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.: 12/21/2015
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: 11/19/2015
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.720	100.470	100.220
3.375	101.296	101.046	100.796
3.500	101.854	101.604	101.354
3.625	102.347	102.097	101.847
3.750	103.530	103.280	103.030
3.875	104.064	103.814	103.564
4.000	104.540	104.290	104.040
4.125	104.907	104.657	104.407
4.250	105.379	105.129	104.879
4.375	105.784	105.534	105.284
4.500	106.123	105.873	105.623
4.625	106.433	106.183	105.933
4.750	106.692	106.442	106.192
4.875	107.045	106.795	106.545
5.000	107.384	107.134	106.884
5.125	107.693	107.443	107.193
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	100.469	100.219	99.969
3.375	101.045	100.795	100.545
3.500	101.603	101.353	101.103
3.625	102.096	101.846	101.596
3.750	103.279	103.029	102.779
3.875	103.813	103.563	103.313
4.000	104.289	104.039	103.789
4.125	104.656	104.406	104.156
4.250	105.128	104.878	104.628
4.375	105.533	105.283	105.033
4.500	105.872	105.622	105.372
4.625	106.182	105.932	105.682
4.750	106.441	106.191	105.941
4.875	106.794	106.544	106.294
5.000	107.133	106.883	106.633
5.125	107.442	107.192	106.942
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	100.617	100.367	100.117
2.875	101.100	100.850	100.600
3.000	101.565	101.315	101.065
3.125	102.000	101.750	101.500
3.250	102.774	102.524	102.274
3.375	103.212	102.962	102.712
3.500	103.620	103.370	103.120
3.625	103.950	103.700	103.450
3.750	104.115	103.865	103.615
3.875	104.442	104.192	103.942
4.000	104.726	104.476	104.226
4.125	104.988	104.738	104.488
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	100.220	99.970	99.720
3.375	100.796	100.546	100.296
3.500	101.354	101.104	100.854
3.625	101.847	101.597	101.347
3.750	103.030	102.780	102.530
3.875	103.564	103.314	103.064
4.000	104.040	103.790	103.540
4.125	104.407	104.157	103.907
4.250	104.879	104.629	104.379
4.375	105.284	105.034	104.784
4.500	105.623	105.373	105.123
4.625	105.933	105.683	105.433
4.750	106.192	105.942	105.692
4.875	106.545	106.295	106.045
5.000	106.884	106.634	106.384
5.125	107.193	106.943	106.693
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	99.967	99.717	99.467
2.875	100.450	100.200	99.950
3.000	100.915	100.665	100.415
3.125	101.350	101.100	100.850
3.250	102.124	101.874	101.624
3.375	102.562	102.312	102.062
3.500	102.970	102.720	102.470
3.625	103.300	103.050	102.800
3.750	103.465	103.215	102.965
3.875	103.792	103.542	103.292
4.000	104.076	103.826	103.576
4.125	104.338	104.088	103.838
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	99.969	99.719	99.469
3.375	100.545	100.295	100.045
3.500	101.103	100.853	100.603
3.625	101.596	101.346	101.096
3.750	102.779	102.529	102.279
3.875	103.313	103.063	102.813
4.000	103.789	103.539	103.289
4.125	104.156	103.906	103.656
4.250	104.628	104.378	104.128
4.375	105.033	104.783	104.533
4.500	105.372	105.122	104.872
4.625	105.682	105.432	105.182
4.750	105.941	105.691	105.441
4.875	106.294	106.044	105.794
5.000	106.633	106.383	106.133
5.125	106.942	106.692	106.442
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	99.179	98.929	98.679
4.000	101.865	101.615	101.365
4.500	103.448	103.198	102.948
5.000	104.709	104.459	104.209

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.281	99.031	98.781
3.500	101.336	101.086	100.836
4.000	102.442	102.192	101.942
4.500	N/A	N/A	N/A
5.000	N/A	N/A	N/A

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjusters

FICO 720 +	0.125	FICO 620 - 639	-0.750
FICO 660 - 719	0.000	FICO 600 - 619	-1.500
FICO 640 - 659	-0.500		

Base Loan Amount Adjuster

$0 - $49,999	-2.500	$275,001 +	0.125
$50,000 - $85,000	-1.375	High Balance	-2.000
$85,001 - $125,000	-0.500	VA Jumbo	-2.000
$125,001 - $175,000	-0.375		
$175,001 - $275,000	0.000		
Extension Options:	-0.018 per calendar day		

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

Max USDA - GRH Rate Today 11/19/2015 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	95.990	95.740	95.490	N/A	N/A	N/A
3.375	96.884	96.634	96.384	94.588	94.338	94.088
3.500	97.811	97.561	97.311	95.821	95.571	95.321
3.625	98.766	98.516	98.266	97.081	96.831	96.581
3.750	99.715	99.465	99.215	98.284	98.034	97.784
3.875	100.528	100.278	100.028	99.245	98.995	98.745
3.990	101.192	100.942	100.692	100.058	99.808	99.558
4.000	101.292	101.042	100.792	100.158	99.908	99.658
4.125	102.036	101.786	101.536	101.050	100.800	100.550
4.250	102.708	102.458	102.208	101.878	101.628	101.378
4.375	103.256	103.006	102.756	102.598	102.348	102.098
4.500	103.853	103.603	103.353	103.367	103.117	102.867
4.625	104.480	104.230	103.980	104.166	103.916	103.666
4.750	105.070	104.820	104.570	104.871	104.621	104.371
4.875	105.569	105.319	105.069	105.361	105.111	104.861
4.990	105.953	105.703	105.453	105.737	105.487	105.237
5.000	106.053	105.803	105.553	105.837	105.587	105.337
5.125	106.545	106.295	106.045	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	96.289	96.039	95.789	95.609	95.359	95.109
3.375	97.243	96.993	96.743	96.571	96.321	96.071
3.500	98.204	97.954	97.704	97.578	97.328	97.078
3.625	99.146	98.896	98.646	98.604	98.354	98.104
3.750	99.867	99.617	99.367	99.459	99.209	98.959
3.875	100.405	100.155	99.905	100.148	99.898	99.648
3.990	100.848	100.598	100.348	100.708	100.458	100.208
4.000	100.948	100.698	100.448	100.808	100.558	100.308
4.125	101.478	101.228	100.978	101.424	101.174	100.924
4.250	102.051	101.801	101.551	102.049	101.799	101.549
4.375	102.599	102.349	102.099	102.654	102.404	102.154
4.500	103.158	102.908	102.658	103.322	103.072	102.822
4.625	103.731	103.481	103.231	104.054	103.804	103.554
4.750	104.209	103.959	103.709	104.632	104.382	104.132
4.875	104.603	104.353	104.103	105.033	104.783	104.533
4.990	104.897	104.647	104.397	105.335	105.085	104.835
5.000	104.997	104.747	104.497	105.435	105.185	104.935
5.125	105.390	105.140	104.890	N/A	N/A	N/A

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	93.197	92.947	92.697	N/A	N/A	N/A
2.375	95.565	95.315	95.065	N/A	N/A	N/A
2.500	96.973	96.723	96.473	93.263	93.013	92.763
2.625	97.942	97.692	97.442	94.490	94.240	93.990
2.750	98.594	98.344	98.094	95.455	95.205	94.955
2.875	99.255	99.005	98.755	96.428	96.178	95.928
2.990	99.813	99.563	99.313	97.299	97.049	96.799
3.000	99.913	99.663	99.413	97.399	97.149	96.899
3.125	100.484	100.234	99.984	98.220	97.970	97.720
3.250	101.012	100.762	100.512	98.918	98.668	98.418
3.375	101.545	101.295	101.045	99.621	99.371	99.121
3.500	102.093	101.843	101.593	100.340	100.090	99.840
3.625	102.516	102.266	102.016	100.920	100.670	100.420
3.750	102.864	102.614	102.364	101.376	101.126	100.876
3.875	103.238	102.988	102.738	101.858	101.608	101.358
3.990	103.539	103.289	103.039	102.267	102.017	101.767
4.000	103.639	103.389	103.139	102.367	102.117	101.867
4.125	104.050	103.800	103.550	102.888	102.638	102.388

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	92.512	92.262	92.012	N/A	N/A	N/A
2.375	94.880	94.630	94.380	N/A	N/A	N/A
2.500	96.288	96.038	95.788	93.063	92.813	92.563
2.625	97.307	97.057	96.807	94.290	94.040	93.790
2.750	97.944	97.694	97.444	95.255	95.005	94.755
2.875	98.588	98.338	98.088	96.228	95.978	95.728
2.990	99.131	98.881	98.631	97.099	96.849	96.599
3.000	99.231	98.981	98.731	97.199	96.949	96.699
3.125	99.795	99.545	99.295	98.020	97.770	97.520
3.250	100.289	100.039	99.789	98.718	98.468	98.218
3.375	100.765	100.515	100.265	99.421	99.171	98.921
3.500	101.234	100.984	100.734	100.140	99.890	99.640
3.625	101.608	101.358	101.108	100.720	100.470	100.220
3.750	101.900	101.650	101.400	101.176	100.926	100.676
3.875	102.202	101.952	101.702	101.658	101.408	101.158
3.990	102.415	102.165	101.915	102.067	101.817	101.567
4.000	102.515	102.265	102.015	102.167	101.917	101.667
4.125	102.831	102.581	102.331	102.688	102.438	102.188

Applicable for all mortgage with greater than 15 year terms

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

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

DU Refi Plus Adjusters

Adjusters	30/25 yr	20/15/10 yr
DURP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
Subordinate Finance	-0.375	-0.375
Extension Options	-0.018 per calendar day	

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

LTV Range

Product Feature	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
High-LTV										
30/25 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condominium	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

Refi Plus Mortgages with Subordinate Financing *

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

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

Loan Level Price Adjuster Caps

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

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

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.977	95.727	95.702
3.250	97.190	96.940	96.915
3.375	98.084	97.834	97.809
3.500	99.011	98.761	98.736
3.625	99.966	99.716	99.691
3.750	100.915	100.665	100.640
3.875	101.728	101.478	101.453
3.990	102.442	102.192	102.167
4.000	102.492	102.242	102.217
4.125	103.236	102.986	102.961
4.250	103.908	103.658	103.633
4.375	104.456	104.206	104.181
4.500	105.053	104.803	104.778
4.625	105.680	105.430	105.405
4.750	106.270	106.020	105.995
4.875	106.769	106.519	106.494
4.990	107.203	106.953	106.928
5.000	107.253	107.003	106.978
5.125	107.745	107.495	107.470

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	95.287	95.037	94.787
3.125	96.879	96.629	96.379
3.250	98.144	97.894	97.644
3.375	99.098	98.848	98.598
3.500	100.059	99.809	99.559
3.625	101.001	100.751	100.501
3.750	101.722	101.472	101.222
3.875	102.260	102.010	101.760
3.990	102.753	102.503	102.253
4.000	102.803	102.553	102.303
4.125	103.333	103.083	102.833
4.250	103.906	103.656	103.406
4.375	104.454	104.204	103.954
4.500	105.013	104.763	104.513
4.625	105.586	105.336	105.086
4.750	106.064	105.814	105.564
4.875	106.458	106.208	105.958
4.990	106.802	106.552	106.302
5.000	106.852	106.602	106.352
5.125	107.245	106.995	106.745

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	93.947	93.697	93.447
2.375	96.315	96.065	95.815
2.500	97.723	97.473	97.223
2.625	98.692	98.442	98.192
2.750	99.344	99.094	98.844
2.875	100.005	99.755	99.505
2.990	100.613	100.363	100.113
3.000	100.663	100.413	100.163
3.125	101.234	100.984	100.734
3.250	101.762	101.512	101.262
3.375	102.295	102.045	101.795
3.500	102.843	102.593	102.343
3.625	103.266	103.016	102.766
3.750	103.614	103.364	103.114
3.875	103.988	103.738	103.488
3.990	104.339	104.089	103.839
4.000	104.389	104.139	103.889
4.125	104.800	104.550	104.300

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	94.528	94.278	94.028
2.375	96.896	96.646	96.396
2.500	98.304	98.054	97.804
2.625	99.323	99.073	98.823
2.750	99.960	99.710	99.460
2.875	100.604	100.354	100.104
2.990	101.197	100.947	100.697
3.000	101.247	100.997	100.747
3.125	101.811	101.561	101.311
3.250	102.305	102.055	101.805
3.375	102.781	102.531	102.281
3.500	103.250	103.000	102.750
3.625	103.624	103.374	103.124
3.750	103.916	103.666	103.416
3.875	104.218	103.968	103.718
3.990	104.481	104.231	103.981
4.000	104.531	104.281	104.031
4.125	104.847	104.597	104.347

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.355	95.105	94.855
3.375	96.530	96.280	96.030
3.500	97.739	97.489	97.239
3.625	98.975	98.725	98.475
3.750	100.115	99.865	99.615
3.875	100.928	100.678	100.428
3.990	101.642	101.392	101.142
4.000	101.692	101.442	101.192
4.125	102.436	102.186	101.936
4.250	102.993	102.743	102.493
4.375	103.181	102.931	102.681
4.500	103.420	103.170	102.920
4.625	103.687	103.437	103.187
4.750	104.008	103.758	103.508
4.875	104.428	104.178	103.928
4.990	104.784	104.534	104.284
5.000	104.834	104.584	104.334
5.125	105.248	104.998	104.748
5.250	105.712	105.462	105.212

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	94.924	94.674	94.424
2.500	96.519	96.269	96.019
2.625	97.657	97.407	97.157
2.750	98.465	98.215	97.965
2.875	99.282	99.032	98.782
2.990	100.046	99.796	99.546
3.000	100.096	99.846	99.596
3.125	100.730	100.480	100.230
3.250	101.258	101.008	100.758
3.375	101.791	101.541	101.291
3.500	102.339	102.089	101.839
3.625	102.631	102.381	102.131
3.750	102.760	102.510	102.260
3.875	102.915	102.665	102.415
3.990	103.048	102.798	102.548
4.000	103.098	102.848	102.598
4.125	103.290	103.040	102.790

Adjustments

Applicable for all mortgages with greater than 15 year terms

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Subordinate Financing	-0.375
Escrow Waiver	0.000
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 - Up to High Balance	0.125
FNMA HomeStyle Renovation	-1.000
Extension Options	-0.018 per calendar day

LTV → / Product Feature ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
High Balance C/O Refi	-1.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Cash-Out Refinance

LTV → / FICO ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 740	-0.375	-0.625	-0.625	-0.875	N/A
720 - 739	-0.375	-1.000	-1.000	-1.125	N/A
700 - 719	-0.375	-1.000	-1.000	-1.125	N/A
680 - 699	-0.375	-1.125	-1.125	-1.750	N/A
660 - 679	-0.625	-1.125	-1.125	-1.875	N/A
640 - 659	-0.625	-1.625	-1.625	-2.625	N/A
620 - 639	-0.625	-1.625	-1.625	-3.125	N/A
< 620	-1.625	-2.625	-2.625	-3.125	N/A

Mortgages with Subordinate Financing *

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

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

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.

LTV → / FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	-0.990	-1.370	-2.150	-3.080
720 - 739	-1.120	-1.720	-2.350	-3.080
680 - 719	-1.330	-2.170	-3.290	-3.850

LPMI Adjust Term ≤ 20 yr

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

Additional LPMI Premium Adjustments

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

*** Does not apply in HI**

Lock Desk Policy

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

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

Full Lock Desk Policy Can Be Found Here   AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website | AFR Rate Sheet Archive

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

prices are subject to change without notice

30 Day Lock Exp.: 12/21/2015
45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

W. Rate Sheet Dated: 11/19/2015 **Release Time:** 10:00 AM ET

FNMA MCM 30 Year

Note Rate	30 Day	45 Day	60 Day
2.875	N/A	N/A	N/A
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	94.630	94.380	94.130
3.375	95.847	95.597	95.347
3.500	96.736	96.486	96.236
3.625	97.653	97.403	97.153
3.750	98.623	98.373	98.123
3.875	99.548	99.298	99.048
4.000	100.345	100.095	99.845
4.125	101.121	100.871	100.621
4.250	101.880	101.630	101.380
4.375	102.549	102.299	102.049
4.500	103.096	102.846	102.596
4.625	103.672	103.422	103.172
4.750	104.282	104.032	103.782
4.875	104.896	104.646	104.396
5.000	105.379	105.129	104.879
5.125	105.871	105.621	105.371
5.250	106.413	106.163	105.913

FNMA HB MCM 30 Year

Note Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	95.166	94.916	94.666
3.625	96.362	96.112	95.862
3.750	97.610	97.360	97.110
3.875	98.760	98.510	98.260
4.000	99.560	99.310	99.060
4.125	100.339	100.089	99.839
4.250	101.100	100.850	100.600
4.375	101.700	101.450	101.200
4.500	101.883	101.633	101.383
4.625	102.096	101.846	101.596
4.750	102.342	102.092	101.842
4.875	102.677	102.427	102.177
5.000	103.083	102.833	102.583
5.125	103.496	103.246	102.996
5.250	103.961	103.711	103.461
5.375	104.425	104.175	103.925

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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prices are subject to change without notice

W. Rate Sheet Dated: 11/19/2015

Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/21/2015
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	95.755	95.505	95.255
3.375	96.822	96.572	96.322
3.500	97.848	97.598	97.348
3.625	98.813	98.563	98.313
3.750	99.586	99.336	99.086
3.875	100.227	99.977	99.727
4.000	101.029	100.779	100.529
4.125	101.858	101.608	101.358
4.250	102.491	102.241	101.991
4.375	103.040	102.790	102.540
4.500	103.674	103.424	103.174
4.625	104.400	104.150	103.900
4.750	104.933	104.683	104.433
4.875	105.413	105.163	104.913
5.000	105.753	105.503	105.253
5.125	106.426	106.176	105.926
5.250	106.968	106.718	106.468

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.755	95.505	95.255
3.375	96.697	96.447	96.197
3.500	97.723	97.473	97.223
3.625	98.688	98.438	98.188
3.750	99.461	99.211	98.961
3.875	100.102	99.852	99.602
4.000	100.904	100.654	100.404
4.125	101.733	101.483	101.233
4.250	102.366	102.116	101.866
4.375	102.915	102.665	102.415
4.500	104.237	103.987	103.737
4.625	104.963	104.713	104.463
4.750	105.495	105.245	104.995
4.875	105.976	105.726	105.476
5.000	107.253	107.003	106.753
5.125	107.926	107.676	107.426
5.250	108.468	108.218	107.968

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.024	96.774	96.524
3.375	97.935	97.685	97.435
3.500	98.820	98.570	98.320
3.625	99.640	99.390	99.140
3.750	100.268	100.018	99.768
3.875	100.822	100.572	100.322
4.000	101.021	100.771	100.521
4.125	101.727	101.477	101.227
4.250	102.311	102.061	101.811
4.375	102.783	102.533	102.283
4.500	103.369	103.119	102.869
4.625	104.029	103.779	103.529
4.750	104.553	104.303	104.053
4.875	105.033	104.783	104.533
5.000	105.623	105.373	105.123
5.125	106.265	106.015	105.765
5.250	106.766	106.516	106.266

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.347	97.097	96.847
3.375	97.071	96.821	96.571
3.500	97.956	97.706	97.456
3.625	98.776	98.526	98.276
3.750	99.403	99.153	98.903
3.875	99.958	99.708	99.458
4.000	100.719	100.469	100.219
4.125	101.425	101.175	100.925
4.250	102.009	101.759	101.509
4.375	102.481	102.231	101.981
4.500	103.567	103.317	103.067
4.625	104.227	103.977	103.727
4.750	104.751	104.501	104.251
4.875	105.231	104.981	104.731
5.000	105.821	105.571	105.321
5.125	106.463	106.213	105.963
5.250	106.964	106.714	106.464

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.915	94.665	94.415
2.375	96.519	96.269	96.019
2.500	97.163	96.913	96.663
2.625	97.760	97.510	97.260
2.750	98.617	98.367	98.117
2.875	99.241	98.991	98.741
3.000	99.839	99.589	99.339
3.125	100.369	100.119	99.869
3.250	100.839	100.589	100.339
3.375	101.385	101.135	100.885
3.500	101.903	101.653	101.403
3.625	102.368	102.118	101.868
3.750	102.804	102.554	102.304
3.875	103.241	102.991	102.741
4.000	103.421	103.171	102.921
4.125	103.899	103.649	103.399
4.250	104.333	104.083	103.833

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.920	94.670	94.420
2.375	94.399	94.149	93.899
2.500	95.043	94.793	94.543
2.625	95.640	95.390	95.140
2.750	96.497	96.247	95.997
2.875	98.621	98.371	98.121
3.000	99.219	98.969	98.719
3.125	99.749	99.499	99.249
3.250	100.219	99.969	99.719
3.375	101.015	100.765	100.515
3.500	101.533	101.283	101.033
3.625	101.998	101.748	101.498
3.750	102.434	102.184	101.934
3.875	103.121	102.871	102.621
4.000	103.301	103.051	102.801
4.125	103.779	103.529	103.279
4.250	104.213	103.963	103.713

Applicable for all mortgages with greater than 15 year terms

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

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

Open Access Mortgage with Subordinate Financing

LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80%	-0.375	-0.375
≤ 65.00%	> 80% & ≤ 95%	-0.875	-0.625
> 65% & ≤ 75%	> 80% & ≤ 95%	-1.125	-0.875
> 75% & ≤ 80%	> 76% & ≤ 90%	-1.375	-1.125
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.375	-0.875
> 90% & ≤ 95%	> 91% & ≤ 95%	-0.875	-0.625
Any	> 95%	-1.875	-1.875

LTV → / Product Feature ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000

Open Access Adjusters

Adjusters	30 year	20/15 year
Super Conforming	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0	0
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap

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

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

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

Lock Desk Policy

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

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

Full Lock Desk Policy Can Be Found Here   AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

30 Day Lock Exp.: 12/21/2015
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: 11/19/2015 **Release Time:** 10:00 AM ET

30/25 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
3.125	N/A	N/A	N/A
3.250	97.190	96.940	96.915
3.375	98.257	98.007	97.982
3.500	99.283	99.033	99.008
3.625	100.248	99.998	99.973
3.750	101.021	100.771	100.746
3.875	101.662	101.412	101.387
3.990	102.414	102.164	102.139
4.000	102.464	102.214	102.189
4.125	103.293	103.043	103.018
4.250	103.926	103.676	103.651
4.375	104.475	104.225	104.200
4.500	105.109	104.859	104.834
4.625	105.835	105.585	105.560
4.750	106.368	106.118	106.093
4.875	106.848	106.598	106.573
4.990	107.138	106.888	106.863
5.000	107.188	106.938	106.913
5.125	107.861	107.611	107.586
5.250	108.403	108.153	108.128

20 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
3.125	N/A	N/A	N/A
3.250	98.866	98.616	98.366
3.375	99.777	99.527	99.277
3.500	100.662	100.412	100.162
3.625	101.482	101.232	100.982
3.750	102.110	101.860	101.610
3.875	102.664	102.414	102.164
3.990	102.813	102.563	102.313
4.000	102.863	102.613	102.363
4.125	103.569	103.319	103.069
4.250	104.153	103.903	103.653
4.375	104.625	104.375	104.125
4.500	105.211	104.961	104.711
4.625	105.871	105.621	105.371
4.750	106.395	106.145	105.895
4.875	106.875	106.625	106.375
4.990	107.415	107.165	106.915
5.000	107.465	107.215	106.965
5.125	108.107	107.857	107.607
5.250	108.608	108.358	108.108

15 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
2.125	N/A	N/A	N/A
2.250	95.849	95.599	95.349
2.375	97.453	97.203	96.953
2.500	98.097	97.847	97.597
2.625	98.694	98.444	98.194
2.750	99.551	99.301	99.051
2.875	100.175	99.925	99.675
2.990	100.723	100.473	100.223
3.000	100.773	100.523	100.273
3.125	101.303	101.053	100.803
3.250	101.773	101.523	101.273
3.375	102.319	102.069	101.819
3.500	102.837	102.587	102.337
3.625	103.302	103.052	102.802
3.750	103.738	103.488	103.238
3.875	104.175	103.925	103.675
3.990	104.305	104.055	103.805
4.000	104.355	104.105	103.855
4.125	104.833	104.583	104.333
4.250	105.267	105.017	104.767

Adjustments

Applicable for all mortgages with greater than 15 year terms							
LTV → FICO ↓	**≤ 60.00%**	**60.01 - 70.00%**	**70.01 - 75.00%**	**75.01 - 80.00%**	**80.01 - 85.00%**	**85.01 - 90.00%**	**90.01 - 95.00%**
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250

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

Cash-Out Refinance				
LTV → FICO ↓	**≤ 60.00%**	**60.01 - 70.00%**	**70.01 - 75.00%**	**75.01 - 80.00%**
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

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

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

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

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

Super Conforming Mortgage			
LTV	**≤ 75.00%**	**75.01 - 80.00%**	**> 80.00%**
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250
Cash-Out Refi	-1.000	N/A	N/A

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.			
LTV → FICO ↓	**≤ 85.00%**	**85.01 - 90.00%**	**90.01 - 95.00%**
≥ 740	-0.990	-1.370	-2.150
720 - 739	-1.120	-1.720	-2.350
680 - 719	-1.330	-2.170	-3.290

LPMI Adjust Term ≤ 20 yr			
LTV → FICO ↓	**≤ 85.00%**	**85.01 - 90.00%**	**90.01 - 95.00%**
≥ 740	-0.880	-1.100	-1.650
720 - 739	-1.050	-1.370	-2.170
680 - 719	-1.190	-1.540	-2.940

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

*** Does not apply in HI**

Lock Desk Policy

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website | AFR Rate Sheet Archive

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

30 Day Lock Exp.: 12/21/2015
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: 11/19/2015

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	97.143	96.893	96.868
3.375	98.222	97.972	97.947
3.500	99.265	99.015	98.990
3.625	100.257	100.007	99.982
3.750	101.042	100.792	100.767
3.875	101.719	101.469	101.444
3.990	102.523	102.273	102.248
4.000	102.573	102.323	102.298
4.125	103.442	103.192	103.167
4.250	104.100	103.850	103.825
4.375	104.676	104.426	104.401
4.500	105.338	105.088	105.063
4.625	106.114	105.864	105.839
4.750	106.713	106.463	106.438
4.875	107.237	106.987	106.962
4.990	107.585	107.335	107.310
5.000	107.635	107.385	107.360
5.125	108.359	108.109	108.084
5.250	108.901	108.651	108.626

20 Year FHLMC HP & HPA			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.902	98.652	98.402
3.375	99.826	99.576	99.326
3.500	100.717	100.467	100.217
3.625	101.562	101.312	101.062
3.750	102.251	102.001	101.751
3.875	102.851	102.601	102.351
3.990	103.041	102.791	102.541
4.000	103.091	102.841	102.591
4.125	103.851	103.601	103.351
4.250	104.455	104.205	103.955
4.375	104.983	104.733	104.483
4.500	105.613	105.363	105.113
4.625	106.304	106.054	105.804
4.750	106.853	106.603	106.353
4.875	107.333	107.083	106.833
4.990	107.873	107.623	107.373
5.000	107.923	107.673	107.423
5.125	108.565	108.315	108.065
5.250	109.066	108.816	108.566

15 Year FHLMC HP & HPA			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.815	96.565	96.315
2.375	97.462	97.212	96.962
2.500	98.108	97.858	97.608
2.625	98.707	98.457	98.207
2.750	99.591	99.341	99.091
2.875	100.233	99.983	99.733
2.990	100.802	100.552	100.302
3.000	100.852	100.602	100.352
3.125	101.404	101.154	100.904
3.250	101.897	101.647	101.397
3.375	102.483	102.233	101.983
3.500	103.048	102.798	102.548
3.625	103.562	103.312	103.062
3.750	104.042	103.792	103.542
3.875	104.513	104.263	104.013
3.990	104.667	104.417	104.167
4.000	104.717	104.467	104.217
4.125	105.215	104.965	104.715
4.250	105.671	105.421	105.171

Adjustments

Multi Unit							
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3-4 Unit	0.000	0.000	0.000	0.000	0.000	0.000	-1.000

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

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

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

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

Home Possible Mortgage		
Product	Loan Purpose	LTV Ratios All Eligible
All Eligible Product	Purchase	-0.750
All Eligible Product	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
All Eligible Prduct	No Cash-out Refinance	-1.750	-1.750	-1.750

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust "All Properties but Manufactured and Multi Unit"				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	-0.880	-1.100	-1.430	-2.070
720 - 739	-1.050	-1.370	-1.790	-2.070
680 - 719	-1.190	-1.540	-2.520	-2.700

LPMI Adjust "Manufactured and Multi Unit"			
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	-0.880	-1.100	-1.430
720 - 739	-1.050	-1.370	-1.790
680 - 719	-1.190	-1.540	-2.520

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

* Does not apply in HI

Lock Desk Policy

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

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

W. Rate Sheet Dated: 11/19/2015   **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/21/2015
45 Day Lock Exp.: 1/4/2016
60 Day Lock Exp.: 1/18/2016

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.625	96.356	96.216	96.075
3.750	96.856	96.716	96.575
3.875	97.356	97.216	97.075
4.000	97.856	97.716	97.575
4.125	98.293	98.153	98.012
4.250	98.730	98.590	98.449
4.375	99.167	99.027	98.886
4.500	99.573	99.433	99.292
4.625	99.886	99.746	99.605
4.750	100.136	99.996	99.855
4.875	100.324	100.184	100.043
5.000	100.387	100.247	100.106

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.000	97.012	96.887	96.762
3.125	97.324	97.199	97.074
3.250	97.636	97.511	97.386
3.375	97.917	97.792	97.667
3.500	98.198	98.073	97.948
3.625	98.448	98.323	98.198
3.750	98.636	98.511	98.386
3.875	98.761	98.636	98.511
4.000	98.886	98.761	98.636
4.125	98.949	98.824	98.699
4.250	99.012	98.887	98.762
4.375	99.043	98.918	98.793

Risk Based Price Adjustments - AFR Jumbo Fixed

LTV/CLTV → FICO ↓	≤ 60.00%	60.01 - 65.00%	65.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 780	0.600	0.500	0.450	0.000	-0.250	-1.375
760 - 779	0.600	0.500	0.300	-0.150	-0.375	-1.875
740 - 759	0.600	0.500	0.100	-0.300	-0.500	-2.000
720 - 739	0.500	0.450	0.000	-0.450	-0.850	N/A
700 - 719	0.400	0.300	-0.200	-0.750	-1.250*	N/A
680 - 699	0.300*	0.200*	-0.500*	-1.000*	-1.500*	N/A
Loan Balance						
≤ $500,000	0.000	0.000	0.000	0.000	0.000	0.000
$500,001 - $1,000,000	0.000	0.000	0.000	0.000	0.000	0.000
$1,000,001 - $1,500,000	0.000	0.000	-0.125	-0.250	-0.375*	-0.375*
$1,500,001 - $2,000,000	0.000	0.000	-0.250	-0.375*	-0.500*	-0.500*
$2,000,001 - $2,500,000	-0.125*	-0.250*	-0.375*	N/A	N/A	N/A
$2,500,001 - $3,000,000	-0.125*	-0.250*	N/A	N/A	N/A	N/A
$3,000,001 - $3,500,000	-0.375*	N/A	N/A	N/A	N/A	N/A
$3,500,001 - $4,000,000	-0.500*	N/A	N/A	N/A	N/A	N/A
$4,000,001 - $4,500,000	-0.625*	N/A	N/A	N/A	N/A	N/A
$4,500,001 - $5,000,000	-0.750*	N/A	N/A	N/A	N/A	N/A
Occupancy						
Second Home	-0.150	-0.200	-0.300	-0.450	-1.000	N/A
Property Types						
Condos	0.000	0.000	-0.125	-0.125	-0.125	-0.125
State Adjustments						
AZ	0.000	0.000	0.000	-0.250	-0.250	-0.250
FL	0.000	0.000	0.000	-0.250	-0.250	-0.250
MI	0.000	0.000	0.000	-0.375	-0.375	-0.375
NV	0.000	0.000	0.000	-0.375	-0.375	-0.375
Other Adjustments						
Cash-Out	-0.250	-0.300	-0.500	-1.500	N/A	N/A
DTI > 40	0.000	0.000	0.000	-0.125	-0.125	N/A
No Escrow	-0.100	-0.100	-0.100	-0.100	-0.100	-0.100
Purchase	0.250	0.250	0.250	0.375	0.375	0.000

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

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

Lock Desk Policy

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

Full Lock Desk Policy Can Be Found Here   AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

[AFR Wholesale's Website](#) [AFR Rate Sheet Archive](#)
Lock Desk e-mail: LockDesk@afrwholesale.com
Lock Desk Phone: 1-877-588-2706
Lock Desk Hours: 10:00 am ET - 7:00 pm ET

prices are subject to change without notice

W. Rate Sheet Dated: 11/19/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/21/2015
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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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prices are subject to change without notice

W. Rate Sheet Dated: 11/19/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/21/2015
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
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7.125	102.655	102.460
7.250	102.900	102.700
7.375	103.145	102.939
7.500	103.389	103.179
7.625	103.634	103.418

Ratio FICO / LTV Price Adjustments

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

Ratio Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI ≤43%	0.000	
DTI 43.01-47%	-0.375	
DTI 47.01-55%	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)

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

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

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

Income 15 yr Fixed (AOIP-15F)

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

Income FICO / LTV Price Adjustments

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

Income Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

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