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.: 12/23/2015
45 Day Lock Exp.: 1/7/2016
60 Day Lock Exp.: 1/22/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/23/2015
Release Time: 10:00 AM ET

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.548	100.298	100.048
3.375	101.124	100.874	100.624
3.500	101.683	101.433	101.183
3.625	102.175	101.925	101.675
3.750	103.295	103.045	102.795
3.875	103.829	103.579	103.329
4.000	104.305	104.055	103.805
4.125	104.673	104.423	104.173
4.250	105.239	104.989	104.739
4.375	105.644	105.394	105.144
4.500	105.983	105.733	105.483
4.625	106.292	106.042	105.792
4.750	106.536	106.286	106.036
4.875	106.889	106.639	106.389
5.000	107.227	106.977	106.727
5.125	107.537	107.287	107.037
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	100.297	100.047	99.797
3.375	100.873	100.623	100.373
3.500	101.432	101.182	100.932
3.625	101.924	101.674	101.424
3.750	103.044	102.794	102.544
3.875	103.578	103.328	103.078
4.000	104.054	103.804	103.554
4.125	104.422	104.172	103.922
4.250	104.988	104.738	104.488
4.375	105.393	105.143	104.893
4.500	105.732	105.482	105.232
4.625	106.041	105.791	105.541
4.750	106.285	106.035	105.785
4.875	106.638	106.388	106.138
5.000	106.976	106.726	106.476
5.125	107.286	107.036	106.786
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	100.468	100.218	99.968
2.875	100.952	100.702	100.452
3.000	101.417	101.167	100.917
3.125	101.851	101.601	101.351
3.250	102.668	102.418	102.168
3.375	103.106	102.856	102.606
3.500	103.515	103.265	103.015
3.625	103.844	103.594	103.344
3.750	103.998	103.748	103.498
3.875	104.324	104.074	103.824
4.000	104.609	104.359	104.109
4.125	104.871	104.621	104.371
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	100.048	99.798	99.548
3.375	100.624	100.374	100.124
3.500	101.183	100.933	100.683
3.625	101.675	101.425	101.175
3.750	102.795	102.545	102.295
3.875	103.329	103.079	102.829
4.000	103.805	103.555	103.305
4.125	104.173	103.923	103.673
4.250	104.739	104.489	104.239
4.375	105.144	104.894	104.644
4.500	105.483	105.233	104.983
4.625	105.792	105.542	105.292
4.750	106.036	105.786	105.536
4.875	106.389	106.139	105.889
5.000	106.727	106.477	106.227
5.125	107.037	106.787	106.537
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	99.818	99.568	99.318
2.875	100.302	100.052	99.802
3.000	100.767	100.517	100.267
3.125	101.201	100.951	100.701
3.250	102.018	101.768	101.518
3.375	102.456	102.206	101.956
3.500	102.865	102.615	102.365
3.625	103.194	102.944	102.694
3.750	103.348	103.098	102.848
3.875	103.674	103.424	103.174
4.000	103.959	103.709	103.459
4.125	104.221	103.971	103.721
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	99.797	99.547	99.297
3.375	100.373	100.123	99.873
3.500	100.932	100.682	100.432
3.625	101.424	101.174	100.924
3.750	102.544	102.294	102.044
3.875	103.078	102.828	102.578
4.000	103.554	103.304	103.054
4.125	103.922	103.672	103.422
4.250	104.488	104.238	103.988
4.375	104.893	104.643	104.393
4.500	105.232	104.982	104.732
4.625	105.541	105.291	105.041
4.750	105.785	105.535	105.285
4.875	106.138	105.888	105.638
5.000	106.476	106.226	105.976
5.125	106.786	106.536	106.286
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	99.008	98.758	98.508
4.000	101.630	101.380	101.130
4.500	103.308	103.058	102.808
5.000	104.552	104.302	104.052

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.133	98.883	98.633
3.500	101.231	100.981	100.731
4.000	102.325	102.075	101.825
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 | 11/23/2015 | 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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W. Rate Sheet Dated: 11/23/2015 **Release Time:** 10:00 AM ET

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	95.868	95.618	95.368	N/A	N/A	N/A
3.375	96.761	96.511	96.261	94.466	94.216	93.966
3.500	97.688	97.438	97.188	95.697	95.447	95.197
3.625	98.642	98.392	98.142	96.956	96.706	96.456
3.750	99.588	99.338	99.088	98.156	97.906	97.656
3.875	100.393	100.143	99.893	99.110	98.860	98.610
3.990	101.050	100.800	100.550	99.915	99.665	99.415
4.000	101.150	100.900	100.650	100.015	99.765	99.515
4.125	101.887	101.637	101.387	100.901	100.651	100.401
4.250	102.552	102.302	102.052	101.722	101.472	101.222
4.375	103.092	102.842	102.592	102.434	102.184	101.934
4.500	103.681	103.431	103.181	103.195	102.945	102.695
4.625	104.299	104.049	103.799	103.984	103.734	103.484
4.750	104.884	104.634	104.384	104.684	104.434	104.184
4.875	105.385	105.135	104.885	105.177	104.927	104.677
4.990	105.772	105.522	105.272	105.556	105.306	105.056
5.000	105.872	105.622	105.372	105.656	105.406	105.156
5.125	106.367	106.117	105.867	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	96.108	95.858	95.608	95.487	95.237	94.987
3.375	97.070	96.820	96.570	96.449	96.199	95.949
3.500	98.037	97.787	97.537	97.454	97.204	96.954
3.625	98.986	98.736	98.486	98.480	98.230	97.980
3.750	99.715	99.465	99.215	99.330	99.080	98.830
3.875	100.262	100.012	99.762	100.012	99.762	99.512
3.990	100.712	100.462	100.212	100.565	100.315	100.065
4.000	100.812	100.562	100.312	100.665	100.415	100.165
4.125	101.351	101.101	100.851	101.273	101.023	100.773
4.250	101.921	101.671	101.421	101.891	101.641	101.391
4.375	102.452	102.202	101.952	102.489	102.239	101.989
4.500	102.995	102.745	102.495	103.148	102.898	102.648
4.625	103.552	103.302	103.052	103.871	103.621	103.371
4.750	104.023	103.773	103.523	104.445	104.195	103.945
4.875	104.420	104.170	103.920	104.850	104.600	104.350
4.990	104.716	104.466	104.216	105.154	104.904	104.654
5.000	104.816	104.566	104.316	105.254	105.004	104.754
5.125	105.213	104.963	104.713	105.659	105.409	105.159

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	93.065	92.815	92.565	N/A	N/A	N/A
2.375	95.438	95.188	94.938	N/A	N/A	N/A
2.500	96.851	96.601	96.351	93.140	92.890	92.640
2.625	97.822	97.572	97.322	94.370	94.120	93.870
2.750	98.472	98.222	97.972	95.333	95.083	94.833
2.875	99.131	98.881	98.631	96.305	96.055	95.805
2.990	99.688	99.438	99.188	97.174	96.924	96.674
3.000	99.788	99.538	99.288	97.274	97.024	96.774
3.125	100.359	100.109	99.859	98.096	97.846	97.596
3.250	100.888	100.638	100.388	98.795	98.545	98.295
3.375	101.422	101.172	100.922	99.499	99.249	98.999
3.500	101.972	101.722	101.472	100.218	99.968	99.718
3.625	102.391	102.141	101.891	100.795	100.545	100.295
3.750	102.732	102.482	102.232	101.245	100.995	100.745
3.875	103.100	102.850	102.600	101.721	101.471	101.221
3.990	103.394	103.144	102.894	102.123	101.873	101.623
4.000	103.494	103.244	102.994	102.223	101.973	101.723
4.125	103.898	103.648	103.398	102.737	102.487	102.237

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	92.379	92.129	91.879	N/A	N/A	N/A
2.375	94.752	94.502	94.252	N/A	N/A	N/A
2.500	96.165	95.915	95.665	92.940	92.690	92.440
2.625	97.187	96.937	96.687	94.170	93.920	93.670
2.750	97.822	97.572	97.322	95.133	94.883	94.633
2.875	98.466	98.216	97.966	96.105	95.855	95.605
2.990	99.007	98.757	98.507	96.974	96.724	96.474
3.000	99.107	98.857	98.607	97.074	96.824	96.574
3.125	99.663	99.413	99.163	97.896	97.646	97.396
3.250	100.142	99.892	99.642	98.595	98.345	98.095
3.375	100.603	100.353	100.103	99.299	99.049	98.799
3.500	101.057	100.807	100.557	100.018	99.768	99.518
3.625	101.429	101.179	100.929	100.595	100.345	100.095
3.750	101.730	101.480	101.230	101.045	100.795	100.545
3.875	102.041	101.791	101.541	101.521	101.271	101.021
3.990	102.263	102.013	101.763	101.923	101.673	101.423
4.000	102.363	102.113	101.863	102.023	101.773	101.523
4.125	102.689	102.439	102.189	102.537	102.287	102.037

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	95.853	95.603	95.578
3.250	97.068	96.818	96.793
3.375	97.961	97.711	97.686
3.500	98.888	98.638	98.613
3.625	99.842	99.592	99.567
3.750	100.788	100.538	100.513
3.875	101.593	101.343	101.318
3.990	102.300	102.050	102.025
4.000	102.350	102.100	102.075
4.125	103.087	102.837	102.812
4.250	103.752	103.502	103.477
4.375	104.292	104.042	104.017
4.500	104.881	104.631	104.606
4.625	105.499	105.249	105.224
4.750	106.084	105.834	105.809
4.875	106.585	106.335	106.310
4.990	107.022	106.772	106.747
5.000	107.072	106.822	106.797
5.125	107.567	107.317	107.292

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	95.095	94.845	94.595
3.125	96.693	96.443	96.193
3.250	97.963	97.713	97.463
3.375	98.925	98.675	98.425
3.500	99.892	99.642	99.392
3.625	100.841	100.591	100.341
3.750	101.570	101.320	101.070
3.875	102.117	101.867	101.617
3.990	102.617	102.367	102.117
4.000	102.667	102.417	102.167
4.125	103.206	102.956	102.706
4.250	103.776	103.526	103.276
4.375	104.307	104.057	103.807
4.500	104.850	104.600	104.350
4.625	105.407	105.157	104.907
4.750	105.878	105.628	105.378
4.875	106.275	106.025	105.775
4.990	106.621	106.371	106.121
5.000	106.671	106.421	106.171
5.125	107.068	106.818	106.568

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	93.815	93.565	93.315
2.375	96.188	95.938	95.688
2.500	97.601	97.351	97.101
2.625	98.572	98.322	98.072
2.750	99.222	98.972	98.722
2.875	99.882	99.632	99.382
2.990	100.488	100.238	99.988
3.000	100.538	100.288	100.038
3.125	101.109	100.859	100.609
3.250	101.638	101.388	101.138
3.375	102.172	101.922	101.672
3.500	102.722	102.472	102.222
3.625	103.141	102.891	102.641
3.750	103.483	103.233	102.983
3.875	103.850	103.600	103.350
3.990	104.194	103.944	103.694
4.000	104.244	103.994	103.744
4.125	104.648	104.398	104.148

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	94.395	94.145	93.895
2.375	96.768	96.518	96.268
2.500	98.181	97.931	97.681
2.625	99.203	98.953	98.703
2.750	99.838	99.588	99.338
2.875	100.482	100.232	99.982
2.990	101.073	100.823	100.573
3.000	101.123	100.873	100.623
3.125	101.679	101.429	101.179
3.250	102.158	101.908	101.658
3.375	102.619	102.369	102.119
3.500	103.073	102.823	102.573
3.625	103.445	103.195	102.945
3.750	103.746	103.496	103.246
3.875	104.057	103.807	103.557
3.990	104.329	104.079	103.829
4.000	104.379	104.129	103.879
4.125	104.705	104.455	104.205

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.233	94.983	94.733
3.375	96.407	96.157	95.907
3.500	97.615	97.365	97.115
3.625	98.851	98.601	98.351
3.750	99.988	99.738	99.488
3.875	100.793	100.543	100.293
3.990	101.500	101.250	101.000
4.000	101.550	101.300	101.050
4.125	102.287	102.037	101.787
4.250	102.837	102.587	102.337
4.375	103.017	102.767	102.517
4.500	103.248	102.998	102.748
4.625	103.506	103.256	103.006
4.750	103.821	103.571	103.321
4.875	104.245	103.995	103.745
4.990	104.603	104.353	104.103
5.000	104.653	104.403	104.153
5.125	105.070	104.820	104.570
5.250	105.537	105.287	105.037

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	N/A	N/A	N/A
2.500	96.397	96.147	95.897
2.625	97.536	97.286	97.036
2.750	98.343	98.093	97.843
2.875	99.159	98.909	98.659
2.990	99.922	99.672	99.422
3.000	99.972	99.722	99.472
3.125	100.605	100.355	100.105
3.250	101.134	100.884	100.634
3.375	101.668	101.418	101.168
3.500	102.218	101.968	101.718
3.625	102.506	102.256	102.006
3.750	102.629	102.379	102.129
3.875	102.777	102.527	102.277
3.990	102.903	102.653	102.403
4.000	102.953	102.703	102.453
4.125	103.138	102.888	102.638

Adjustments

Applicable for all mortgages with greater than 15 year terms

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

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

All Loan Type Adjustments

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

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

Cash-Out Refinance

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

Mortgages with Subordinate Financing *

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

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

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.

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

LPMI Adjust Term ≤ 20 yr

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

Additional LPMI Premium Adjustments

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

* Does not apply in HI

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through 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.: 12/23/2015
45 Day Lock Exp.: 1/7/2016
60 Day Lock Exp.: 1/22/2016

W. Rate Sheet Dated: 11/23/2015 **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	94.505	94.255	94.005
3.375	95.725	95.475	95.225
3.500	96.613	96.363	96.113
3.625	97.530	97.280	97.030
3.750	98.499	98.249	97.999
3.875	99.420	99.170	98.920
4.000	100.210	99.960	99.710
4.125	100.979	100.729	100.479
4.250	101.731	101.481	101.231
4.375	102.393	102.143	101.893
4.500	102.933	102.683	102.433
4.625	103.500	103.250	103.000
4.750	104.101	103.851	103.601
4.875	104.709	104.459	104.209
5.000	105.196	104.946	104.696
5.125	105.690	105.440	105.190
5.250	106.235	105.985	105.735

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	95.044	94.794	94.544
3.625	96.238	95.988	95.738
3.750	97.486	97.236	96.986
3.875	98.633	98.383	98.133
4.000	99.425	99.175	98.925
4.125	100.197	99.947	99.697
4.250	100.951	100.701	100.451
4.375	101.544	101.294	101.044
4.500	101.720	101.470	101.220
4.625	101.924	101.674	101.424
4.750	102.162	101.912	101.662
4.875	102.490	102.240	101.990
5.000	102.899	102.649	102.399
5.125	103.315	103.065	102.815
5.250	103.782	103.532	103.282
5.375	104.249	103.999	103.749

All Loan Type Adjustments

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

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

Lock Desk Policy

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

Full Lock Desk Policy Can Be Found Here AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

W. Rate Sheet Dated: 11/23/2015

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

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

prices are subject to change without notice
Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/23/2015
45 Day Lock Exp.: 1/7/2016
60 Day Lock Exp.: 1/22/2016

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.686	95.436	95.186
3.375	96.746	96.496	96.246
3.500	97.764	97.514	97.264
3.625	98.723	98.473	98.223
3.750	99.488	99.238	98.988
3.875	100.121	99.871	99.621
4.000	100.913	100.663	100.413
4.125	101.733	101.483	101.233
4.250	102.359	102.109	101.859
4.375	102.901	102.651	102.401
4.500	103.554	103.304	103.054
4.625	104.272	104.022	103.772
4.750	104.799	104.549	104.299
4.875	105.273	105.023	104.773
5.000	105.644	105.394	105.144
5.125	106.311	106.061	105.811
5.250	106.848	106.598	106.348

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.686	95.436	95.186
3.375	96.621	96.371	96.121
3.500	97.639	97.389	97.139
3.625	98.598	98.348	98.098
3.750	99.363	99.113	98.863
3.875	99.996	99.746	99.496
4.000	100.788	100.538	100.288
4.125	101.608	101.358	101.108
4.250	102.234	101.984	101.734
4.375	102.776	102.526	102.276
4.500	104.117	103.867	103.617
4.625	104.835	104.585	104.335
4.750	105.361	105.111	104.861
4.875	105.836	105.586	105.336
5.000	107.144	106.894	106.644
5.125	107.811	107.561	107.311
5.250	108.348	108.098	107.848

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.791	96.541	96.291
3.375	97.696	97.446	97.196
3.500	98.577	98.327	98.077
3.625	99.393	99.143	98.893
3.750	100.017	99.767	99.517
3.875	100.566	100.316	100.066
4.000	100.855	100.605	100.355
4.125	101.556	101.306	101.056
4.250	102.134	101.884	101.634
4.375	102.601	102.351	102.101
4.500	103.278	103.028	102.778
4.625	103.932	103.682	103.432
4.750	104.452	104.202	103.952
4.875	104.927	104.677	104.427
5.000	105.513	105.263	105.013
5.125	106.151	105.901	105.651
5.250	106.648	106.398	106.148

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.114	96.864	96.614
3.375	96.832	96.582	96.332
3.500	97.713	97.463	97.213
3.625	98.529	98.279	98.029
3.750	99.152	98.902	98.652
3.875	99.702	99.452	99.202
4.000	100.553	100.303	100.053
4.125	101.254	101.004	100.754
4.250	101.832	101.582	101.332
4.375	102.299	102.049	101.799
4.500	103.476	103.226	102.976
4.625	104.130	103.880	103.630
4.750	104.650	104.400	104.150
4.875	105.125	104.875	104.625
5.000	105.711	105.461	105.211
5.125	106.349	106.099	105.849
5.250	106.846	106.596	106.346

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.805	94.555	94.305
2.375	96.406	96.156	95.906
2.500	97.047	96.797	96.547
2.625	97.641	97.391	97.141
2.750	98.506	98.256	98.006
2.875	99.125	98.875	98.625
3.000	99.720	99.470	99.220
3.125	100.245	99.995	99.745
3.250	100.756	100.506	100.256
3.375	101.297	101.047	100.797
3.500	101.813	101.563	101.313
3.625	102.274	102.024	101.774
3.750	102.705	102.455	102.205
3.875	103.141	102.891	102.641
4.000	103.344	103.094	102.844
4.125	103.817	103.567	103.317
4.250	104.248	103.998	103.748

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.810	94.560	94.310
2.375	94.286	94.036	93.786
2.500	94.927	94.677	94.427
2.625	95.521	95.271	95.021
2.750	96.386	96.136	95.886
2.875	98.505	98.255	98.005
3.000	99.100	98.850	98.600
3.125	99.625	99.375	99.125
3.250	100.136	99.886	99.636
3.375	100.927	100.677	100.427
3.500	101.443	101.193	100.943
3.625	101.904	101.654	101.404
3.750	102.335	102.085	101.835
3.875	103.021	102.771	102.521
4.000	103.224	102.974	102.724
4.125	103.697	103.447	103.197
4.250	104.128	103.878	103.628

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

prices are subject to change without notice

W. Rate Sheet Dated: 11/23/2015
Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/23/2015
45 Day Lock Exp.: 1/7/2016
60 Day Lock Exp.: 1/22/2016

30/25 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	97.121	96.871	96.846
3.375	98.181	97.931	97.906
3.500	99.199	98.949	98.924
3.625	100.158	99.908	99.883
3.750	100.923	100.673	100.648
3.875	101.556	101.306	101.281
3.990	102.298	102.048	102.023
4.000	102.348	102.098	102.073
4.125	103.168	102.918	102.893
4.250	103.794	103.544	103.519
4.375	104.336	104.086	104.061
4.500	104.989	104.739	104.714
4.625	105.707	105.457	105.432
4.750	106.234	105.984	105.959
4.875	106.708	106.458	106.433
4.990	107.029	106.779	106.754
5.000	107.079	106.829	106.804
5.125	107.746	107.496	107.471
5.250	108.283	108.033	108.008

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.633	98.383	98.133
3.375	99.538	99.288	99.038
3.500	100.419	100.169	99.919
3.625	101.235	100.985	100.735
3.750	101.859	101.609	101.359
3.875	102.408	102.158	101.908
3.990	102.647	102.397	102.147
4.000	102.697	102.447	102.197
4.125	103.398	103.148	102.898
4.250	103.976	103.726	103.476
4.375	104.443	104.193	103.943
4.500	105.120	104.870	104.620
4.625	105.774	105.524	105.274
4.750	106.294	106.044	105.794
4.875	106.769	106.519	106.269
4.990	107.305	107.055	106.805
5.000	107.355	107.105	106.855
5.125	107.993	107.743	107.493
5.250	108.490	108.240	107.990

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	95.739	95.489	95.239
2.375	97.340	97.090	96.840
2.500	97.981	97.731	97.481
2.625	98.575	98.325	98.075
2.750	99.440	99.190	98.940
2.875	100.059	99.809	99.559
2.990	100.604	100.354	100.104
3.000	100.654	100.404	100.154
3.125	101.179	100.929	100.679
3.250	101.690	101.440	101.190
3.375	102.231	101.981	101.731
3.500	102.747	102.497	102.247
3.625	103.208	102.958	102.708
3.750	103.639	103.389	103.139
3.875	104.075	103.825	103.575
3.990	104.228	103.978	103.728
4.000	104.278	104.028	103.778
4.125	104.751	104.501	104.251
4.250	105.182	104.932	104.682

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.: 12/23/2015
45 Day Lock Exp.: 1/7/2016
60 Day Lock Exp.: 1/22/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/23/2015
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	97.074	96.824	96.799
3.375	98.146	97.896	97.871
3.500	99.181	98.931	98.906
3.625	100.167	99.917	99.892
3.750	100.944	100.694	100.669
3.875	101.613	101.363	101.338
3.990	102.407	102.157	102.132
4.000	102.457	102.207	102.182
4.125	103.317	103.067	103.042
4.250	103.968	103.718	103.693
4.375	104.537	104.287	104.262
4.500	105.218	104.968	104.943
4.625	105.986	105.736	105.711
4.750	106.579	106.329	106.304
4.875	107.097	106.847	106.822
4.990	107.476	107.226	107.201
5.000	107.526	107.276	107.251
5.125	108.244	107.994	107.969
5.250	108.781	108.531	108.506

20 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.669	98.419	98.169
3.375	99.587	99.337	99.087
3.500	100.474	100.224	99.974
3.625	101.315	101.065	100.815
3.750	102.000	101.750	101.500
3.875	102.595	102.345	102.095
3.990	102.875	102.625	102.375
4.000	102.925	102.675	102.425
4.125	103.680	103.430	103.180
4.250	104.278	104.028	103.778
4.375	104.801	104.551	104.301
4.500	105.522	105.272	105.022
4.625	106.207	105.957	105.707
4.750	106.752	106.502	106.252
4.875	107.227	106.977	106.727
4.990	107.763	107.513	107.263
5.000	107.813	107.563	107.313
5.125	108.451	108.201	107.951
5.250	108.948	108.698	108.448

15 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.705	96.455	96.205
2.375	97.349	97.099	96.849
2.500	97.992	97.742	97.492
2.625	98.588	98.338	98.088
2.750	99.480	99.230	98.980
2.875	100.117	99.867	99.617
2.990	100.683	100.433	100.183
3.000	100.733	100.483	100.233
3.125	101.280	101.030	100.780
3.250	101.814	101.564	101.314
3.375	102.395	102.145	101.895
3.500	102.958	102.708	102.458
3.625	103.468	103.218	102.968
3.750	103.943	103.693	103.443
3.875	104.413	104.163	103.913
3.990	104.590	104.340	104.090
4.000	104.640	104.390	104.140
4.125	105.133	104.883	104.633
4.250	105.586	105.336	105.086

Adjustments

Multi Unit

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

Mortgages with Subordinate Financing

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

Feature Adjustments

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

Super Conforming Mortgage

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

All Loan Type Adjustments

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

Home Possible Mortgage

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

Home Possible Advantage Mortgage

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

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

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust "All Properties but Manufactured and Multi Unit"

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

LPMI Adjust "Manufactured and Multi Unit"

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

Additional LPMI Premium Adjustments

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

* Does not apply in HI

Lock Desk Policy

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

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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WHOLESALE MORTGAGE DIVISION

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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.: 12/23/2015
45 Day Lock Exp.: 1/7/2016
60 Day Lock Exp.: 1/22/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/23/2015 **Release Time:** 10:00 AM ET

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.625	96.381	96.241	96.100
3.750	96.881	96.741	96.600
3.875	97.381	97.241	97.100
4.000	97.881	97.741	97.600
4.125	98.318	98.178	98.037
4.250	98.755	98.615	98.474
4.375	99.192	99.052	98.911
4.500	99.598	99.458	99.317
4.625	99.911	99.771	99.630
4.750	100.161	100.021	99.880
4.875	100.349	100.209	100.068
5.000	100.412	100.272	100.131

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.000	97.328	97.203	97.078
3.125	97.640	97.515	97.390
3.250	97.952	97.827	97.702
3.375	98.233	98.108	97.983
3.500	98.514	98.389	98.264
3.625	98.764	98.639	98.514
3.750	98.952	98.827	98.702
3.875	99.077	98.952	98.827
4.000	99.202	99.077	98.952
4.125	99.265	99.140	99.015
4.250	99.328	99.203	99.078
4.375	99.359	99.234	99.109

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: 11/23/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/23/2015
45 Day Lock Exp.: 1/7/2016

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	

Lock Desk Policy

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

Full Lock Desk Policy Can Be Found Here | AFR Guidelines

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AFR Wholesale's Website

AFR Rate Sheet Archive

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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: 11/23/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/23/2015
45 Day Lock Exp.: 1/7/2016

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
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7.375	103.145	102.939
7.500	103.389	103.179
7.625	103.634	103.418

Ratio FICO / LTV Price Adjustments

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

Ratio Price Adjustments

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

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
6.125	99.634	99.481
6.250	99.941	99.783
6.375	100.249	100.085
6.500	100.556	100.387
6.625	100.863	100.689
6.750	101.171	100.991
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$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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