AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **3/19/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **4/2/2018**
		60 Day Lock Exp.: **4/16/2018**

W. Rate Sheet Dated: **2/15/2018** **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	97.399	97.249	97.099	3.250	96.902	96.752	96.602	1.875	N/A	N/A	N/A	3.125	99.395	99.245	99.095
3.375	97.853	97.703	97.553	3.375	97.320	97.170	97.020	2.000	N/A	N/A	N/A	3.250	101.191	101.041	100.891
3.500	98.306	98.156	98.006	3.500	97.737	97.587	97.437	2.125	N/A	N/A	N/A	3.375	101.603	101.453	101.303
3.625	98.713	98.563	98.413	3.625	98.109	97.959	97.809	2.250	94.197	94.047	93.897	3.500	102.014	101.864	101.714
3.750	100.160	100.010	99.860	3.750	99.713	99.563	99.413	2.375	94.591	94.441	94.291	3.625	102.422	102.272	102.122
3.875	100.607	100.457	100.307	3.875	100.124	99.974	99.824	2.500	93.673	93.523	93.373	Margin = 2.250		Index = 1.890	
4.000	101.056	100.906	100.756	4.000	100.537	100.387	100.237	2.625	94.623	94.473	94.323				
4.125	101.452	101.302	101.152	4.125	100.898	100.748	100.598	2.750	97.412	97.262	97.112				
4.250	102.496	102.355	102.230	4.250	101.798	101.658	101.533	2.875	97.806	97.656	97.506				
4.375	102.931	102.790	102.665	4.375	102.198	102.057	101.932	3.000	98.199	98.049	97.899				
4.500	103.312	103.172	103.047	4.500	102.544	102.403	102.278	3.125	98.543	98.393	98.243				
4.625	103.619	103.479	103.354	4.625	102.815	102.674	102.549	3.250	99.403	99.253	99.103				
4.750	103.744	103.644	103.519	4.750	103.008	102.908	102.783	3.375	99.793	99.643	99.493				
4.875	103.952	103.852	103.727	4.875	103.319	103.219	103.094	3.500	100.178	100.028	99.878				
5.000	104.263	104.163	104.038	5.000	103.595	103.495	103.370	3.625	100.504	100.354	100.204				
5.125	104.506	104.406	104.281	5.125	103.802	103.702	103.577	3.750	101.109	100.959	100.809				
5.250	104.355	104.255	104.146	5.250	103.808	103.708	103.599	3.875	101.449	101.299	101.149				
5.375	104.632	104.532	104.423	5.375	104.049	103.949	103.840	4.000	101.754	101.604	101.454				
5.500	105.085	104.985	104.876	5.500	104.466	104.366	104.257	4.125	101.985	101.835	101.685				

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	96.199	96.049	95.899	3.250	95.902	95.752	95.602	1.875	N/A	N/A	N/A	3.125	98.395	98.245	98.095
3.375	96.653	96.503	96.353	3.375	96.320	96.170	96.020	2.000	N/A	N/A	N/A	3.250	100.191	100.041	99.891
3.500	97.106	96.956	96.806	3.500	96.737	96.587	96.437	2.125	N/A	N/A	N/A	3.375	100.603	100.453	100.303
3.625	97.513	97.363	97.213	3.625	97.109	96.959	96.809	2.250	93.197	93.047	92.897	3.500	101.014	100.864	100.714
3.750	98.960	98.810	98.660	3.750	98.713	98.563	98.413	2.375	93.591	93.441	93.291	3.625	101.422	101.272	101.122
3.875	99.407	99.257	99.107	3.875	99.124	98.974	98.824	2.500	92.673	92.523	92.373	Margin = 2.250		Index = 1.890	
4.000	99.856	99.706	99.556	4.000	99.537	99.387	99.237	2.625	93.623	93.473	93.323	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	100.252	100.102	99.952	4.125	99.898	99.748	99.598	2.750	96.412	96.262	96.112	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.296	101.155	101.030	4.250	100.798	100.658	100.533	2.875	96.806	96.656	96.506	4.250	99.726	99.476	99.226
4.375	101.731	101.590	101.465	4.375	101.198	101.057	100.932	3.000	97.199	97.049	96.899	4.375	100.161	99.911	99.661
4.500	102.112	101.972	101.847	4.500	101.544	101.403	101.278	3.125	97.543	97.393	97.243	4.500	100.542	100.292	100.042
4.625	102.419	102.279	102.154	4.625	101.815	101.674	101.549	3.250	98.403	98.253	98.103	4.625	100.849	100.599	100.349
4.750	102.555	102.455	102.330	4.750	102.008	101.908	101.783	3.375	98.793	98.643	98.493	4.750	100.935	100.685	100.435
4.875	103.002	102.902	102.777	4.875	102.319	102.219	102.094	3.500	99.178	99.028	98.878	4.875	101.282	101.032	100.782
5.000	103.313	103.213	103.088	5.000	102.595	102.495	102.370	3.625	99.504	99.354	99.204	5.000	101.593	101.343	101.093
5.125	103.556	103.456	103.331	5.125	102.802	102.702	102.577	3.750	100.109	99.959	99.809	5.125	101.836	101.586	101.336
5.250	103.405	103.305	103.196	5.250	102.808	102.708	102.599	3.875	100.449	100.299	100.149	5.250	101.735	101.485	101.235
5.375	103.682	103.582	103.473	5.375	103.049	102.949	102.840	4.000	100.754	100.604	100.454	5.375	102.012	101.762	101.512
5.500	104.135	104.035	103.926	5.500	103.466	103.366	103.257	4.125	100.985	100.835	100.685	5.500	102.715	102.465	102.215

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:	2/15/2018	5.250%

Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.850	100.600	100.350	5.000	100.495	100.245	99.995
5.125	101.279	101.029	100.779	5.125	100.702	100.452	100.202
5.250	102.349	102.099	101.849	5.250	101.276	101.026	100.776
5.500	102.956	102.706	102.456	5.500	101.366	101.116	100.866

Advantage Adjustment

203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

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.:	**3/19/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**4/2/2018**
			60 Day Lock Exp.:	**4/16/2018**

W. Rate Sheet Dated: **2/15/2018** **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	96.774	96.624	96.474	3.250	96.277	96.127	95.977	1.875	N/A	N/A	N/A	3.125	97.71	97.558	97.408
3.375	97.228	97.078	96.928	3.375	96.695	96.545	96.395	2.000	N/A	N/A	N/A	3.250	100.57	100.416	100.266
3.500	97.681	97.531	97.381	3.500	97.112	96.962	96.812	2.125	N/A	N/A	N/A	3.375	100.98	100.828	100.678
3.625	98.088	97.938	97.788	3.625	97.484	97.334	97.184	2.250	92.197	92.047	91.897	3.500	101.39	101.239	101.089
3.750	99.410	99.260	99.110	3.750	98.963	98.813	98.663	2.375	92.591	92.441	92.291	3.625	101.80	101.647	101.497
3.875	99.857	99.707	99.557	3.875	99.374	99.224	99.074	2.500	91.673	91.523	91.373	Margin = 2.250		Index = 1.890	
4.000	100.306	100.156	100.006	4.000	99.787	99.637	99.487	2.625	92.623	92.473	92.323				
4.125	100.702	100.552	100.402	4.125	100.148	99.998	99.848	2.750	95.725	95.575	95.425				
4.250	101.558	101.417	101.292	4.250	100.861	100.720	100.595	2.875	96.119	95.969	95.819				
4.375	101.993	101.853	101.728	4.375	101.261	101.120	100.995	3.000	96.512	96.362	96.212				
4.500	102.375	102.234	102.109	4.500	101.606	101.466	101.341	3.125	96.856	96.706	96.556				
4.625	102.682	102.541	102.416	4.625	101.878	101.737	101.612	3.250	98.778	98.628	98.478				
4.750	102.182	102.082	101.957	4.750	101.445	101.345	101.220	3.375	99.168	99.018	98.868				
4.875	102.389	102.289	102.164	4.875	101.756	101.656	101.531	3.500	99.553	99.403	99.253				
5.000	102.701	102.601	102.476	5.000	102.032	101.932	101.807	3.625	99.879	99.729	99.579				
5.125	102.943	102.843	102.718	5.125	102.239	102.139	102.014	3.750	100.359	100.209	100.059				
5.250	101.543	101.443	101.334	5.250	100.996	100.896	100.786	3.875	100.699	100.549	100.399				
5.375	101.820	101.720	101.610	5.375	101.237	101.137	101.027	4.000	101.004	100.854	100.704				
5.500	102.272	102.172	102.063	5.500	101.654	101.554	101.445	4.125	101.235	101.085	100.935				

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	95.574	95.424	95.274	3.250	95.277	95.127	94.977	1.875	N/A	N/A	N/A	3.125	96.708	96.558	96.408
3.375	96.028	95.878	95.728	3.375	95.695	95.545	95.395	2.000	N/A	N/A	N/A	3.250	99.566	99.416	99.266
3.500	96.481	96.331	96.181	3.500	96.112	95.962	95.812	2.125	N/A	N/A	N/A	3.375	99.978	99.828	99.678
3.625	96.888	96.738	96.588	3.625	96.484	96.334	96.184	2.250	91.447	91.297	91.147	3.500	100.389	100.239	100.089
3.750	98.210	98.060	97.910	3.750	97.963	97.813	97.663	2.375	91.841	91.691	91.541	3.625	100.797	100.647	100.497
3.875	98.657	98.507	98.357	3.875	98.374	98.224	98.074	2.500	90.923	90.773	90.623	Margin = 2.250		Index = 1.890	
4.000	99.106	98.956	98.806	4.000	98.787	98.637	98.487	2.625	91.873	91.723	91.573	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.502	99.352	99.202	4.125	99.148	98.998	98.848	2.750	95.506	95.356	95.206	Rate	30 Day	45 Day	60 Day
4.250	100.358	100.217	100.092	4.250	99.861	99.720	99.595	2.875	95.900	95.750	95.600	4.250	98.788	98.538	98.288
4.375	100.793	100.653	100.528	4.375	100.261	100.120	99.995	3.000	96.293	96.143	95.993	4.375	99.223	98.973	98.723
4.500	101.175	101.034	100.909	4.500	100.606	100.466	100.341	3.125	96.637	96.487	96.337	4.500	99.605	99.355	99.105
4.625	101.482	101.341	101.216	4.625	100.878	100.737	100.612	3.250	96.934	96.784	96.634	4.625	99.912	99.662	99.412
4.750	100.993	100.893	100.768	4.750	100.445	100.345	100.220	3.375	97.324	97.174	97.024	4.750	99.373	99.123	98.873
4.875	101.439	101.339	101.214	4.875	100.756	100.656	100.531	3.500	97.709	97.559	97.409	4.875	99.719	99.469	99.219
5.000	101.751	101.651	101.526	5.000	101.032	100.932	100.807	3.625	98.035	97.885	97.735	5.000	100.031	99.781	99.531
5.125	101.993	101.893	101.768	5.125	101.239	101.139	101.014	3.750	97.921	97.771	97.621	5.125	100.273	100.023	99.773
5.250	100.593	100.493	100.384	5.250	99.996	99.896	99.786	3.875	98.261	98.111	97.961	5.250	98.923	98.673	98.423
5.375	100.870	100.770	100.660	5.375	100.237	100.137	100.027	4.000	98.567	98.417	98.267	5.375	99.200	98.950	98.700
5.500	101.322	101.222	101.113	5.500	100.654	100.554	100.445	4.125	98.798	98.648	98.498	5.500	99.902	99.652	99.402

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:	2/15/2018	5.250%

Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
5.000	99.288	99.038	98.788	5.000	98.932	98.682	98.432
5.125	99.716	99.466	99.216	5.125	99.139	98.889	98.639
5.250	99.536	99.286	99.036	5.250	98.464	98.214	97.964
5.500	100.143	99.893	99.643	5.500	98.554	98.304	98.054

Advantage Adjustment

203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 3/19/2018
45 Day Lock Exp.: 4/2/2018
60 Day Lock Exp.: 4/16/2018

W. Rate Sheet Dated: 2/15/2018 **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
4.125	99.625	99.525	99.425	4.125	100.363	100.263	100.163	3.000	97.539	97.439	97.339	3.000	97.498	97.398	97.298
4.250	100.395	100.295	100.195	4.250	101.248	101.148	101.048	3.125	98.102	98.002	97.902	3.125	98.005	97.905	97.805
4.375	101.030	100.930	100.830	4.375	101.724	101.624	101.524	3.250	98.555	98.455	98.355	3.250	98.848	98.748	98.648
4.500	101.503	101.403	101.303	4.500	102.274	102.174	102.074	3.375	99.173	99.073	98.973	3.375	99.165	99.065	98.965
4.625	102.122	102.022	101.922	4.625	102.792	102.692	102.592	3.500	99.698	99.598	99.498	3.500	99.491	99.391	99.291
4.750	102.705	102.605	102.505	4.750	103.219	103.119	103.019	3.625	99.806	99.706	99.606	3.625	99.783	99.683	99.583
4.875	103.217	103.117	103.017	4.875	103.678	103.578	103.478	3.750	100.437	100.337	100.237	3.750	100.761	100.661	100.561
4.990	103.517	103.417	103.317	4.990	104.129	104.029	103.929	3.875	100.957	100.857	100.757	3.875	101.092	100.992	100.892
5.000	103.617	103.517	103.417	5.000	104.229	104.129	104.029	3.990	101.400	101.300	101.200	3.990	101.346	101.246	101.146
5.125	104.263	104.163	104.063	5.125	104.758	104.658	104.558	4.000	101.500	101.400	101.300	4.000	101.446	101.346	101.246
5.250	104.945	104.845	104.745	5.250	105.243	105.143	105.043	4.125	101.955	101.855	101.755	4.125	101.739	101.639	101.539
5.375	105.364	105.264	105.164	5.375	105.581	105.481	105.381	4.250	102.304	102.204	102.104	4.250	101.940	101.840	101.740
5.500	105.802	105.702	105.602	5.500	105.896	105.796	105.696	4.375	102.619	102.519	102.419	4.375	102.131	102.031	101.931
5.625	106.165	106.065	105.965	5.625	106.173	106.073	105.973	4.500	102.790	102.690	102.590	4.500	102.229	102.129	102.029
5.750	106.643	106.543	106.443	5.750	106.093	105.993	105.893	4.625	102.736	102.636	102.536	4.625	102.413	102.313	102.209
5.875	107.099	106.999	106.899	5.875	106.441	106.341	106.241	4.750	103.029	102.929	102.829	4.750	102.580	102.480	102.377
5.990	107.452	107.352	107.252	5.990	106.668	106.568	106.468	4.875	103.302	103.202	103.102	4.875	102.771	102.671	102.567
6.000	107.552	107.452	107.352	6.000	106.768	106.668	106.568	4.990	103.472	103.372	103.272	4.990	102.841	102.741	102.638
6.125	107.841	107.741	107.641	6.125	106.982	106.882	106.782	5.000	103.572	103.472	103.372	5.000	102.941	102.841	102.738

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	98.479	98.379	98.279	3.000	96.604	96.504	96.404
4.250	99.242	99.142	99.042	3.125	97.038	96.938	96.838
4.375	99.836	99.736	99.636	3.250	97.421	97.321	97.221
4.500	100.492	100.392	100.292	3.375	97.874	97.774	97.674
4.625	101.212	101.112	101.012	3.500	98.325	98.225	98.125
4.750	101.893	101.793	101.693	3.625	98.746	98.646	98.546
4.875	102.408	102.308	102.208	3.750	99.097	98.997	98.897
4.990	102.779	102.679	102.579	3.875	99.593	99.493	99.393
5.000	102.879	102.779	102.679	3.990	100.003	99.903	99.803
5.125	103.107	103.007	102.907	4.000	100.103	100.003	99.903
5.250	102.417	102.317	102.217	4.125	100.493	100.393	100.293
5.375	102.903	102.803	102.703	4.250	100.732	100.632	100.532
5.500	103.392	103.292	103.192	4.375	100.942	100.842	100.742
5.625	103.647	103.547	103.447	4.500	101.048	100.948	100.848
5.750	103.054	102.954	102.854	4.625	100.966	100.866	100.766
5.875	103.576	103.476	103.376	4.750	101.160	101.060	100.960
5.990	103.982	103.882	103.782	4.875	101.336	101.236	101.136
6.000	104.082	103.982	103.882	4.990	101.422	101.322	101.222
6.125	104.320	104.220	104.120	5.000	101.522	101.422	101.322

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

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 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.:	3/19/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/2/2018
		60 Day Lock Exp.:	4/16/2018

W. Rate Sheet Dated: **2/15/2018** **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**
4.125	97.787	97.687	97.587	3.875	94.613	94.513	94.413	4.125	98.860	98.760	98.660	4.125	97.165	97.065	96.965
4.250	98.836	98.736	98.636	3.990	95.539	95.439	95.339	4.250	99.798	99.698	99.598	4.250	97.960	97.860	97.760
4.375	99.432	99.332	99.232	4.000	95.639	95.539	95.439	4.375	100.201	100.101	100.001	4.375	98.514	98.414	98.314
4.500	100.053	99.953	99.853	4.125	96.564	96.464	96.364	4.500	100.824	100.724	100.624	4.500	99.020	98.920	98.820
4.625	100.672	100.572	100.472	4.250	97.795	97.695	97.595	4.625	101.342	101.242	101.142	4.625	99.852	99.752	99.652
4.750	101.255	101.155	101.055	4.375	98.595	98.495	98.395	4.750	101.769	101.669	101.569	4.750	100.566	100.466	100.366
4.875	101.767	101.667	101.567	4.500	99.442	99.342	99.242	4.875	102.228	102.128	102.028	4.875	101.130	101.030	100.930
4.990	102.067	101.967	101.867	4.625	100.285	100.185	100.085	4.990	102.679	102.579	102.479	4.990	101.429	101.329	101.229
5.000	102.167	102.067	101.967	4.750	101.066	100.966	100.866	5.000	102.779	102.679	102.579	5.000	101.529	101.429	101.329
5.125	102.813	102.713	102.613	4.875	101.632	101.532	101.432	5.125	103.308	103.208	103.108	5.125	101.918	101.818	101.718
5.250	103.495	103.395	103.295	4.990	101.971	101.871	101.771	5.250	103.793	103.693	103.593	5.250	102.652	102.552	102.452
5.375	103.914	103.814	103.714	5.000	102.071	101.971	101.871	5.375	104.131	104.031	103.931	5.375	103.140	103.040	102.940
5.500	104.352	104.252	104.152	5.125	102.789	102.689	102.589	5.500	104.446	104.346	104.246	5.500	103.599	103.499	103.399
5.625	104.715	104.615	104.515	5.250	103.711	103.611	103.511	5.625	104.723	104.623	104.523	5.625	103.999	103.899	103.799
5.750	105.193	105.093	104.993	5.375	104.176	104.076	103.976	5.750	104.643	104.543	104.443	5.750	104.343	104.243	104.143
5.875	105.649	105.549	105.449	5.500	104.660	104.560	104.460	5.875	104.991	104.891	104.791	5.875	104.847	104.747	104.647
5.990	106.002	105.902	105.802	5.625	105.059	104.959	104.859	5.990	105.218	105.118	105.018	5.990	105.223	105.123	105.023
6.000	106.102	106.002	105.902	5.750	105.690	105.590	105.490	6.000	105.318	105.218	105.118	6.000	105.323	105.223	105.123
6.125	106.391	106.291	106.191	5.875	106.194	106.094	105.994	6.125	105.532	105.432	105.332	6.125	105.637	105.537	105.437

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	96.604	96.504	96.404	3.000	94.121	94.021	93.921	3.000	95.998	95.898	95.798	3.000	93.861	93.761	93.661
3.125	97.038	96.938	96.838	3.125	94.758	94.658	94.558	3.125	96.325	96.225	96.125	3.125	94.487	94.387	94.287
3.250	97.421	97.321	97.221	3.250	95.370	95.270	95.170	3.250	97.348	97.248	97.148	3.250	95.109	95.009	94.909
3.375	97.874	97.774	97.674	3.375	95.999	95.899	95.799	3.375	97.665	97.565	97.465	3.375	95.729	95.629	95.529
3.500	98.325	98.225	98.125	3.500	96.617	96.517	96.417	3.500	97.991	97.891	97.791	3.500	96.356	96.256	96.156
3.625	98.746	98.646	98.546	3.625	97.184	97.084	96.984	3.625	98.283	98.183	98.083	3.625	96.914	96.814	96.714
3.750	99.097	98.997	98.897	3.750	97.679	97.579	97.479	3.750	99.261	99.161	99.061	3.750	97.409	97.309	97.209
3.875	99.593	99.493	99.393	3.875	98.341	98.241	98.141	3.875	99.592	99.492	99.392	3.875	98.061	97.961	97.861
3.990	100.003	99.903	99.803	3.990	98.942	98.842	98.742	3.990	99.846	99.746	99.646	3.990	98.662	98.562	98.462
4.000	100.103	100.003	99.903	4.000	99.042	98.942	98.842	4.000	99.946	99.846	99.746	4.000	98.762	98.662	98.562
4.125	100.493	100.393	100.293	4.125	99.614	99.514	99.414	4.125	100.239	100.139	100.039	4.125	99.333	99.233	99.133
4.250	100.732	100.632	100.532	4.250	99.999	99.899	99.799	4.250	100.440	100.340	100.240	4.250	99.699	99.599	99.499
4.375	100.942	100.842	100.742	4.375	100.351	100.251	100.151	4.375	100.631	100.531	100.431	4.375	100.050	99.950	99.850
4.500	101.048	100.948	100.848	4.500	100.540	100.440	100.340	4.500	100.729	100.629	100.529	4.500	100.240	100.140	100.040
4.625	100.966	100.866	100.766	4.625	100.830	100.730	100.630	4.625	100.913	100.813	100.709	4.625	100.530	100.430	100.330
4.750	101.160	101.060	100.960	4.750	101.155	101.055	100.955	4.750	101.080	100.980	100.877	4.750	100.845	100.745	100.645
4.875	101.336	101.236	101.136	4.875	101.460	101.360	101.260	4.875	101.271	101.171	101.067	4.875	101.180	101.080	100.980
4.990	101.422	101.322	101.222	4.990	101.660	101.560	101.460	4.990	101.341	101.241	101.138	4.990	101.379	101.279	101.179
5.000	101.522	101.422	101.322	5.000	101.760	101.660	101.560	5.000	101.441	101.341	101.238	5.000	101.479	101.379	101.279

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.:	**3/19/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**4/2/2018**
		60 Day Lock Exp.:	**4/16/2018**

W. Rate Sheet Dated: **2/15/2018** **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	97.366	97.266	97.166	3.750	98.625	98.525	98.425	2.750	96.214	96.114	96.014
3.875	98.079	97.979	97.879	3.875	99.295	99.195	99.095	2.875	96.880	96.780	96.680
3.990	98.852	98.752	98.652	3.990	99.877	99.777	99.677	2.990	97.439	97.339	97.239
4.000	98.952	98.852	98.752	4.000	99.977	99.877	99.777	3.000	97.539	97.439	97.339
4.125	99.625	99.525	99.425	4.125	100.549	100.449	100.349	3.125	98.102	98.002	97.902
4.250	100.475	100.375	100.275	4.250	101.217	101.117	101.017	3.250	98.661	98.561	98.461
4.375	101.133	101.033	100.933	4.375	101.849	101.749	101.649	3.375	99.173	99.073	98.973
4.500	101.713	101.613	101.513	4.500	102.467	102.367	102.267	3.500	99.698	99.598	99.498
4.625	102.213	102.113	102.013	4.625	102.898	102.798	102.685	3.625	100.007	99.907	99.807
4.750	102.802	102.702	102.602	4.750	103.495	103.395	103.279	3.750	100.569	100.469	100.369
4.875	103.364	103.264	103.164	4.875	104.066	103.966	103.847	3.875	101.137	101.037	100.937
4.990	103.775	103.675	103.575	4.990	104.514	104.414	104.293	3.990	101.580	101.480	101.380
5.000	103.875	103.775	103.675	5.000	104.614	104.514	104.393	4.000	101.680	101.580	101.480
5.125	104.362	104.259	104.157	5.125	104.422	104.319	104.156	4.125	102.220	102.120	102.020
5.250	104.897	104.794	104.693	5.250	104.985	104.881	104.716	4.250	102.656	102.556	102.456
5.375	105.337	105.234	105.136	5.375	105.506	105.403	105.237	4.375	103.102	103.002	102.902
5.500	105.751	105.648	105.551	5.500	105.984	105.881	105.715	4.500	103.724	103.624	103.524
5.625	106.301	106.179	106.101	5.625	106.517	106.396	106.317	4.625	104.201	104.101	104.001
5.750	106.781	106.659	106.581	5.750	107.032	106.911	106.832	4.750	104.451	104.351	104.251

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

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

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.: **3/19/2018**
45 Day Lock Exp.: **4/2/2018**
60 Day Lock Exp.: **4/16/2018**

W. Rate Sheet Dated: **2/15/2018** **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	95.781	95.681	95.581	3.750	95.681	95.581	95.481	3.750	97.175	97.075	96.975	3.750	97.075	96.975	96.875
3.875	96.625	96.525	96.425	3.875	96.525	96.425	96.325	3.875	97.845	97.745	97.645	3.875	97.745	97.645	97.545
3.990	97.284	97.184	97.084	3.990	97.184	97.084	96.984	3.990	98.427	98.327	98.227	3.990	98.327	98.227	98.127
4.000	97.384	97.284	97.184	4.000	97.284	97.184	97.084	4.000	98.527	98.427	98.327	4.000	98.427	98.327	98.227
4.125	98.068	97.968	97.868	4.125	97.968	97.868	97.768	4.125	99.099	98.999	98.899	4.125	98.999	98.899	98.799
4.250	99.025	98.925	98.825	4.250	98.925	98.825	98.725	4.250	99.767	99.667	99.567	4.250	99.667	99.567	99.467
4.375	99.683	99.583	99.483	4.375	99.583	99.483	99.383	4.375	100.399	100.299	100.199	4.375	100.299	100.199	100.099
4.500	100.263	100.163	100.063	4.500	100.163	100.063	99.963	4.500	101.017	100.917	100.817	4.500	100.917	100.817	100.717
4.625	100.763	100.663	100.563	4.625	100.663	100.563	100.463	4.625	101.448	101.348	101.235	4.625	101.348	101.248	101.135
4.750	101.352	101.252	101.152	4.750	101.252	101.152	101.052	4.750	102.045	101.945	101.829	4.750	101.945	101.845	101.729
4.875	101.914	101.814	101.714	4.875	101.814	101.714	101.614	4.875	102.616	102.516	102.397	4.875	102.516	102.416	102.297
4.990	102.325	102.225	102.125	4.990	102.225	102.125	102.025	4.990	103.064	102.964	102.843	4.990	102.964	102.864	102.743
5.000	102.425	102.325	102.225	5.000	102.325	102.225	102.125	5.000	103.164	103.064	102.943	5.000	103.064	102.964	102.843
5.125	102.912	102.809	102.707	5.125	102.812	102.709	102.607	5.125	102.972	102.869	102.706	5.125	102.872	102.769	102.606
5.250	103.447	103.344	103.243	5.250	103.347	103.244	103.143	5.250	103.535	103.431	103.266	5.250	103.435	103.331	103.166
5.375	103.887	103.784	103.686	5.375	103.787	103.684	103.586	5.375	104.056	103.953	103.787	5.375	103.956	103.853	103.687
5.500	104.301	104.198	104.101	5.500	104.201	104.098	104.001	5.500	104.534	104.431	104.265	5.500	104.434	104.331	104.165
5.625	104.851	104.729	104.651	5.625	104.751	104.629	104.551	5.625	105.067	104.946	104.867	5.625	104.967	104.846	104.767
5.750	105.331	105.209	105.131	5.750	105.231	105.109	105.031	5.750	105.582	105.461	105.382	5.750	105.482	105.361	105.282

15 Year							
≤ 105% LTV				**> 105% LTV**			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	94.563	94.463	94.363	2.750	94.463	94.363	94.263
2.875	95.179	95.079	94.979	2.875	95.079	94.979	94.879
2.990	95.693	95.593	95.493	2.990	95.593	95.493	95.393
3.000	95.793	95.693	95.593	3.000	95.693	95.593	95.493
3.125	96.397	96.297	96.197	3.125	96.297	96.197	96.097
3.250	97.161	97.061	96.961	3.250	97.061	96.961	96.861
3.375	97.564	97.464	97.364	3.375	97.464	97.364	97.264
3.500	97.972	97.872	97.772	3.500	97.872	97.772	97.672
3.625	98.507	98.407	98.307	3.625	98.407	98.307	98.207
3.750	99.069	98.969	98.869	3.750	98.969	98.869	98.769
3.875	99.637	99.537	99.437	3.875	99.537	99.437	99.337
3.990	100.080	99.980	99.880	3.990	99.980	99.880	99.780
4.000	100.180	100.080	99.980	4.000	100.080	99.980	99.880
4.125	100.720	100.620	100.520	4.125	100.620	100.520	100.420
4.250	101.156	101.056	100.956	4.250	101.056	100.956	100.856
4.375	101.602	101.502	101.402	4.375	101.502	101.402	101.302
4.500	102.224	102.124	102.024	4.500	102.124	102.024	101.924
4.625	102.701	102.601	102.501	4.625	102.601	102.501	102.401
4.750	102.951	102.851	102.751	4.750	102.851	102.751	102.651

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

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AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	3/19/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	4/2/2018
			60 Day Lock Exp.:	4/16/2018

W. Rate Sheet Dated: 2/15/2018 **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	97.231	97.131	97.031	3.750	98.625	98.525	98.425	2.750	96.063	95.963	95.863
3.875	98.075	97.975	97.875	3.875	99.295	99.195	99.095	2.875	96.679	96.579	96.479
3.990	98.734	98.634	98.534	3.990	99.877	99.777	99.677	2.990	97.193	97.093	96.993
4.000	98.834	98.734	98.634	4.000	99.977	99.877	99.777	3.000	97.293	97.193	97.093
4.125	99.518	99.418	99.318	4.125	100.549	100.449	100.349	3.125	97.897	97.797	97.697
4.250	100.475	100.375	100.275	4.250	101.217	101.117	101.017	3.250	98.661	98.561	98.461
4.375	101.133	101.033	100.933	4.375	101.849	101.749	101.649	3.375	99.064	98.964	98.864
4.500	101.713	101.613	101.513	4.500	102.467	102.367	102.267	3.500	99.472	99.372	99.272
4.625	102.213	102.113	102.013	4.625	102.898	102.798	102.685	3.625	100.007	99.907	99.807
4.750	102.802	102.702	102.602	4.750	103.495	103.395	103.279	3.750	100.569	100.469	100.369
4.875	103.364	103.264	103.164	4.875	104.066	103.966	103.847	3.875	101.137	101.037	100.937
4.990	103.775	103.675	103.575	4.990	104.514	104.414	104.293	3.990	101.580	101.480	101.380
5.000	103.875	103.775	103.675	5.000	104.614	104.514	104.393	4.000	101.680	101.580	101.480
5.125	104.362	104.259	104.157	5.125	104.422	104.319	104.156	4.125	102.220	102.120	102.020
5.250	104.897	104.794	104.693	5.250	104.985	104.881	104.716	4.250	102.656	102.556	102.456
5.375	105.337	105.234	105.136	5.375	105.506	105.403	105.237	4.375	103.102	103.002	102.902
5.500	105.751	105.648	105.551	5.500	105.984	105.881	105.715	4.500	103.724	103.624	103.524
5.625	106.301	106.179	106.101	5.625	106.517	106.396	106.317	4.625	104.201	104.101	104.001
5.750	106.781	106.659	106.581	5.750	107.032	106.911	106.832	4.750	104.451	104.351	104.251

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.

[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.: **3/19/2018**
45 Day Lock Exp.: **4/2/2018**
60 Day Lock Exp.: **4/16/2018**

W. Rate Sheet Dated: **2/15/2018** **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	96.216	96.165	95.988
3.875	97.016	96.964	96.781
4.000	97.865	97.810	97.622
4.125	98.526	98.469	98.276
4.250	99.132	99.073	98.875
4.375	99.668	99.608	99.405
4.500	100.211	100.149	99.940
4.625	100.618	100.555	100.341
4.750	101.028	100.962	100.743
4.875	101.466	101.399	101.175
5.000	101.761	101.691	101.462
5.125	102.006	101.935	101.701
5.250	102.458	102.385	102.146

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	95.927	95.883	95.727
3.375	96.667	96.621	96.460
3.500	97.212	97.164	96.998
3.625	97.701	97.652	97.480
3.750	98.149	98.098	97.921
3.875	98.565	98.512	98.330
4.000	98.970	98.915	98.728
4.125	99.365	99.308	99.116
4.250	99.750	99.692	99.494
4.375	100.019	99.959	99.756
4.500	100.281	100.219	100.010

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	95.761	95.721	95.575
3.125	96.450	96.408	96.257
3.250	97.015	96.971	96.815
3.375	97.528	97.482	97.321
3.500	98.016	97.969	97.802
3.625	98.464	98.415	98.243
3.750	98.876	98.824	98.647
3.875	99.253	99.200	99.018
4.000	99.599	99.544	99.357
4.125	99.916	99.860	99.667
4.250	100.215	100.157	99.959
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)