



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@af wholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/26/2018

45 Day Lock Exp.: 3/12/2018

60 Day Lock Exp.: 3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.275	99.125	98.975	3.250	98.758	98.608	98.458	1.875	N/A	N/A	N/A	3.125	101.217	101.067	100.91
3.375	99.722	99.572	99.422	3.375	99.169	99.019	98.869	2.000	N/A	N/A	N/A	3.250	101.109	100.959	100.809
3.500	100.171	100.021	99.871	3.500	99.582	99.432	99.282	2.125	N/A	N/A	N/A	3.375	101.515	101.365	101.215
3.625	100.567	100.417	100.267	3.625	99.943	99.793	99.643	2.250	95.492	95.342	95.192	3.500	101.922	101.772	101.622
3.750	101.892	101.742	101.592	3.750	101.375	101.225	101.075	2.375	95.886	95.736	95.586	3.625	102.319	102.169	102.019
3.875	102.327	102.177	102.027	3.875	101.774	101.624	101.474	2.500	96.280	96.130	95.980	Margin = 2.250		Index = 1.790	
4.000	102.709	102.559	102.409	4.000	102.120	101.970	101.820	2.625	96.623	96.473	96.323				
4.125	103.015	102.865	102.715	4.125	102.391	102.241	102.091	2.750	98.671	98.521	98.371				
4.250	103.414	103.304	103.204	4.250	102.897	102.787	102.687	2.875	99.060	98.910	98.760				
4.375	103.761	103.651	103.551	4.375	103.208	103.098	102.998	3.000	99.445	99.295	99.145				
4.500	104.072	103.963	103.863	4.500	103.484	103.374	103.274	3.125	99.772	99.622	99.472				
4.625	104.314	104.205	104.105	4.625	103.690	103.581	103.481	3.250	100.537	100.387	100.237				
4.750	103.855	103.755	103.655	4.750	103.588	103.488	103.388	3.375	100.877	100.727	100.577				
4.875	104.131	104.031	103.931	4.875	103.829	103.729	103.629	3.500	101.182	101.032	100.882				
5.000	104.584	104.484	104.384	5.000	104.246	104.146	104.046	3.625	101.413	101.263	101.113				
5.125	104.827	104.727	104.627	5.125	104.453	104.353	104.253	3.750	101.818	101.668	101.518				
5.250	104.305	104.205	104.105	5.250	104.037	103.937	103.837	3.875	102.088	101.938	101.788				
5.375	104.581	104.481	104.381	5.375	104.278	104.178	104.078	4.000	102.322	102.172	102.022				
5.500	105.034	104.934	104.834	5.500	104.696	104.596	104.496	4.125	102.490	102.340	102.190				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.795	97.645	97.495	3.250	97.628	97.478	97.328	1.875	N/A	N/A	N/A	3.125	100.087	99.937	99.787
3.375	98.242	98.092	97.942	3.375	98.039	97.889	97.739	2.000	N/A	N/A	N/A	3.250	99.979	99.829	99.679
3.500	98.691	98.541	98.391	3.500	98.452	98.302	98.152	2.125	N/A	N/A	N/A	3.375	100.385	100.235	100.085
3.625	99.087	98.937	98.787	3.625	98.813	98.663	98.513	2.250	94.362	94.212	94.062	3.500	100.792	100.642	100.492
3.750	100.412	100.262	100.112	3.750	100.245	100.095	99.945	2.375	94.756	94.606	94.456	3.625	101.189	101.039	100.889
3.875	100.847	100.697	100.547	3.875	100.644	100.494	100.344	2.500	95.150	95.000	94.850	Margin = 2.250		Index = 1.790	
4.000	101.229	101.079	100.929	4.000	100.990	100.840	100.690	2.625	95.493	95.343	95.193	30 Year OTC			
4.125	101.535	101.385	101.235	4.125	101.261	101.111	100.961	2.750	97.541	97.391	97.241	Rate	30 Day	45 Day	60 Day
4.250	101.934	101.824	101.724	4.250	101.767	101.657	101.557	2.875	97.930	97.780	97.630	4.250	100.324	100.074	99.824
4.375	102.281	102.171	102.071	4.375	102.078	101.968	101.868	3.000	98.315	98.165	98.015	4.375	100.671	100.421	100.171
4.500	102.592	102.483	102.383	4.500	102.354	102.244	102.144	3.125	98.642	98.492	98.342	4.500	100.982	100.732	100.482
4.625	102.834	102.725	102.625	4.625	102.560	102.451	102.351	3.250	99.407	99.257	99.107	4.625	101.224	100.974	100.724
4.750	102.625	102.525	102.425	4.750	102.458	102.358	102.258	3.375	99.747	99.597	99.447	4.750	101.015	100.765	100.515
4.875	102.901	102.801	102.701	4.875	102.699	102.599	102.499	3.500	100.052	99.902	99.752	4.875	101.291	101.041	100.791
5.000	103.354	103.254	103.154	5.000	103.116	103.016	102.916	3.625	100.283	100.133	99.983	5.000	101.744	101.494	101.244
5.125	103.597	103.497	103.397	5.125	103.323	103.223	103.123	3.750	100.688	100.538	100.388	5.125	101.987	101.737	101.487
5.250	103.075	102.975	102.875	5.250	102.907	102.807	102.707	3.875	100.958	100.808	100.658	5.250	101.465	101.215	100.965
5.375	103.351	103.251	103.151	5.375	103.148	103.048	102.948	4.000	101.192	101.042	100.892	5.375	101.741	101.491	101.241
5.500	103.804	103.704	103.604	5.500	103.566	103.466	103.366	4.125	101.360	101.210	101.060	5.500	102.194	101.944	101.694

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.500	\$0 - \$49,999	-2.500
FICO 680 - 719	0.375	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.250	\$85,001 - \$125,000	-0.500
FICO 640 - 659	0.000	\$125,001 - \$175,000	-0.125
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	-1.500	\$275,001 up to HB	0.375
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	-0.500	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	1/26/2018	5.000%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option.		
Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

2/26/2018

3/12/2018

3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.400	98.250	98.100	3.250	97.883	97.733	97.583	1.875	N/A	N/A	N/A
3.375	98.847	98.697	98.547	3.375	98.294	98.144	97.994	2.000	N/A	N/A	N/A
3.500	99.296	99.146	98.996	3.500	98.707	98.557	98.407	2.125	N/A	N/A	N/A
3.625	99.692	99.542	99.392	3.625	99.068	98.918	98.768	2.250	93.492	93.342	93.192
3.750	100.829	100.679	100.529	3.750	100.312	100.162	100.012	2.375	93.886	93.736	93.586
3.875	101.265	101.115	100.965	3.875	100.712	100.562	100.412	2.500	94.280	94.130	93.980
4.000	101.646	101.496	101.346	4.000	101.058	100.908	100.758	2.625	94.623	94.473	94.323
4.125	101.953	101.803	101.653	4.125	101.329	101.179	101.029	2.750	96.983	96.833	96.683
4.250	102.289	102.139	101.989	4.250	101.772	101.622	101.472	2.875	97.373	97.223	97.073
4.375	102.636	102.486	102.336	4.375	102.083	101.933	101.783	3.000	97.758	97.608	97.458
4.500	102.947	102.797	102.647	4.500	102.359	102.209	102.059	3.125	98.084	97.934	97.784
4.625	103.189	103.039	102.889	4.625	102.565	102.415	102.265	3.250	99.662	99.512	99.362
4.750	101.511	101.411	101.311	4.750	101.244	101.144	101.044	3.375	100.002	99.852	99.702
4.875	101.788	101.688	101.588	4.875	101.485	101.385	101.285	3.500	100.307	100.157	100.007
5.000	102.241	102.141	102.041	5.000	101.902	101.802	101.702	3.625	100.538	100.388	100.238
5.125	102.483	102.383	102.283	5.125	102.109	102.009	101.909	3.750	100.755	100.605	100.455
5.250	101.148	101.048	100.948	5.250	100.881	100.781	100.681	3.875	101.025	100.875	100.725
5.375	101.425	101.325	101.225	5.375	101.122	101.022	100.922	4.000	101.259	101.109	100.959
5.500	101.878	101.778	101.678	5.500	101.539	101.439	101.339	4.125	101.428	101.278	101.128

Margin = 2.250

Index = 1.790

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	96.920	96.770	96.620	3.250	96.753	96.603	96.453	1.875	N/A	N/A	N/A
3.375	97.367	97.217	97.067	3.375	97.164	97.014	96.864	2.000	N/A	N/A	N/A
3.500	97.816	97.666	97.516	3.500	97.577	97.427	97.277	2.125	N/A	N/A	N/A
3.625	98.212	98.062	97.912	3.625	97.938	97.788	97.638	2.250	92.612	92.462	92.312
3.750	99.349	99.199	99.049	3.750	99.182	99.032	98.882	2.375	93.006	92.856	92.706
3.875	99.785	99.635	99.485	3.875	99.582	99.432	99.282	2.500	93.400	93.250	93.100
4.000	100.166	100.016	99.866	4.000	99.928	99.778	99.628	2.625	93.743	93.593	93.443
4.125	100.473	100.323	100.173	4.125	100.199	100.049	99.899	2.750	96.635	96.485	96.335
4.250	100.809	100.699	100.599	4.250	100.642	100.532	100.432	2.875	97.024	96.874	96.724
4.375	101.156	101.046	100.946	4.375	100.953	100.843	100.743	3.000	97.409	97.259	97.109
4.500	101.467	101.358	101.258	4.500	101.229	101.119	101.019	3.125	97.735	97.585	97.435
4.625	101.709	101.600	101.500	4.625	101.435	101.326	101.226	3.250	97.977	97.827	97.677
4.750	100.281	100.181	100.081	4.750	100.114	100.014	99.914	3.375	98.317	98.167	98.017
4.875	100.558	100.458	100.358	4.875	100.355	100.255	100.155	3.500	98.622	98.472	98.322
5.000	101.011	100.911	100.811	5.000	100.772	100.672	100.572	3.625	98.853	98.703	98.553
5.125	101.253	101.153	101.053	5.125	100.979	100.879	100.779	3.750	98.438	98.288	98.138
5.250	99.918	99.818	99.718	5.250	99.751	99.651	99.551	3.875	98.708	98.558	98.408
5.375	100.195	100.095	99.995	5.375	99.992	99.892	99.792	4.000	98.942	98.792	98.642
5.500	100.648	100.548	100.448	5.500	100.409	100.309	100.209	4.125	99.110	98.960	98.810

Margin = 2.250

Index = 1.790

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 680 - 719	0.375	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	-0.500	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate	
Today:	1/26/2018 5.000%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline 1IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/26/2018

45 Day Lock Exp.: 3/12/2018

60 Day Lock Exp.: 3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.152	101.052	100.952	4.125	102.072	101.972	101.872	3.000	98.743	98.643	98.543	3.000	98.919	98.819	98.719
4.125	101.757	101.657	101.557	4.250	102.838	102.738	102.638	3.125	99.228	99.128	99.028	3.125	99.232	99.132	99.032
4.250	102.266	102.166	102.066	4.375	103.185	103.085	102.985	3.250	99.897	99.797	99.697	3.250	99.979	99.879	99.779
4.375	102.746	102.646	102.546	4.500	103.742	103.642	103.542	3.375	100.306	100.206	100.106	3.375	100.269	100.169	100.069
4.500	103.078	102.978	102.878	4.625	104.202	104.102	104.002	3.500	100.743	100.643	100.543	3.500	100.553	100.453	100.353
4.625	103.632	103.532	103.432	4.750	104.594	104.494	104.394	3.625	100.962	100.862	100.762	3.625	100.814	100.714	100.614
4.750	104.155	104.055	103.955	4.875	105.011	104.911	104.811	3.750	101.367	101.267	101.167	3.750	101.600	101.500	101.400
4.875	104.663	104.563	104.463	4.990	105.292	105.192	105.092	3.875	101.727	101.627	101.527	3.875	101.893	101.793	101.693
4.990	104.864	104.764	104.664	5.000	105.392	105.292	105.192	3.990	102.058	101.958	101.858	3.990	102.132	102.032	101.932
5.000	104.964	104.864	104.764	5.125	105.905	105.805	105.705	4.000	102.158	102.058	101.958	4.000	102.232	102.132	102.032
5.125	105.449	105.349	105.249	5.250	106.386	106.286	106.186	4.125	102.542	102.442	102.342	4.125	102.473	102.373	102.273
5.250	106.108	106.008	105.908	5.375	106.713	106.613	106.513	4.250	102.892	102.792	102.692	4.250	102.677	102.577	102.477
5.375	106.537	106.437	106.337	5.500	107.012	106.912	106.812	4.375	103.210	103.110	103.010	4.375	102.897	102.797	102.697
5.500	106.955	106.855	106.755	5.625	107.276	107.176	107.076	4.500	103.340	103.240	103.140	4.500	102.976	102.876	102.776
5.625	107.300	107.200	107.100	5.750	106.375	106.275	106.175	4.625	103.336	103.236	103.136	4.625	103.135	103.035	102.935
5.750	106.878	106.778	106.678	5.875	106.710	106.610	106.510	4.750	103.632	103.532	103.432	4.750	103.322	103.222	103.122
5.875	107.315	107.215	107.115	5.990	106.926	106.826	106.726	4.875	103.901	103.801	103.701	4.875	103.491	103.391	103.291
5.990	107.653	107.553	107.453	6.000	107.026	106.926	106.826	4.990	104.050	103.950	103.850	4.990	103.548	103.448	103.348
6.000	107.753	107.653	107.553	6.125	107.231	107.131	107.031	5.000	104.150	104.050	103.950	5.000	103.648	103.548	103.448

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	100.332	100.232	100.132	3.000	98.007	97.907	97.807
4.250	101.050	100.950	100.850	3.125	98.436	98.336	98.236
4.375	101.607	101.507	101.407	3.250	98.673	98.573	98.473
4.500	102.092	101.992	101.892	3.375	99.097	98.997	98.897
4.625	102.307	102.207	102.107	3.500	99.524	99.424	99.324
4.750	102.904	102.804	102.704	3.625	99.903	99.803	99.703
4.875	103.394	103.294	103.194	3.750	100.181	100.081	99.981
4.990	103.730	103.630	103.530	3.875	100.424	100.324	100.224
5.000	103.830	103.730	103.630	3.990	100.633	100.533	100.433
5.125	104.066	103.966	103.866	4.000	100.733	100.633	100.533
5.250	102.863	102.763	102.663	4.125	101.081	100.981	100.881
5.375	103.353	103.253	103.153	4.250	101.315	101.215	101.115
5.500	103.819	103.719	103.619	4.375	101.525	101.425	101.325
5.625	104.064	103.964	103.864	4.500	101.610	101.510	101.410
5.750	101.008	100.908	100.805	4.625	101.567	101.467	101.367
5.875	101.509	101.409	101.306	4.750	101.770	101.670	101.570
5.990	101.897	101.797	101.694	4.875	101.952	101.852	101.752
6.000	101.997	101.897	101.794	4.990	102.023	101.923	101.823
6.125	102.225	102.125	102.023	5.000	102.123	102.023	101.923

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
\$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 HB	0.125

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 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	-0.250	-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								

Product Features								
Product Feature ↓ \ LTV →	≤ 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	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	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
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums *Not								

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 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
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size	

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

Additional LPMI Premium Adjustments						
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699	
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540	
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050	
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700	
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050	
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400	
Employee Relocation	0.100	0.100	0.140	0.250	0.250	
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750	
*The Loan Amount adjustment does not apply in AK with loan amt \$453.1K - \$679.65K						

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	UW Fee with option to buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/26/2018

45 Day Lock Exp.:

3/12/2018

60 Day Lock Exp.:

3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.223	99.123	99.023	3.750	96.387	96.287	96.187	4.125	100.622	100.522	100.422	4.125	98.977	98.877	98.777
4.125	99.840	99.740	99.640	3.875	97.282	97.182	97.082	4.250	101.388	101.288	101.188	4.250	99.681	99.581	99.481
4.250	100.538	100.438	100.338	3.990	98.163	98.063	97.963	4.375	101.735	101.635	101.535	4.375	100.165	100.065	99.965
4.375	101.073	100.973	100.873	4.000	98.263	98.163	98.063	4.500	102.292	102.192	102.092	4.500	100.603	100.503	100.403
4.500	101.628	101.528	101.428	4.125	99.102	99.002	98.902	4.625	102.752	102.652	102.552	4.625	101.060	100.960	100.860
4.625	102.182	102.082	101.982	4.250	100.248	100.148	100.048	4.750	103.144	103.044	102.944	4.750	101.723	101.623	101.523
4.750	102.705	102.605	102.505	4.375	100.972	100.872	100.772	4.875	103.561	103.461	103.361	4.875	102.301	102.201	102.101
4.875	103.213	103.113	103.013	4.500	101.735	101.635	101.535	4.990	103.842	103.742	103.642	4.990	102.519	102.419	102.319
4.990	103.414	103.314	103.214	4.625	102.495	102.395	102.295	5.000	103.942	103.842	103.742	5.000	102.619	102.519	102.419
5.000	103.514	103.414	103.314	4.750	103.203	103.103	103.003	5.125	104.455	104.355	104.255	5.125	102.994	102.894	102.794
5.125	103.999	103.899	103.799	4.875	103.764	103.664	103.564	5.250	104.936	104.836	104.736	5.250	103.634	103.534	103.434
5.250	104.658	104.558	104.458	4.990	104.000	103.900	103.800	5.375	105.263	105.163	105.063	5.375	104.106	104.006	103.906
5.375	105.087	104.987	104.887	5.000	104.100	104.000	103.900	5.500	105.562	105.462	105.362	5.500	104.542	104.442	104.342
5.500	105.505	105.405	105.305	5.125	104.520	104.420	104.320	5.625	105.826	105.726	105.626	5.625	104.927	104.827	104.727
5.625	105.850	105.750	105.650	5.250	105.405	105.305	105.205	5.750	104.925	104.825	104.725	5.750	104.467	104.367	104.267
5.750	105.428	105.328	105.228	5.375	105.878	105.778	105.678	5.875	105.260	105.160	105.060	5.875	104.950	104.850	104.750
5.875	105.865	105.765	105.665	5.500	106.339	106.239	106.139	5.990	105.476	105.376	105.276	5.990	105.309	105.209	105.109
5.990	106.203	106.103	106.003	5.625	N/A	N/A	N/A	6.000	105.576	105.476	105.376	6.000	105.409	105.309	105.209
6.000	106.303	106.203	106.103	5.750	106.300	106.200	106.100	6.125	105.781	105.681	105.581	6.125	105.714	105.614	105.514

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.007	97.907	97.807	3.000	95.703	95.603	95.503	3.000	97.419	97.319	97.219	3.000	95.545	95.445	95.345
3.125	98.436	98.336	98.236	3.125	96.310	96.210	96.110	3.125	97.732	97.632	97.532	3.125	96.142	96.042	95.942
3.250	98.673	98.573	98.473	3.250	97.017	96.917	96.817	3.250	98.479	98.379	98.279	3.250	96.849	96.749	96.649
3.375	99.097	98.997	98.897	3.375	97.609	97.509	97.409	3.375	98.769	98.669	98.569	3.375	97.431	97.331	97.231
3.500	99.524	99.424	99.324	3.500	98.175	98.075	97.975	3.500	99.053	98.953	98.853	3.500	97.997	97.897	97.797
3.625	99.903	99.803	99.703	3.625	98.684	98.584	98.484	3.625	99.314	99.214	99.114	3.625	98.505	98.405	98.305
3.750	100.181	100.081	99.981	3.750	99.131	99.031	98.931	3.750	100.100	100.000	99.900	3.750	98.932	98.832	98.732
3.875	100.424	100.324	100.224	3.875	99.533	99.433	99.333	3.875	100.393	100.293	100.193	3.875	99.335	99.235	99.135
3.990	100.633	100.533	100.433	3.990	100.051	99.951	99.851	3.990	100.632	100.532	100.432	3.990	99.853	99.753	99.653
4.000	100.733	100.633	100.533	4.000	100.151	100.051	99.951	4.000	100.732	100.632	100.532	4.000	99.953	99.853	99.753
4.125	101.081	100.981	100.881	4.125	100.638	100.538	100.438	4.125	100.973	100.873	100.773	4.125	100.440	100.340	100.240
4.250	101.315	101.215	101.115	4.250	101.026	100.926	100.826	4.250	101.177	101.077	100.977	4.250	100.818	100.718	100.618
4.375	101.525	101.425	101.325	4.375	101.382	101.282	101.182	4.375	101.397	101.297	101.197	4.375	101.204	101.104	101.004
4.500	101.610	101.510	101.410	4.500	101.524	101.424	101.324	4.500	101.476	101.376	101.276	4.500	101.346	101.246	101.146
4.625	101.567	101.467	101.367	4.625	101.711	101.611	101.511	4.625	101.635	101.535	101.435	4.625	101.532	101.432	101.332
4.750	101.770	101.670	101.570	4.750	102.038	101.938	101.838	4.750	101.822	101.722	101.622	4.750	101.860	101.760	101.660
4.875	101.952	101.852	101.752	4.875	102.335	102.235	102.135	4.875	101.991	101.891	101.791	4.875	102.157	102.057	101.957
4.990	102.023	101.923	101.823	4.990	102.511	102.411	102.311	4.990	102.048	101.948	101.848	4.990	102.333	102.233	102.133
5.000	102.123	102.023	101.923	5.000	102.611	102.511	102.411	5.000	102.148	102.048	101.948	5.000	102.433	102.333	102.233

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 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%	>105.00%
≥ 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	-2.500	-2.750	-2.750	-2.500	-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 delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2										

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

Product Features									
Product Feature ↓ \ LTV →	≤ 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%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-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
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
*Not applicable to detached condominiums or site condominiums									

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375		
Loan Size Adjuster			
\$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 HB	0.125		

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	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.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/26/2018

45 Day Lock Exp.:

3/12/2018

60 Day Lock Exp.:

3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.783	99.683	99.583	3.750	100.553	100.453	100.353	2.750	97.403	97.303	97.203
3.875	100.533	100.433	100.333	3.875	101.344	101.244	101.144	2.875	98.071	97.971	97.871
3.990	101.052	100.952	100.852	3.990	101.911	101.811	101.711	2.990	98.643	98.543	98.443
4.000	101.152	101.052	100.952	4.000	102.011	101.911	101.811	3.000	98.743	98.643	98.543
4.125	101.757	101.657	101.557	4.125	102.173	102.073	101.973	3.125	99.228	99.128	99.028
4.250	102.266	102.166	102.066	4.250	102.795	102.695	102.595	3.250	99.897	99.797	99.697
4.375	102.784	102.684	102.584	4.375	103.392	103.292	103.192	3.375	100.400	100.300	100.200
4.500	103.328	103.228	103.128	4.500	103.968	103.868	103.768	3.500	100.743	100.643	100.543
4.625	103.652	103.552	103.452	4.625	104.270	104.170	104.070	3.625	101.101	101.001	100.901
4.750	104.210	104.110	104.010	4.750	104.834	104.734	104.634	3.750	101.638	101.538	101.438
4.875	104.713	104.613	104.513	4.875	105.400	105.300	105.200	3.875	102.157	102.057	101.957
4.990	105.048	104.948	104.848	4.990	105.840	105.740	105.640	3.990	102.269	102.169	102.069
5.000	105.148	105.048	104.948	5.000	105.940	105.840	105.740	4.000	102.369	102.269	102.169
5.125	105.534	105.431	105.334	5.125	105.590	105.488	105.379	4.125	102.876	102.776	102.676
5.250	106.023	105.920	105.823	5.250	106.144	106.041	105.933	4.250	103.283	103.183	103.083
5.375	106.425	106.323	106.225	5.375	106.619	106.517	106.410	4.375	103.701	103.601	103.501
5.500	106.776	106.673	106.576	5.500	107.047	106.944	106.841	4.500	104.313	104.213	104.113
5.625	106.866	106.745	106.666	5.625	107.062	106.941	106.862	4.625	104.748	104.648	104.548
5.750	107.285	107.164	107.085	5.750	107.531	107.410	107.331	4.750	104.290	104.190	104.090

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 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%
≥ 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

Program Features								
Product Feature ↓ \ LTV →	≤ 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	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-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
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Mortgages with Subordinate Financing			
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%	75.01 - 95.00%	-1.375	-1.125

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
\$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 SC	0.125

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 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

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$453.1K - \$679.65K					

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/26/2018

45 Day Lock Exp.:

3/12/2018

60 Day Lock Exp.:

3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	97.968	97.868	97.768	3.750	97.868	97.768	97.668	3.750	99.103	99.003	98.903	3.750	99.003	98.903	98.803
3.875	98.759	98.659	98.559	3.875	98.659	98.559	98.459	3.875	99.894	99.794	99.694	3.875	99.794	99.694	99.594
3.990	99.367	99.267	99.167	3.990	99.267	99.167	99.067	3.990	100.461	100.361	100.261	3.990	100.361	100.261	100.161
4.000	99.467	99.367	99.267	4.000	99.367	99.267	99.167	4.000	100.561	100.461	100.361	4.000	100.461	100.361	100.261
4.125	100.019	99.919	99.819	4.125	99.919	99.819	99.719	4.125	100.723	100.623	100.523	4.125	100.623	100.523	100.423
4.250	100.711	100.611	100.511	4.250	100.611	100.511	100.411	4.250	101.345	101.245	101.145	4.250	101.245	101.145	101.045
4.375	101.334	101.234	101.134	4.375	101.234	101.134	101.034	4.375	101.942	101.842	101.742	4.375	101.842	101.742	101.642
4.500	101.878	101.778	101.678	4.500	101.778	101.678	101.578	4.500	102.518	102.418	102.318	4.500	102.418	102.318	102.218
4.625	102.202	102.102	102.002	4.625	102.102	102.002	101.902	4.625	102.820	102.720	102.620	4.625	102.720	102.620	102.520
4.750	102.760	102.660	102.560	4.750	102.660	102.560	102.460	4.750	103.384	103.284	103.184	4.750	103.284	103.184	103.084
4.875	103.263	103.163	103.063	4.875	103.163	103.063	102.963	4.875	103.950	103.850	103.750	4.875	103.850	103.750	103.650
4.990	103.598	103.498	103.398	4.990	103.498	103.398	103.298	4.990	104.390	104.290	104.190	4.990	104.290	104.190	104.090
5.000	103.698	103.598	103.498	5.000	103.598	103.498	103.398	5.000	104.490	104.390	104.290	5.000	104.390	104.290	104.190
5.125	104.084	103.984	103.884	5.125	103.984	103.884	103.784	5.125	104.140	104.038	103.929	5.125	104.040	103.938	103.829
5.250	104.573	104.470	104.373	5.250	104.473	104.370	104.273	5.250	104.694	104.591	104.483	5.250	104.594	104.491	104.383
5.375	104.975	104.873	104.775	5.375	104.873	104.773	104.675	5.375	105.169	105.067	104.960	5.375	105.069	104.967	104.860
5.500	105.326	105.223	105.126	5.500	105.226	105.123	105.026	5.500	105.597	105.494	105.391	5.500	105.497	105.394	105.291
5.625	105.416	105.295	105.216	5.625	105.316	105.195	105.116	5.625	105.612	105.491	105.412	5.625	105.512	105.391	105.312
5.750	105.835	105.714	105.635	5.750	105.735	105.614	105.535	5.750	106.081	105.960	105.881	5.750	105.981	105.860	105.781

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	95.866	95.766	95.666	2.750	95.766	95.666	95.566
2.875	96.502	96.402	96.302	2.875	96.402	96.302	96.202
2.990	97.014	96.914	96.814	2.990	96.914	96.814	96.714
3.000	97.114	97.014	96.914	3.000	97.014	96.914	96.814
3.125	97.713	97.613	97.513	3.125	97.613	97.513	97.413
3.250	98.317	98.217	98.117	3.250	98.217	98.117	98.017
3.375	98.900	98.800	98.700	3.375	98.800	98.700	98.600
3.500	99.094	98.994	98.894	3.500	98.994	98.894	98.794
3.625	99.601	99.501	99.401	3.625	99.501	99.401	99.301
3.750	100.138	100.038	99.938	3.750	100.038	99.938	99.838
3.875	100.657	100.557	100.457	3.875	100.557	100.457	100.357
3.990	100.769	100.669	100.569	3.990	100.669	100.569	100.469
4.000	100.869	100.769	100.669	4.000	100.769	100.669	100.569
4.125	101.376	101.276	101.176	4.125	101.276	101.176	101.076
4.250	101.783	101.683	101.583	4.250	101.683	101.583	101.483
4.375	102.201	102.101	102.001	4.375	102.101	102.001	101.901
4.500	102.813	102.713	102.613	4.500	102.713	102.613	102.513
4.625	103.248	103.148	103.048	4.625	103.148	103.048	102.948
4.750	102.790	102.690	102.590	4.750	102.690	102.590	102.490

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Loan Size	
\$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 SC	0.125
Super Conforming	-1.500

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 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 required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Product Features									
Product Feature ↓ \ LTV →	≤ 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%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-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
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
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	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		

FHA ID# - 1358600006



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/26/2018

45 Day Lock Exp.:

3/12/2018

60 Day Lock Exp.:

3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.418	99.318	99.218	3.750	100.553	100.453	100.353	2.750	97.366	97.266	97.166
3.875	100.209	100.109	100.009	3.875	101.344	101.244	101.144	2.875	98.002	97.902	97.802
3.990	100.817	100.717	100.617	3.990	101.911	101.811	101.711	2.990	98.514	98.414	98.314
4.000	100.917	100.817	100.717	4.000	102.011	101.911	101.811	3.000	98.614	98.514	98.414
4.125	101.469	101.369	101.269	4.125	102.173	102.073	101.973	3.125	99.213	99.113	99.013
4.250	102.161	102.061	101.961	4.250	102.795	102.695	102.595	3.250	99.817	99.717	99.617
4.375	102.784	102.684	102.584	4.375	103.392	103.292	103.192	3.375	100.400	100.300	100.200
4.500	103.328	103.228	103.128	4.500	103.968	103.868	103.768	3.500	100.594	100.494	100.394
4.625	103.652	103.552	103.452	4.625	104.270	104.170	104.070	3.625	101.101	101.001	100.901
4.750	104.210	104.110	104.010	4.750	104.834	104.734	104.634	3.750	101.638	101.538	101.438
4.875	104.713	104.613	104.513	4.875	105.400	105.300	105.200	3.875	102.157	102.057	101.957
4.990	105.048	104.948	104.848	4.990	105.840	105.740	105.640	3.990	102.269	102.169	102.069
5.000	105.148	105.048	104.948	5.000	105.940	105.840	105.740	4.000	102.369	102.269	102.169
5.125	105.534	105.431	105.334	5.125	105.590	105.488	105.379	4.125	102.876	102.776	102.676
5.250	106.023	105.920	105.823	5.250	106.144	106.041	105.933	4.250	103.283	103.183	103.083
5.375	106.425	106.323	106.225	5.375	106.619	106.517	106.410	4.375	103.701	103.601	103.501
5.500	106.776	106.673	106.576	5.500	107.047	106.944	106.841	4.500	104.313	104.213	104.113
5.625	106.866	106.745	106.666	5.625	107.062	106.941	106.862	4.625	104.748	104.648	104.548
5.750	107.285	107.164	107.085	5.750	107.531	107.410	107.331	4.750	104.290	104.190	104.090

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 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	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-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
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
\$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 SC	0.125

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

Additional LPMI Premium Adjustments					
Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$453.1k - \$679.65K					

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
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	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/26/2018

45 Day Lock Exp.: 3/12/2018

60 Day Lock Exp.: 3/27/2018

W. Rate Sheet Dated: 1/26/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Borrower Paid Only" 101.850				
Rate	30 Day	45 Day	60 Day	
3.750	97.844	97.793	97.616	
3.875	98.526	98.473	98.291	
4.000	99.313	99.259	99.071	
4.125	99.871	99.814	99.622	
4.250	100.430	100.372	100.174	
4.375	100.855	100.795	100.592	
4.500	101.339	101.277	101.068	
4.625	101.674	101.611	101.397	
4.750	102.020	101.955	101.736	
4.875	102.399	102.331	102.107	
5.000	102.691	102.622	102.393	
5.125	102.901	102.830	102.596	
5.250	103.288	103.215	102.975	

15 Yr. Fixed				
All-in Price Cap "Borrower Paid Only" 101.850				
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	96.922	96.878	96.722	
3.375	97.574	97.528	97.367	
3.500	98.059	98.012	97.845	
3.625	98.495	98.446	98.274	
3.750	98.893	98.842	98.665	
3.875	99.259	99.206	99.024	
4.000	99.619	99.564	99.377	
4.125	99.972	99.916	99.723	
4.250	100.319	100.261	100.063	
4.375	100.552	100.492	100.289	
4.500	100.780	100.718	100.510	

7/1 Hybrid ARMs				
All-in Price Cap "Borrower Paid Only" 101.850				
Rate	30 Day	45 Day	60 Day	
2.750	N/A	N/A	N/A	
2.875	N/A	N/A	N/A	
3.000	96.770	96.730	96.584	
3.125	97.392	97.350	97.199	
3.250	97.914	97.870	97.714	
3.375	98.386	98.341	98.179	
3.500	98.831	98.784	98.617	
3.625	99.239	99.190	99.018	
3.750	99.613	99.562	99.385	
3.875	99.954	99.902	99.719	
4.000	100.267	100.212	100.024	
4.125	100.552	100.495	100.303	
4.250	100.823	100.764	100.566	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	0.375	0.250	0.125	0.000	-0.750	-1.000	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.500	-0.750	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.750	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	0.000	0.000	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.000	0.000	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
Refi	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
Purchase	0.500	0.500	0.375	0.375	0.250	0.000	0.000	0.000	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-1.000	-1.000	-1.500	-1.500	-2.000	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)