

# FNMA FLEX / EXPANDED APPROVAL PRICING INDICATION

NOTE - PRICING INDICATION ONLY, SUBJECT TO CHANGE, CONTACT PRICING DESK FOR LIVE PRICING



**Current Underwriting Turn Times**  
 Approval 72 Hours  
 Conditions 24 hours  
 Exceptions 7 business days  
 Docs 24 Hours  
 Funding 72 Hours

Lock Hours 9:00 am - 3:00 pm (Pacific)  
 Effective: July 24, 2008  
 Pricing Desk (714) 834-1240  
 Main Office Phone (866) 631-5626  
 Fax Numbers:  
 New Submissions: (866) 863- 6886  
 Conditions (408) 516-8148

## FNMA 97 / DU EXPANDED APPROVAL 1, 2 & 3 / 30 YEAR FIXED

F130-97/100	FNMA 97 30 YEAR FIXED				F130-95	FLEX <=95% W/ SUB. FIN. / 30 YR FX			
	Rate	10 DAYS	21 DAYS	30 DAYS		Rate	10 DAYS	21 DAYS	30 DAYS
	6.125	2.789	2.856	2.945		6.125	3.664	3.731	3.820
	6.250	1.993	2.065	2.161		6.250	2.868	2.940	3.036
	6.375	1.290	1.367	1.470	<b>10 DAY PRICING - ALL PTF CONDITIONS COMPLETE &amp; CLEAR TO CLOSE ONLY</b>	6.375	2.165	2.242	2.345
	6.500	0.796	0.878	0.987		6.500	1.671	1.753	1.862
	6.625	0.353	0.440	0.557		6.625	1.228	1.315	1.432
	6.750	(0.162)	(0.069)	0.054		6.750	0.713	0.806	0.929
	6.875	(0.814)	(0.717)	(0.587)		6.875	0.061	0.158	0.288
	7.000	(1.238)	(1.135)	(0.998)		7.000	(0.363)	(0.260)	(0.123)
	7.125	(1.605)	(1.497)	(1.353)		7.125	(0.730)	(0.622)	(0.478)
	7.250	(1.811)	(1.698)	(1.547)		7.250	(0.936)	(0.823)	(0.672)
	7.375	(2.361)	(2.243)	(2.085)		7.375	(1.486)	(1.368)	(1.210)
	7.500	(2.636)	(2.513)	(2.348)		7.500	(1.761)	(1.638)	(1.473)
	WITH EA APPROVAL - SEE BELOW FOR EA PRICING				<b>MAX 2.0 REBATE</b>	WITH EA APPROVAL - SEE BELOW FOR EA PRICING			

LPMI ADJUSTMENTS FOR FLEX		FLEX ADJUSTMENTS TO PRICE		Additional FICO Score Adjustments	
LTV 90.01-95%, FICO 620-659	3.500	Loan Amt 30000-49999	0.925	LTV > 70% & FICO 700-719	0.500
LTV 90.01-95%, FICO 660-679	3.500	Loan Amt 50000-74999	0.425	LTV > 70% & FICO 680-699	0.500
LTV 90.01-95%, FICO 680-699	3.000	Loan Amt 75000-99999	0.300	LTV > 70% & FICO 660-679	1.250
LTV 90.01-95%, FICO > = 700	2.500	Loan Amt 100000-124999	0.175	LTV > 70% & FICO 640-659	1.750
LTV 95.01-97%, FICO 680-699	4.200	Loan Amt 125000-149999	0.115	LTV > 70% & FICO 620-639	2.500
LTV 95.01-97%, FICO > = 700	3.290	Loan Amt 150000+	0.050	LTV > 70% & FICO <620	2.750
		FICO < = 680	0.500	OREGON PROPERTIES	0.075
		Rate/term refinance	0.125	ARIZONA PROPERTIES	(0.050)

EXP APPR LEVEL 1 / 30 YR FIXED				EXP APPR LEVEL 2 / 30 YR FIXED				EXP APPR LEVEL 3 / 30 YR FIXED			
Rate	10 DAYS	21 DAYS	30 DAYS	Rate	10 DAYS	21 DAYS	30 DAYS	Rate	10 DAYS	21 DAYS	45 DAYS
6.125	2.789	2.856	2.945	6.125	3.289	3.356	3.445	6.500	3.057	3.057	3.182
6.250	1.993	2.065	2.161	6.250	2.493	2.565	2.661	6.625	2.417	2.417	2.542
6.375	1.290	1.367	1.470	6.375	1.790	1.867	1.970	6.750	1.856	1.856	1.981
6.500	0.796	0.878	0.987	6.500	1.296	1.378	1.487	6.875	1.296	1.296	1.421
6.625	0.353	0.440	0.557	6.625	0.853	0.940	1.057	7.000	0.737	0.737	0.862
6.750	(0.162)	(0.069)	0.054	6.750	0.338	0.431	0.554	7.125	0.180	0.180	0.305
6.875	(0.814)	(0.717)	(0.587)	6.875	(0.314)	(0.217)	(0.087)	7.250	(0.329)	(0.329)	(0.204)
7.000	(1.238)	(1.135)	(0.998)	7.000	(0.738)	(0.635)	(0.498)	7.375	(0.836)	(0.836)	(0.711)
7.125	(1.605)	(1.497)	(1.353)	7.125	(1.105)	(0.997)	(0.853)	7.500	(1.342)	(1.342)	(1.217)
7.250	(1.811)	(1.698)	(1.547)	7.250	(1.311)	(1.198)	(1.047)	PRODUCT CODES: F130EA1/EA2/EA3			
7.375	(2.361)	(2.243)	(2.085)	7.375	(1.861)	(1.743)	(1.585)				
7.500	(2.636)	(2.513)	(2.348)	7.500	(2.136)	(2.013)	(1.848)				

FLEX <=95% W/SUB FIN / EXP LEVEL 1				F130-E95	EXPANDED APPROVAL ADJUSTMENTS TO PRICE		FICO ADJUSTMENTS		
Rate	10 DAYS	21 DAYS	30 DAYS		Loan Amt	Rate	LTV:	<=60.00%	60.01-70%
6.375	1.915	1.992	2.095	Loan Amt 30000-49999	0.925	>=720	-0.250	0.000	0.000
6.500	1.421	1.503	1.612	Loan Amt 50000-74999	0.425	700-719	-0.250	0.500	0.500
6.625	0.978	1.065	1.182	Loan Amt 75000-99999	0.300	680-699	0.000	0.500	0.500
6.750	0.463	0.556	0.679	Loan Amt 100000-124999	0.175	660-679	0.000	0.500	1.250
6.875	(0.189)	(0.092)	0.038	Loan Amt 125000-149999	0.115	640-659	0.000	0.500	1.750
7.000	(0.613)	(0.510)	(0.373)	Loan Amt 150000+	0.050	620-639	0.000	0.750	2.500
7.125	(0.980)	(0.872)	(0.728)	FLEX w/ EA approval 95.01-97%	0.500	<620	0.000	0.750	2.750
7.250	(1.186)	(1.073)	(0.922)	Cash Out 70.01-80%	0.500	<b>ADDITIONAL FICO ADJUSTMENTS</b>			
7.375	(1.736)	(1.618)	(1.460)	Cash Out 80.01-90%	0.750	LTV:	<=95%	>95%	
				> 90% CLTV	0.250	>=740	0.000	0.500	
				> 75% LTV w/CLTV & FICO <700	0.250	700-739	0.250	0.750	
				2 units 90.01-95% LTV	0.500	680-699	0.500	-1.000	
				3-4 units	1.500	660-679	0.500	-1.000	
				Investment < = 70%	1.500	640-659	0.750	1.250	
				Investment 70.01-75%	1.500	620-639	-0.750	1.250	
				Investment 75.01-80%	2.000	OREGON PROPERTIES			
				OREGON PROPERTIES	0.075	ARIZONA PROPERTIES			
				ARIZONA PROPERTIES	(0.050)	TEXAS PROPERTIES			
				TEXAS PROPERTIES	(0.300)	ESCROW WAIVER (EXC. CA/OR)			
				ESCROW WAIVER (EXC. CA/OR)	0.250	<b>NOTICE REGARDING ALL EA LOANS: CLEAR TO CLOSE REQUIRED PRIOR TO LOCKING PRICING MAY VARY DEPENDING ON DU VERSION USED</b>			

**NOTE - FLEX LOANS WITH EA APPROVAL USE EA PRICING LPMI NOT PERMITTED**

CONFORMING LOAN LIMITS	
1 UNIT	\$417,000
2 UNITS	\$533,850
1 UNIT ONLY FOR FLEX PRODUCTS	
3-4 UNITS NOT PERMITTED FOR EA LEVELS	



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