
3.875	103.673	103.423	103.173
4.000	104.149	103.899	103.649
4.125	104.517	104.267	104.017
4.250	105.020	104.770	104.520
4.375	105.425	105.175	104.925
4.500	105.764	105.514	105.264
4.625	106.073	105.823	105.573
4.750	106.270	106.020	105.770
4.875	106.623	106.373	106.123
5.000	106.962	106.712	106.462
5.125	107.271	107.021	106.771
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	99.830	99.580	99.330
2.875	100.314	100.064	99.814
3.000	100.778	100.528	100.278
3.125	101.213	100.963	100.713
3.250	101.975	101.725	101.475
3.375	102.413	102.163	101.913
3.500	102.822	102.572	102.322
3.625	103.151	102.901	102.651
3.750	103.305	103.055	102.805
3.875	103.631	103.381	103.131
4.000	103.916	103.666	103.416
4.125	104.178	103.928	103.678
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

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

20 Year Government Specialty Product

Rate	30 Day	45 Day	60 Day
3.250	99.984	99.734	99.484
3.375	100.561	100.311	100.061
3.500	101.119	100.869	100.619
3.625	101.612	101.362	101.112
3.750	102.888	102.638	102.388
3.875	103.422	103.172	102.922
4.000	103.898	103.648	103.398
4.125	104.266	104.016	103.766
4.250	104.769	104.519	104.269
4.375	105.174	104.924	104.674
4.500	105.513	105.263	105.013
4.625	105.822	105.572	105.322
4.750	106.019	105.769	105.519
4.875	106.372	106.122	105.872
5.000	106.711	106.461	106.211
5.125	107.020	106.770	106.520
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	97.919	97.669	97.419
3.000	97.919	97.669	97.419
3.125	97.919	97.669	97.419
3.250	100.044	99.794	99.544
3.375	100.044	99.794	99.544
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	99.195	98.945	98.695
4.000	101.974	101.724	101.474
4.500	103.589	103.339	103.089
5.000	104.787	104.537	104.287

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.144	98.894	98.644
3.500	101.188	100.938	100.688
4.000	102.282	102.032	101.782
4.500	N/A	N/A	N/A
5.000	N/A	N/A	N/A

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		

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

Max USDA - GRH Rate Today | 11/16/2015 | 4.750%

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 Loan Center. 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

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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	95.852	95.602	95.352	N/A	N/A	N/A
3.375	96.754	96.504	96.254	94.459	94.209	93.959
3.500	97.691	97.441	97.191	95.700	95.450	95.200
3.625	98.656	98.406	98.156	96.970	96.720	96.470
3.750	99.598	99.348	99.098	98.167	97.917	97.667
3.875	100.382	100.132	99.882	99.099	98.849	98.599
3.990	101.049	100.799	100.549	99.915	99.665	99.415
4.000	101.149	100.899	100.649	100.015	99.765	99.515
4.125	101.929	101.679	101.429	100.943	100.693	100.443
4.250	102.642	102.392	102.142	101.812	101.562	101.312
4.375	103.197	102.947	102.697	102.538	102.288	102.038
4.500	103.801	103.551	103.301	103.315	103.065	102.815
4.625	104.435	104.185	103.935	104.121	103.871	103.621
4.750	105.026	104.776	104.526	104.826	104.576	104.326
4.875	105.509	105.259	105.009	105.301	105.051	104.801
4.990	105.877	105.627	105.377	105.661	105.411	105.161
5.000	105.977	105.727	105.477	105.761	105.511	105.261
5.125	106.452	106.202	105.952	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	96.156	95.906	95.656	95.472	95.222	94.972
3.375	97.127	96.877	96.627	96.443	96.193	95.943
3.500	98.105	97.855	97.605	97.459	97.209	96.959
3.625	99.064	98.814	98.564	98.495	98.245	97.995
3.750	99.798	99.548	99.298	99.336	99.086	98.836
3.875	100.346	100.096	99.846	100.001	99.751	99.501
3.990	100.797	100.547	100.297	100.569	100.319	100.069
4.000	100.897	100.647	100.397	100.669	100.419	100.169
4.125	101.437	101.187	100.937	101.326	101.076	100.826
4.250	102.015	101.765	101.515	101.984	101.734	101.484
4.375	102.562	102.312	102.062	102.596	102.346	102.096
4.500	103.120	102.870	102.620	103.271	103.021	102.771
4.625	103.692	103.442	103.192	104.010	103.760	103.510
4.750	104.162	103.912	103.662	104.585	104.335	104.085
4.875	104.540	104.290	104.040	104.970	104.720	104.470
4.990	104.818	104.568	104.318	105.256	105.006	104.756
5.000	104.918	104.668	104.418	105.356	105.106	104.856
5.125	105.296	105.046	104.796	105.742	105.492	105.242

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	93.164	92.914	92.664	N/A	N/A	N/A
2.375	95.528	95.278	95.028	N/A	N/A	N/A
2.500	96.931	96.681	96.431	93.221	92.971	92.721
2.625	97.904	97.654	97.404	94.452	94.202	93.952
2.750	98.565	98.315	98.065	95.425	95.175	94.925
2.875	99.234	98.984	98.734	96.407	96.157	95.907
2.990	99.801	99.551	99.301	97.287	97.037	96.787
3.000	99.901	99.651	99.401	97.387	97.137	96.887
3.125	100.471	100.221	99.971	98.208	97.958	97.708
3.250	100.991	100.741	100.491	98.898	98.648	98.398
3.375	101.515	101.265	101.015	99.593	99.343	99.093
3.500	102.055	101.805	101.555	100.303	100.053	99.803
3.625	102.483	102.233	101.983	100.885	100.635	100.385
3.750	102.845	102.595	102.345	101.356	101.106	100.856
3.875	103.235	102.985	102.735	101.853	101.603	101.353
3.990	103.552	103.302	103.052	102.279	102.029	101.779
4.000	103.652	103.402	103.152	102.379	102.129	101.879
4.125	104.079	103.829	103.579	102.915	102.665	102.415

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	92.542	92.292	92.042	N/A	N/A	N/A
2.375	94.905	94.655	94.405	N/A	N/A	N/A
2.500	96.309	96.059	95.809	93.021	92.771	92.521
2.625	97.331	97.081	96.831	94.252	94.002	93.752
2.750	97.976	97.726	97.476	95.225	94.975	94.725
2.875	98.630	98.380	98.130	96.207	95.957	95.707
2.990	99.181	98.931	98.681	97.087	96.837	96.587
3.000	99.281	99.031	98.781	97.187	96.937	96.687
3.125	99.837	99.587	99.337	98.008	97.758	97.508
3.250	100.307	100.057	99.807	98.698	98.448	98.198
3.375	100.759	100.509	100.259	99.393	99.143	98.893
3.500	101.204	100.954	100.704	100.103	99.853	99.603
3.625	101.574	101.324	101.074	100.685	100.435	100.185
3.750	101.881	101.631	101.381	101.156	100.906	100.656
3.875	102.199	101.949	101.699	101.653	101.403	101.153
3.990	102.427	102.177	101.927	102.079	101.829	101.579
4.000	102.527	102.277	102.027	102.179	101.929	101.679
4.125	102.859	102.609	102.359	102.715	102.465	102.215

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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60 Day Lock Exp.: 1/15/2016

30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.840	95.590	95.565
3.250	97.052	96.802	96.777
3.375	97.954	97.704	97.679
3.500	98.891	98.641	98.616
3.625	99.856	99.606	99.581
3.750	100.798	100.548	100.523
3.875	101.582	101.332	101.307
3.990	102.299	102.049	102.024
4.000	102.349	102.099	102.074
4.125	103.129	102.879	102.854
4.250	103.842	103.592	103.567
4.375	104.397	104.147	104.122
4.500	105.001	104.751	104.726
4.625	105.635	105.385	105.360
4.750	106.226	105.976	105.951
4.875	106.709	106.459	106.434
4.990	107.127	106.877	106.852
5.000	107.177	106.927	106.902
5.125	107.652	107.402	107.377

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	95.153	94.903	94.653
3.125	96.741	96.491	96.241
3.250	98.011	97.761	97.511
3.375	98.982	98.732	98.482
3.500	99.960	99.710	99.460
3.625	100.919	100.669	100.419
3.750	101.653	101.403	101.153
3.875	102.201	101.951	101.701
3.990	102.702	102.452	102.202
4.000	102.752	102.502	102.252
4.125	103.292	103.042	102.792
4.250	103.870	103.620	103.370
4.375	104.417	104.167	103.917
4.500	104.975	104.725	104.475
4.625	105.547	105.297	105.047
4.750	106.017	105.767	105.517
4.875	106.395	106.145	105.895
4.990	106.723	106.473	106.223
5.000	106.773	106.523	106.273
5.125	107.151	106.901	106.651

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	93.914	93.664	93.414
2.375	96.278	96.028	95.778
2.500	97.681	97.431	97.181
2.625	98.654	98.404	98.154
2.750	99.315	99.065	98.815
2.875	99.984	99.734	99.484
2.990	100.601	100.351	100.101
3.000	100.651	100.401	100.151
3.125	101.221	100.971	100.721
3.250	101.741	101.491	101.241
3.375	102.265	102.015	101.765
3.500	102.805	102.555	102.305
3.625	103.233	102.983	102.733
3.750	103.595	103.345	103.095
3.875	103.985	103.735	103.485
3.990	104.352	104.102	103.852
4.000	104.402	104.152	103.902
4.125	104.829	104.579	104.329

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	94.558	94.308	94.058
2.375	96.921	96.671	96.421
2.500	98.325	98.075	97.825
2.625	99.347	99.097	98.847
2.750	99.992	99.742	99.492
2.875	100.646	100.396	100.146
2.990	101.247	100.997	100.747
3.000	101.297	101.047	100.797
3.125	101.853	101.603	101.353
3.250	102.323	102.073	101.823
3.375	102.775	102.525	102.275
3.500	103.220	102.970	102.720
3.625	103.590	103.340	103.090
3.750	103.897	103.647	103.397
3.875	104.215	103.965	103.715
3.990	104.493	104.243	103.993
4.000	104.543	104.293	104.043
4.125	104.875	104.625	104.375

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.217	94.967	94.717
3.375	96.401	96.151	95.901
3.500	97.619	97.369	97.119
3.625	98.864	98.614	98.364
3.750	99.998	99.748	99.498
3.875	100.782	100.532	100.282
3.990	101.499	101.249	100.999
4.000	101.549	101.299	101.049
4.125	102.329	102.079	101.829
4.250	102.927	102.677	102.427
4.375	103.122	102.872	102.622
4.500	103.367	103.117	102.867
4.625	103.642	103.392	103.142
4.750	103.964	103.714	103.464
4.875	104.368	104.118	103.868
4.990	104.708	104.458	104.208
5.000	104.758	104.508	104.258
5.125	105.156	104.906	104.656
5.250	105.604	105.354	105.104

15 Year HB FNMA

Rate	30 day	45 day	60 day
1.875	N/A	N/A	N/A
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	94.886	94.636	94.386
2.500	96.477	96.227	95.977
2.625	97.619	97.369	97.119
2.750	98.436	98.186	97.936
2.875	99.262	99.012	98.762
2.990	100.035	99.785	99.535
3.000	100.085	99.835	99.585
3.125	100.717	100.467	100.217
3.250	101.237	100.987	100.737
3.375	101.761	101.511	101.261
3.500	102.301	102.051	101.801
3.625	102.597	102.347	102.097
3.750	102.741	102.491	102.241
3.875	102.912	102.662	102.412
3.990	103.061	102.811	102.561
4.000	103.111	102.861	102.611

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	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	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

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 Loan Center. 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

W. Rate Sheet Dated: 11/16/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/16/2015
45 Day Lock Exp.: 12/31/2015
60 Day Lock Exp.: 1/15/2016

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	94.492	94.242	93.992
3.375	95.708	95.458	95.208
3.500	96.606	96.356	96.106
3.625	97.533	97.283	97.033
3.750	98.513	98.263	98.013
3.875	99.431	99.181	98.931
4.000	100.199	99.949	99.699
4.125	100.978	100.728	100.478
4.250	101.773	101.523	101.273
4.375	102.484	102.234	101.984
4.500	103.037	102.787	102.537
4.625	103.620	103.370	103.120
4.750	104.238	103.988	103.738
4.875	104.851	104.601	104.351
5.000	105.319	105.069	104.819
5.125	105.795	105.545	105.295
5.250	106.321	106.071	105.821

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	95.036	94.786	94.536
3.625	96.241	95.991	95.741
3.750	97.499	97.249	96.999
3.875	98.646	98.396	98.146
4.000	99.414	99.164	98.914
4.125	100.194	99.944	99.694
4.250	100.989	100.739	100.489
4.375	101.634	101.384	101.134
4.500	101.824	101.574	101.324
4.625	102.043	101.793	101.543
4.750	102.297	102.047	101.797
4.875	102.634	102.384	102.134
5.000	103.024	102.774	102.524
5.125	103.422	103.172	102.922
5.250	103.870	103.620	103.370
5.375	104.318	104.068	103.818

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

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: 11/16/2015

Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/16/2015
45 Day Lock Exp.: 12/31/2015
60 Day Lock Exp.: 1/15/2016

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.587	95.337	95.087
3.375	96.663	96.413	96.163
3.500	97.698	97.448	97.198
3.625	98.675	98.425	98.175
3.750	99.460	99.210	98.960
3.875	100.118	99.868	99.618
4.000	100.958	100.708	100.458
4.125	101.803	101.553	101.303
4.250	102.453	102.203	101.953
4.375	103.016	102.766	102.516
4.500	103.644	103.394	103.144
4.625	104.384	104.134	103.884
4.750	104.929	104.679	104.429
4.875	105.421	105.171	104.921
5.000	105.687	105.437	105.187
5.125	106.371	106.121	105.871
5.250	106.922	106.672	106.422

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.587	95.337	95.087
3.375	96.538	96.288	96.038
3.500	97.573	97.323	97.073
3.625	98.550	98.300	98.050
3.750	99.335	99.085	98.835
3.875	99.993	99.743	99.493
4.000	100.833	100.583	100.333
4.125	101.678	101.428	101.178
4.250	102.328	102.078	101.828
4.375	102.891	102.641	102.391
4.500	104.207	103.957	103.707
4.625	104.947	104.697	104.447
4.750	105.491	105.241	104.991
4.875	105.984	105.734	105.484
5.000	107.187	106.937	106.687
5.125	107.871	107.621	107.371
5.250	108.422	108.172	107.922

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.910	96.660	96.410
3.375	97.825	97.575	97.325
3.500	98.718	98.468	98.218
3.625	99.548	99.298	99.048
3.750	100.188	99.938	99.688
3.875	100.757	100.507	100.257
4.000	100.969	100.719	100.469
4.125	101.688	101.438	101.188
4.250	102.283	102.033	101.783
4.375	102.765	102.515	102.265
4.500	103.360	103.110	102.860
4.625	104.029	103.779	103.529
4.750	104.562	104.312	104.062
4.875	105.050	104.800	104.550
5.000	105.561	105.311	105.061
5.125	106.211	105.961	105.711
5.250	106.718	106.468	106.218

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.233	96.983	96.733
3.375	96.961	96.711	96.461
3.500	97.854	97.604	97.354
3.625	98.684	98.434	98.184
3.750	99.323	99.073	98.823
3.875	99.893	99.643	99.393
4.000	100.667	100.417	100.167
4.125	101.386	101.136	100.886
4.250	101.981	101.731	101.481
4.375	102.463	102.213	101.963
4.500	103.558	103.308	103.058
4.625	104.227	103.977	103.727
4.750	104.760	104.510	104.260
4.875	105.248	104.998	104.748
5.000	105.759	105.509	105.259
5.125	106.409	106.159	105.909
5.250	106.916	106.666	106.416

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.834	94.584	94.334
2.375	96.442	96.192	95.942
2.500	97.091	96.841	96.591
2.625	97.692	97.442	97.192
2.750	98.526	98.276	98.026
2.875	99.152	98.902	98.652
3.000	99.756	99.506	99.256
3.125	100.294	100.044	99.794
3.250	100.804	100.554	100.304
3.375	101.364	101.114	100.864
3.500	101.890	101.640	101.390
3.625	102.361	102.111	101.861
3.750	102.802	102.552	102.302
3.875	103.243	102.993	102.743
4.000	103.384	103.134	102.884
4.125	103.866	103.616	103.366
4.250	104.304	104.054	103.804

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.839	94.589	94.339
2.375	94.322	94.072	93.822
2.500	94.971	94.721	94.471
2.625	95.572	95.322	95.072
2.750	96.406	96.156	95.906
2.875	98.532	98.282	98.032
3.000	99.136	98.886	98.636
3.125	99.674	99.424	99.174
3.250	100.184	99.934	99.684
3.375	100.994	100.744	100.494
3.500	101.520	101.270	101.020
3.625	101.991	101.741	101.491
3.750	102.432	102.182	101.932
3.875	103.123	102.873	102.623
4.000	103.264	103.014	102.764
4.125	103.746	103.496	103.246
4.250	104.184	103.934	103.684

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 Loan Center. 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.: 12/16/2015
45 Day Lock Exp.: 12/31/2015
60 Day Lock Exp.: 1/15/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/16/2015   **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	97.022	96.772	96.747
3.375	98.098	97.848	97.823
3.500	99.133	98.883	98.858
3.625	100.110	99.860	99.835
3.750	100.895	100.645	100.620
3.875	101.553	101.303	101.278
3.990	102.343	102.093	102.068
4.000	102.393	102.143	102.118
4.125	103.238	102.988	102.963
4.250	103.888	103.638	103.613
4.375	104.451	104.201	104.176
4.500	105.079	104.829	104.804
4.625	105.819	105.569	105.544
4.750	106.364	106.114	106.089
4.875	106.856	106.606	106.581
4.990	107.072	106.822	106.797
5.000	107.122	106.872	106.847
5.125	107.806	107.556	107.531
5.250	108.357	108.107	108.082

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.752	98.502	98.252
3.375	99.667	99.417	99.167
3.500	100.560	100.310	100.060
3.625	101.390	101.140	100.890
3.750	102.030	101.780	101.530
3.875	102.599	102.349	102.099
3.990	102.761	102.511	102.261
4.000	102.811	102.561	102.311
4.125	103.530	103.280	103.030
4.250	104.125	103.875	103.625
4.375	104.607	104.357	104.107
4.500	105.202	104.952	104.702
4.625	105.871	105.621	105.371
4.750	106.404	106.154	105.904
4.875	106.892	106.642	106.392
4.990	107.353	107.103	106.853
5.000	107.403	107.153	106.903
5.125	108.053	107.803	107.553
5.250	108.560	108.310	108.060

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	95.768	95.518	95.268
2.375	97.376	97.126	96.876
2.500	98.025	97.775	97.525
2.625	98.626	98.376	98.126
2.750	99.460	99.210	98.960
2.875	100.086	99.836	99.586
2.990	100.640	100.390	100.140
3.000	100.690	100.440	100.190
3.125	101.228	100.978	100.728
3.250	101.738	101.488	101.238
3.375	102.298	102.048	101.798
3.500	102.824	102.574	102.324
3.625	103.295	103.045	102.795
3.750	103.736	103.486	103.236
3.875	104.177	103.927	103.677
3.990	104.268	104.018	103.768
4.000	104.318	104.068	103.818
4.125	104.800	104.550	104.300
4.250	105.238	104.988	104.738

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

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

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

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

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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.: 12/16/2015
45 Day Lock Exp.: 12/31/2015
60 Day Lock Exp.: 1/15/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/16/2015 **Release Time:** 10:00 AM ET

30/25 Year FHLMC HP & HPA			
Rate	**30 day**	**45 day**	**60 day**
3.125	N/A	N/A	N/A
3.250	96.975	96.725	96.700
3.375	98.063	97.813	97.788
3.500	99.115	98.865	98.840
3.625	100.119	99.869	99.844
3.750	100.916	100.666	100.641
3.875	101.610	101.360	101.335
3.990	102.452	102.202	102.177
4.000	102.502	102.252	102.227
4.125	103.387	103.137	103.112
4.250	104.062	103.812	103.787
4.375	104.652	104.402	104.377
4.500	105.308	105.058	105.033
4.625	106.098	105.848	105.823
4.750	106.709	106.459	106.434
4.875	107.245	106.995	106.970
4.990	107.519	107.269	107.244
5.000	107.569	107.319	107.294
5.125	108.304	108.054	108.029
5.250	108.855	108.605	108.580

20 Year FHLMC HP & HPA			
Rate	**30 day**	**45 day**	**60 day**
3.125	N/A	N/A	N/A
3.250	98.788	98.538	98.288
3.375	99.716	99.466	99.216
3.500	100.615	100.365	100.115
3.625	101.470	101.220	100.970
3.750	102.171	101.921	101.671
3.875	102.786	102.536	102.286
3.990	102.989	102.739	102.489
4.000	103.039	102.789	102.539
4.125	103.812	103.562	103.312
4.250	104.427	104.177	103.927
4.375	104.965	104.715	104.465
4.500	105.604	105.354	105.104
4.625	106.304	106.054	105.804
4.750	106.862	106.612	106.362
4.875	107.350	107.100	106.850
4.990	107.811	107.561	107.311
5.000	107.861	107.611	107.361
5.125	108.511	108.261	108.011
5.250	109.018	108.768	108.518

15 Year FHLMC HP & HPA			
Rate	**30 day**	**45 day**	**60 day**
2.125	N/A	N/A	N/A
2.250	96.734	96.484	96.234
2.375	97.385	97.135	96.885
2.500	98.036	97.786	97.536
2.625	98.639	98.389	98.139
2.750	99.500	99.250	99.000
2.875	100.144	99.894	99.644
2.990	100.719	100.469	100.219
3.000	100.769	100.519	100.269
3.125	101.329	101.079	100.829
3.250	101.862	101.612	101.362
3.375	102.462	102.212	101.962
3.500	103.035	102.785	102.535
3.625	103.555	103.305	103.055
3.750	104.040	103.790	103.540
3.875	104.515	104.265	104.015
3.990	104.630	104.380	104.130
4.000	104.680	104.430	104.180
4.125	105.182	104.932	104.682
4.250	105.642	105.392	105.142

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	**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](#)

[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

AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

prices are subject to change without notice

W. Rate Sheet Dated: 11/16/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/16/2015
45 Day Lock Exp.: 12/31/2015
60 Day Lock Exp.: 1/15/2016

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.625	96.292	96.152	96.011
3.750	96.792	96.652	96.511
3.875	97.292	97.152	97.011
4.000	97.792	97.652	97.511
4.125	98.229	98.089	97.948
4.250	98.666	98.526	98.385
4.375	99.103	98.963	98.822
4.500	99.509	99.369	99.228
4.625	99.822	99.682	99.541
4.750	100.072	99.932	99.791
4.875	100.260	100.120	99.979
5.000	100.323	100.183	100.042

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.000	96.894	96.769	96.644
3.125	97.206	97.081	96.956
3.250	97.518	97.393	97.268
3.375	97.799	97.674	97.549
3.500	98.080	97.955	97.830
3.625	98.330	98.205	98.080
3.750	98.518	98.393	98.268
3.875	98.643	98.518	98.393
4.000	98.768	98.643	98.518
4.125	98.831	98.706	98.581
4.250	98.894	98.769	98.644
4.375	98.925	98.800	98.675

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: 11/16/2015 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 12/16/2015 **45 Day Lock Exp.:** 12/31/2015

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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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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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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W. Rate Sheet Dated: 11/16/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/16/2015
45 Day Lock Exp.: 12/31/2015

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
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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
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$175,001 - $275,000	-0.300
$275,001 - Up to High Balance	-0.200
High Balance	-0.150

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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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