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.: 12/19/2014
45 Day Lock Exp.: 1/5/2015
60 Day Lock Exp.: 1/20/2015

prices are subject to change without notice

W. Rate Sheet Dated: 11/19/2014
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.596	100.346	100.096
3.500	101.346	101.096	100.846
3.625	101.446	101.196	100.946
3.750	102.915	102.665	102.415
3.875	103.415	103.165	102.915
4.000	104.115	103.865	103.615
4.125	104.215	103.965	103.715
4.250	105.362	105.112	104.862
4.375	105.647	105.397	105.147
4.500	106.212	105.962	105.712
4.625	106.312	106.062	105.812
4.750	107.134	106.884	106.634
4.875	107.534	107.284	107.034
5.000	108.134	107.884	107.634
5.125	108.234	107.984	107.734
5.250	108.633	108.383	108.133
5.375	108.121	107.871	107.621
5.500	108.621	108.371	108.121
5.625	108.821	108.571	108.321

20 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
3.375	100.346	100.096	99.846
3.500	101.096	100.846	100.596
3.625	101.196	100.946	100.696
3.750	102.665	102.415	102.165
3.875	103.165	102.915	102.665
4.000	103.865	103.615	103.365
4.125	103.965	103.715	103.465
4.250	105.112	104.862	104.612
4.375	105.397	105.147	104.897
4.500	105.962	105.712	105.462
4.625	106.062	105.812	105.562
4.750	107.034	106.784	106.534
4.875	107.434	107.184	106.934
5.000	108.034	107.784	107.534
5.125	108.134	107.884	107.634
5.250	108.533	108.283	108.033
5.375	108.021	107.771	107.521
5.500	108.521	108.271	108.021
5.625	108.721	108.471	108.221

15/10 Year Government — Standard Product

Rate	30 Day	45 Day	60 Day
2.750	100.776	100.526	100.276
2.875	101.076	100.826	100.576
3.000	101.326	101.076	100.826
3.125	101.476	101.226	100.976
3.250	103.081	102.831	102.581
3.375	103.381	103.131	102.881
3.500	103.631	103.381	103.131
3.625	103.781	103.531	103.281
3.750	104.358	104.108	103.858
3.875	104.658	104.408	104.158
4.000	104.908	104.658	104.408
4.125	105.058	104.808	104.558
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	100.046	99.796	99.546
3.000	100.296	100.046	99.796
3.125	100.396	100.146	99.896
3.250	101.265	101.015	100.765
3.375	101.515	101.265	101.015
Margin = 2.250		Index = 0.140	

Buyer's Bonus

Government Purchase Transactions	0.250

Buyer's Bonus excludes all Specialty Government products.

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

30/25 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	99.896	99.646	99.396
3.500	100.646	100.396	100.146
3.625	100.746	100.496	100.246
3.750	102.215	101.965	101.715
3.875	102.715	102.465	102.215
4.000	103.415	103.165	102.915
4.125	103.515	103.265	103.015
4.250	104.662	104.412	104.162
4.375	104.947	104.697	104.447
4.500	105.512	105.262	105.012
4.625	105.612	105.362	105.112
4.750	106.434	106.184	105.934
4.875	106.834	106.584	106.334
5.000	107.434	107.184	106.934
5.125	107.534	107.284	107.034
5.250	107.933	107.683	107.433
5.375	107.421	107.171	106.921
5.500	107.921	107.671	107.421
5.625	108.121	107.871	107.621

15/10 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
2.750	100.176	99.926	99.676
2.875	100.476	100.226	99.976
3.000	100.726	100.476	100.226
3.125	100.876	100.626	100.376
3.250	102.481	102.231	101.981
3.375	102.781	102.531	102.281
3.500	103.031	102.781	102.531
3.625	103.181	102.931	102.681
3.750	103.758	103.508	103.258
3.875	104.058	103.808	103.558
4.000	104.308	104.058	103.808
4.125	104.458	104.208	103.958
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
Full 203K / 203K(s) / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

20 Year Government — Specialty Product

Rate	30 Day	45 Day	60 Day
3.375	99.796	99.546	99.296
3.500	100.546	100.296	100.046
3.625	100.646	100.396	100.146
3.750	102.115	101.865	101.615
3.875	102.615	102.365	102.115
4.000	103.315	103.065	102.815
4.125	103.415	103.165	102.915
4.250	104.562	104.312	104.062
4.375	104.847	104.597	104.347
4.500	105.412	105.162	104.912
4.625	105.512	105.262	105.012
4.750	106.334	106.084	105.834
4.875	106.734	106.484	106.234
5.000	107.334	107.084	106.834
5.125	107.434	107.184	106.934
5.250	107.833	107.583	107.333
5.375	107.321	107.071	106.821
5.500	107.821	107.571	107.321
5.625	108.021	107.771	107.521

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

Rate	30 Day	45 Day	60 Day
2.875	99.556	99.306	99.056
3.000	99.806	99.556	99.306
3.125	99.906	99.656	99.406
3.250	100.775	100.525	100.275
3.375	101.025	100.775	100.525
Margin = 2.250		Index = 0.140	

30 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.500	98.471	98.221	97.971
4.000	101.240	100.990	100.740
4.500	103.337	103.087	102.837
5.000	105.259	105.009	104.759

15 Year One Time Close "OTC" — Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.092	98.842	98.592
3.500	101.397	101.147	100.897
4.000	102.674	102.424	102.174
4.500	1.634	1.884	2.134
5.000	N/A	N/A	N/A

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

Adjusters	All Terms	Adjusters	All Terms
FICO 640 - 659	-0.500	NY	-0.250
FICO 620 - 639	-0.750	AZ, CA, FL, LA, MA, NJ, NV, UT	-0.150
FICO 600 - 619	-1.500	Non Owner Occupancy	-2.000

Base Loan Amount Adjuster

$0 - $74,999	-2.000
$75,000 - $124,999	-0.750
$125,000 - $199,999	-0.375
High Balance	-2.500
VA Jumbo	-2.500
Extension Options:	-0.018 per calendar day

Max USDA - GRH Rate Today	11/19/2014	4.500%

American Financial Resources, Inc. - Announcements

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

Lock Desk Policy

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

Flood Certification = $10.00 | FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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45 Day Lock Exp.: 1/5/2015
60 Day Lock Exp.: 1/20/2015

DURP 30/25 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	93.410	93.160	92.910	N/A	N/A	N/A
3.250	94.829	94.579	94.329	N/A	N/A	N/A
3.375	95.811	95.561	95.311	93.089	92.839	92.589
3.500	96.792	96.542	96.292	94.336	94.086	93.836
3.625	97.774	97.524	97.274	95.584	95.334	95.084
3.750	98.694	98.444	98.194	96.749	96.499	96.249
3.875	99.506	99.256	99.006	97.764	97.514	97.264
4.000	100.389	100.139	99.889	98.851	98.601	98.351
4.125	101.345	101.095	100.845	100.009	99.759	99.509
4.250	102.197	101.947	101.697	101.049	100.799	100.549
4.375	102.760	102.510	102.260	101.769	101.519	101.269
4.500	103.434	103.184	102.934	102.599	102.349	102.099
4.625	104.220	103.970	103.720	103.541	103.291	103.041
4.750	104.965	104.715	104.465	104.492	104.242	103.992
4.875	105.476	105.226	104.976	105.316	105.066	104.816
5.000	106.032	105.782	105.532	N/A	N/A	N/A
5.125	106.633	106.383	106.133	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A	N/A	N/A	N/A
3.125	93.900	93.650	93.400	92.725	92.475	92.225
3.250	95.274	95.024	94.774	94.199	93.949	93.699
3.375	96.115	95.865	95.615	95.353	95.103	94.853
3.500	96.956	96.706	96.456	96.506	96.256	96.006
3.625	97.797	97.547	97.297	97.660	97.410	97.160
3.750	98.609	98.359	98.109	98.637	98.387	98.137
3.875	99.357	99.107	98.857	99.261	99.011	98.761
4.000	100.105	99.855	99.605	99.957	99.707	99.457
4.125	100.853	100.603	100.353	100.725	100.475	100.225
4.250	101.559	101.309	101.059	101.464	101.214	100.964
4.375	102.175	101.925	101.675	102.074	101.824	101.574
4.500	102.791	102.541	102.291	102.795	102.545	102.295
4.625	103.408	103.158	102.908	103.628	103.378	103.128
4.750	103.985	103.735	103.485	104.345	104.095	103.845
4.875	104.479	104.229	103.979	104.668	104.418	104.168
5.000	104.973	104.723	104.473	105.037	104.787	104.537
5.125	N/A	N/A	N/A	105.451	105.201	104.951

DURP 15 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	96.123	95.873	95.623	N/A	N/A	N/A
2.625	97.115	96.865	96.615	93.569	93.319	93.069
2.750	97.857	97.607	97.357	94.575	94.325	94.075
2.875	98.662	98.412	98.162	95.647	95.397	95.147
3.000	99.532	99.282	99.032	96.782	96.532	96.282
3.125	100.157	99.907	99.657	97.632	97.382	97.132
3.250	100.599	100.349	100.099	98.262	98.012	97.762
3.375	101.180	100.930	100.680	99.030	98.780	98.530
3.500	101.900	101.650	101.400	99.937	99.687	99.437
3.625	102.471	102.221	101.971	100.631	100.381	100.131
3.750	102.870	102.620	102.370	101.093	100.843	100.593
3.875	103.325	103.075	102.825	101.610	101.360	101.110
4.000	103.833	103.583	103.333	102.181	101.931	101.681
4.125	104.142	103.892	103.642	102.569	102.319	102.069
4.250	104.244	103.994	103.744	102.764	102.514	102.264
4.375	104.345	104.095	103.845	102.959	102.709	102.459
4.500	104.446	104.196	103.946	103.154	102.904	102.654
4.625	104.547	104.297	104.047	103.349	103.099	102.849

DURP 10 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.500	95.953	95.703	95.453	N/A	N/A	N/A
2.625	96.857	96.607	96.357	93.369	93.119	92.869
2.750	97.567	97.317	97.067	94.375	94.125	93.875
2.875	98.278	98.028	97.778	95.447	95.197	94.947
3.000	98.989	98.739	98.489	96.582	96.332	96.082
3.125	99.582	99.332	99.082	97.432	97.182	96.932
3.250	100.066	99.816	99.566	98.062	97.812	97.562
3.375	100.550	100.300	100.050	98.830	98.580	98.330
3.500	101.035	100.785	100.535	99.737	99.487	99.237
3.625	101.470	101.220	100.970	100.431	100.181	99.931
3.750	101.861	101.611	101.361	100.893	100.643	100.393
3.875	102.252	102.002	101.752	101.410	101.160	100.910
4.000	102.642	102.392	102.142	101.981	101.731	101.481
4.125	102.882	102.632	102.382	102.369	102.119	101.869
4.250	102.984	102.734	102.484	102.564	102.314	102.064
4.375	103.085	102.835	102.585	102.759	102.509	102.259
4.500	103.186	102.936	102.686	102.954	102.704	102.454
4.625	103.287	103.037	102.787	103.149	102.899	102.649

Applicable for all mortgage with greater than 15 year terms

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
≥ 740	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.250	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivers to AFR in accordance with the Selling Guide

DU Refi Plus Adjusters

Adjusters	30/25 yr	20/15/10 yr
DURP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.150	-0.150
Extension Options	-0.018 per calendar day	

LTV Range

Product Feature	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
High-LTV										
30/25 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condominium	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

Refi Plus Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Non Interest-Only LLPA	
		Credit Score < 720	Credit Score ≥ 720
65.01 - 75.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 95.00%	90.01 - 95.00%	-0.500	-0.250
75.01 - 90.00%	76.01 - 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

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

Loan Level Price Adjuster Caps

LLPA Cap	30/25 yr	20/15/10 yr
Owner Occupied LTV ≥80%	0.750	0.000
Owner Occupied LTV <80%	2.000	2.000
Investment & 2nd Home LTV ≤105%	2.000	2.000
Investment & 2nd Home LTV >105%	2.000	1.500

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Flood Certification = $10.00 FHA ID# - 1358600006

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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	94.560	94.310	94.285
3.250	95.979	95.729	95.704
3.375	96.961	96.711	96.686
3.500	97.942	97.692	97.667
3.625	98.924	98.674	98.649
3.750	99.844	99.594	99.569
3.875	100.656	100.406	100.381
3.990	101.489	101.239	101.214
4.000	101.539	101.289	101.264
4.125	102.495	102.245	102.220
4.250	103.347	103.097	103.072
4.375	103.910	103.660	103.635
4.500	104.584	104.334	104.309
4.625	105.370	105.120	105.095
4.750	106.115	105.865	105.840
4.875	106.626	106.376	106.351
4.990	107.132	106.882	106.857
5.000	107.182	106.932	106.907
5.125	107.783	107.533	107.508

20 Year FNMA

Rate	30 day	45 day	60 day
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	95.910	95.660	95.410
3.250	97.284	97.034	96.784
3.375	98.125	97.875	97.625
3.500	98.966	98.716	98.466
3.625	99.807	99.557	99.307
3.750	100.619	100.369	100.119
3.875	101.367	101.117	100.867
3.990	102.065	101.815	101.565
4.000	102.115	101.865	101.615
4.125	102.863	102.613	102.363
4.250	103.569	103.319	103.069
4.375	104.185	103.935	103.685
4.500	104.801	104.551	104.301
4.625	105.418	105.168	104.918
4.750	105.995	105.745	105.495
4.875	106.489	106.239	105.989
4.990	106.933	106.683	106.433
5.000	106.983	106.733	106.483

15 Year FNMA

Rate	30 day	45 day	60 day
2.500	96.873	96.623	96.373
2.625	97.865	97.615	97.365
2.750	98.607	98.357	98.107
2.875	99.412	99.162	98.912
2.990	100.232	99.982	99.732
3.000	100.282	100.032	99.782
3.125	100.907	100.657	100.407
3.250	101.349	101.099	100.849
3.375	101.930	101.680	101.430
3.500	102.650	102.400	102.150
3.625	103.221	102.971	102.721
3.750	103.620	103.370	103.120
3.875	104.075	103.825	103.575
3.990	104.533	104.283	104.033
4.000	104.583	104.333	104.083
4.125	104.892	104.642	104.392
4.250	104.994	104.744	104.494
4.375	105.095	104.845	104.595
4.500	105.196	104.946	104.696
4.625	105.297	105.047	104.797

10 Year FNMA

Rate	30 day	45 day	60 day
2.500	97.963	97.713	97.463
2.625	98.867	98.617	98.367
2.750	99.577	99.327	99.077
2.875	100.288	100.038	99.788
2.990	100.949	100.699	100.449
3.000	100.999	100.749	100.499
3.125	101.592	101.342	101.092
3.250	102.076	101.826	101.576
3.375	102.560	102.310	102.060
3.500	103.045	102.795	102.545
3.625	103.480	103.230	102.980
3.750	103.871	103.621	103.371
3.875	104.262	104.012	103.762
3.990	104.602	104.352	104.102
4.000	104.652	104.402	104.152
4.125	104.892	104.642	104.392
4.250	104.994	104.744	104.494
4.375	105.095	104.845	104.595
4.500	105.196	104.946	104.696
4.625	105.297	105.047	104.797

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
2.990	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	94.144	93.894	93.644
3.375	95.251	95.001	94.751
3.500	96.358	96.108	95.858
3.625	97.464	97.214	96.964
3.750	98.474	98.224	97.974
3.875	99.302	99.052	98.802
3.990	100.151	99.901	99.651
4.000	100.201	99.951	99.701
4.125	101.172	100.922	100.672
4.250	102.034	101.784	101.534
4.375	102.597	102.347	102.097
4.500	103.272	103.022	102.772
4.625	104.057	103.807	103.557
4.750	104.762	104.512	104.262
4.875	105.148	104.898	104.648
4.990	105.530	105.280	105.030
5.000	105.580	105.330	105.080

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.500	95.416	95.166	94.916
2.625	96.604	96.354	96.104
2.750	97.564	97.314	97.064
2.875	98.589	98.339	98.089
2.990	99.627	99.377	99.127
3.000	99.677	99.427	99.177
3.125	100.407	100.157	99.907
3.250	100.849	100.599	100.349
3.375	101.430	101.180	100.930
3.500	102.150	101.900	101.650
3.625	102.607	102.357	102.107
3.750	102.788	102.538	102.288
3.875	103.023	102.773	102.523
3.990	103.263	103.013	102.763
4.000	103.313	103.063	102.813
4.125	103.420	103.170	102.920
4.250	103.334	103.084	102.834
4.375	103.247	102.997	102.747
4.500	103.161	102.911	102.661
4.625	103.075	102.825	102.575

Adjustments

Applicable for all mortgages with greater than 15 year terms

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

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

All Loan Type Adjustments

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

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

Cash-Out Refinance

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

Mortgages with Subordinate Financing *

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

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.

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

LPMI Adjust Term ≤ 20 yr

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

Additional LPMI Premium Adjustments

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

*** Does not apply in HI**

Lock Desk Policy

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

Flood Certification = $10.00 FHA ID# - 1358600006

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

30 Day Lock Exp.: 12/19/2014
45 Day Lock Exp.: 1/5/2015
60 Day Lock Exp.: 1/20/2015

prices are subject to change without notice

W. Rate Sheet Dated: 11/19/2014

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.368	95.118	94.868
3.375	96.291	96.041	95.791
3.500	97.332	97.082	96.832
3.625	98.339	98.089	97.839
3.750	99.108	98.858	98.608
3.875	99.764	99.514	99.264
4.000	100.683	100.433	100.183
4.125	101.593	101.343	101.093
4.250	102.281	102.031	101.781
4.375	102.848	102.598	102.348
4.500	103.698	103.448	103.198
4.625	104.528	104.278	104.028
4.750	105.166	104.916	104.666
4.875	105.676	105.426	105.176
5.000	106.059	105.809	105.559
5.125	106.854	106.604	106.354
5.250	107.436	107.186	106.936

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	94.681	94.431	94.181
3.375	95.604	95.354	95.104
3.500	96.645	96.395	96.145
3.625	97.652	97.402	97.152
3.750	99.233	98.983	98.733
3.875	99.889	99.639	99.389
4.000	100.808	100.558	100.308
4.125	101.718	101.468	101.218
4.250	102.844	102.594	102.344
4.375	103.411	103.161	102.911
4.500	104.261	104.011	103.761
4.625	105.091	104.841	104.591
4.750	106.541	106.291	106.041
4.875	107.051	106.801	106.551
5.000	107.434	107.184	106.934
5.125	108.229	107.979	107.729
5.250	107.436	107.186	106.936

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.636	96.386	96.136
3.375	97.574	97.324	97.074
3.500	98.494	98.244	97.994
3.625	99.383	99.133	98.883
3.750	100.085	99.835	99.585
3.875	100.680	100.430	100.180
4.000	101.293	101.043	100.793
4.125	102.113	101.863	101.613
4.250	102.738	102.488	102.238
4.375	103.263	103.013	102.763
4.500	103.927	103.677	103.427
4.625	104.677	104.427	104.177
4.750	105.269	105.019	104.769
4.875	105.784	105.534	105.284
5.000	105.892	105.642	105.392
5.125	106.634	106.384	106.134
5.250	107.222	106.972	106.722

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.761	96.511	96.261
3.375	97.699	97.449	97.199
3.500	98.619	98.369	98.119
3.625	99.508	99.258	99.008
3.750	100.210	99.960	99.710
3.875	100.805	100.555	100.305
4.000	101.418	101.168	100.918
4.125	102.238	101.988	101.738
4.250	102.988	102.738	102.488
4.375	103.513	103.263	103.013
4.500	104.177	103.927	103.677
4.625	104.927	104.677	104.427
4.750	105.457	105.207	104.957
4.875	105.972	105.722	105.472
5.000	106.080	105.830	105.580
5.125	106.822	106.572	106.322
5.250	107.222	106.972	106.722

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	95.833	95.583	95.333
2.375	96.599	96.349	96.099
2.500	97.364	97.114	96.864
2.625	97.997	97.747	97.497
2.750	98.558	98.308	98.058
2.875	99.060	98.810	98.560
3.000	99.812	99.562	99.312
3.125	100.395	100.145	99.895
3.250	100.893	100.643	100.393
3.375	101.422	101.172	100.922
3.500	102.105	101.855	101.605
3.625	102.638	102.388	102.138
3.750	103.101	102.851	102.601
3.875	103.564	103.314	103.064
4.000	104.211	103.961	103.711
4.125	104.747	104.497	104.247
4.250	105.217	104.967	104.717

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	93.708	93.458	93.208
2.375	94.474	94.224	93.974
2.500	95.239	94.989	94.739
2.625	95.872	95.622	95.372
2.750	97.996	97.746	97.496
2.875	98.498	98.248	97.998
3.000	99.250	99.000	98.750
3.125	99.833	99.583	99.333
3.250	100.768	100.518	100.268
3.375	101.297	101.047	100.797
3.500	101.980	101.730	101.480
3.625	102.513	102.263	102.013
3.750	103.164	102.914	102.664
3.875	103.627	103.377	103.127
4.000	104.274	104.024	103.774
4.125	104.810	104.560	104.310
4.250	104.467	104.217	103.967

Applicable for all mortgages with greater than 15 year terms

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

* A minimum credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide.

Open Access Mortgage with Subordinate Financing

LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	> 80% & ≤ 95%	-0.500	-0.250
> 65% & ≤ 75%	> 80% & ≤ 95%	-0.750	-0.500
> 75% & ≤ 80%	> 76% & ≤ 90%	-1.000	-0.750
> 75% & ≤ 80%	> 90% & ≤ 95%	-1.000	-0.750
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.000	-0.500
> 90% & ≤ 95%	> 90% & ≤ 95%	-0.500	-0.250
Any	> 95%	-1.500	-1.500

LTV → / Product Feature ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
Investment Property	-1.750	-1.750	-1.750	-3.000	-3.750	-3.750	-3.750	-3.750	-3.750	-3.750
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000

Open Access Adjusters

Adjusters	30 year	20/15 year
High Balance	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	-0.15	-0.15
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000

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

Lock Desk Policy

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

prices are subject to change without notice

W. Rate Sheet Dated: 11/19/2014

Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/19/2014
45 Day Lock Exp.: 1/5/2015
60 Day Lock Exp.: 1/20/2015

30/25 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
3.125	N/A	N/A	N/A
3.250	96.528	96.278	96.253
3.375	97.451	97.201	97.176
3.500	98.492	98.242	98.217
3.625	99.499	99.249	99.224
3.750	100.268	100.018	99.993
3.875	100.924	100.674	100.649
3.990	101.793	101.543	101.518
4.000	101.843	101.593	101.568
4.125	102.753	102.503	102.478
4.250	103.441	103.191	103.166
4.375	104.008	103.758	103.733
4.500	104.858	104.608	104.583
4.625	105.688	105.438	105.413
4.750	106.326	106.076	106.051
4.875	106.836	106.586	106.561
4.990	107.169	106.919	106.894
5.000	107.219	106.969	106.944
5.125	108.014	107.764	107.739
5.250	108.596	108.346	108.321

20 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
3.125	N/A	N/A	N/A
3.250	97.896	97.646	97.396
3.375	98.834	98.584	98.334
3.500	99.754	99.504	99.254
3.625	100.643	100.393	100.143
3.750	101.345	101.095	100.845
3.875	101.940	101.690	101.440
3.990	102.503	102.253	102.003
4.000	102.553	102.303	102.053
4.125	103.373	103.123	102.873
4.250	103.998	103.748	103.498
4.375	104.523	104.273	104.023
4.500	105.187	104.937	104.687
4.625	105.937	105.687	105.437
4.750	106.529	106.279	106.029
4.875	107.044	106.794	106.544
4.990	107.102	106.852	106.602
5.000	107.152	106.902	106.652
5.125	107.894	107.644	107.394
5.250	108.482	108.232	107.982

15 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
2.125	N/A	N/A	N/A
2.250	96.493	96.243	95.993
2.375	97.259	97.009	96.759
2.500	98.024	97.774	97.524
2.625	98.657	98.407	98.157
2.750	99.218	98.968	98.718
2.875	99.720	99.470	99.220
2.990	100.422	100.172	99.922
3.000	100.472	100.222	99.972
3.125	101.055	100.805	100.555
3.250	101.553	101.303	101.053
3.375	102.082	101.832	101.582
3.500	102.765	102.515	102.265
3.625	103.298	103.048	102.798
3.750	103.761	103.511	103.261
3.875	104.224	103.974	103.724
3.990	104.821	104.571	104.321
4.000	104.871	104.621	104.371
4.125	105.407	105.157	104.907
4.250	105.877	105.627	105.377

Adjustments

Applicable for all mortgages with greater than 15 year terms						
LTV → FICO ↓	**≤ 60.00%**	**60.01 - 70.00%**	**70.01 - 75.00%**	**75.01 - 80.00%**	**80.01 - 85.00%**	**> 85.00%**
≥ 740	0.250	0.000	0.000	-0.250	-0.250	-0.250
720 - 739	0.250	0.000	-0.250	-0.500	-0.500	-0.500
700 - 719	0.250	-0.500	-0.750	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250

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

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

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

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

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

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

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

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Flood Certification = $10.00 FHA ID# - 1358600006

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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: 11/19/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/19/2014
45 Day Lock Exp.: 1/5/2015
60 Day Lock Exp.: 1/20/2015

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.750	98.077	97.905	97.733
3.875	98.858	98.686	98.514
4.000	99.639	99.467	99.295
4.125	100.420	100.248	100.076
4.250	101.044	100.872	100.700
4.375	101.638	101.466	101.294
4.500	102.138	101.966	101.794
4.625	102.638	102.466	102.294
4.750	103.076	102.904	102.732
4.875	103.443	103.264	103.084
5.000	103.787	103.608	103.428
5.125	103.943	103.764	103.584

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.250	98.517	98.377	98.236
3.375	99.017	98.877	98.736
3.500	99.533	99.408	99.283
3.625	99.970	99.845	99.720
3.750	100.345	100.220	100.095
3.875	100.658	100.533	100.408
4.000	100.939	100.814	100.689
4.125	101.127	101.002	100.877
4.250	101.252	101.127	101.002
4.375	101.377	101.252	101.127
4.500	101.440	101.315	101.190
4.625	101.503	101.378	101.253

Risk Based Price Adjustments - AFR Jumbo Fixed

LTV/CLTV → FICO ↓	≤ 60.00%	60.01 - 65.00%	65.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 780	0.600	0.500	0.450	0.000	-0.250
760 - 779	0.600	0.500	0.300	-0.150	-0.375
740 - 759	0.600	0.500	0.100	-0.300	-0.500
720 - 739	0.500	0.450	0.000	-0.450	-0.850
700 - 719	0.400	0.300	-0.200	-0.750	-1.250*
680 - 699	0.300*	0.200*	-0.500*	-1.000*	-1.500*
Loan Balance					
≤ $500,000	0.000	0.000	0.000	0.000	0.000
$500,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.000	0.000	-0.125	-0.250	-0.375*
$1,500,001 - $2,000,000	0.000	0.000	-0.250	-0.375*	-0.500*
$2,000,001 - $2,500,000	-0.125*	-0.250*	-0.375*	N/A	N/A
$2,500,001 - $3,000,000	-0.125*	-0.250*	N/A	N/A	N/A
Occupancy					
Second Home	-0.150	-0.200	-0.300	-0.450	N/A
Property Types					
Condos	0.000	0.000	-0.125	-0.125	-0.125
State Adjustments					
AZ	0.000	0.000	0.000	-0.250	-0.250
FL	0.000	0.000	0.000	-0.250	-0.250
MI	0.000	0.000	0.000	-0.375	-0.375
NV	0.000	0.000	0.000	-0.375	-0.375
Other Adjustments					
Cash-Out	-0.250	-0.300	-0.500	N/A	N/A
DTI > 40	0.000	0.000	0.000	-0.125	-0.125
No Escrow	-0.100	-0.100	-0.100	-0.100	-0.100
Purchase	0.250	0.250	0.250	0.375	0.375

Extension Options -0.018 per calendar day

* Please see High Reserve Guidelines

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Flood Certification = $10.00 FHA ID# - 1358600006

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W. Rate Sheet Dated: 11/19/2014 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 12/19/2014

Max Price After Adjustments 101.750

Jumbo 5/1 Arm Full Doc	
Rate	**30 day**
3.000	98.750
3.125	99.250
3.250	99.750
3.375	100.000
3.500	100.250
3.625	100.500
3.750	100.750
3.875	101.000
4.000	101.250
4.125	101.500
4.250	101.750
4.375	102.000
4.500	102.250

Jumbo 7/1 Arm Full Doc	
Rate	**30 day**
3.500	98.750
3.625	99.250
3.750	99.750
3.875	100.000
4.000	100.250
4.125	100.500
4.250	100.750
4.375	101.000
4.500	101.250
4.625	101.500
4.750	101.750
4.875	102.000
5.000	102.250

E-Z Doc 5/1 Arm	
Rate	**30 day**
4.250	N/A
4.375	N/A
4.500	N/A
4.625	N/A
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A

E-Z Doc 7/1 Arm	
Rate	**30 day**
4.750	N/A
4.875	N/A
5.000	N/A
5.125	N/A
5.250	N/A
5.375	N/A
5.500	N/A
5.625	N/A
5.750	N/A
5.875	N/A
6.000	N/A
6.125	N/A
6.250	N/A

Jumbo Arm LLPA	
Adjuster	**Adjustment**
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
$1,000,001 - $1,125,000	-0.125
$1,125,001 - $1,250,000	-0.250
$1,250,001 - $1,375,000	-0.375
$1,375,001 - $2,000,000	-0.500
Extension Option	-0.018 per calendar day

Jumbo Arm LLPA	
Adjuster	**Adjustment**
Cash-Out	-0.500
Escrow Waiver	-0.250
Loan Amount	
$1,000,001 - $1,125,000	-0.125
$1,125,001 - $1,250,000	-0.250
$1,250,001 - $1,375,000	-0.375
$1,375,001 - $2,000,000	-0.500
Extension Option	-0.018 per calendar day

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Flood Certification = $10.00 FHA ID# - 1358600006

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W. Rate Sheet Dated: 11/19/2014 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/19/2014
45 Day Lock Exp.: 1/5/2015

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
6.750	99.727	99.567
6.875	100.035	99.869
7.000	100.342	100.171
7.125	100.649	100.473
7.250	100.956	100.775
7.375	101.264	101.077
7.500	101.571	101.380
7.625	101.878	101.682
7.750	102.186	101.984
7.875	102.493	102.286
8.000	102.800	102.588
8.125	103.107	102.890
8.250	103.415	103.192
8.375	103.722	103.494
8.500	104.029	103.796

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

Access 15 yr Fixed (AOAP-15F)

Rate	30 day	45 day
6.500	100.300	100.150
6.625	100.545	100.390
6.750	100.790	100.630
6.875	101.035	100.869
7.000	101.279	101.109
7.125	101.524	101.348
7.250	101.769	101.588
7.375	102.014	101.827
7.500	102.259	102.067
7.625	102.503	102.307
7.750	102.748	102.546
7.875	102.993	102.786
8.000	103.238	103.025
8.125	103.482	103.265
8.250	103.727	103.505

Access FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750
680-699	2.500	2.250	1.750	0.500	-0.250	-1.000
660-679	1.000	0.750	0.000	-0.500	-1.500	-2.000
640-659	0.500	0.250	-0.500	-1.000	-2.250	N/A
620-639	0.000	-0.250	-1.000	-1.500	N/A	N/A

Access Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	-0.438	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)

Rate	30 day	45 day
6.250	99.727	99.567
6.375	100.035	99.869
6.500	100.342	100.171
6.625	100.649	100.473
6.750	100.956	100.775
6.875	101.264	101.077
7.000	101.571	101.380
7.125	101.878	101.682
7.250	102.186	101.984
7.375	102.493	102.286
7.500	102.800	102.588
7.625	103.107	102.890
7.750	103.415	103.192
7.875	103.722	103.494
8.000	104.029	103.796

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

Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
6.000	100.300	100.150
6.125	100.545	100.390
6.250	100.790	100.630
6.375	101.035	100.869
6.500	101.279	101.109
6.625	101.524	101.348
6.750	101.769	101.588
6.875	102.014	101.827
7.000	102.259	102.067
7.125	102.503	102.307
7.250	102.748	102.546
7.375	102.993	102.786
7.500	103.238	103.025
7.625	103.482	103.265
7.750	103.727	103.505

Asset FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Asset Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI>50% (Prior to utilization of assets)	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

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30 Day Lock Exp.: 12/19/2014
45 Day Lock Exp.: 1/5/2015

Alt-Option Ratio Terms & Pricing

Ratio 30 yr Fixed (AORP-30F)

Rate	30 day	45 day
6.250	99.727	99.567
6.375	100.035	99.869
6.500	100.342	100.171
6.625	100.649	100.473
6.750	100.956	100.775
6.875	101.264	101.077
7.000	101.571	101.380
7.125	101.878	101.682
7.250	102.186	101.984
7.375	102.493	102.286
7.500	102.800	102.588
7.625	103.107	102.890
7.750	103.415	103.192
7.875	103.722	103.494
8.000	104.029	103.796

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

Ratio 15 yr Fixed (AORP-15F)

Rate	30 day	45 day
6.000	100.300	100.150
6.125	100.545	100.390
6.250	100.790	100.630
6.375	101.035	100.869
6.500	101.279	101.109
6.625	101.524	101.348
6.750	101.769	101.588
6.875	102.014	101.827
7.000	102.259	102.067
7.125	102.503	102.307
7.250	102.748	102.546
7.375	102.993	102.786
7.500	103.238	103.025
7.625	103.482	103.265
7.750	103.727	103.505

Ratio FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Ratio Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI ≤43%	0.000	
DTI 43.01-47%	-0.375	
DTI 47.01-55%	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
6.250	99.727	99.567
6.375	100.035	99.869
6.500	100.342	100.171
6.625	100.649	100.473
6.750	100.956	100.775
6.875	101.264	101.077
7.000	101.571	101.380
7.125	101.878	101.682
7.250	102.186	101.984
7.375	102.493	102.286
7.500	102.800	102.588
7.625	103.107	102.890
7.750	103.415	103.192
7.875	103.722	103.494
8.000	104.029	103.796

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

Income 15 yr Fixed (AOIP-15F)

Rate	30 day	45 day
6.000	100.300	100.300
6.125	100.545	100.545
6.250	100.790	100.790
6.375	101.035	101.035
6.500	101.279	101.279
6.625	101.524	101.524
6.750	101.769	101.769
6.875	102.014	102.014
7.000	102.259	102.259
7.125	102.503	102.503
7.250	102.748	102.748
7.375	102.993	102.993
7.500	103.238	103.238
7.625	103.482	103.482
7.750	103.727	103.727

Income FICO / LTV Price Adjustments

FICO	LTV RATIOS ≤50%	50.01-60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
740+	3.250	3.000	2.500	2.250	1.750	0.500
720-739	3.250	3.000	2.500	2.125	1.375	0.125
700-719	2.750	2.500	1.750	1.250	0.500	-0.750

Income Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	0.000	

Lock Desk Policy

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

Flood Certification = $10.00 FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here | AFR Guidelines