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.:**	12/30/2015
prices are subject to change without notice		**45 Day Lock Exp.:**	1/13/2016
Release Time: 10:00 AM ET		**60 Day Lock Exp.:**	1/27/2016

W. Rate Sheet Dated: 11/27/2015

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.751	100.501	100.251
3.375	101.327	101.077	100.827
3.500	101.886	101.636	101.386
3.625	102.379	102.129	101.879
3.750	103.514	103.264	103.014
3.875	104.048	103.798	103.548
4.000	104.524	104.274	104.024
4.125	104.892	104.642	104.392
4.250	105.395	105.145	104.895
4.375	105.800	105.550	105.300
4.500	106.139	105.889	105.639
4.625	106.448	106.198	105.948
4.750	106.598	106.348	106.098
4.875	106.951	106.701	106.451
5.000	107.290	107.040	106.790
5.125	107.599	107.349	107.099
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	100.500	100.250	100.000
3.375	101.076	100.826	100.576
3.500	101.635	101.385	101.135
3.625	102.128	101.878	101.628
3.750	103.263	103.013	102.763
3.875	103.797	103.547	103.297
4.000	104.273	104.023	103.773
4.125	104.641	104.391	104.141
4.250	105.144	104.894	104.644
4.375	105.549	105.299	105.049
4.500	105.888	105.638	105.388
4.625	106.197	105.947	105.697
4.750	106.347	106.097	105.847
4.875	106.700	106.450	106.200
5.000	107.039	106.789	106.539
5.125	107.348	107.098	106.848
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	100.586	100.336	100.086
2.875	101.069	100.819	100.569
3.000	101.534	101.284	101.034
3.125	101.968	101.718	101.468
3.250	102.715	102.465	102.215
3.375	103.153	102.903	102.653
3.500	103.562	103.312	103.062
3.625	103.891	103.641	103.391
3.750	104.041	103.791	103.541
3.875	104.367	104.117	103.867
4.000	104.652	104.402	104.152
4.125	104.914	104.664	104.414
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 = 0.490	

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	100.251	100.001	99.751
3.375	100.827	100.577	100.327
3.500	101.386	101.136	100.886
3.625	101.879	101.629	101.379
3.750	103.014	102.764	102.514
3.875	103.548	103.298	103.048
4.000	104.024	103.774	103.524
4.125	104.392	104.142	103.892
4.250	104.895	104.645	104.395
4.375	105.300	105.050	104.800
4.500	105.639	105.389	105.139
4.625	105.948	105.698	105.448
4.750	106.098	105.848	105.598
4.875	106.451	106.201	105.951
5.000	106.790	106.540	106.290
5.125	107.099	106.849	106.599
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	99.936	99.686	99.436
2.875	100.419	100.169	99.919
3.000	100.884	100.634	100.384
3.125	101.318	101.068	100.818
3.250	102.065	101.815	101.565
3.375	102.503	102.253	102.003
3.500	102.912	102.662	102.412
3.625	103.241	102.991	102.741
3.750	103.391	103.141	102.891
3.875	103.717	103.467	103.217
4.000	104.002	103.752	103.502
4.125	104.264	104.014	103.764
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	100.000	99.750	99.500
3.375	100.576	100.326	100.076
3.500	101.135	100.885	100.635
3.625	101.628	101.378	101.128
3.750	102.763	102.513	102.263
3.875	103.297	103.047	102.797
4.000	103.773	103.523	103.273
4.125	104.141	103.891	103.641
4.250	104.644	104.394	104.144
4.375	105.049	104.799	104.549
4.500	105.388	105.138	104.888
4.625	105.697	105.447	105.197
4.750	105.847	105.597	105.347
4.875	106.200	105.950	105.700
5.000	106.539	106.289	106.039
5.125	106.848	106.598	106.348
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 = 0.490	

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	99.211	98.961	98.711
4.000	101.849	101.599	101.349
4.500	103.464	103.214	102.964
5.000	104.615	104.365	104.115

15 Year One Time Close "OTC" Specialty Product

Rate	30 Day	45 Day	60 Day
3.000	99.250	99.000	98.750
3.500	101.278	101.028	100.778
4.000	102.368	102.118	101.868
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 | 11/27/2015 | 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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30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/13/2016
60 Day Lock Exp.: 1/27/2016

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	95.997	95.747	95.497	N/A	N/A	N/A
3.375	96.889	96.639	96.389	94.593	94.343	94.093
3.500	97.814	97.564	97.314	95.824	95.574	95.324
3.625	98.768	98.518	98.268	97.082	96.832	96.582
3.750	99.679	99.429	99.179	98.248	97.998	97.748
3.875	100.400	100.150	99.900	99.118	98.868	98.618
3.990	101.038	100.788	100.538	99.903	99.653	99.403
4.000	101.138	100.888	100.638	100.003	99.753	99.503
4.125	101.919	101.669	101.419	100.933	100.683	100.433
4.250	102.654	102.404	102.154	101.824	101.574	101.324
4.375	103.219	102.969	102.719	102.560	102.310	102.060
4.500	103.807	103.557	103.307	103.321	103.071	102.821
4.625	104.399	104.149	103.899	104.084	103.834	103.584
4.750	104.949	104.699	104.449	104.749	104.499	104.249
4.875	105.435	105.185	104.935	105.227	104.977	104.727
4.990	105.806	105.556	105.306	105.590	105.340	105.090
5.000	105.906	105.656	105.406	105.690	105.440	105.190
5.125	106.385	106.135	105.885	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	96.237	95.987	95.737	95.615	95.365	95.115
3.375	97.197	96.947	96.697	96.576	96.326	96.076
3.500	98.163	97.913	97.663	97.581	97.331	97.081
3.625	99.111	98.861	98.611	98.605	98.355	98.105
3.750	99.836	99.586	99.336	99.405	99.155	98.905
3.875	100.374	100.124	99.874	100.013	99.763	99.513
3.990	100.817	100.567	100.317	100.556	100.306	100.056
4.000	100.917	100.667	100.417	100.656	100.406	100.156
4.125	101.447	101.197	100.947	101.319	101.069	100.819
4.250	102.010	101.760	101.510	101.999	101.749	101.499
4.375	102.536	102.286	102.036	102.617	102.367	102.117
4.500	103.074	102.824	102.574	103.271	103.021	102.771
4.625	103.625	103.375	103.125	103.964	103.714	103.464
4.750	104.086	103.836	103.586	104.508	104.258	104.008
4.875	104.467	104.217	103.967	104.897	104.647	104.397
4.990	104.747	104.497	104.247	105.186	104.936	104.686
5.000	104.847	104.597	104.347	105.286	105.036	104.786
5.125	105.228	104.978	104.728	105.674	105.424	105.174

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	93.121	92.871	92.621	N/A	N/A	N/A
2.375	95.501	95.251	95.001	N/A	N/A	N/A
2.500	96.922	96.672	96.422	93.210	92.960	92.710
2.625	97.893	97.643	97.393	94.442	94.192	93.942
2.750	98.541	98.291	98.041	95.402	95.152	94.902
2.875	99.198	98.948	98.698	96.371	96.121	95.871
2.990	99.752	99.502	99.252	97.238	96.988	96.738
3.000	99.852	99.602	99.352	97.338	97.088	96.838
3.125	100.414	100.164	99.914	98.152	97.902	97.652
3.250	100.930	100.680	100.430	98.838	98.588	98.338
3.375	101.451	101.201	100.951	99.528	99.278	99.028
3.500	101.986	101.736	101.486	100.234	99.984	99.734
3.625	102.391	102.141	101.891	100.797	100.547	100.297
3.750	102.719	102.469	102.219	101.232	100.982	100.732
3.875	103.072	102.822	102.572	101.693	101.443	101.193
3.990	103.351	103.101	102.851	102.080	101.830	101.580
4.000	103.451	103.201	102.951	102.180	101.930	101.680
4.125	103.839	103.589	103.339	102.678	102.428	102.178

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	92.435	92.185	91.935	N/A	N/A	N/A
2.375	94.815	94.565	94.315	N/A	N/A	N/A
2.500	96.235	95.985	95.735	93.010	92.760	92.510
2.625	97.259	97.009	96.759	94.242	93.992	93.742
2.750	97.891	97.641	97.391	95.202	94.952	94.702
2.875	98.532	98.282	98.032	96.171	95.921	95.671
2.990	99.070	98.820	98.570	97.038	96.788	96.538
3.000	99.170	98.920	98.670	97.138	96.888	96.638
3.125	99.718	99.468	99.218	97.952	97.702	97.452
3.250	100.184	99.934	99.684	98.638	98.388	98.138
3.375	100.632	100.382	100.132	99.328	99.078	98.828
3.500	101.072	100.822	100.572	100.034	99.784	99.534
3.625	101.430	101.180	100.930	100.597	100.347	100.097
3.750	101.716	101.466	101.216	101.032	100.782	100.532
3.875	102.013	101.763	101.513	101.493	101.243	100.993
3.990	102.220	101.970	101.720	101.880	101.630	101.380
4.000	102.320	102.070	101.820	101.980	101.730	101.480
4.125	102.631	102.381	102.131	102.478	102.228	101.978

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

W. Rate Sheet Dated: 11/27/2015

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Release Time: 10:00 AM ET

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30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/13/2016
60 Day Lock Exp.: 1/27/2016

30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	N/A	N/A	N/A
3.125	95.728	95.478	95.453
3.250	96.947	96.697	96.672
3.375	97.839	97.589	97.564
3.500	98.764	98.514	98.489
3.625	99.718	99.468	99.443
3.750	100.629	100.379	100.354
3.875	101.350	101.100	101.075
3.990	102.038	101.788	101.763
4.000	102.088	101.838	101.813
4.125	102.869	102.619	102.594
4.250	103.604	103.354	103.329
4.375	104.169	103.919	103.894
4.500	104.757	104.507	104.482
4.625	105.349	105.099	105.074
4.750	105.899	105.649	105.624
4.875	106.385	106.135	106.110
4.990	106.806	106.556	106.531
5.000	106.856	106.606	106.581
5.125	107.335	107.085	107.060

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	94.966	94.716	94.466
3.125	96.569	96.319	96.069
3.250	97.842	97.592	97.342
3.375	98.802	98.552	98.302
3.500	99.768	99.518	99.268
3.625	100.716	100.466	100.216
3.750	101.441	101.191	100.941
3.875	101.979	101.729	101.479
3.990	102.472	102.222	101.972
4.000	102.522	102.272	102.022
4.125	103.052	102.802	102.552
4.250	103.615	103.365	103.115
4.375	104.141	103.891	103.641
4.500	104.679	104.429	104.179
4.625	105.230	104.980	104.730
4.750	105.691	105.441	105.191
4.875	106.072	105.822	105.572
4.990	106.402	106.152	105.902
5.000	106.452	106.202	105.952
5.125	106.833	106.583	106.333

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	93.621	93.371	93.121
2.375	96.002	95.752	95.502
2.500	97.422	97.172	96.922
2.625	98.393	98.143	97.893
2.750	99.041	98.791	98.541
2.875	99.698	99.448	99.198
2.990	100.302	100.052	99.802
3.000	100.352	100.102	99.852
3.125	100.914	100.664	100.414
3.250	101.430	101.180	100.930
3.375	101.951	101.701	101.451
3.500	102.486	102.236	101.986
3.625	102.891	102.641	102.391
3.750	103.219	102.969	102.719
3.875	103.572	103.322	103.072
3.990	103.901	103.651	103.401
4.000	103.951	103.701	103.451
4.125	104.339	104.089	103.839

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	94.201	93.951	93.701
2.375	96.581	96.331	96.081
2.500	98.001	97.751	97.501
2.625	99.025	98.775	98.525
2.750	99.657	99.407	99.157
2.875	100.298	100.048	99.798
2.990	100.886	100.636	100.386
3.000	100.936	100.686	100.436
3.125	101.484	101.234	100.984
3.250	101.950	101.700	101.450
3.375	102.398	102.148	101.898
3.500	102.838	102.588	102.338
3.625	103.196	102.946	102.696
3.750	103.482	103.232	102.982
3.875	103.779	103.529	103.279
3.990	104.036	103.786	103.536
4.000	104.086	103.836	103.586
4.125	104.397	104.147	103.897

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.162	94.912	94.662
3.375	96.335	96.085	95.835
3.500	97.542	97.292	97.042
3.625	98.776	98.526	98.276
3.750	99.879	99.629	99.379
3.875	100.600	100.350	100.100
3.990	101.288	101.038	100.788
4.000	101.338	101.088	100.838
4.125	102.119	101.869	101.619
4.250	102.739	102.489	102.239
4.375	102.944	102.694	102.444
4.500	103.174	102.924	102.674
4.625	103.405	103.155	102.905
4.750	103.687	103.437	103.187
4.875	104.094	103.844	103.594
4.990	104.437	104.187	103.937
5.000	104.487	104.237	103.987
5.125	104.888	104.638	104.388
5.250	105.339	105.089	104.839

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	96.218	95.968	95.718
2.625	97.358	97.108	96.858
2.750	98.162	97.912	97.662
2.875	98.975	98.725	98.475
2.990	99.735	99.485	99.235
3.000	99.785	99.535	99.285
3.125	100.410	100.160	99.910
3.250	100.926	100.676	100.426
3.375	101.447	101.197	100.947
3.500	101.982	101.732	101.482
3.625	102.256	102.006	101.756
3.750	102.365	102.115	101.865
3.875	102.499	102.249	101.999
3.990	102.609	102.359	102.109
4.000	102.659	102.409	102.159
4.125	102.829	102.579	102.329

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.: 12/30/2015
45 Day Lock Exp.: 1/13/2016
60 Day Lock Exp.: 1/27/2016

W. Rate Sheet Dated: 11/27/2015 **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	95.853	95.603	95.353
3.500	96.741	96.491	96.241
3.625	97.656	97.406	97.156
3.750	98.625	98.375	98.125
3.875	99.512	99.262	99.012
4.000	100.217	99.967	99.717
4.125	100.967	100.717	100.467
4.250	101.763	101.513	101.263
4.375	102.495	102.245	101.995
4.500	103.059	102.809	102.559
4.625	103.626	103.376	103.126
4.750	104.201	103.951	103.701
4.875	104.774	104.524	104.274
5.000	105.245	104.995	104.745
5.125	105.724	105.474	105.224
5.250	106.253	106.003	105.753

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	95.171	94.921	94.671
3.625	96.365	96.115	95.865
3.750	97.612	97.362	97.112
3.875	98.733	98.483	98.233
4.000	99.436	99.186	98.936
4.125	100.183	99.933	99.683
4.250	100.977	100.727	100.477
4.375	101.644	101.394	101.144
4.500	101.846	101.596	101.346
4.625	102.052	101.802	101.552
4.750	102.265	102.015	101.765
4.875	102.557	102.307	102.057
5.000	102.950	102.700	102.450
5.125	103.351	103.101	102.851
5.250	103.802	103.552	103.302
5.375	104.253	104.003	103.753

All Loan Type Adjustments

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

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

Lock Desk Policy

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

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

AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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

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

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/13/2016
60 Day Lock Exp.: 1/27/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/27/2015 Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.849	95.599	95.349
3.375	96.910	96.660	96.410
3.500	97.930	97.680	97.430
3.625	98.890	98.640	98.390
3.750	99.654	99.404	99.154
3.875	100.287	100.037	99.787
4.000	101.043	100.793	100.543
4.125	101.862	101.612	101.362
4.250	102.486	102.236	101.986
4.375	103.023	102.773	102.523
4.500	103.615	103.365	103.115
4.625	104.332	104.082	103.832
4.750	104.857	104.607	104.357
4.875	105.330	105.080	104.830
5.000	105.620	105.370	105.120
5.125	106.286	106.036	105.786
5.250	106.821	106.571	106.321

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.849	95.599	95.349
3.375	96.785	96.535	96.285
3.500	97.805	97.555	97.305
3.625	98.765	98.515	98.265
3.750	99.529	99.279	99.029
3.875	100.162	99.912	99.662
4.000	100.918	100.668	100.418
4.125	101.737	101.487	101.237
4.250	102.361	102.111	101.861
4.375	102.898	102.648	102.398
4.500	104.178	103.928	103.678
4.625	104.895	104.645	104.395
4.750	105.419	105.169	104.919
4.875	105.893	105.643	105.393
5.000	107.120	106.870	106.620
5.125	107.786	107.536	107.286
5.250	108.321	108.071	107.821

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.927	96.677	96.427
3.375	97.832	97.582	97.332
3.500	98.710	98.460	98.210
3.625	99.529	99.279	99.029
3.750	100.150	99.900	99.650
3.875	100.698	100.448	100.198
4.000	100.971	100.721	100.471
4.125	101.669	101.419	101.169
4.250	102.245	101.995	101.745
4.375	102.710	102.460	102.210
4.500	103.293	103.043	102.793
4.625	103.945	103.695	103.445
4.750	104.463	104.213	103.963
4.875	104.937	104.687	104.437
5.000	105.490	105.240	104.990
5.125	106.125	105.875	105.625
5.250	106.621	106.371	106.121

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.250	97.000	96.750
3.375	96.968	96.718	96.468
3.500	97.846	97.596	97.346
3.625	98.665	98.415	98.165
3.750	99.285	99.035	98.785
3.875	99.834	99.584	99.334
4.000	100.669	100.419	100.169
4.125	101.367	101.117	100.867
4.250	101.943	101.693	101.443
4.375	102.408	102.158	101.908
4.500	103.491	103.241	102.991
4.625	104.143	103.893	103.643
4.750	104.661	104.411	104.161
4.875	105.135	104.885	104.635
5.000	105.688	105.438	105.188
5.125	106.323	106.073	105.823
5.250	106.819	106.569	106.319

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.918	94.668	94.418
2.375	96.520	96.270	96.020
2.500	97.163	96.913	96.663
2.625	97.759	97.509	97.259
2.750	98.597	98.347	98.097
2.875	99.219	98.969	98.719
3.000	99.814	99.564	99.314
3.125	100.341	100.091	99.841
3.250	100.813	100.563	100.313
3.375	101.355	101.105	100.855
3.500	101.869	101.619	101.369
3.625	102.331	102.081	101.831
3.750	102.762	102.512	102.262
3.875	103.199	102.949	102.699
4.000	103.315	103.065	102.815
4.125	103.790	103.540	103.290
4.250	104.221	103.971	103.721

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.923	94.673	94.423
2.375	94.400	94.150	93.900
2.500	95.043	94.793	94.543
2.625	95.639	95.389	95.139
2.750	96.477	96.227	95.977
2.875	98.599	98.349	98.099
3.000	99.194	98.944	98.694
3.125	99.721	99.471	99.221
3.250	100.193	99.943	99.693
3.375	100.985	100.735	100.485
3.500	101.499	101.249	100.999
3.625	101.961	101.711	101.461
3.750	102.392	102.142	101.892
3.875	103.079	102.829	102.579
4.000	103.195	102.945	102.695
4.125	103.670	103.420	103.170
4.250	104.101	103.851	103.601

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.: 12/30/2015
45 Day Lock Exp.: 1/13/2016
60 Day Lock Exp.: 1/27/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/27/2015
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	97.284	97.034	97.009
3.375	98.345	98.095	98.070
3.500	99.365	99.115	99.090
3.625	100.325	100.075	100.050
3.750	101.089	100.839	100.814
3.875	101.722	101.472	101.447
3.990	102.428	102.178	102.153
4.000	102.478	102.228	102.203
4.125	103.297	103.047	103.022
4.250	103.921	103.671	103.646
4.375	104.458	104.208	104.183
4.500	105.050	104.800	104.775
4.625	105.767	105.517	105.492
4.750	106.292	106.042	106.017
4.875	106.765	106.515	106.490
4.990	107.005	106.755	106.730
5.000	107.055	106.805	106.780
5.125	107.721	107.471	107.446
5.250	108.256	108.006	107.981

20 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
3.125	N/A	N/A	N/A
3.250	98.769	98.519	98.269
3.375	99.674	99.424	99.174
3.500	100.552	100.302	100.052
3.625	101.371	101.121	100.871
3.750	101.992	101.742	101.492
3.875	102.540	102.290	102.040
3.990	102.763	102.513	102.263
4.000	102.813	102.563	102.313
4.125	103.511	103.261	103.011
4.250	104.087	103.837	103.587
4.375	104.552	104.302	104.052
4.500	105.135	104.885	104.635
4.625	105.787	105.537	105.287
4.750	106.305	106.055	105.805
4.875	106.779	106.529	106.279
4.990	107.282	107.032	106.782
5.000	107.332	107.082	106.832
5.125	107.967	107.717	107.467
5.250	108.463	108.213	107.963

15 Year FHLMC			
Rate	**30 day**	**45 day**	**60 day**
2.125	N/A	N/A	N/A
2.250	95.852	95.602	95.352
2.375	97.454	97.204	96.954
2.500	98.097	97.847	97.597
2.625	98.693	98.443	98.193
2.750	99.531	99.281	99.031
2.875	100.153	99.903	99.653
2.990	100.698	100.448	100.198
3.000	100.748	100.498	100.248
3.125	101.275	101.025	100.775
3.250	101.747	101.497	101.247
3.375	102.289	102.039	101.789
3.500	102.803	102.553	102.303
3.625	103.265	103.015	102.765
3.750	103.696	103.446	103.196
3.875	104.133	103.883	103.633
3.990	104.199	103.949	103.699
4.000	104.249	103.999	103.749
4.125	104.724	104.474	104.224
4.250	105.155	104.905	104.655

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

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			
	FICO		
Product Feature	**≥ 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

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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.: 12/30/2015
45 Day Lock Exp.: 1/13/2016
60 Day Lock Exp.: 1/27/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/27/2015

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	97.237	96.987	96.962
3.375	98.310	98.060	98.035
3.500	99.347	99.097	99.072
3.625	100.334	100.084	100.059
3.750	101.110	100.860	100.835
3.875	101.779	101.529	101.504
3.990	102.537	102.287	102.262
4.000	102.587	102.337	102.312
4.125	103.446	103.196	103.171
4.250	104.095	103.845	103.820
4.375	104.659	104.409	104.384
4.500	105.279	105.029	105.004
4.625	106.046	105.796	105.771
4.750	106.637	106.387	106.362
4.875	107.154	106.904	106.879
4.990	107.452	107.202	107.177
5.000	107.502	107.252	107.227
5.125	108.219	107.969	107.944
5.250	108.754	108.504	108.479

20 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.805	98.555	98.305
3.375	99.723	99.473	99.223
3.500	100.607	100.357	100.107
3.625	101.451	101.201	100.951
3.750	102.133	101.883	101.633
3.875	102.727	102.477	102.227
3.990	102.991	102.741	102.491
4.000	103.041	102.791	102.541
4.125	103.793	103.543	103.293
4.250	104.389	104.139	103.889
4.375	104.910	104.660	104.410
4.500	105.537	105.287	105.037
4.625	106.220	105.970	105.720
4.750	106.763	106.513	106.263
4.875	107.237	106.987	106.737
4.990	107.740	107.490	107.240
5.000	107.790	107.540	107.290
5.125	108.425	108.175	107.925
5.250	108.921	108.671	108.421

15 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.818	96.568	96.318
2.375	97.463	97.213	96.963
2.500	98.108	97.858	97.608
2.625	98.706	98.456	98.206
2.750	99.571	99.321	99.071
2.875	100.211	99.961	99.711
2.990	100.777	100.527	100.277
3.000	100.827	100.577	100.327
3.125	101.376	101.126	100.876
3.250	101.871	101.621	101.371
3.375	102.453	102.203	101.953
3.500	103.014	102.764	102.514
3.625	103.525	103.275	103.025
3.750	104.000	103.750	103.500
3.875	104.471	104.221	103.971
3.990	104.561	104.311	104.061
4.000	104.611	104.361	104.111
4.125	105.106	104.856	104.606
4.250	105.559	105.309	105.059

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

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: 11/27/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/13/2016
60 Day Lock Exp.: 1/27/2016

Non-Conforming 30 year Fixed
Max Price After Adjustments 101.750

Rate	30 day	45 day	60 day
3.625	96.682	96.542	96.401
3.750	97.182	97.042	96.901
3.875	97.682	97.542	97.401
4.000	98.182	98.042	97.901
4.125	98.619	98.479	98.338
4.250	99.056	98.916	98.775
4.375	99.493	99.353	99.212
4.500	99.899	99.759	99.618
4.625	100.212	100.072	99.931
4.750	100.462	100.322	100.181
4.875	100.650	100.510	100.369
5.000	100.713	100.573	100.432

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.000	97.602	97.477	97.352
3.125	97.914	97.789	97.664
3.250	98.226	98.101	97.976
3.375	98.507	98.382	98.257
3.500	98.788	98.663	98.538
3.625	99.038	98.913	98.788
3.750	99.226	99.101	98.976
3.875	99.351	99.226	99.101
4.000	99.476	99.351	99.226
4.125	99.539	99.414	99.289
4.250	99.602	99.477	99.352
4.375	99.633	99.508	99.383

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: 11/27/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/13/2016

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

Rate	30 day	45 day
6.625	99.634	99.481
6.750	99.941	99.783
6.875	100.249	100.085
7.000	100.556	100.387
7.125	100.863	100.689
7.250	101.171	100.991
7.375	101.478	101.293
7.500	101.785	101.595
7.625	102.092	101.897
7.750	102.400	102.200
7.875	102.707	102.502
8.000	103.014	102.804
8.125	103.322	103.106
8.250	103.629	103.408
8.375	103.936	103.710

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

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

Access 15 yr Fixed (AOAP-15F)

Rate	30 day	45 day
6.375	100.207	100.064
6.500	100.452	100.304
6.625	100.697	100.543
6.750	100.941	100.783
6.875	101.186	101.022
7.000	101.431	101.262
7.125	101.676	101.502
7.250	101.921	101.741
7.375	102.165	101.981
7.500	102.410	102.220
7.625	102.655	102.460
7.750	102.900	102.700
7.875	103.145	102.939
8.000	103.389	103.179
8.125	103.634	103.418

Access FICO / LTV Price Adjustments

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

Access Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	-0.438	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)

Rate	30 day	45 day
6.125	99.634	99.481
6.250	99.941	99.783
6.375	100.249	100.085
6.500	100.556	100.387
6.625	100.863	100.689
6.750	101.171	100.991
6.875	101.478	101.293
7.000	101.785	101.595
7.125	102.092	101.897
7.250	102.400	102.200
7.375	102.707	102.502
7.500	103.014	102.804
7.625	103.322	103.106
7.750	103.629	103.408
7.875	103.936	103.710

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

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

Asset 15 yr Fixed (AOAIP-15F)

Rate	30 day	45 day
5.875	100.207	100.064
6.000	100.452	100.304
6.125	100.697	100.543
6.250	100.941	100.783
6.375	101.186	101.022
6.500	101.431	101.262
6.625	101.676	101.502
6.750	101.921	101.741
6.875	102.165	101.981
7.000	102.410	102.220
7.125	102.655	102.460
7.250	102.900	102.700
7.375	103.145	102.939
7.500	103.389	103.179
7.625	103.634	103.418

Asset FICO / LTV Price Adjustments

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

Asset Price Adjustments

	≤70% CLTV	70.01-80% CLTV
Subordinate Financing	0.000	-0.875
	All CLTVs	
Condo	-0.250	
2nd Home/Investor Property	0.000	
DTI>50% (Prior to utilization of assets)	-0.625	
CT, DE, FL, IA, IL, IN, KS, KY, LA, ME, NJ, NM, ND, OH, OK, PA, SC, SD, VT, WI	-0.125	

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

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

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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: 11/27/2015 | Release Time: 10:00 AM ET | 30 Day Lock Exp.: 12/30/2015 | 45 Day Lock Exp.: 1/13/2016

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
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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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$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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