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: 11/30/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/14/2016
60 Day Lock Exp.: 1/29/2016

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product

Rate	30 Day	45 Day	60 Day
3.250	100.892	100.642	100.392
3.375	101.468	101.218	100.968
3.500	102.026	101.776	101.526
3.625	102.519	102.269	102.019
3.750	103.624	103.374	103.124
3.875	104.157	103.907	103.657
4.000	104.633	104.383	104.133
4.125	105.001	104.751	104.501
4.250	105.442	105.192	104.942
4.375	105.847	105.597	105.347
4.500	106.186	105.936	105.686
4.625	106.495	106.245	105.995
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	100.641	100.391	100.141
3.375	101.217	100.967	100.717
3.500	101.775	101.525	101.275
3.625	102.268	102.018	101.768
3.750	103.373	103.123	102.873
3.875	103.906	103.656	103.406
4.000	104.382	104.132	103.882
4.125	104.750	104.500	104.250
4.250	105.191	104.941	104.691
4.375	105.596	105.346	105.096
4.500	105.935	105.685	105.435
4.625	106.244	105.994	105.744
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	100.671	100.421	100.171
2.875	101.155	100.905	100.655
3.000	101.620	101.370	101.120
3.125	102.054	101.804	101.554
3.250	102.867	102.617	102.367
3.375	103.305	103.055	102.805
3.500	103.714	103.464	103.214
3.625	104.043	103.793	103.543
3.750	104.096	103.846	103.596
3.875	104.422	104.172	103.922
4.000	104.707	104.457	104.207
4.125	104.969	104.719	104.469
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	100.392	100.142	99.892
3.375	100.968	100.718	100.468
3.500	101.526	101.276	101.026
3.625	102.019	101.769	101.519
3.750	103.124	102.874	102.624
3.875	103.657	103.407	103.157
4.000	104.133	103.883	103.633
4.125	104.501	104.251	104.001
4.250	104.942	104.692	104.442
4.375	105.347	105.097	104.847
4.500	105.686	105.436	105.186
4.625	105.995	105.745	105.495
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	100.021	99.771	99.521
2.875	100.505	100.255	100.005
3.000	100.970	100.720	100.470
3.125	101.404	101.154	100.904
3.250	102.217	101.967	101.717
3.375	102.655	102.405	102.155
3.500	103.064	102.814	102.564
3.625	103.393	103.143	102.893
3.750	103.446	103.196	102.946
3.875	103.772	103.522	103.272
4.000	104.057	103.807	103.557
4.125	104.319	104.069	103.819
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	100.141	99.891	99.641
3.375	100.717	100.467	100.217
3.500	101.275	101.025	100.775
3.625	101.768	101.518	101.268
3.750	102.873	102.623	102.373
3.875	103.406	103.156	102.906
4.000	103.882	103.632	103.382
4.125	104.250	104.000	103.750
4.250	104.691	104.441	104.191
4.375	105.096	104.846	104.596
4.500	105.435	105.185	104.935
4.625	105.744	105.494	105.244
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	99.351	99.101	98.851
4.000	101.958	101.708	101.458
4.500	103.511	103.261	103.011
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	99.336	99.086	98.836
3.500	101.430	101.180	100.930
4.000	102.423	102.173	101.923
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 11/30/2015 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](#)

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DURP 30/25 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.250	96.079	95.829	95.579	N/A	N/A	N/A
3.375	96.970	96.720	96.470	94.675	94.425	94.175
3.500	97.895	97.645	97.395	95.904	95.654	95.404
3.625	98.848	98.598	98.348	97.162	96.912	96.662
3.750	99.759	99.509	99.259	98.327	98.077	97.827
3.875	100.480	100.230	99.980	99.197	98.947	98.697
3.990	101.116	100.866	100.616	99.982	99.732	99.482
4.000	101.216	100.966	100.716	100.082	99.832	99.582
4.125	101.997	101.747	101.497	101.011	100.761	100.511
4.250	102.728	102.478	102.228	101.898	101.648	101.398
4.375	103.278	103.028	102.778	102.620	102.370	102.120
4.500	103.852	103.602	103.352	103.366	103.116	102.866
4.625	104.428	104.178	103.928	104.113	103.863	103.613
4.750	104.965	104.715	104.465	104.765	104.515	104.265
4.875	105.444	105.194	104.944	105.236	104.986	104.736
4.990	105.808	105.558	105.308	105.593	105.343	105.093
5.000	105.908	105.658	105.408	105.693	105.443	105.193
5.125	106.380	106.130	105.880	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.250	96.318	96.068	95.818	95.697	95.447	95.197
3.375	97.278	97.028	96.778	96.657	96.407	96.157
3.500	98.244	97.994	97.744	97.661	97.411	97.161
3.625	99.191	98.941	98.691	98.685	98.435	98.185
3.750	99.915	99.665	99.415	99.485	99.235	98.985
3.875	100.453	100.203	99.953	100.092	99.842	99.592
3.990	100.895	100.645	100.395	100.635	100.385	100.135
4.000	100.995	100.745	100.495	100.735	100.485	100.235
4.125	101.525	101.275	101.025	101.398	101.148	100.898
4.250	102.081	101.831	101.581	102.070	101.820	101.570
4.375	102.592	102.342	102.092	102.674	102.424	102.174
4.500	103.115	102.865	102.615	103.313	103.063	102.813
4.625	103.651	103.401	103.151	103.990	103.740	103.490
4.750	104.101	103.851	103.601	104.523	104.273	104.023
4.875	104.475	104.225	103.975	104.905	104.655	104.405
4.990	104.749	104.499	104.249	105.187	104.937	104.687
5.000	104.849	104.599	104.349	105.287	105.037	104.787
5.125	105.223	104.973	104.723	105.669	105.419	105.169

DURP 15 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.250	93.181	92.931	92.681	N/A	N/A	N/A
2.375	95.563	95.313	95.063	N/A	N/A	N/A
2.500	96.984	96.734	96.484	93.273	93.023	92.773
2.625	97.958	97.708	97.458	94.506	94.256	94.006
2.750	98.610	98.360	98.110	95.471	95.221	94.971
2.875	99.270	99.020	98.770	96.443	96.193	95.943
2.990	99.827	99.577	99.327	97.313	97.063	96.813
3.000	99.927	99.677	99.427	97.413	97.163	96.913
3.125	100.496	100.246	99.996	98.233	97.983	97.733
3.250	101.021	100.771	100.521	98.927	98.677	98.427
3.375	101.550	101.300	101.050	99.627	99.377	99.127
3.500	102.095	101.845	101.595	100.342	100.092	99.842
3.625	102.490	102.240	101.990	100.897	100.647	100.397
3.750	102.794	102.544	102.294	101.309	101.059	100.809
3.875	103.122	102.872	102.622	101.746	101.496	101.246
3.990	103.376	103.126	102.876	102.108	101.858	101.608
4.000	103.476	103.226	102.976	102.208	101.958	101.708
4.125	103.838	103.588	103.338	102.680	102.430	102.180

DURP 10 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.250	92.495	92.245	91.995	N/A	N/A	N/A
2.375	94.876	94.626	94.376	N/A	N/A	N/A
2.500	96.298	96.048	95.798	93.073	92.823	92.573
2.625	97.323	97.073	96.823	94.306	94.056	93.806
2.750	97.959	97.709	97.459	95.271	95.021	94.771
2.875	98.604	98.354	98.104	96.243	95.993	95.743
2.990	99.146	98.896	98.646	97.113	96.863	96.613
3.000	99.246	98.996	98.746	97.213	96.963	96.713
3.125	99.799	99.549	99.299	98.033	97.783	97.533
3.250	100.274	100.024	99.774	98.727	98.477	98.227
3.375	100.731	100.481	100.231	99.427	99.177	98.927
3.500	101.180	100.930	100.680	100.142	99.892	99.642
3.625	101.529	101.279	101.029	100.697	100.447	100.197
3.750	101.791	101.541	101.291	101.109	100.859	100.609
3.875	102.064	101.814	101.564	101.546	101.296	101.046
3.990	102.247	101.997	101.747	101.908	101.658	101.408
4.000	102.347	102.097	101.847	102.008	101.758	101.508
4.125	102.633	102.383	102.133	102.480	102.230	101.980

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	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 Day Lock Exp.: 12/30/2015
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30/25 Year FNMA

Rate	30 day	45 day	60 day
3.000	93.165	92.915	92.890
3.125	95.806	95.556	95.531
3.250	97.029	96.779	96.754
3.375	97.920	97.670	97.645
3.500	98.845	98.595	98.570
3.625	99.798	99.548	99.523
3.750	100.709	100.459	100.434
3.875	101.430	101.180	101.155
3.990	102.116	101.866	101.841
4.000	102.166	101.916	101.891
4.125	102.947	102.697	102.672
4.250	103.678	103.428	103.403
4.375	104.228	103.978	103.953
4.500	104.802	104.552	104.527
4.625	105.378	105.128	105.103
4.750	105.915	105.665	105.640
4.875	106.394	106.144	106.119
4.990	106.808	106.558	106.533
5.000	106.858	106.608	106.583
5.125	107.330	107.080	107.055

20 Year FNMA

Rate	30 day	45 day	60 day
3.000	95.039	94.789	94.539
3.125	96.648	96.398	96.148
3.250	97.923	97.673	97.423
3.375	98.883	98.633	98.383
3.500	99.849	99.599	99.349
3.625	100.796	100.546	100.296
3.750	101.520	101.270	101.020
3.875	102.058	101.808	101.558
3.990	102.550	102.300	102.050
4.000	102.600	102.350	102.100
4.125	103.130	102.880	102.630
4.250	103.686	103.436	103.186
4.375	104.197	103.947	103.697
4.500	104.720	104.470	104.220
4.625	105.256	105.006	104.756
4.750	105.706	105.456	105.206
4.875	106.080	105.830	105.580
4.990	106.404	106.154	105.904
5.000	106.454	106.204	105.954
5.125	106.828	106.578	106.328

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	93.681	93.431	93.181
2.375	96.063	95.813	95.563
2.500	97.484	97.234	96.984
2.625	98.458	98.208	97.958
2.750	99.110	98.860	98.610
2.875	99.770	99.520	99.270
2.990	100.377	100.127	99.877
3.000	100.427	100.177	99.927
3.125	100.996	100.746	100.496
3.250	101.521	101.271	101.021
3.375	102.050	101.800	101.550
3.500	102.595	102.345	102.095
3.625	102.990	102.740	102.490
3.750	103.294	103.044	102.794
3.875	103.622	103.372	103.122
3.990	103.926	103.676	103.426
4.000	103.976	103.726	103.476
4.125	104.338	104.088	103.838

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	94.261	94.011	93.761
2.375	96.642	96.392	96.142
2.500	98.064	97.814	97.564
2.625	99.089	98.839	98.589
2.750	99.725	99.475	99.225
2.875	100.370	100.120	99.870
2.990	100.962	100.712	100.462
3.000	101.012	100.762	100.512
3.125	101.565	101.315	101.065
3.250	102.040	101.790	101.540
3.375	102.497	102.247	101.997
3.500	102.946	102.696	102.446
3.625	103.295	103.045	102.795
3.750	103.557	103.307	103.057
3.875	103.830	103.580	103.330
3.990	104.063	103.813	103.563
4.000	104.113	103.863	103.613
4.125	104.399	104.149	103.899

30/25 Year HB FNMA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.244	94.994	94.744
3.375	96.416	96.166	95.916
3.500	97.623	97.373	97.123
3.625	98.856	98.606	98.356
3.750	99.959	99.709	99.459
3.875	100.680	100.430	100.180
3.990	101.366	101.116	100.866
4.000	101.416	101.166	100.916
4.125	102.197	101.947	101.697
4.250	102.813	102.563	102.313
4.375	103.004	102.754	102.504
4.500	103.218	102.968	102.718
4.625	103.435	103.185	102.935
4.750	103.703	103.453	103.203
4.875	104.104	103.854	103.604
4.990	104.440	104.190	103.940
5.000	104.490	104.240	103.990
5.125	104.884	104.634	104.384
5.250	105.328	105.078	104.828

15 Year HB FNMA

Rate	30 day	45 day	60 day
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	N/A	N/A	N/A
2.375	94.671	94.421	94.171
2.500	96.280	96.030	95.780
2.625	97.423	97.173	96.923
2.750	98.231	97.981	97.731
2.875	99.047	98.797	98.547
2.990	99.811	99.561	99.311
3.000	99.861	99.611	99.361
3.125	100.492	100.242	99.992
3.250	101.017	100.767	100.517
3.375	101.546	101.296	101.046
3.500	102.091	101.841	101.591
3.625	102.354	102.104	101.854
3.750	102.440	102.190	101.940
3.875	102.549	102.299	102.049
3.990	102.634	102.384	102.134
4.000	102.684	102.434	102.184
4.125	102.828	102.578	102.328

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

W. Rate Sheet Dated: 11/30/2015

Release Time: 10:00 AM ET

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/14/2016
60 Day Lock Exp.: 1/29/2016

FNMA 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	94.709	94.459	94.209
3.375	95.935	95.685	95.435
3.500	96.822	96.572	96.322
3.625	97.737	97.487	97.237
3.750	98.705	98.455	98.205
3.875	99.591	99.341	99.091
4.000	100.296	100.046	99.796
4.125	101.045	100.795	100.545
4.250	101.841	101.591	101.341
4.375	102.569	102.319	102.069
4.500	103.119	102.869	102.619
4.625	103.671	103.421	103.171
4.750	104.230	103.980	103.730
4.875	104.790	104.540	104.290
5.000	105.255	105.005	104.755
5.125	105.727	105.477	105.227
5.250	106.249	105.999	105.749
5.375	106.772	106.522	106.272

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	95.253	95.003	94.753
3.625	96.446	96.196	95.946
3.750	97.692	97.442	97.192
3.875	98.813	98.563	98.313
4.000	99.515	99.265	99.015
4.125	100.262	100.012	99.762
4.250	101.055	100.805	100.555
4.375	101.718	101.468	101.218
4.500	101.907	101.657	101.407
4.625	102.097	101.847	101.597
4.750	102.296	102.046	101.796
4.875	102.574	102.324	102.074
5.000	102.960	102.710	102.460
5.125	103.354	103.104	102.854
5.250	103.798	103.548	103.298
5.375	104.243	103.993	103.743

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

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

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

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AMERICAN FINANCIAL RESOURCES, INC.
WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website   AFR Rate Sheet Archive

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

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/14/2016
60 Day Lock Exp.: 1/29/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/30/2015

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.853	95.603	95.353
3.375	96.914	96.664	96.414
3.500	97.933	97.683	97.433
3.625	98.892	98.642	98.392
3.750	99.654	99.404	99.154
3.875	100.287	100.037	99.787
4.000	101.059	100.809	100.559
4.125	101.877	101.627	101.377
4.250	102.499	102.249	101.999
4.375	103.035	102.785	102.535
4.500	103.613	103.363	103.113
4.625	104.329	104.079	103.829
4.750	104.853	104.603	104.353
4.875	105.324	105.074	104.824
5.000	105.600	105.350	105.100
5.125	106.264	106.014	105.764
5.250	106.798	106.548	106.298

30/25 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	95.853	95.603	95.353
3.375	96.789	96.539	96.289
3.500	97.808	97.558	97.308
3.625	98.767	98.517	98.267
3.750	99.529	99.279	99.029
3.875	100.162	99.912	99.662
4.000	100.934	100.684	100.434
4.125	101.752	101.502	101.252
4.250	102.374	102.124	101.874
4.375	102.910	102.660	102.410
4.500	104.176	103.926	103.676
4.625	104.892	104.642	104.392
4.750	105.415	105.165	104.915
4.875	105.887	105.637	105.387
5.000	107.100	106.850	106.600
5.125	107.764	107.514	107.264
5.250	108.298	108.048	107.798

20 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
3.250	96.931	96.681	96.431
3.375	97.835	97.585	97.335
3.500	98.713	98.463	98.213
3.625	99.531	99.281	99.031
3.750	100.151	99.901	99.651
3.875	100.698	100.448	100.198
4.000	100.972	100.722	100.472
4.125	101.669	101.419	101.169
4.250	102.243	101.993	101.743
4.375	102.707	102.457	102.207
4.500	103.275	103.025	102.775
4.625	103.926	103.676	103.426
4.750	104.443	104.193	103.943
4.875	104.916	104.666	104.416
5.000	105.031	104.781	104.531
5.125	105.666	105.416	105.166
5.250	106.161	105.911	105.661

20 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
3.250	97.254	97.004	96.754
3.375	96.971	96.721	96.471
3.500	97.849	97.599	97.349
3.625	98.667	98.417	98.167
3.750	99.286	99.036	98.786
3.875	99.834	99.584	99.334
4.000	100.670	100.420	100.170
4.125	101.367	101.117	100.867
4.250	101.941	101.691	101.441
4.375	102.405	102.155	101.905
4.500	103.473	103.223	102.973
4.625	104.124	103.874	103.624
4.750	104.641	104.391	104.141
4.875	105.114	104.864	104.614
5.000	105.229	104.979	104.729
5.125	105.864	105.614	105.364
5.250	106.359	106.109	105.859

15 Year Open Access ≤ 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.927	94.677	94.427
2.375	96.528	96.278	96.028
2.500	97.171	96.921	96.671
2.625	97.766	97.516	97.266
2.750	98.603	98.353	98.103
2.875	99.224	98.974	98.724
3.000	99.819	99.569	99.319
3.125	100.345	100.095	99.845
3.250	100.832	100.582	100.332
3.375	101.373	101.123	100.873
3.500	101.887	101.637	101.387
3.625	102.348	102.098	101.848
3.750	102.779	102.529	102.279
3.875	103.215	102.965	102.715
4.000	103.315	103.065	102.815
4.125	103.789	103.539	103.289
4.250	104.219	103.969	103.719

15 Year Open Access > 105.00 LTV

Rate	30 day	45 day	60 day
2.250	94.932	94.682	94.432
2.375	94.408	94.158	93.908
2.500	95.051	94.801	94.551
2.625	95.646	95.396	95.146
2.750	96.483	96.233	95.983
2.875	98.604	98.354	98.104
3.000	99.199	98.949	98.699
3.125	99.725	99.475	99.225
3.250	100.212	99.962	99.712
3.375	101.003	100.753	100.503
3.500	101.517	101.267	101.017
3.625	101.978	101.728	101.478
3.750	102.409	102.159	101.909
3.875	103.095	102.845	102.595
4.000	103.195	102.945	102.695
4.125	103.669	103.419	103.169
4.250	104.099	103.849	103.599

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.: 1/14/2016

60 Day Lock Exp.: 1/29/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/30/2015 **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	97.288	97.038	97.013
3.375	98.349	98.099	98.074
3.500	99.368	99.118	99.093
3.625	100.327	100.077	100.052
3.750	101.089	100.839	100.814
3.875	101.722	101.472	101.447
3.990	102.444	102.194	102.169
4.000	102.494	102.244	102.219
4.125	103.312	103.062	103.037
4.250	103.934	103.684	103.659
4.375	104.470	104.220	104.195
4.500	105.048	104.798	104.773
4.625	105.764	105.514	105.489
4.750	106.288	106.038	106.013
4.875	106.759	106.509	106.484
4.990	106.985	106.735	106.710
5.000	107.035	106.785	106.760
5.125	107.699	107.449	107.424
5.250	108.233	107.983	107.958

20 Year FHLMC

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.773	98.523	98.273
3.375	99.677	99.427	99.177
3.500	100.555	100.305	100.055
3.625	101.373	101.123	100.873
3.750	101.993	101.743	101.493
3.875	102.540	102.290	102.040
3.990	102.764	102.514	102.264
4.000	102.814	102.564	102.314
4.125	103.511	103.261	103.011
4.250	104.085	103.835	103.585
4.375	104.549	104.299	104.049
4.500	105.117	104.867	104.617
4.625	105.768	105.518	105.268
4.750	106.285	106.035	105.785
4.875	106.758	106.508	106.258
4.990	106.823	106.573	106.323
5.000	106.873	106.623	106.373
5.125	107.508	107.258	107.008
5.250	108.003	107.753	107.503

15 Year FHLMC

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	95.861	95.611	95.361
2.375	97.462	97.212	96.962
2.500	98.105	97.855	97.605
2.625	98.700	98.450	98.200
2.750	99.537	99.287	99.037
2.875	100.158	99.908	99.658
2.990	100.703	100.453	100.203
3.000	100.753	100.503	100.253
3.125	101.279	101.029	100.779
3.250	101.766	101.516	101.266
3.375	102.307	102.057	101.807
3.500	102.821	102.571	102.321
3.625	103.282	103.032	102.782
3.750	103.713	103.463	103.213
3.875	104.149	103.899	103.649
3.990	104.199	103.949	103.699
4.000	104.249	103.999	103.749
4.125	104.723	104.473	104.223
4.250	105.153	104.903	104.653

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*

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.: 12/30/2015
45 Day Lock Exp.: 1/14/2016
60 Day Lock Exp.: 1/29/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/30/2015   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	97.241	96.991	96.966
3.375	98.314	98.064	98.039
3.500	99.350	99.100	99.075
3.625	100.336	100.086	100.061
3.750	101.110	100.860	100.835
3.875	101.779	101.529	101.504
3.990	102.553	102.303	102.278
4.000	102.603	102.353	102.328
4.125	103.461	103.211	103.186
4.250	104.108	103.858	103.833
4.375	104.671	104.421	104.396
4.500	105.277	105.027	105.002
4.625	106.043	105.793	105.768
4.750	106.633	106.383	106.358
4.875	107.148	106.898	106.873
4.990	107.432	107.182	107.157
5.000	107.482	107.232	107.207
5.125	108.197	107.947	107.922
5.250	108.731	108.481	108.456

20 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	98.809	98.559	98.309
3.375	99.726	99.476	99.226
3.500	100.610	100.360	100.110
3.625	101.453	101.203	100.953
3.750	102.134	101.884	101.634
3.875	102.727	102.477	102.227
3.990	102.992	102.742	102.492
4.000	103.042	102.792	102.542
4.125	103.793	103.543	103.293
4.250	104.387	104.137	103.887
4.375	104.907	104.657	104.407
4.500	105.519	105.269	105.019
4.625	106.201	105.951	105.701
4.750	106.743	106.493	106.243
4.875	107.216	106.966	106.716
4.990	107.281	107.031	106.781
5.000	107.331	107.081	106.831
5.125	107.966	107.716	107.466
5.250	108.461	108.211	107.961

15 Year FHLMC HP & HPA

Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	96.827	96.577	96.327
2.375	97.471	97.221	96.971
2.500	98.116	97.866	97.616
2.625	98.713	98.463	98.213
2.750	99.577	99.327	99.077
2.875	100.216	99.966	99.716
2.990	100.782	100.532	100.282
3.000	100.832	100.582	100.332
3.125	101.380	101.130	100.880
3.250	101.890	101.640	101.390
3.375	102.471	102.221	101.971
3.500	103.032	102.782	102.532
3.625	103.542	103.292	103.042
3.750	104.017	103.767	103.517
3.875	104.487	104.237	103.987
3.990	104.561	104.311	104.061
4.000	104.611	104.361	104.111
4.125	105.105	104.855	104.605
4.250	105.557	105.307	105.057

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

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

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WHOLESALE MORTGAGE DIVISION

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

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/14/2016
60 Day Lock Exp.: 1/29/2016

prices are subject to change without notice

W. Rate Sheet Dated: 11/30/2015 **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	96.610	96.470	96.329
3.750	97.110	96.970	96.829
3.875	97.610	97.470	97.329
4.000	98.110	97.970	97.829
4.125	98.547	98.407	98.266
4.250	98.984	98.844	98.703
4.375	99.421	99.281	99.140
4.500	99.827	99.687	99.546
4.625	100.140	100.000	99.859
4.750	100.390	100.250	100.109
4.875	100.578	100.438	100.297
5.000	100.641	100.501	100.360

Non-Conforming 15 year Fixed
Max Price After Adjustments 101.250

Rate	30 day	45 day	60 day
3.000	97.601	97.476	97.351
3.125	97.913	97.788	97.663
3.250	98.225	98.100	97.975
3.375	98.506	98.381	98.256
3.500	98.787	98.662	98.537
3.625	99.037	98.912	98.787
3.750	99.225	99.100	98.975
3.875	99.350	99.225	99.100
4.000	99.475	99.350	99.225
4.125	99.538	99.413	99.288
4.250	99.601	99.476	99.351
4.375	99.632	99.507	99.382

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: 11/30/2015 **Release Time:** 10:00 AM ET **30 Day Lock Exp.:** 12/30/2015 **45 Day Lock Exp.:** 1/14/2016

Alt-Option Access Terms & Pricing

Access 30 yr Fixed (AOAP-30F)

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

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

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

Access 15 yr Fixed (AOAP-15F)

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

Access FICO / LTV Price Adjustments

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

Access Price Adjustments

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

Alt-Option Asset Inclusion Terms & Pricing

Asset 30 yr Fixed (AOAIP-30F)

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

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

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

Asset 15 yr Fixed (AOAIP-15F)

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

Asset FICO / LTV Price Adjustments

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

Asset Price Adjustments

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

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

Full Lock Desk Policy Can Be Found Here AFR Guidelines

AMERICAN FINANCIAL RESOURCES, INC. WHOLESALE MORTGAGE DIVISION

AFR Wholesale's Website | AFR Rate Sheet Archive

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

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W. Rate Sheet Dated: 11/30/2015 **Release Time:** 10:00 AM ET

30 Day Lock Exp.: 12/30/2015
45 Day Lock Exp.: 1/14/2016

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
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7.250	102.400	102.200
7.375	102.707	102.502
7.500	103.014	102.804
7.625	103.322	103.106
7.750	103.629	103.408
7.875	103.936	103.710

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

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

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
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7.125	102.655	102.460
7.250	102.900	102.700
7.375	103.145	102.939
7.500	103.389	103.179
7.625	103.634	103.418

Ratio FICO / LTV Price Adjustments

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

Ratio Price Adjustments

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

Alt-Option Income Terms & Pricing

Income 30 yr Fixed (AOIP-30F)

Rate	30 day	45 day
6.125	99.634	99.481
6.250	99.941	99.783
6.375	100.249	100.085
6.500	100.556	100.387
6.625	100.863	100.689
6.750	101.171	100.991
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7.500	103.014	102.804
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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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