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.: **3/22/2018**
45 Day Lock Exp.: **4/6/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/20/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.290	97.140	96.990	3.250	96.793	96.643	96.493
3.375	97.743	97.593	97.443	3.375	97.210	97.060	96.910
3.500	98.196	98.046	97.896	3.500	97.627	97.477	97.327
3.625	98.599	98.449	98.299	3.625	97.995	97.845	97.695
3.750	100.110	99.960	99.810	3.750	99.662	99.512	99.362
3.875	100.559	100.409	100.259	3.875	100.076	99.926	99.776
4.000	101.003	100.853	100.703	4.000	100.484	100.334	100.184
4.125	101.389	101.239	101.089	4.125	100.835	100.685	100.535
4.250	102.538	102.413	102.257	4.250	101.841	101.716	101.560
4.375	102.937	102.812	102.656	4.375	102.205	102.080	101.923
4.500	103.302	103.177	103.021	4.500	102.533	102.408	102.252
4.625	103.592	103.467	103.311	4.625	102.788	102.663	102.507
4.750	103.717	103.608	103.467	4.750	103.048	102.938	102.798
4.875	103.974	103.865	103.724	4.875	103.341	103.232	103.091
5.000	104.268	104.158	104.018	5.000	103.599	103.490	103.349
5.125	104.495	104.386	104.245	5.125	103.791	103.682	103.541
5.250	105.211	105.086	104.986	5.250	104.363	104.238	104.138
5.375	105.485	105.360	105.260	5.375	104.729	104.604	104.504
5.500	105.605	105.480	105.380	5.500	104.986	104.861	104.761

15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A	3.125	100.484	100.334	100.184
2.000	N/A	N/A	N/A	3.250	101.191	101.041	100.891
2.125	N/A	N/A	N/A	3.375	101.603	101.453	101.303
2.250	94.233	94.083	93.933	3.500	102.014	101.864	101.714
2.375	94.638	94.488	94.338	3.625	102.417	102.267	102.117
2.500	93.720	93.570	93.420	Margin = 2.250		Index = 1.890	
2.625	94.670	94.520	94.370				
2.750	97.361	97.211	97.061				
2.875	97.755	97.605	97.455				
3.000	98.149	97.999	97.849				
3.125	98.492	98.342	98.192				
3.250	99.364	99.214	99.064				
3.375	99.754	99.604	99.454				
3.500	100.138	99.988	99.838				
3.625	100.465	100.315	100.165				
3.750	101.093	100.943	100.793				
3.875	101.433	101.283	101.133				
4.000	101.738	101.588	101.438				
4.125	101.969	101.819	101.669				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	96.090	95.940	95.790	3.250	95.793	95.643	95.493
3.375	96.543	96.393	96.243	3.375	96.210	96.060	95.910
3.500	96.996	96.846	96.696	3.500	96.627	96.477	96.327
3.625	97.399	97.249	97.099	3.625	96.995	96.845	96.695
3.750	98.910	98.760	98.610	3.750	98.662	98.512	98.362
3.875	99.359	99.209	99.059	3.875	99.076	98.926	98.776
4.000	99.803	99.653	99.503	4.000	99.484	99.334	99.184
4.125	100.189	100.039	99.889	4.125	99.835	99.685	99.535
4.250	101.338	101.213	101.057	4.250	100.841	100.716	100.560
4.375	101.737	101.612	101.456	4.375	101.205	101.080	100.923
4.500	102.102	101.977	101.821	4.500	101.533	101.408	101.252
4.625	102.392	102.267	102.111	4.625	101.788	101.663	101.507
4.750	102.595	102.486	102.345	4.750	102.048	101.938	101.798
4.875	103.024	102.915	102.774	4.875	102.341	102.232	102.091
5.000	103.318	103.208	103.068	5.000	102.599	102.490	102.349
5.125	103.545	103.436	103.295	5.125	102.791	102.682	102.541
5.250	104.261	104.136	104.036	5.250	103.363	103.238	103.138
5.375	104.535	104.410	104.310	5.375	103.729	103.604	103.504
5.500	104.655	104.530	104.430	5.500	103.986	103.861	103.761

15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A	3.125	99.484	99.334	99.184
2.000	N/A	N/A	N/A	3.250	100.191	100.041	99.891
2.125	N/A	N/A	N/A	3.375	100.603	100.453	100.303
2.250	93.233	93.083	92.933	3.500	101.014	100.864	100.714
2.375	93.638	93.488	93.338	3.625	101.417	101.267	101.117
2.500	92.720	92.570	92.420	Margin = 2.250		Index = 1.890	
2.625	93.670	93.520	93.370	**30 Year OTC** "Borrower Paid Only for USDA"			
2.750	96.361	96.211	96.061	Rate	30 Day	45 Day	60 Day
2.875	96.755	96.605	96.455	4.250	99.768	99.518	99.268
3.000	97.149	96.999	96.849	4.375	100.167	99.917	99.667
3.125	97.492	97.342	97.192	4.500	100.532	100.282	100.032
3.250	98.364	98.214	98.064	4.625	100.822	100.572	100.322
3.375	98.754	98.604	98.454	4.750	100.975	100.725	100.475
3.500	99.138	98.988	98.838	4.875	101.304	101.054	100.804
3.625	99.465	99.315	99.165	5.000	101.598	101.348	101.098
3.750	100.093	99.943	99.793	5.125	101.825	101.575	101.325
3.875	100.433	100.283	100.133	5.250	102.090	101.840	101.590
4.000	100.738	100.588	100.438	5.375	102.491	102.241	101.991
4.125	100.969	100.819	100.669	5.500	103.035	102.785	102.535

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:	2/20/2018	#N/A

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	100.855	100.605	100.355	5.000	100.499	100.249	99.999
5.125	101.268	101.018	100.768	5.125	100.691	100.441	100.191
5.250	102.522	102.272	102.022	5.250	101.800	101.550	101.300
5.500	103.126	102.876	102.626	5.500	101.886	101.636	101.386

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.:	**3/22/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**4/6/2018**
		60 Day Lock Exp.:	**4/23/2018**

W. Rate Sheet Dated: **2/20/2018** **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	96.727	96.577	96.427	3.250	96.230	96.080	95.930	1.875	N/A	N/A	N/A	3.125	98.80	98.646	98.496
3.375	97.181	97.031	96.881	3.375	96.648	96.498	96.348	2.000	N/A	N/A	N/A	3.250	100.63	100.479	100.329
3.500	97.633	97.483	97.333	3.500	97.065	96.915	96.765	2.125	N/A	N/A	N/A	3.375	101.04	100.890	100.740
3.625	98.036	97.886	97.736	3.625	97.432	97.282	97.132	2.250	92.233	92.083	91.933	3.500	101.45	101.302	101.152
3.750	99.610	99.460	99.310	3.750	99.162	99.012	98.862	2.375	92.638	92.488	92.338	3.625	101.85	101.705	101.555
3.875	100.059	99.909	99.759	3.875	99.576	99.426	99.276	2.500	91.720	91.570	91.420	Margin = 2.250		Index = 1.890	
4.000	100.503	100.353	100.203	4.000	99.984	99.834	99.684	2.625	92.670	92.520	92.370				
4.125	100.889	100.739	100.589	4.125	100.335	100.185	100.035	2.750	95.674	95.524	95.374				
4.250	101.897	101.772	101.616	4.250	101.200	101.075	100.919	2.875	96.068	95.918	95.768				
4.375	102.297	102.172	102.016	4.375	101.564	101.439	101.283	3.000	96.461	96.311	96.161				
4.500	102.661	102.536	102.380	4.500	101.893	101.768	101.612	3.125	96.805	96.655	96.505				
4.625	102.952	102.827	102.670	4.625	102.148	102.023	101.866	3.250	98.802	98.652	98.502				
4.750	102.374	102.264	102.124	4.750	101.704	101.595	101.454	3.375	99.191	99.041	98.891				
4.875	102.630	102.521	102.380	4.875	101.998	101.888	101.748	3.500	99.576	99.426	99.276				
5.000	102.924	102.815	102.674	5.000	102.255	102.146	102.005	3.625	99.902	99.752	99.602				
5.125	103.152	103.042	102.902	5.125	102.447	102.338	102.197	3.750	100.593	100.443	100.293				
5.250	102.398	102.273	102.173	5.250	101.550	101.425	101.325	3.875	100.933	100.783	100.633				
5.375	102.673	102.548	102.448	5.375	101.916	101.791	101.691	4.000	101.238	101.088	100.938				
5.500	102.792	102.667	102.567	5.500	102.174	102.049	101.949	4.125	101.469	101.319	101.169				

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	95.527	95.377	95.227	3.250	95.230	95.080	94.930	1.875	N/A	N/A	N/A	3.125	97.796	97.646	97.496
3.375	95.981	95.831	95.681	3.375	95.648	95.498	95.348	2.000	N/A	N/A	N/A	3.250	99.629	99.479	99.329
3.500	96.433	96.283	96.133	3.500	96.065	95.915	95.765	2.125	N/A	N/A	N/A	3.375	100.040	99.890	99.740
3.625	96.836	96.686	96.536	3.625	96.432	96.282	96.132	2.250	91.483	91.333	91.183	3.500	100.452	100.302	100.152
3.750	98.410	98.260	98.110	3.750	98.162	98.012	97.862	2.375	91.888	91.738	91.588	3.625	100.855	100.705	100.555
3.875	98.859	98.709	98.559	3.875	98.576	98.426	98.276	2.500	90.970	90.820	90.670	Margin = 2.250		Index = 1.890	
4.000	99.303	99.153	99.003	4.000	98.984	98.834	98.684	2.625	91.920	91.770	91.620	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.689	99.539	99.389	4.125	99.335	99.185	99.035	2.750	95.455	95.305	95.155	Rate	30 Day	45 Day	60 Day
4.250	100.697	100.572	100.416	4.250	100.200	100.075	99.919	2.875	95.849	95.699	95.549	4.250	99.127	98.877	98.627
4.375	101.097	100.972	100.816	4.375	100.564	100.439	100.283	3.000	96.242	96.092	95.942	4.375	99.527	99.277	99.027
4.500	101.461	101.336	101.180	4.500	100.893	100.768	100.612	3.125	96.586	96.436	96.286	4.500	99.891	99.641	99.391
4.625	101.752	101.627	101.470	4.625	101.148	101.023	100.866	3.250	96.895	96.745	96.595	4.625	100.182	99.932	99.682
4.750	101.251	101.142	101.001	4.750	100.704	100.595	100.454	3.375	97.285	97.135	96.985	4.750	99.631	99.381	99.131
4.875	101.680	101.571	101.430	4.875	100.998	100.888	100.748	3.500	97.670	97.520	97.370	4.875	99.960	99.710	99.460
5.000	101.974	101.865	101.724	5.000	101.255	101.146	101.005	3.625	97.996	97.846	97.696	5.000	100.254	100.004	99.754
5.125	102.202	102.092	101.952	5.125	101.447	101.338	101.197	3.750	97.906	97.756	97.606	5.125	100.482	100.232	99.982
5.250	101.448	101.323	101.223	5.250	100.550	100.425	100.325	3.875	98.246	98.096	97.946	5.250	99.277	99.027	98.777
5.375	101.723	101.598	101.498	5.375	100.916	100.791	100.691	4.000	98.551	98.401	98.251	5.375	99.679	99.429	99.179
5.500	101.842	101.717	101.617	5.500	101.174	101.049	100.949	4.125	98.782	98.632	98.482	5.500	100.222	99.972	99.722

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:	2/20/2018	#N/A

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	99.511	99.261	99.011	5.000	99.155	98.905	98.655
5.125	99.925	99.675	99.425	5.125	99.347	99.097	98.847
5.250	99.710	99.460	99.210	5.250	98.987	98.737	98.487
5.500	100.313	100.063	99.813	5.500	99.074	98.824	98.574

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.: **3/22/2018**
45 Day Lock Exp.: **4/6/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/20/2018** **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
4.250	100.554	100.454	100.354	4.375	101.778	101.678	101.578	3.000	97.285	97.185	97.085	3.000	97.641	97.541	97.441
4.375	101.157	101.057	100.957	4.500	102.407	102.307	102.207	3.125	97.763	97.663	97.563	3.125	97.980	97.880	97.780
4.500	101.753	101.653	101.553	4.625	102.907	102.807	102.707	3.250	98.366	98.266	98.166	3.250	98.986	98.886	98.786
4.625	102.364	102.264	102.164	4.750	103.337	103.237	103.137	3.375	99.057	98.957	98.857	3.375	99.312	99.212	99.112
4.750	102.912	102.812	102.712	4.875	103.741	103.641	103.541	3.500	99.483	99.383	99.283	3.500	99.629	99.529	99.429
4.875	103.395	103.295	103.195	4.990	103.990	103.890	103.790	3.625	99.897	99.797	99.697	3.625	99.925	99.825	99.725
4.990	103.646	103.546	103.446	5.000	104.090	103.990	103.890	3.750	100.470	100.370	100.270	3.750	100.802	100.702	100.602
5.000	103.746	103.646	103.546	5.125	104.613	104.513	104.413	3.875	100.905	100.805	100.705	3.875	101.136	101.036	100.936
5.125	104.355	104.255	104.155	5.250	105.132	105.032	104.932	3.990	101.360	101.260	101.160	3.990	101.392	101.292	101.192
5.250	105.040	104.940	104.840	5.375	105.472	105.372	105.272	4.000	101.460	101.360	101.260	4.000	101.492	101.392	101.292
5.375	105.463	105.363	105.263	5.500	105.792	105.692	105.592	4.125	101.911	101.811	101.711	4.125	101.768	101.668	101.568
5.500	105.905	105.805	105.705	5.625	106.068	105.968	105.868	4.250	102.242	102.142	102.042	4.250	101.972	101.872	101.772
5.625	106.270	106.170	106.070	5.750	106.145	106.045	105.927	4.375	102.562	102.462	102.362	4.375	102.166	102.066	101.966
5.750	106.713	106.613	106.496	5.875	106.495	106.395	106.277	4.500	102.733	102.633	102.533	4.500	102.265	102.165	102.065
5.875	106.743	106.643	106.526	5.990	106.727	106.627	106.509	4.625	102.683	102.583	102.483	4.625	102.349	102.249	102.142
5.990	107.528	107.428	107.311	6.000	106.827	106.727	106.609	4.750	102.968	102.868	102.768	4.750	102.548	102.448	102.341
6.000	107.628	107.528	107.411	6.125	107.040	106.940	106.823	4.875	103.273	103.173	103.073	4.875	102.742	102.642	102.535
6.125	107.658	107.558	107.458	6.250	106.976	106.876	106.776	4.990	103.450	103.350	103.250	4.990	102.815	102.715	102.608
6.250	107.518	107.418	107.318	6.375	107.297	107.197	107.097	5.000	103.550	103.450	103.350	5.000	102.915	102.815	102.708

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.625	101.333	101.233	101.133	3.000	96.538	96.438	96.338
4.750	102.020	101.920	101.820	3.125	96.964	96.864	96.764
4.875	102.540	102.440	102.340	3.250	97.382	97.282	97.182
4.990	102.916	102.816	102.716	3.375	97.823	97.723	97.623
5.000	103.016	102.916	102.816	3.500	98.286	98.186	98.086
5.125	103.243	103.143	103.043	3.625	98.700	98.600	98.500
5.250	102.512	102.412	102.312	3.750	99.052	98.952	98.852
5.375	103.003	102.903	102.803	3.875	99.544	99.444	99.344
5.500	103.495	103.395	103.295	3.990	99.956	99.856	99.756
5.625	103.751	103.651	103.551	4.000	100.056	99.956	99.856
5.750	103.125	103.021	102.889	4.125	100.448	100.348	100.248
5.875	103.651	103.547	103.415	4.250	100.670	100.570	100.470
5.990	104.060	103.956	103.825	4.375	100.882	100.782	100.682
6.000	104.160	104.056	103.925	4.500	100.991	100.891	100.791
6.125	104.400	104.297	104.165	4.625	100.913	100.813	100.713
6.250	103.650	103.550	103.450	4.750	101.100	101.000	100.900
6.375	104.158	104.058	103.958	4.875	101.308	101.208	101.108
6.500	104.603	104.503	104.403	4.990	101.396	101.296	101.196
6.625	104.800	104.700	104.600	5.000	101.496	101.396	101.296

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

FICO ↓ \ LTV →	LPMI Adjust Term > 20 yr & All Manuf. ≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	LPMI Adjust Term ≤ 20 yr ≤ 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.:	3/22/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/6/2018
		60 Day Lock Exp.:	4/23/2018

W. Rate Sheet Dated: 2/20/2018 **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
4.250	98.943	98.843	98.743	3.875	94.713	94.613	94.513	4.375	100.328	100.228	100.128	4.375	98.630	98.530	98.430
4.375	99.543	99.443	99.343	3.990	95.649	95.549	95.449	4.500	100.957	100.857	100.757	4.500	99.134	99.034	98.934
4.500	100.172	100.072	99.972	4.000	95.749	95.649	95.549	4.625	101.457	101.357	101.257	4.625	99.935	99.835	99.735
4.625	100.796	100.696	100.596	4.125	96.685	96.585	96.485	4.750	101.887	101.787	101.687	4.750	100.654	100.554	100.454
4.750	101.382	101.282	101.182	4.250	97.892	97.792	97.692	4.875	102.291	102.191	102.091	4.875	101.222	101.122	101.022
4.875	101.898	101.798	101.698	4.375	98.707	98.607	98.507	4.990	102.540	102.440	102.340	4.990	101.523	101.423	101.323
4.990	102.196	102.096	101.996	4.500	99.559	99.459	99.359	5.000	102.640	102.540	102.440	5.000	101.623	101.523	101.423
5.000	102.296	102.196	102.096	4.625	100.406	100.306	100.206	5.125	103.163	103.063	102.963	5.125	102.009	101.909	101.809
5.125	102.905	102.805	102.705	4.750	101.193	101.093	100.993	5.250	103.682	103.582	103.482	5.250	102.728	102.628	102.528
5.250	103.590	103.490	103.390	4.875	101.764	101.664	101.564	5.375	104.022	103.922	103.822	5.375	103.222	103.122	103.022
5.375	104.013	103.913	103.813	4.990	102.105	102.005	101.905	5.500	104.342	104.242	104.142	5.500	103.685	103.585	103.485
5.500	104.455	104.355	104.255	5.000	102.205	102.105	102.005	5.625	104.618	104.518	104.418	5.625	104.089	103.989	103.889
5.625	104.820	104.720	104.620	5.125	102.878	102.778	102.678	5.750	104.695	104.595	104.477	5.750	104.395	104.295	104.177
5.750	105.263	105.163	105.046	5.250	103.806	103.706	103.606	5.875	105.045	104.945	104.827	5.875	104.903	104.803	104.685
5.875	105.723	105.623	105.506	5.375	104.276	104.176	104.076	5.990	105.277	105.177	105.059	5.990	105.282	105.182	105.065
5.990	106.078	105.978	105.861	5.500	104.765	104.665	104.565	6.000	105.377	105.277	105.159	6.000	105.382	105.282	105.165
6.000	106.178	106.078	105.961	5.625	105.169	105.069	104.969	6.125	105.590	105.490	105.373	6.125	105.695	105.595	105.477
6.125	106.208	106.108	106.008	5.750	105.761	105.661	105.544	6.250	105.526	105.426	105.326	6.250	105.223	105.123	105.023
6.250	106.068	105.968	105.868	5.875	106.268	106.168	106.051	6.375	105.847	105.747	105.647	6.375	105.690	105.590	105.490

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	96.538	96.438	96.338	3.000	94.054	93.954	93.854	3.000	96.141	96.041	95.941	3.000	93.784	93.684	93.584
3.125	96.964	96.864	96.764	3.125	94.683	94.583	94.483	3.125	96.480	96.380	96.280	3.125	94.423	94.323	94.223
3.250	97.382	97.282	97.182	3.250	95.323	95.223	95.123	3.250	97.486	97.386	97.286	3.250	95.053	94.953	94.853
3.375	97.823	97.723	97.623	3.375	95.944	95.844	95.744	3.375	97.812	97.712	97.612	3.375	95.684	95.584	95.484
3.500	98.286	98.186	98.086	3.500	96.576	96.476	96.376	3.500	98.129	98.029	97.929	3.500	96.305	96.205	96.105
3.625	98.700	98.600	98.500	3.625	97.139	97.039	96.939	3.625	98.425	98.325	98.225	3.625	96.869	96.769	96.669
3.750	99.052	98.952	98.852	3.750	97.633	97.533	97.433	3.750	99.302	99.202	99.102	3.750	97.352	97.252	97.152
3.875	99.544	99.444	99.344	3.875	98.287	98.187	98.087	3.875	99.636	99.536	99.436	3.875	98.007	97.907	97.807
3.990	99.956	99.856	99.756	3.990	98.894	98.794	98.694	3.990	99.892	99.792	99.692	3.990	98.614	98.514	98.414
4.000	100.056	99.956	99.856	4.000	98.994	98.894	98.794	4.000	99.992	99.892	99.792	4.000	98.714	98.614	98.514
4.125	100.448	100.348	100.248	4.125	99.569	99.469	99.369	4.125	100.268	100.168	100.068	4.125	99.269	99.169	99.069
4.250	100.670	100.570	100.470	4.250	99.939	99.839	99.739	4.250	100.472	100.372	100.272	4.250	99.638	99.538	99.438
4.375	100.882	100.782	100.682	4.375	100.291	100.191	100.091	4.375	100.666	100.566	100.466	4.375	99.991	99.891	99.791
4.500	100.991	100.891	100.791	4.500	100.487	100.387	100.287	4.500	100.765	100.665	100.565	4.500	100.186	100.086	99.986
4.625	100.913	100.813	100.713	4.625	100.777	100.677	100.577	4.625	100.849	100.749	100.642	4.625	100.466	100.366	100.266
4.750	101.100	101.000	100.900	4.750	101.096	100.996	100.896	4.750	101.048	100.948	100.841	4.750	100.816	100.716	100.616
4.875	101.308	101.208	101.108	4.875	101.432	101.332	101.232	4.875	101.242	101.142	101.035	4.875	101.151	101.051	100.951
4.990	101.396	101.296	101.196	4.990	101.638	101.538	101.438	4.990	101.315	101.215	101.108	4.990	101.357	101.257	101.157
5.000	101.496	101.396	101.296	5.000	101.738	101.638	101.538	5.000	101.415	101.315	101.208	5.000	101.457	101.357	101.257

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

30 Day Lock Exp.: **3/22/2018**
45 Day Lock Exp.: **4/6/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/20/2018** **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	97.667	97.567	97.467	3.750	98.683	98.583	98.483	2.750	95.993	95.893	95.793
3.875	98.478	98.378	98.278	3.875	99.442	99.342	99.237	2.875	96.686	96.586	96.486
3.990	99.041	98.941	98.841	3.990	100.006	99.906	99.799	2.990	97.185	97.085	96.985
4.000	99.141	99.041	98.941	4.000	100.106	100.006	99.899	3.000	97.285	97.185	97.085
4.125	99.817	99.717	99.617	4.125	100.759	100.659	100.549	3.125	97.842	97.742	97.642
4.250	100.639	100.539	100.439	4.250	101.416	101.316	101.203	3.250	98.601	98.501	98.401
4.375	101.296	101.196	101.096	4.375	102.047	101.947	101.830	3.375	99.057	98.957	98.857
4.500	101.874	101.774	101.671	4.500	102.664	102.564	102.443	3.500	99.483	99.383	99.283
4.625	102.371	102.271	102.169	4.625	103.012	102.912	102.778	3.625	99.933	99.833	99.733
4.750	102.957	102.857	102.754	4.750	103.607	103.507	103.371	3.750	100.495	100.395	100.295
4.875	103.515	103.415	103.312	4.875	104.177	104.077	103.938	3.875	101.051	100.951	100.851
4.990	103.921	103.821	103.720	4.990	104.623	104.523	104.382	3.990	101.551	101.451	101.351
5.000	104.021	103.921	103.820	5.000	104.723	104.623	104.482	4.000	101.651	101.551	101.451
5.125	104.497	104.387	104.279	5.125	104.507	104.396	104.226	4.125	102.190	102.090	101.990
5.250	105.028	104.917	104.810	5.250	105.097	104.987	104.815	4.250	102.607	102.507	102.407
5.375	105.462	105.351	105.248	5.375	105.617	105.506	105.334	4.375	103.052	102.952	102.852
5.500	105.869	105.759	105.660	5.500	106.091	105.981	105.809	4.500	103.672	103.572	103.472
5.625	106.558	106.428	106.358	5.625	106.753	106.623	106.553	4.625	104.148	104.048	103.948
5.750	107.032	106.902	106.832	5.750	107.265	107.135	107.065	4.750	104.387	104.287	104.187

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

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W. Rate Sheet Dated: 2/20/2018 **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	95.904	95.804	95.704	3.750	95.804	95.704	95.604	3.750	97.233	97.133	97.033	3.750	97.133	97.033	96.933
3.875	96.744	96.644	96.544	3.875	96.644	96.544	96.444	3.875	97.992	97.892	97.787	3.875	97.892	97.792	97.687
3.990	97.402	97.302	97.202	3.990	97.302	97.202	97.102	3.990	98.556	98.456	98.349	3.990	98.456	98.356	98.249
4.000	97.502	97.402	97.302	4.000	97.402	97.302	97.202	4.000	98.656	98.556	98.449	4.000	98.556	98.456	98.349
4.125	98.288	98.188	98.088	4.125	98.188	98.088	97.988	4.125	99.309	99.209	99.099	4.125	99.209	99.109	98.999
4.250	99.189	99.089	98.989	4.250	99.089	98.989	98.889	4.250	99.966	99.866	99.753	4.250	99.866	99.766	99.653
4.375	99.846	99.746	99.646	4.375	99.746	99.646	99.546	4.375	100.597	100.497	100.380	4.375	100.497	100.397	100.280
4.500	100.424	100.324	100.221	4.500	100.324	100.224	100.121	4.500	101.214	101.114	100.993	4.500	101.114	101.014	100.893
4.625	100.921	100.821	100.719	4.625	100.821	100.721	100.619	4.625	101.562	101.462	101.328	4.625	101.462	101.362	101.228
4.750	101.507	101.407	101.304	4.750	101.407	101.307	101.204	4.750	102.157	102.057	101.921	4.750	102.057	101.957	101.821
4.875	102.065	101.965	101.862	4.875	101.965	101.865	101.762	4.875	102.727	102.627	102.488	4.875	102.627	102.527	102.388
4.990	102.471	102.371	102.270	4.990	102.371	102.271	102.170	4.990	103.173	103.073	102.932	4.990	103.073	102.973	102.832
5.000	102.571	102.471	102.370	5.000	102.471	102.371	102.270	5.000	103.273	103.173	103.032	5.000	103.173	103.073	102.932
5.125	103.047	102.937	102.829	5.125	102.947	102.837	102.729	5.125	103.057	102.946	102.776	5.125	102.957	102.846	102.676
5.250	103.578	103.467	103.360	5.250	103.478	103.367	103.260	5.250	103.647	103.537	103.365	5.250	103.547	103.437	103.265
5.375	104.012	103.901	103.798	5.375	103.912	103.801	103.698	5.375	104.167	104.056	103.884	5.375	104.067	103.956	103.784
5.500	104.419	104.309	104.210	5.500	104.319	104.209	104.110	5.500	104.641	104.531	104.359	5.500	104.541	104.431	104.259
5.625	105.108	104.978	104.908	5.625	105.008	104.878	104.808	5.625	105.303	105.173	105.103	5.625	105.203	105.073	105.003
5.750	105.582	105.452	105.382	5.750	105.482	105.352	105.282	5.750	105.815	105.685	105.615	5.750	105.715	105.585	105.515

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.493	94.393	94.293	2.750	94.393	94.293	94.193
2.875	95.121	95.021	94.921	2.875	95.021	94.921	94.821
2.990	95.646	95.546	95.446	2.990	95.546	95.446	95.346
3.000	95.746	95.646	95.546	3.000	95.646	95.546	95.446
3.125	96.342	96.242	96.142	3.125	96.242	96.142	96.042
3.250	97.101	97.001	96.901	3.250	97.001	96.901	96.801
3.375	97.506	97.406	97.306	3.375	97.406	97.306	97.206
3.500	97.911	97.811	97.711	3.500	97.811	97.711	97.611
3.625	98.433	98.333	98.233	3.625	98.333	98.233	98.133
3.750	98.995	98.895	98.795	3.750	98.895	98.795	98.695
3.875	99.551	99.451	99.351	3.875	99.451	99.351	99.251
3.990	100.051	99.951	99.851	3.990	99.951	99.851	99.751
4.000	100.151	100.051	99.951	4.000	100.051	99.951	99.851
4.125	100.690	100.590	100.490	4.125	100.590	100.490	100.390
4.250	101.107	101.007	100.907	4.250	101.007	100.907	100.807
4.375	101.552	101.452	101.352	4.375	101.452	101.352	101.252
4.500	102.172	102.072	101.972	4.500	102.072	101.972	101.872
4.625	102.648	102.548	102.448	4.625	102.548	102.448	102.348
4.750	102.887	102.787	102.687	4.750	102.787	102.687	102.587

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		

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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	97.354	97.254	97.154	3.750	98.683	98.583	98.483	2.750	95.993	95.893	95.793
3.875	98.194	98.094	97.994	3.875	99.442	99.342	99.237	2.875	96.621	96.521	96.421
3.990	98.852	98.752	98.652	3.990	100.006	99.906	99.799	2.990	97.146	97.046	96.946
4.000	98.952	98.852	98.752	4.000	100.106	100.006	99.899	3.000	97.246	97.146	97.046
4.125	99.738	99.638	99.538	4.125	100.759	100.659	100.549	3.125	97.842	97.742	97.642
4.250	100.639	100.539	100.439	4.250	101.416	101.316	101.203	3.250	98.601	98.501	98.401
4.375	101.296	101.196	101.096	4.375	102.047	101.947	101.830	3.375	99.006	98.906	98.806
4.500	101.874	101.774	101.671	4.500	102.664	102.564	102.443	3.500	99.411	99.311	99.211
4.625	102.371	102.271	102.169	4.625	103.012	102.912	102.778	3.625	99.933	99.833	99.733
4.750	102.957	102.857	102.754	4.750	103.607	103.507	103.371	3.750	100.495	100.395	100.295
4.875	103.515	103.415	103.312	4.875	104.177	104.077	103.938	3.875	101.051	100.951	100.851
4.990	103.921	103.821	103.720	4.990	104.623	104.523	104.382	3.990	101.551	101.451	101.351
5.000	104.021	103.921	103.820	5.000	104.723	104.623	104.482	4.000	101.651	101.551	101.451
5.125	104.497	104.387	104.279	5.125	104.507	104.396	104.226	4.125	102.190	102.090	101.990
5.250	105.028	104.917	104.810	5.250	105.097	104.987	104.815	4.250	102.607	102.507	102.407
5.375	105.462	105.351	105.248	5.375	105.617	105.506	105.334	4.375	103.052	102.952	102.852
5.500	105.869	105.759	105.660	5.500	106.091	105.981	105.809	4.500	103.672	103.572	103.472
5.625	106.558	106.428	106.358	5.625	106.753	106.623	106.553	4.625	104.148	104.048	103.948
5.750	107.032	106.902	106.832	5.750	107.265	107.135	107.065	4.750	104.387	104.287	104.187

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

	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.: **3/22/2018**
45 Day Lock Exp.: **4/6/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/20/2018** **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	96.489	96.438	96.260
3.875	97.081	97.028	96.845
4.000	97.751	97.696	97.509
4.125	98.585	98.528	98.335
4.250	99.277	99.219	99.021
4.375	99.907	99.847	99.644
4.500	100.431	100.369	100.161
4.625	100.832	100.769	100.555
4.750	101.394	101.328	101.110
4.875	101.855	101.788	101.564
5.000	102.180	102.111	101.882
5.125	102.445	102.374	102.140
5.250	102.624	102.551	102.311

15 Yr. Fixed

All-in Price Cap "Borrower Paid Only" **101.850**

Rate	30 Day	45 Day	60 Day
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	97.138	97.091	96.924
3.625	97.623	97.574	97.402
3.750	98.068	98.017	97.840
3.875	98.687	98.634	98.452
4.000	99.049	98.994	98.807
4.125	99.318	99.261	99.069
4.250	99.616	99.557	99.359
4.375	99.884	99.824	99.621
4.500	100.146	100.084	99.876
4.625	100.391	100.327	100.114
4.750	100.661	100.595	100.377

7/1 Hybrid ARMs

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	97.010	96.967	96.810
3.375	97.521	97.475	97.314
3.500	98.006	97.958	97.792
3.625	98.451	98.402	98.230
3.750	98.861	98.809	98.632
3.875	99.237	99.184	99.002
4.000	99.581	99.527	99.339
4.125	99.950	99.893	99.700
4.250	100.299	100.240	100.043
4.375	100.610	100.550	100.347
4.500	100.922	100.860	100.652
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)