AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	3/1/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	3/16/2018
		60 Day Lock Exp.:	4/2/2018

W. Rate Sheet Dated: 1/30/2018 **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	98.587	98.431	98.281	3.250	98.070	97.914	97.764	1.875	N/A	N/A	N/A	3.125	101.217	101.067	100.917
3.375	99.035	98.878	98.728	3.375	98.482	98.326	98.176	2.000	N/A	N/A	N/A	3.250	101.109	100.959	100.809
3.500	99.483	99.327	99.177	3.500	98.895	98.738	98.588	2.125	N/A	N/A	N/A	3.375	101.515	101.365	101.215
3.625	99.880	99.724	99.574	3.625	99.256	99.100	98.950	2.250	95.180	95.030	94.880	3.500	101.922	101.772	101.622
3.750	101.329	101.179	101.029	3.750	100.812	100.662	100.512	2.375	95.574	95.424	95.274	3.625	102.319	102.169	102.019
3.875	101.765	101.615	101.465	3.875	101.212	101.062	100.912	2.500	95.967	95.817	95.667	Margin = 2.250		Index = 1.790	
4.000	102.146	101.996	101.846	4.000	101.558	101.408	101.258	2.625	96.311	96.161	96.011				
4.125	102.453	102.303	102.153	4.125	101.829	101.679	101.529	2.750	98.319	98.169	98.019				
4.250	103.008	102.898	102.798	4.250	102.490	102.381	102.281	2.875	98.709	98.559	98.409				
4.375	103.354	103.245	103.145	4.375	102.801	102.692	102.592	3.000	99.094	98.944	98.794				
4.500	103.666	103.556	103.456	4.500	103.077	102.968	102.868	3.125	99.420	99.270	99.120				
4.625	103.908	103.799	103.699	4.625	103.284	103.175	103.075	3.250	100.220	100.070	99.920				
4.750	103.558	103.458	103.349	4.750	103.291	103.191	103.081	3.375	100.560	100.410	100.260				
4.875	103.835	103.735	103.625	4.875	103.532	103.432	103.322	3.500	100.865	100.715	100.565				
5.000	104.287	104.187	104.078	5.000	103.949	103.849	103.740	3.625	101.096	100.946	100.796				
5.125	104.530	104.430	104.320	5.125	104.156	104.056	103.946	3.750	101.611	101.461	101.311				
5.250	104.133	103.898	103.798	5.250	103.866	103.631	103.531	3.875	101.881	101.731	101.581				
5.375	104.409	104.175	104.075	5.375	104.106	103.872	103.772	4.000	102.115	101.965	101.815				
5.500	104.862	104.628	104.528	5.500	104.524	104.289	104.189	4.125	102.283	102.133	101.983				

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	97.107	96.951	96.801	3.250	96.940	96.784	96.634	1.875	N/A	N/A	N/A	3.125	100.087	99.937	99.787
3.375	97.555	97.398	97.248	3.375	97.352	97.196	97.046	2.000	N/A	N/A	N/A	3.250	99.979	99.829	99.679
3.500	98.003	97.847	97.697	3.500	97.765	97.608	97.458	2.125	N/A	N/A	N/A	3.375	100.385	100.235	100.085
3.625	98.400	98.244	98.094	3.625	98.126	97.970	97.820	2.250	94.050	93.900	93.750	3.500	100.792	100.642	100.492
3.750	99.849	99.699	99.549	3.750	99.682	99.532	99.382	2.375	94.444	94.294	94.144	3.625	101.189	101.039	100.889
3.875	100.285	100.135	99.985	3.875	100.082	99.932	99.782	2.500	94.837	94.687	94.537	Margin = 2.250		Index = 1.790	
4.000	100.666	100.516	100.366	4.000	100.428	100.278	100.128	2.625	95.181	95.031	94.881	**30 Year OTC** "Borrower Paid Only"			
4.125	100.973	100.823	100.673	4.125	100.699	100.549	100.399	2.750	97.189	97.039	96.889	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.528	101.418	101.318	4.250	101.360	101.251	101.151	2.875	97.579	97.429	97.279	4.250	99.918	99.668	99.418
4.375	101.874	101.765	101.665	4.375	101.671	101.562	101.462	3.000	97.964	97.814	97.664	4.375	100.264	100.014	99.764
4.500	102.186	102.076	101.976	4.500	101.947	101.838	101.738	3.125	98.290	98.140	97.990	4.500	100.576	100.326	100.076
4.625	102.428	102.319	102.219	4.625	102.154	102.045	101.945	3.250	99.090	98.940	98.790	4.625	100.818	100.568	100.318
4.750	102.328	102.228	102.119	4.750	102.161	102.061	101.951	3.375	99.430	99.280	99.130	4.750	100.718	100.468	100.218
4.875	102.605	102.505	102.395	4.875	102.402	102.302	102.192	3.500	99.735	99.585	99.435	4.875	100.995	100.745	100.495
5.000	103.057	102.957	102.848	5.000	102.819	102.719	102.610	3.625	99.966	99.816	99.666	5.000	101.447	101.197	100.947
5.125	103.300	103.200	103.090	5.125	103.026	102.926	102.816	3.750	100.481	100.331	100.181	5.125	101.690	101.440	101.190
5.250	102.903	102.668	102.568	5.250	102.736	102.501	102.401	3.875	100.751	100.601	100.451	5.250	101.293	101.043	100.793
5.375	103.179	102.945	102.845	5.375	102.976	102.742	102.642	4.000	100.985	100.835	100.685	5.375	101.569	101.319	101.069
5.500	103.632	103.398	103.298	5.500	103.394	103.159	103.059	4.125	101.153	101.003	100.853	5.500	102.022	101.772	101.522

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:	1/30/2018	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 *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)

AFR Loan Center					
Lockdesk e-mail:	Lockdesk@afrwholesale.com				
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**3/1/2018**		
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**3/16/2018**		
		60 Day Lock Exp.:	**4/2/2018**		

W. Rate Sheet Dated: **1/30/2018** **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				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	97.744	97.587	97.437	3.250	97.226	97.070	96.920	1.875	N/A	N/A	N/A	3.125	99.53	99.379	99.229
3.375	98.191	98.035	97.885	3.375	97.638	97.482	97.332	2.000	N/A	N/A	N/A	3.250	100.27	100.116	99.966
3.500	98.639	98.483	98.333	3.500	98.051	97.895	97.745	2.125	N/A	N/A	N/A	3.375	100.67	100.521	100.371
3.625	99.036	98.880	98.730	3.625	98.412	98.256	98.106	2.250	93.180	93.030	92.880	3.500	101.08	100.928	100.778
3.750	100.298	100.148	99.998	3.750	99.781	99.631	99.481	2.375	93.574	93.424	93.274	3.625	101.48	101.325	101.175
3.875	100.733	100.583	100.433	3.875	100.181	100.031	99.881	2.500	93.967	93.817	93.667	Margin = 2.250		Index = 1.790	
4.000	101.115	100.965	100.815	4.000	100.526	100.376	100.226	2.625	94.311	94.161	94.011				
4.125	101.422	101.272	101.122	4.125	100.798	100.648	100.498	2.750	96.632	96.482	96.332				
4.250	101.945	101.836	101.736	4.250	101.428	101.319	101.219	2.875	97.021	96.871	96.721				
4.375	102.292	102.182	102.082	4.375	101.739	101.630	101.530	3.000	97.406	97.256	97.106				
4.500	102.603	102.494	102.394	4.500	102.015	101.905	101.805	3.125	97.733	97.583	97.433				
4.625	102.846	102.736	102.636	4.625	102.222	102.112	102.012	3.250	99.377	99.227	99.077				
4.750	101.214	101.114	101.005	4.750	100.947	100.847	100.738	3.375	99.717	99.567	99.417				
4.875	101.491	101.391	101.281	4.875	101.188	101.088	100.979	3.500	100.022	99.872	99.722				
5.000	101.944	101.844	101.734	5.000	101.605	101.505	101.396	3.625	100.253	100.103	99.953				
5.125	102.186	102.086	101.977	5.125	101.812	101.712	101.603	3.750	100.580	100.430	100.280				
5.250	100.976	100.742	100.642	5.250	100.709	100.475	100.375	3.875	100.849	100.699	100.549				
5.375	101.253	101.019	100.919	5.375	100.950	100.716	100.616	4.000	101.084	100.934	100.784				
5.500	101.706	101.472	101.372	5.500	101.367	101.133	101.033	4.125	101.252	101.102	100.952				

SPECIALTY GOVERNMENT HIGH BALANCE 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	96.264	96.107	95.957	3.250	96.096	95.940	95.790	1.875	N/A	N/A	N/A	3.125	98.399	98.249	98.099
3.375	96.711	96.555	96.405	3.375	96.508	96.352	96.202	2.000	N/A	N/A	N/A	3.250	99.136	98.986	98.836
3.500	97.159	97.003	96.853	3.500	96.921	96.765	96.615	2.125	N/A	N/A	N/A	3.375	99.541	99.391	99.241
3.625	97.556	97.400	97.250	3.625	97.282	97.126	96.976	2.250	92.300	92.150	92.000	3.500	99.948	99.798	99.648
3.750	98.818	98.668	98.518	3.750	98.651	98.501	98.351	2.375	92.694	92.544	92.394	3.625	100.345	100.195	100.045
3.875	99.253	99.103	98.953	3.875	99.051	98.901	98.751	2.500	93.087	92.937	92.787	Margin = 2.250		Index = 1.790	
4.000	99.635	99.485	99.335	4.000	99.396	99.246	99.096	2.625	93.431	93.281	93.131	**30 Year OTC** "Borrower Paid Only"			
4.125	99.942	99.792	99.642	4.125	99.668	99.518	99.368	2.750	96.283	96.133	95.983	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.465	100.356	100.256	4.250	100.298	100.189	100.089	2.875	96.673	96.523	96.373	4.250	98.855	98.605	98.355
4.375	100.812	100.702	100.602	4.375	100.609	100.500	100.400	3.000	97.057	96.907	96.757	4.375	99.202	98.952	98.702
4.500	101.123	101.014	100.914	4.500	100.885	100.775	100.675	3.125	97.384	97.234	97.084	4.500	99.513	99.263	99.013
4.625	101.366	101.256	101.156	4.625	101.092	100.982	100.882	3.250	97.661	97.511	97.361	4.625	99.756	99.506	99.256
4.750	99.984	99.884	99.775	4.750	99.817	99.717	99.608	3.375	98.001	97.851	97.701	4.750	98.374	98.124	97.874
4.875	100.261	100.161	100.051	4.875	100.058	99.958	99.849	3.500	98.306	98.156	98.006	4.875	98.651	98.401	98.151
5.000	100.714	100.614	100.504	5.000	100.475	100.375	100.266	3.625	98.537	98.387	98.237	5.000	99.104	98.854	98.604
5.125	100.956	100.856	100.747	5.125	100.682	100.582	100.473	3.750	98.231	98.081	97.931	5.125	99.346	99.096	98.846
5.250	99.746	99.512	99.412	5.250	99.579	99.345	99.245	3.875	98.501	98.351	98.201	5.250	98.136	97.886	97.636
5.375	100.023	99.789	99.689	5.375	99.820	99.586	99.486	4.000	98.735	98.585	98.435	5.375	98.413	98.163	97.913
5.500	100.476	100.242	100.142	5.500	100.237	100.003	99.903	4.125	98.903	98.753	98.603	5.500	98.866	98.616	98.366

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:	1/30/2018	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 *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)

AFR

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.: 3/1/2018
45 Day Lock Exp.: 3/16/2018
60 Day Lock Exp.: 4/2/2018

W. Rate Sheet Dated: 1/30/2018 **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	100.690	100.590	100.490	4.125	101.543	101.443	101.343	3.000	98.337	98.237	98.137	3.000	98.572	98.472	98.372
4.125	101.293	101.193	101.093	4.250	102.474	102.374	102.274	3.125	98.821	98.721	98.621	3.125	98.886	98.786	98.686
4.250	101.935	101.835	101.735	4.375	102.905	102.805	102.705	3.250	99.553	99.453	99.353	3.250	99.658	99.558	99.458
4.375	102.447	102.347	102.247	4.500	103.346	103.246	103.146	3.375	99.899	99.799	99.699	3.375	99.950	99.850	99.750
4.500	102.677	102.577	102.477	4.625	103.815	103.715	103.615	3.500	100.399	100.299	100.199	3.500	100.236	100.136	100.036
4.625	103.242	103.142	103.042	4.750	104.213	104.113	104.013	3.625	100.649	100.549	100.449	3.625	100.501	100.401	100.301
4.750	103.773	103.673	103.573	4.875	104.636	104.536	104.436	3.750	101.060	100.960	100.860	3.750	101.415	101.315	101.215
4.875	104.288	104.188	104.088	4.990	104.978	104.878	104.778	3.875	101.442	101.342	101.242	3.875	101.713	101.613	101.513
4.990	104.491	104.391	104.291	5.000	105.078	104.978	104.878	3.990	101.882	101.782	101.682	3.990	101.957	101.857	101.757
5.000	104.591	104.491	104.391	5.125	105.598	105.498	105.398	4.000	101.982	101.882	101.782	4.000	102.057	101.957	101.857
5.125	105.140	105.040	104.940	5.250	106.083	105.983	105.883	4.125	102.373	102.273	102.173	4.125	102.302	102.202	102.102
5.250	105.804	105.704	105.604	5.375	106.413	106.313	106.213	4.250	102.729	102.629	102.529	4.250	102.512	102.412	102.312
5.375	106.238	106.138	106.038	5.500	106.716	106.616	106.516	4.375	103.050	102.950	102.850	4.375	102.734	102.634	102.534
5.500	106.660	106.560	106.460	5.625	106.983	106.883	106.783	4.500	103.181	103.081	102.981	4.500	102.813	102.713	102.613
5.625	107.010	106.910	106.810	5.750	106.343	106.243	106.143	4.625	103.177	103.077	102.977	4.625	102.976	102.876	102.776
5.750	106.844	106.744	106.644	5.875	106.678	106.578	106.478	4.750	103.477	103.377	103.277	4.750	103.165	103.065	102.965
5.875	107.284	107.184	107.084	5.990	106.896	106.796	106.696	4.875	103.750	103.650	103.550	4.875	103.337	103.237	103.137
5.990	107.624	107.524	107.424	6.000	106.996	106.896	106.796	4.990	103.902	103.802	103.702	4.990	103.397	103.297	103.197
6.000	107.724	107.624	107.524	6.125	107.205	107.105	107.005	5.000	104.002	103.902	103.802	5.000	103.497	103.397	103.297

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	99.798	99.698	99.598	3.000	97.659	97.559	97.459
4.250	100.527	100.427	100.327	3.125	98.090	97.990	97.890
4.375	101.094	100.994	100.894	3.250	98.347	98.247	98.147
4.500	101.588	101.488	101.388	3.375	98.778	98.678	98.578
4.625	102.035	101.935	101.835	3.500	99.207	99.107	99.007
4.750	102.677	102.577	102.477	3.625	99.590	99.490	99.390
4.875	103.175	103.075	102.975	3.750	99.873	99.773	99.673
4.990	103.519	103.419	103.319	3.875	100.120	100.020	99.920
5.000	103.619	103.519	103.419	3.990	100.458	100.358	100.258
5.125	103.855	103.755	103.655	4.000	100.558	100.458	100.358
5.250	102.559	102.459	102.359	4.125	100.911	100.811	100.711
5.375	103.056	102.956	102.856	4.250	101.149	101.049	100.949
5.500	103.527	103.427	103.327	4.375	101.362	101.262	101.162
5.625	103.773	103.673	103.573	4.500	101.447	101.347	101.247
5.750	100.974	100.870	100.761	4.625	101.407	101.307	101.207
5.875	101.478	101.374	101.265	4.750	101.613	101.513	101.413
5.990	101.868	101.764	101.655	4.875	101.798	101.698	101.598
6.000	101.968	101.864	101.755	4.990	101.871	101.771	101.671
6.125	102.198	102.094	101.984	5.000	101.971	101.871	101.771

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

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				

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

* 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

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.

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 *Not applicable to detached condominiums or site condominiums

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

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

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

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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **3/1/2018**
45 Day Lock Exp.: **3/16/2018**
60 Day Lock Exp.: **4/2/2018**

W. Rate Sheet Dated: **1/30/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.686	98.586	98.486	3.750	95.775	95.675	95.575
4.125	99.309	99.209	99.109	3.875	96.736	96.636	96.536
4.250	100.125	100.025	99.925	3.990	97.622	97.522	97.422
4.375	100.668	100.568	100.468	4.000	97.722	97.622	97.522
4.500	101.227	101.127	101.027	4.125	98.568	98.468	98.368
4.625	101.792	101.692	101.592	4.250	99.825	99.725	99.625
4.750	102.323	102.223	102.123	4.375	100.559	100.459	100.359
4.875	102.838	102.738	102.638	4.500	101.328	101.228	101.128
4.990	103.041	102.941	102.841	4.625	102.103	102.003	101.903
5.000	103.141	103.041	102.941	4.750	102.821	102.721	102.621
5.125	103.690	103.590	103.490	4.875	103.391	103.291	103.191
5.250	104.354	104.254	104.154	4.990	103.630	103.530	103.430
5.375	104.788	104.688	104.588	5.000	103.730	103.630	103.530
5.500	105.210	105.110	105.010	5.125	104.208	104.108	104.008
5.625	105.560	105.460	105.360	5.250	105.101	105.001	104.901
5.750	105.394	105.294	105.194	5.375	105.580	105.480	105.380
5.875	105.834	105.734	105.634	5.500	106.047	105.947	105.847
5.990	106.174	106.074	105.974	5.625	N/A	N/A	N/A
6.000	106.274	106.174	106.074	5.750	106.267	106.167	106.067

20 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	100.093	99.993	99.893	4.125	98.445	98.345	98.245
4.250	100.981	100.881	100.781	4.250	99.159	99.059	98.959
4.375	101.332	101.232	101.132	4.375	99.652	99.552	99.452
4.500	101.896	101.796	101.696	4.500	100.102	100.002	99.902
4.625	102.365	102.265	102.165	4.625	100.669	100.569	100.469
4.750	102.763	102.663	102.563	4.750	101.343	101.243	101.143
4.875	103.186	103.086	102.986	4.875	101.929	101.829	101.729
4.990	103.528	103.428	103.328	4.990	102.150	102.050	101.950
5.000	103.628	103.528	103.428	5.000	102.250	102.150	102.050
5.125	104.148	104.048	103.948	5.125	102.630	102.530	102.430
5.250	104.633	104.533	104.433	5.250	103.331	103.231	103.131
5.375	104.963	104.863	104.763	5.375	103.810	103.710	103.610
5.500	105.266	105.166	105.066	5.500	104.252	104.152	104.052
5.625	105.533	105.433	105.333	5.625	104.638	104.538	104.438
5.750	104.893	104.793	104.693	5.750	104.434	104.334	104.234
5.875	105.228	105.128	105.028	5.875	104.921	104.821	104.721
5.990	105.446	105.346	105.246	5.990	105.281	105.181	105.081
6.000	105.546	105.446	105.346	6.000	105.381	105.281	105.181
6.125	105.755	105.655	105.555	6.125	105.684	105.584	105.484

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	97.659	97.559	97.459	3.000	95.355	95.255	95.155
3.125	98.090	97.990	97.890	3.125	95.965	95.865	95.765
3.250	98.347	98.247	98.147	3.250	96.692	96.592	96.492
3.375	98.778	98.678	98.578	3.375	97.283	97.183	97.083
3.500	99.207	99.107	99.007	3.500	97.856	97.756	97.656
3.625	99.590	99.490	99.390	3.625	98.370	98.270	98.170
3.750	99.873	99.773	99.673	3.750	98.825	98.725	98.625
3.875	100.120	100.020	99.920	3.875	99.271	99.171	99.071
3.990	100.458	100.358	100.258	3.990	99.873	99.773	99.673
4.000	100.558	100.458	100.358	4.000	99.973	99.873	99.773
4.125	100.911	100.811	100.711	4.125	100.468	100.368	100.268
4.250	101.149	101.049	100.949	4.250	100.864	100.764	100.664
4.375	101.362	101.262	101.162	4.375	101.222	101.122	101.022
4.500	101.447	101.347	101.247	4.500	101.369	101.269	101.169
4.625	101.407	101.307	101.207	4.625	101.552	101.452	101.352
4.750	101.613	101.513	101.413	4.750	101.885	101.785	101.685
4.875	101.798	101.698	101.598	4.875	102.184	102.084	101.984
4.990	101.871	101.771	101.671	4.990	102.363	102.263	102.163
5.000	101.971	101.871	101.771	5.000	102.463	102.363	102.263

10 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	97.072	96.972	96.872	3.000	95.197	95.097	94.997
3.125	97.386	97.286	97.186	3.125	95.797	95.697	95.597
3.250	98.158	98.058	97.958	3.250	96.524	96.424	96.324
3.375	98.450	98.350	98.250	3.375	97.105	97.005	96.905
3.500	98.736	98.636	98.536	3.500	97.678	97.578	97.478
3.625	99.001	98.901	98.801	3.625	98.192	98.092	97.992
3.750	99.915	99.815	99.715	3.750	98.627	98.527	98.427
3.875	100.213	100.113	100.013	3.875	99.073	98.973	98.873
3.990	100.457	100.357	100.257	3.990	99.675	99.575	99.475
4.000	100.557	100.457	100.357	4.000	99.775	99.675	99.575
4.125	100.802	100.702	100.602	4.125	100.270	100.170	100.070
4.250	101.012	100.912	100.812	4.250	100.656	100.556	100.456
4.375	101.234	101.134	101.034	4.375	101.044	100.944	100.844
4.500	101.313	101.213	101.113	4.500	101.191	101.091	100.991
4.625	101.476	101.376	101.276	4.625	101.373	101.273	101.173
4.750	101.665	101.565	101.465	4.750	101.707	101.607	101.507
4.875	101.837	101.737	101.637	4.875	102.006	101.906	101.806
4.990	101.897	101.797	101.697	4.990	102.185	102.085	101.985
5.000	101.997	101.897	101.797	5.000	102.285	102.185	102.085

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	-2.750	-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 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%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.500
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
Condo > 15 year*	0.000	0.000	0.000	-0.750	-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.

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@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**3/1/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**3/16/2018**
		60 Day Lock Exp.:	**4/2/2018**

W. Rate Sheet Dated: **1/30/2018** **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	99.269	99.169	99.069	3.750	100.109	100.003	99.909	2.750	97.022	96.922	96.822
3.875	99.984	99.884	99.784	3.875	100.808	100.708	100.608	2.875	97.665	97.565	97.465
3.990	100.590	100.490	100.390	3.990	101.371	101.271	101.171	2.990	98.237	98.137	98.037
4.000	100.690	100.590	100.490	4.000	101.471	101.371	101.271	3.000	98.337	98.237	98.137
4.125	101.293	101.193	101.093	4.125	101.745	101.645	101.545	3.125	98.872	98.772	98.672
4.250	101.935	101.835	101.735	4.250	102.474	102.371	102.274	3.250	99.553	99.453	99.353
4.375	102.447	102.347	102.247	4.375	102.970	102.865	102.770	3.375	100.037	99.937	99.837
4.500	102.882	102.782	102.682	4.500	103.553	103.446	103.353	3.500	100.399	100.299	100.199
4.625	103.314	103.214	103.114	4.625	103.946	103.833	103.731	3.625	100.810	100.710	100.610
4.750	103.885	103.785	103.685	4.750	104.517	104.403	104.301	3.750	101.351	101.251	101.151
4.875	104.402	104.302	104.202	4.875	105.091	104.976	104.874	3.875	101.869	101.769	101.669
4.990	104.754	104.654	104.554	4.990	105.541	105.425	105.323	3.990	102.075	101.975	101.875
5.000	104.854	104.754	104.654	5.000	105.641	105.525	105.423	4.000	102.175	102.075	101.975
5.125	105.229	105.129	105.029	5.125	105.289	105.157	105.032	4.125	102.683	102.583	102.483
5.250	105.735	105.635	105.535	5.250	105.853	105.721	105.596	4.250	103.093	102.993	102.893
5.375	106.155	106.055	105.955	5.375	106.341	106.210	106.086	4.375	103.515	103.415	103.315
5.500	106.521	106.421	106.321	5.500	106.783	106.655	106.531	4.500	104.136	104.036	103.936
5.625	106.632	106.532	106.432	5.625	106.830	106.730	106.630	4.625	104.581	104.481	104.381
5.750	107.067	106.967	106.867	5.750	107.312	107.212	107.112	4.750	104.048	103.948	103.848

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

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

Program Feataures

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	-1.000	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

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					

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

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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 3/1/2018
45 Day Lock Exp.: 3/16/2018
60 Day Lock Exp.: 4/2/2018

W. Rate Sheet Dated: 1/30/2018 **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	97.421	97.321	97.221	3.750	97.321	97.221	97.121	3.750	98.659	98.553	98.459	3.750	98.559	98.453	98.359
3.875	98.209	98.109	98.009	3.875	98.109	98.009	97.909	3.875	99.358	99.258	99.158	3.875	99.258	99.158	99.058
3.990	98.824	98.724	98.624	3.990	98.724	98.624	98.524	3.990	99.921	99.821	99.721	3.990	99.821	99.721	99.621
4.000	98.924	98.824	98.724	4.000	98.824	98.724	98.624	4.000	100.021	99.921	99.821	4.000	99.921	99.821	99.721
4.125	99.543	99.443	99.343	4.125	99.443	99.343	99.243	4.125	100.295	100.195	100.095	4.125	100.195	100.095	99.995
4.250	100.242	100.142	100.042	4.250	100.142	100.042	99.942	4.250	100.919	100.816	100.719	4.250	100.819	100.716	100.619
4.375	100.875	100.775	100.675	4.375	100.775	100.675	100.575	4.375	101.520	101.415	101.320	4.375	101.420	101.315	101.220
4.500	101.432	101.332	101.232	4.500	101.332	101.232	101.132	4.500	102.103	101.996	101.903	4.500	102.003	101.896	101.803
4.625	101.864	101.764	101.664	4.625	101.764	101.664	101.564	4.625	102.496	102.383	102.281	4.625	102.396	102.283	102.181
4.750	102.435	102.335	102.235	4.750	102.335	102.235	102.135	4.750	103.067	102.953	102.851	4.750	102.967	102.853	102.751
4.875	102.952	102.852	102.752	4.875	102.852	102.752	102.652	4.875	103.641	103.526	103.424	4.875	103.541	103.426	103.324
4.990	103.304	103.204	103.104	4.990	103.204	103.104	103.004	4.990	104.091	103.975	103.873	4.990	103.991	103.875	103.773
5.000	103.404	103.304	103.204	5.000	103.304	103.204	103.104	5.000	104.191	104.075	103.973	5.000	104.091	103.975	103.873
5.125	103.779	103.679	103.579	5.125	103.679	103.579	103.479	5.125	103.839	103.707	103.582	5.125	103.739	103.607	103.482
5.250	104.285	104.185	104.085	5.250	104.185	104.085	103.985	5.250	104.403	104.271	104.146	5.250	104.303	104.171	104.046
5.375	104.705	104.605	104.505	5.375	104.605	104.505	104.405	5.375	104.891	104.760	104.636	5.375	104.791	104.660	104.536
5.500	105.071	104.971	104.871	5.500	104.971	104.871	104.771	5.500	105.333	105.205	105.081	5.500	105.233	105.105	104.981
5.625	105.182	105.082	104.982	5.625	105.082	104.982	104.882	5.625	105.380	105.280	105.180	5.625	105.280	105.180	105.080
5.750	105.617	105.517	105.417	5.750	105.517	105.417	105.317	5.750	105.862	105.762	105.662	5.750	105.762	105.662	105.562

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	95.522	95.422	95.322	2.750	95.422	95.322	95.222
2.875	96.158	96.058	95.958	2.875	96.058	95.958	95.858
2.990	96.671	96.571	96.471	2.990	96.571	96.471	96.371
3.000	96.771	96.671	96.571	3.000	96.671	96.571	96.471
3.125	97.372	97.272	97.172	3.125	97.272	97.172	97.072
3.250	98.014	97.914	97.814	3.250	97.914	97.814	97.714
3.375	98.537	98.437	98.337	3.375	98.437	98.337	98.237
3.500	98.797	98.697	98.597	3.500	98.697	98.597	98.497
3.625	99.310	99.210	99.110	3.625	99.210	99.110	99.010
3.750	99.851	99.751	99.651	3.750	99.751	99.651	99.551
3.875	100.369	100.269	100.169	3.875	100.269	100.169	100.069
3.990	100.575	100.475	100.375	3.990	100.475	100.375	100.275
4.000	100.675	100.575	100.475	4.000	100.575	100.475	100.375
4.125	101.183	101.083	100.983	4.125	101.083	100.983	100.883
4.250	101.593	101.493	101.393	4.250	101.493	101.393	101.293
4.375	102.015	101.915	101.815	4.375	101.915	101.815	101.715
4.500	102.636	102.536	102.436	4.500	102.536	102.436	102.336
4.625	103.081	102.981	102.881	4.625	102.981	102.881	102.781
4.750	102.548	102.448	102.348	4.750	102.448	102.348	102.248

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

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 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

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%	> 105%
High-LTV	0.000	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	-4.125
Manufactured	-0.500	-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	-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
Condo > 15 year	0.000	0.000	0.000	-0.750	-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	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	-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) 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	30 Day Lock Exp.:	3/1/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	3/16/2018
		60 Day Lock Exp.:	4/2/2018

W. Rate Sheet Dated: 1/30/2018 **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	98.871	98.771	98.671	3.750	100.109	100.003	99.909	2.750	97.022	96.922	96.822
3.875	99.659	99.559	99.459	3.875	100.808	100.708	100.608	2.875	97.658	97.558	97.458
3.990	100.274	100.174	100.074	3.990	101.371	101.271	101.171	2.990	98.171	98.071	97.971
4.000	100.374	100.274	100.174	4.000	101.471	101.371	101.271	3.000	98.271	98.171	98.071
4.125	100.993	100.893	100.793	4.125	101.745	101.645	101.545	3.125	98.872	98.772	98.672
4.250	101.692	101.592	101.492	4.250	102.369	102.266	102.169	3.250	99.514	99.414	99.314
4.375	102.325	102.225	102.125	4.375	102.970	102.865	102.770	3.375	100.037	99.937	99.837
4.500	102.882	102.782	102.682	4.500	103.553	103.446	103.353	3.500	100.297	100.197	100.097
4.625	103.314	103.214	103.114	4.625	103.946	103.833	103.731	3.625	100.810	100.710	100.610
4.750	103.885	103.785	103.685	4.750	104.517	104.403	104.301	3.750	101.351	101.251	101.151
4.875	104.402	104.302	104.202	4.875	105.091	104.976	104.874	3.875	101.869	101.769	101.669
4.990	104.754	104.654	104.554	4.990	105.541	105.425	105.323	3.990	102.075	101.975	101.875
5.000	104.854	104.754	104.654	5.000	105.641	105.525	105.423	4.000	102.175	102.075	101.975
5.125	105.229	105.129	105.029	5.125	105.289	105.157	105.032	4.125	102.683	102.583	102.483
5.250	105.735	105.635	105.535	5.250	105.853	105.721	105.596	4.250	103.093	102.993	102.893
5.375	106.155	106.055	105.955	5.375	106.341	106.210	106.086	4.375	103.515	103.415	103.315
5.500	106.521	106.421	106.321	5.500	106.783	106.655	106.531	4.500	104.136	104.036	103.936
5.625	106.632	106.532	106.432	5.625	106.830	106.730	106.630	4.625	104.581	104.481	104.381
5.750	107.067	106.967	106.867	5.750	107.312	107.212	107.112	4.750	104.048	103.948	103.848

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%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-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	-0.500
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
Condo > 15 year	0.000	0.000	0.000	-0.750	-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	-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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **3/1/2018**
45 Day Lock Exp.: **3/16/2018**
60 Day Lock Exp.: **4/2/2018**

W. Rate Sheet Dated: **1/30/2018** **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	97.472	97.421	97.244
3.875	98.151	98.098	97.916
4.000	98.946	98.891	98.704
4.125	99.529	99.472	99.280
4.250	100.066	100.008	99.810
4.375	100.563	100.503	100.300
4.500	101.045	100.983	100.774
4.625	101.399	101.335	101.121
4.750	101.762	101.696	101.477
4.875	102.156	102.089	101.865
5.000	102.463	102.394	102.165
5.125	102.682	102.611	102.377
5.250	103.080	103.007	102.767

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	96.683	96.640	96.483
3.375	97.348	97.302	97.141
3.500	97.848	97.800	97.634
3.625	98.296	98.247	98.075
3.750	98.709	98.658	98.481
3.875	99.091	99.038	98.856
4.000	99.464	99.409	99.221
4.125	99.828	99.772	99.579
4.250	100.185	100.127	99.929
4.375	100.428	100.368	100.165
4.500	100.666	100.604	100.395

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	96.400	96.360	96.214
3.125	97.039	96.998	96.846
3.250	97.572	97.528	97.372
3.375	98.057	98.011	97.850
3.500	98.515	98.468	98.301
3.625	98.936	98.886	98.714
3.750	99.320	99.269	99.092
3.875	99.672	99.619	99.437
4.000	99.994	99.939	99.752
4.125	100.288	100.231	100.039
4.250	100.568	100.510	100.312
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 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

[1]Full Am. [2]ARMs 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)