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.: 12/17/2015
45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/17/2015
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government – Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.689	100.439	100.189
3.375	101.265	101.015	100.765
3.500	101.823	101.573	101.323
3.625	102.316	102.066	101.816
3.750	103.577	103.327	103.077
3.875	104.111	103.861	103.611
4.000	104.587	104.337	104.087
4.125	104.954	104.704	104.454
4.250	105.504	105.254	105.004
4.375	105.909	105.659	105.409
4.500	106.248	105.998	105.748
4.625	106.558	106.308	106.058
4.750	106.817	106.567	106.317
4.875	107.170	106.920	106.670
5.000	107.509	107.259	107.009
5.125	107.818	107.568	107.318
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	100.438	100.188	99.938
3.375	101.014	100.764	100.514
3.500	101.572	101.322	101.072
3.625	102.065	101.815	101.565
3.750	103.326	103.076	102.826
3.875	103.860	103.610	103.360
4.000	104.336	104.086	103.836
4.125	104.703	104.453	104.203
4.250	105.253	105.003	104.753
4.375	105.658	105.408	105.158
4.500	105.997	105.747	105.497
4.625	106.307	106.057	105.807
4.750	106.566	106.316	106.066
4.875	106.919	106.669	106.419
5.000	107.258	107.008	106.758
5.125	107.567	107.317	107.067
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	100.472	100.222	99.972
2.875	100.956	100.706	100.456
3.000	101.421	101.171	100.921
3.125	101.855	101.605	101.355
3.250	102.684	102.434	102.184
3.375	103.122	102.872	102.622
3.500	103.530	103.280	103.030
3.625	103.860	103.610	103.360
3.750	104.025	103.775	103.525
3.875	104.352	104.102	103.852
4.000	104.636	104.386	104.136
4.125	104.899	104.649	104.399
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 = 0.500	

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	100.189	99.939	99.689
3.375	100.765	100.515	100.265
3.500	101.323	101.073	100.823
3.625	101.816	101.566	101.316
3.750	103.077	102.827	102.577
3.875	103.611	103.361	103.111
4.000	104.087	103.837	103.587
4.125	104.454	104.204	103.954
4.250	105.004	104.754	104.504
4.375	105.409	105.159	104.909
4.500	105.748	105.498	105.248
4.625	106.058	105.808	105.558
4.750	106.317	106.067	105.817
4.875	106.670	106.420	106.170
5.000	107.009	106.759	106.509
5.125	107.318	107.068	106.818
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	99.822	99.572	99.322
2.875	100.306	100.056	99.806
3.000	100.771	100.521	100.271
3.125	101.205	100.955	100.705
3.250	102.034	101.784	101.534
3.375	102.472	102.222	101.972
3.500	102.880	102.630	102.380
3.625	103.210	102.960	102.710
3.750	103.375	103.125	102.875
3.875	103.702	103.452	103.202
4.000	103.986	103.736	103.486
4.125	104.249	103.999	103.749
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	99.938	99.688	99.438
3.375	100.514	100.264	100.014
3.500	101.072	100.822	100.572
3.625	101.565	101.315	101.065
3.750	102.826	102.576	102.326
3.875	103.360	103.110	102.860
4.000	103.836	103.586	103.336
4.125	104.203	103.953	103.703
4.250	104.753	104.503	104.253
4.375	105.158	104.908	104.658
4.500	105.497	105.247	104.997
4.625	105.807	105.557	105.307
4.750	106.066	105.816	105.566
4.875	106.419	106.169	105.919
5.000	106.758	106.508	106.258
5.125	107.067	106.817	106.567
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 = 0.500	

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	99.148	98.898	98.648
4.000	101.912	101.662	101.412
4.500	103.573	103.323	103.073
5.000	104.834	104.584	104.334

15 Year One Time Close "OTC" – Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.137	98.887	98.637
3.500	101.246	100.996	100.746
4.000	102.352	102.102	101.852
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

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 11/17/2015 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

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	95.723	95.473	95.223	N/A	N/A	N/A
3.375	96.617	96.367	96.117	94.322	94.072	93.822
3.500	97.545	97.295	97.045	95.554	95.304	95.054
3.625	98.501	98.251	98.001	96.815	96.565	96.315
3.750	99.455	99.205	98.955	98.024	97.774	97.524
3.875	100.284	100.034	99.784	99.002	98.752	98.502
3.990	100.965	100.715	100.465	99.831	99.581	99.331
4.000	101.065	100.815	100.565	99.931	99.681	99.431
4.125	101.825	101.575	101.325	100.839	100.589	100.339
4.250	102.511	102.261	102.011	101.681	101.431	101.181
4.375	103.072	102.822	102.572	102.414	102.164	101.914
4.500	103.685	103.435	103.185	103.199	102.949	102.699
4.625	104.328	104.078	103.828	104.013	103.763	103.513
4.750	104.930	104.680	104.430	104.730	104.480	104.230
4.875	105.427	105.177	104.927	105.220	104.970	104.720
4.990	105.811	105.561	105.311	105.595	105.345	105.095
5.000	105.911	105.661	105.411	105.695	105.445	105.195
5.125	106.402	106.152	105.902	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	96.025	95.775	95.525	95.342	95.092	94.842
3.375	96.988	96.738	96.488	96.305	96.055	95.805
3.500	97.957	97.707	97.457	97.312	97.062	96.812
3.625	98.907	98.657	98.407	98.338	98.088	97.838
3.750	99.640	99.390	99.140	99.202	98.952	98.702
3.875	100.195	99.945	99.695	99.907	99.657	99.407
3.990	100.653	100.403	100.153	100.483	100.233	99.983
4.000	100.753	100.503	100.253	100.583	100.333	100.083
4.125	101.299	101.049	100.799	101.214	100.964	100.714
4.250	101.885	101.635	101.385	101.854	101.604	101.354
4.375	102.440	102.190	101.940	102.473	102.223	101.973
4.500	103.006	102.756	102.506	103.156	102.906	102.656
4.625	103.587	103.337	103.087	103.904	103.654	103.404
4.750	104.068	103.818	103.568	104.491	104.241	103.991
4.875	104.461	104.211	103.961	104.891	104.641	104.391
4.990	104.754	104.504	104.254	105.192	104.942	104.692
5.000	104.854	104.604	104.354	105.292	105.042	104.792
5.125	105.247	104.997	104.747	105.693	105.443	105.193

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	93.154	92.904	92.654	N/A	N/A	N/A
2.375	95.519	95.269	95.019	N/A	N/A	N/A
2.500	96.924	96.674	96.424	93.214	92.964	92.714
2.625	97.897	97.647	97.397	94.445	94.195	93.945
2.750	98.558	98.308	98.058	95.418	95.168	94.918
2.875	99.227	98.977	98.727	96.400	96.150	95.900
2.990	99.794	99.544	99.294	97.279	97.029	96.779
3.000	99.894	99.644	99.394	97.379	97.129	96.879
3.125	100.459	100.209	99.959	98.197	97.947	97.697
3.250	100.971	100.721	100.471	98.879	98.629	98.379
3.375	101.488	101.238	100.988	99.566	99.316	99.066
3.500	102.020	101.770	101.520	100.268	100.018	99.768
3.625	102.431	102.181	101.931	100.836	100.586	100.336
3.750	102.771	102.521	102.271	101.284	101.034	100.784
3.875	103.137	102.887	102.637	101.758	101.508	101.258
3.990	103.430	103.180	102.930	102.159	101.909	101.659
4.000	103.530	103.280	103.030	102.259	102.009	101.759
4.125	103.933	103.683	103.433	102.771	102.521	102.271

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	92.532	92.282	92.032	N/A	N/A	N/A
2.375	94.896	94.646	94.396	N/A	N/A	N/A
2.500	96.301	96.051	95.801	93.014	92.764	92.514
2.625	97.324	97.074	96.824	94.245	93.995	93.745
2.750	97.969	97.719	97.469	95.218	94.968	94.718
2.875	98.623	98.373	98.123	96.200	95.950	95.700
2.990	99.174	98.924	98.674	97.079	96.829	96.579
3.000	99.274	99.024	98.774	97.179	96.929	96.679
3.125	99.826	99.576	99.326	97.997	97.747	97.497
3.250	100.288	100.038	99.788	98.679	98.429	98.179
3.375	100.732	100.482	100.232	99.366	99.116	98.866
3.500	101.169	100.919	100.669	100.068	99.818	99.568
3.625	101.523	101.273	101.023	100.636	100.386	100.136
3.750	101.808	101.558	101.308	101.084	100.834	100.584
3.875	102.102	101.852	101.602	101.558	101.308	101.058
3.990	102.307	102.057	101.807	101.959	101.709	101.459
4.000	102.407	102.157	101.907	102.059	101.809	101.559
4.125	102.715	102.465	102.215	102.571	102.321	102.071

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*

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	95.706	95.456	95.431
3.250	96.923	96.673	96.648
3.375	97.817	97.567	97.542
3.500	98.745	98.495	98.470
3.625	99.701	99.451	99.426
3.750	100.655	100.405	100.380
3.875	101.484	101.234	101.209
3.990	102.215	101.965	101.940
4.000	102.265	102.015	101.990
4.125	103.025	102.775	102.750
4.250	103.711	103.461	103.436
4.375	104.272	104.022	103.997
4.500	104.885	104.635	104.610
4.625	105.528	105.278	105.253
4.750	106.130	105.880	105.855
4.875	106.627	106.377	106.352
4.990	107.061	106.811	106.786
5.000	107.111	106.861	106.836
5.125	107.602	107.352	107.327

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	95.011	94.761	94.511
3.125	96.609	96.359	96.109
3.250	97.880	97.630	97.380
3.375	98.843	98.593	98.343
3.500	99.812	99.562	99.312
3.625	100.762	100.512	100.262
3.750	101.495	101.245	100.995
3.875	102.050	101.800	101.550
3.990	102.558	102.308	102.058
4.000	102.608	102.358	102.108
4.125	103.154	102.904	102.654
4.250	103.740	103.490	103.240
4.375	104.295	104.045	103.795
4.500	104.861	104.611	104.361
4.625	105.442	105.192	104.942
4.750	105.923	105.673	105.423
4.875	106.316	106.066	105.816
4.990	106.659	106.409	106.159
5.000	106.709	106.459	106.209
5.125	107.102	106.852	106.602

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	93.904	93.654	93.404
2.375	96.269	96.019	95.769
2.500	97.674	97.424	97.174
2.625	98.647	98.397	98.147
2.750	99.308	99.058	98.808
2.875	99.977	99.727	99.477
2.990	100.594	100.344	100.094
3.000	100.644	100.394	100.144
3.125	101.209	100.959	100.709
3.250	101.721	101.471	101.221
3.375	102.238	101.988	101.738
3.500	102.770	102.520	102.270
3.625	103.181	102.931	102.681
3.750	103.522	103.272	103.022
3.875	103.888	103.638	103.388
3.990	104.230	103.980	103.730
4.000	104.280	104.030	103.780
4.125	104.683	104.433	104.183

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	94.548	94.298	94.048
2.375	96.912	96.662	96.412
2.500	98.317	98.067	97.817
2.625	99.340	99.090	98.840
2.750	99.985	99.735	99.485
2.875	100.639	100.389	100.139
2.990	101.240	100.990	100.740
3.000	101.290	101.040	100.790
3.125	101.842	101.592	101.342
3.250	102.304	102.054	101.804
3.375	102.748	102.498	102.248
3.500	103.185	102.935	102.685
3.625	103.539	103.289	103.039
3.750	103.824	103.574	103.324
3.875	104.118	103.868	103.618
3.990	104.373	104.123	103.873
4.000	104.423	104.173	103.923
4.125	104.731	104.481	104.231

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.088	94.838	94.588
3.375	96.263	96.013	95.763
3.500	97.472	97.222	96.972
3.625	98.709	98.459	98.209
3.750	99.855	99.605	99.355
3.875	100.684	100.434	100.184
3.990	101.415	101.165	100.915
4.000	101.465	101.215	100.965
4.125	102.225	101.975	101.725
4.250	102.796	102.546	102.296
4.375	102.998	102.748	102.498
4.500	103.251	103.001	102.751
4.625	103.535	103.285	103.035
4.750	103.867	103.617	103.367
4.875	104.287	104.037	103.787
4.990	104.642	104.392	104.142
5.000	104.692	104.442	104.192
5.125	105.105	104.855	104.605
5.250	105.568	105.318	105.068

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	94.878	94.628	94.378
2.500	96.470	96.220	95.970
2.625	97.612	97.362	97.112
2.750	98.429	98.179	97.929
2.875	99.254	99.004	98.754
2.990	100.027	99.777	99.527
3.000	100.077	99.827	99.577
3.125	100.705	100.455	100.205
3.250	101.217	100.967	100.717
3.375	101.734	101.484	101.234
3.500	102.266	102.016	101.766
3.625	102.546	102.296	102.046
3.750	102.668	102.418	102.168
3.875	102.815	102.565	102.315
3.990	102.939	102.689	102.439
4.000	102.989	102.739	102.489
4.125	103.173	102.923	102.673

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website | AFR Rate Sheet Archive

Lock Desk e-mail: LockDesk@afrwholesale.com

Lock Desk Phone: 1-877-588-2706

Lock Desk Hours: 10:00 am ET - 7:00 pm ET

prices are subject to change without notice

W. Rate Sheet Dated: 11/17/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/17/2015
45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

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	94.359	94.109	93.859
3.375	95.579	95.329	95.079
3.500	96.469	96.219	95.969
3.625	97.387	97.137	96.887
3.750	98.357	98.107	97.857
3.875	99.288	99.038	98.788
4.000	100.101	99.851	99.601
4.125	100.894	100.644	100.394
4.250	101.668	101.418	101.168
4.375	102.352	102.102	101.852
4.500	102.913	102.663	102.413
4.625	103.504	103.254	103.004
4.750	104.130	103.880	103.630
4.875	104.755	104.505	104.255
5.000	105.238	104.988	104.738
5.125	105.729	105.479	105.229
5.250	106.270	106.020	105.770

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	94.899	94.649	94.399
3.625	96.095	95.845	95.595
3.750	97.344	97.094	96.844
3.875	98.499	98.249	97.999
4.000	99.315	99.065	98.815
4.125	100.111	99.861	99.611
4.250	100.887	100.637	100.387
4.375	101.502	101.252	101.002
4.500	101.699	101.449	101.199
4.625	101.926	101.676	101.426
4.750	102.189	101.939	101.689
4.875	102.536	102.286	102.036
5.000	102.941	102.691	102.441
5.125	103.354	103.104	102.854
5.250	103.818	103.568	103.318
5.375	104.281	104.031	103.781

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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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

W. Rate Sheet Dated: 11/17/2015

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.: 12/17/2015
45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.418	95.168	94.918
3.375	96.490	96.240	95.990
3.500	97.522	97.272	97.022
3.625	98.497	98.247	97.997
3.750	99.278	99.028	98.778
3.875	99.932	99.682	99.432
4.000	100.799	100.549	100.299
4.125	101.639	101.389	101.139
4.250	102.284	102.034	101.784
4.375	102.843	102.593	102.343
4.500	103.545	103.295	103.045
4.625	104.281	104.031	103.781
4.750	104.823	104.573	104.323
4.875	105.312	105.062	104.812
5.000	105.695	105.445	105.195
5.125	106.376	106.126	105.876
5.250	106.924	106.674	106.424

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.418	95.168	94.918
3.375	96.365	96.115	95.865
3.500	97.397	97.147	96.897
3.625	98.372	98.122	97.872
3.750	99.153	98.903	98.653
3.875	99.807	99.557	99.307
4.000	100.674	100.424	100.174
4.125	101.514	101.264	101.014
4.250	102.159	101.909	101.659
4.375	102.718	102.468	102.218
4.500	104.108	103.858	103.608
4.625	104.844	104.594	104.344
4.750	105.385	105.135	104.885
4.875	105.875	105.625	105.375
5.000	107.195	106.945	106.695
5.125	107.876	107.626	107.376
5.250	108.424	108.174	107.924

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.772	96.522	96.272
3.375	97.684	97.434	97.184
3.500	98.573	98.323	98.073
3.625	99.401	99.151	98.901
3.750	100.038	99.788	99.538
3.875	100.603	100.353	100.103
4.000	100.841	100.591	100.341
4.125	101.556	101.306	101.056
4.250	102.147	101.897	101.647
4.375	102.626	102.376	102.126
4.500	103.275	103.025	102.775
4.625	103.942	103.692	103.442
4.750	104.472	104.222	103.972
4.875	104.958	104.708	104.458
5.000	105.568	105.318	105.068
5.125	106.215	105.965	105.715
5.250	106.721	106.471	106.221

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.095	96.845	96.595
3.375	96.820	96.570	96.320
3.500	97.709	97.459	97.209
3.625	98.537	98.287	98.037
3.750	99.173	98.923	98.673
3.875	99.739	99.489	99.239
4.000	100.539	100.289	100.039
4.125	101.254	101.004	100.754
4.250	101.845	101.595	101.345
4.375	102.324	102.074	101.824
4.500	103.473	103.223	102.973
4.625	104.140	103.890	103.640
4.750	104.670	104.420	104.170
4.875	105.156	104.906	104.656
5.000	105.766	105.516	105.266
5.125	106.413	106.163	105.913
5.250	106.919	106.669	106.419

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.800	94.550	94.300
2.375	96.407	96.157	95.907
2.500	97.055	96.805	96.555
2.625	97.656	97.406	97.156
2.750	98.475	98.225	97.975
2.875	99.101	98.851	98.601
3.000	99.704	99.454	99.204
3.125	100.240	99.990	99.740
3.250	100.793	100.543	100.293
3.375	101.345	101.095	100.845
3.500	101.868	101.618	101.368
3.625	102.337	102.087	101.837
3.750	102.774	102.524	102.274
3.875	103.216	102.966	102.716
4.000	103.376	103.126	102.876
4.125	103.857	103.607	103.357
4.250	104.294	104.044	103.794

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.805	94.555	94.305
2.375	94.287	94.037	93.787
2.500	94.935	94.685	94.435
2.625	95.536	95.286	95.036
2.750	96.355	96.105	95.855
2.875	98.481	98.231	97.981
3.000	99.084	98.834	98.584
3.125	99.620	99.370	99.120
3.250	100.173	99.923	99.673
3.375	100.975	100.725	100.475
3.500	101.498	101.248	100.998
3.625	101.967	101.717	101.467
3.750	102.404	102.154	101.904
3.875	103.096	102.846	102.596
4.000	103.256	103.006	102.756
4.125	103.737	103.487	103.237
4.250	104.174	103.924	103.674

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

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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

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.: 12/17/2015
45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/17/2015
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	96.853	96.603	96.578
3.375	97.925	97.675	97.650
3.500	98.957	98.707	98.682
3.625	99.932	99.682	99.657
3.750	100.713	100.463	100.438
3.875	101.367	101.117	101.092
3.990	102.184	101.934	101.909
4.000	102.234	101.984	101.959
4.125	103.074	102.824	102.799
4.250	103.719	103.469	103.444
4.375	104.278	104.028	104.003
4.500	104.980	104.730	104.705
4.625	105.716	105.466	105.441
4.750	106.258	106.008	105.983
4.875	106.747	106.497	106.472
4.990	107.080	106.830	106.805
5.000	107.130	106.880	106.855
5.125	107.811	107.561	107.536
5.250	108.359	108.109	108.084

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.614	98.364	98.114
3.375	99.526	99.276	99.026
3.500	100.415	100.165	99.915
3.625	101.243	100.993	100.743
3.750	101.880	101.630	101.380
3.875	102.445	102.195	101.945
3.990	102.633	102.383	102.133
4.000	102.683	102.433	102.183
4.125	103.398	103.148	102.898
4.250	103.989	103.739	103.489
4.375	104.468	104.218	103.968
4.500	105.117	104.867	104.617
4.625	105.784	105.534	105.284
4.750	106.314	106.064	105.814
4.875	106.800	106.550	106.300
4.990	107.360	107.110	106.860
5.000	107.410	107.160	106.910
5.125	108.057	107.807	107.557
5.250	108.563	108.313	108.063

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	95.734	95.484	95.234
2.375	97.341	97.091	96.841
2.500	97.989	97.739	97.489
2.625	98.590	98.340	98.090
2.750	99.409	99.159	98.909
2.875	100.035	99.785	99.535
2.990	100.588	100.338	100.088
3.000	100.638	100.388	100.138
3.125	101.174	100.924	100.674
3.250	101.727	101.477	101.227
3.375	102.279	102.029	101.779
3.500	102.802	102.552	102.302
3.625	103.271	103.021	102.771
3.750	103.708	103.458	103.208
3.875	104.150	103.900	103.650
3.990	104.260	104.010	103.760
4.000	104.310	104.060	103.810
4.125	104.791	104.541	104.291
4.250	105.228	104.978	104.728

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**

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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

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WHOLESALE MORTGAGE DIVISION

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Lock Desk Phone: 1-877-588-2706
Lock Desk Hours: 10:00 am ET - 7:00 pm ET

30 Day Lock Exp.: 12/17/2015
45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/17/2015   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	96.806	96.556	96.531
3.375	97.890	97.640	97.615
3.500	98.939	98.689	98.664
3.625	99.941	99.691	99.666
3.750	100.734	100.484	100.459
3.875	101.424	101.174	101.149
3.990	102.293	102.043	102.018
4.000	102.343	102.093	102.068
4.125	103.223	102.973	102.948
4.250	103.893	103.643	103.618
4.375	104.479	104.229	104.204
4.500	105.209	104.959	104.934
4.625	105.995	105.745	105.720
4.750	106.603	106.353	106.328
4.875	107.136	106.886	106.861
4.990	107.527	107.277	107.252
5.000	107.577	107.327	107.302
5.125	108.309	108.059	108.034
5.250	108.857	108.607	108.582

20 Year FHLMC HP & HPA			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.650	98.400	98.150
3.375	99.575	99.325	99.075
3.500	100.470	100.220	99.970
3.625	101.323	101.073	100.823
3.750	102.021	101.771	101.521
3.875	102.632	102.382	102.132
3.990	102.861	102.611	102.361
4.000	102.911	102.661	102.411
4.125	103.680	103.430	103.180
4.250	104.291	104.041	103.791
4.375	104.826	104.576	104.326
4.500	105.519	105.269	105.019
4.625	106.217	105.967	105.717
4.750	106.772	106.522	106.272
4.875	107.258	107.008	106.758
4.990	107.818	107.568	107.318
5.000	107.868	107.618	107.368
5.125	108.515	108.265	108.015
5.250	109.021	108.771	108.521

15 Year FHLMC HP & HPA			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.700	96.450	96.200
2.375	97.350	97.100	96.850
2.500	98.000	97.750	97.500
2.625	98.603	98.353	98.103
2.750	99.449	99.199	98.949
2.875	100.093	99.843	99.593
2.990	100.667	100.417	100.167
3.000	100.717	100.467	100.217
3.125	101.275	101.025	100.775
3.250	101.851	101.601	101.351
3.375	102.443	102.193	101.943
3.500	103.013	102.763	102.513
3.625	103.531	103.281	103.031
3.750	104.012	103.762	103.512
3.875	104.488	104.238	103.988
3.990	104.622	104.372	104.122
4.000	104.672	104.422	104.172
4.125	105.173	104.923	104.673
4.250	105.632	105.382	105.132

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

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

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

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

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

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

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

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

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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

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45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

W. Rate Sheet Dated: 11/17/2015 **Release Time:** 10:00 AM ET

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.625	96.200	96.060	95.919
3.750	96.700	96.560	96.419
3.875	97.200	97.060	96.919
4.000	97.700	97.560	97.419
4.125	98.137	97.997	97.856
4.250	98.574	98.434	98.293
4.375	99.011	98.871	98.730
4.500	99.417	99.277	99.136
4.625	99.730	99.590	99.449
4.750	99.980	99.840	99.699
4.875	100.168	100.028	99.887
5.000	100.231	100.091	99.950

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.000	97.093	96.968	96.843
3.125	97.405	97.280	97.155
3.250	97.717	97.592	97.467
3.375	97.998	97.873	97.748
3.500	98.279	98.154	98.029
3.625	98.529	98.404	98.279
3.750	98.717	98.592	98.467
3.875	98.842	98.717	98.592
4.000	98.967	98.842	98.717
4.125	99.030	98.905	98.780
4.250	99.093	98.968	98.843
4.375	99.124	98.999	98.874

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

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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: 11/17/2015

Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/17/2015
45 Day Lock Exp.: 1/4/2016

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

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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W. Rate Sheet Dated: 11/17/2015   **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/17/2015
45 Day Lock Exp.: 1/4/2016

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
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

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
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

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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