AFR

[AFR Loan Center](#)
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **3/23/2018**
45 Day Lock Exp.: **4/9/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/21/2018** **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	97.340	97.190	97.040	3.250	96.843	96.693	96.543
3.375	97.794	97.644	97.494	3.375	97.261	97.111	96.961
3.500	98.246	98.096	97.946	3.500	97.678	97.528	97.378
3.625	98.649	98.499	98.349	3.625	98.045	97.895	97.745
3.750	100.035	99.885	99.729	3.750	99.588	99.438	99.282
3.875	100.484	100.334	100.178	3.875	100.001	99.851	99.695
4.000	100.928	100.778	100.622	4.000	100.410	100.260	100.104
4.125	101.314	101.164	101.008	4.125	100.760	100.610	100.454
4.250	102.417	102.307	102.151	4.250	101.720	101.610	101.454
4.375	102.816	102.707	102.551	4.375	102.083	101.974	101.818
4.500	103.181	103.071	102.915	4.500	102.412	102.303	102.147
4.625	103.471	103.362	103.205	4.625	102.667	102.558	102.401
4.750	103.596	103.496	103.371	4.750	102.864	102.764	102.639
4.875	103.790	103.690	103.565	4.875	103.158	103.058	102.933
5.000	104.084	103.984	103.859	5.000	103.415	103.315	103.190
5.125	104.312	104.212	104.087	5.125	103.607	103.507	103.382
5.250	105.027	104.871	104.771	5.250	104.179	104.023	103.923
5.375	105.302	105.145	105.045	5.375	104.545	104.389	104.289
5.500	105.421	105.265	105.165	5.500	104.803	104.646	104.546

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	100.394	100.244	100.094
2.000	N/A	N/A	N/A	3.250	101.101	100.951	100.801
2.125	N/A	N/A	N/A	3.375	101.513	101.363	101.213
2.250	94.143	93.993	93.843	3.500	101.924	101.774	101.624
2.375	94.548	94.398	94.248	3.625	102.327	102.177	102.027
2.500	93.630	93.480	93.330	Margin = 2.250		Index = 1.970	
2.625	94.580	94.430	94.280				
2.750	97.408	97.258	97.108				
2.875	97.802	97.652	97.502				
3.000	98.195	98.045	97.895				
3.125	98.539	98.389	98.239				
3.250	99.383	99.233	99.083				
3.375	99.773	99.623	99.473				
3.500	100.158	100.008	99.858				
3.625	100.484	100.334	100.184				
3.750	101.136	100.986	100.836				
3.875	101.476	101.326	101.176				
4.000	101.781	101.631	101.481				
4.125	102.012	101.862	101.712				

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	96.140	95.990	95.840	3.250	95.843	95.693	95.543
3.375	96.594	96.444	96.294	3.375	96.261	96.111	95.961
3.500	97.046	96.896	96.746	3.500	96.678	96.528	96.378
3.625	97.449	97.299	97.149	3.625	97.045	96.895	96.745
3.750	98.835	98.685	98.529	3.750	98.588	98.438	98.282
3.875	99.284	99.134	98.978	3.875	99.001	98.851	98.695
4.000	99.728	99.578	99.422	4.000	99.410	99.260	99.104
4.125	100.114	99.964	99.808	4.125	99.760	99.610	99.454
4.250	101.217	101.107	100.951	4.250	100.720	100.610	100.454
4.375	101.616	101.507	101.351	4.375	101.083	100.974	100.818
4.500	101.981	101.871	101.715	4.500	101.412	101.303	101.147
4.625	102.271	102.162	102.005	4.625	101.667	101.558	101.401
4.750	102.411	102.311	102.186	4.750	101.864	101.764	101.639
4.875	102.840	102.740	102.615	4.875	102.158	102.058	101.933
5.000	103.134	103.034	102.909	5.000	102.415	102.315	102.190
5.125	103.362	103.262	103.137	5.125	102.607	102.507	102.382
5.250	104.077	103.921	103.821	5.250	103.179	103.023	102.923
5.375	104.352	104.195	104.095	5.375	103.545	103.389	103.289
5.500	104.471	104.315	104.215	5.500	103.803	103.646	103.546

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	99.394	99.244	99.094
2.000	N/A	N/A	N/A	3.250	100.101	99.951	99.801
2.125	N/A	N/A	N/A	3.375	100.513	100.363	100.213
2.250	93.143	92.993	92.843	3.500	100.924	100.774	100.624
2.375	93.548	93.398	93.248	3.625	101.327	101.177	101.027
2.500	92.630	92.480	92.330	Margin = 2.250		Index = 1.970	
2.625	93.580	93.430	93.280	**30 Year OTC** "Borrower Paid Only for USDA"			
2.750	96.408	96.258	96.108	Rate	30 Day	45 Day	60 Day
2.875	96.802	96.652	96.502	4.250	99.647	99.397	99.147
3.000	97.195	97.045	96.895	4.375	100.046	99.796	99.546
3.125	97.539	97.389	97.239	4.500	100.411	100.161	99.911
3.250	98.383	98.233	98.083	4.625	100.701	100.451	100.201
3.375	98.773	98.623	98.473	4.750	100.791	100.541	100.291
3.500	99.158	99.008	98.858	4.875	101.120	100.870	100.620
3.625	99.484	99.334	99.184	5.000	101.414	101.164	100.914
3.750	100.136	99.986	99.836	5.125	101.642	101.392	101.142
3.875	100.476	100.326	100.176	5.250	101.906	101.656	101.406
4.000	100.781	100.631	100.481	5.375	102.308	102.058	101.808
4.125	101.012	100.862	100.712	5.500	102.851	102.601	102.351

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:	2/21/2018	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	100.671	100.421	100.171	5.000	100.315	100.065	99.815
5.125	101.085	100.835	100.585	5.125	100.507	100.257	100.007
5.250	102.338	102.088	101.838	5.250	101.616	101.366	101.116
5.500	102.942	102.692	102.442	5.500	101.703	101.453	101.203

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.: **3/23/2018**
45 Day Lock Exp.: **4/9/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/21/2018** **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	96.778	96.628	96.478	3.250	96.281	96.131	95.981	1.875	N/A	N/A	N/A	3.125	98.71	98.556	98.406
3.375	97.231	97.081	96.931	3.375	96.698	96.548	96.398	2.000	N/A	N/A	N/A	3.250	100.54	100.389	100.239
3.500	97.684	97.534	97.384	3.500	97.115	96.965	96.815	2.125	N/A	N/A	N/A	3.375	100.95	100.800	100.650
3.625	98.087	97.937	97.787	3.625	97.483	97.333	97.183	2.250	92.143	91.993	91.843	3.500	101.36	101.212	101.062
3.750	99.535	99.385	99.229	3.750	99.088	98.938	98.782	2.375	92.548	92.398	92.248	3.625	101.76	101.615	101.465
3.875	99.984	99.834	99.678	3.875	99.501	99.351	99.195	2.500	91.630	91.480	91.330	Margin = 2.250		Index = 1.970	
4.000	100.428	100.278	100.122	4.000	99.910	99.760	99.604	2.625	92.580	92.430	92.280				
4.125	100.814	100.664	100.508	4.125	100.260	100.110	99.954	2.750	95.721	95.571	95.421				
4.250	101.776	101.667	101.511	4.250	101.079	100.970	100.813	2.875	96.115	95.965	95.815				
4.375	102.176	102.066	101.910	4.375	101.443	101.333	101.177	3.000	96.508	96.358	96.208				
4.500	102.540	102.431	102.274	4.500	101.772	101.662	101.506	3.125	96.852	96.702	96.552				
4.625	102.830	102.721	102.565	4.625	102.026	101.917	101.761	3.250	98.821	98.671	98.521				
4.750	102.252	102.152	102.027	4.750	101.520	101.420	101.295	3.375	99.211	99.061	98.911				
4.875	102.447	102.347	102.222	4.875	101.814	101.714	101.589	3.500	99.595	99.445	99.295				
5.000	102.740	102.640	102.515	5.000	102.072	101.972	101.847	3.625	99.922	99.772	99.622				
5.125	102.968	102.868	102.743	5.125	102.264	102.164	102.039	3.750	100.636	100.486	100.336				
5.250	102.215	102.058	101.958	5.250	101.366	101.210	101.110	3.875	100.976	100.826	100.676				
5.375	102.489	102.333	102.233	5.375	101.732	101.576	101.476	4.000	101.281	101.131	100.981				
5.500	102.609	102.452	102.352	5.500	101.990	101.834	101.734	4.125	101.512	101.362	101.212				

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	95.578	95.428	95.278	3.250	95.281	95.131	94.981	1.875	N/A	N/A	N/A	3.125	97.706	97.556	97.406
3.375	96.031	95.881	95.731	3.375	95.698	95.548	95.398	2.000	N/A	N/A	N/A	3.250	99.539	99.389	99.239
3.500	96.484	96.334	96.184	3.500	96.115	95.965	95.815	2.125	N/A	N/A	N/A	3.375	99.950	99.800	99.650
3.625	96.887	96.737	96.587	3.625	96.483	96.333	96.183	2.250	91.393	91.243	91.093	3.500	100.362	100.212	100.062
3.750	98.335	98.185	98.029	3.750	98.088	97.938	97.782	2.375	91.798	91.648	91.498	3.625	100.765	100.615	100.465
3.875	98.784	98.634	98.478	3.875	98.501	98.351	98.195	2.500	90.880	90.730	90.580	Margin = 2.250		Index = 1.970	
4.000	99.228	99.078	98.922	4.000	98.910	98.760	98.604	2.625	91.830	91.680	91.530	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.614	99.464	99.308	4.125	99.260	99.110	98.954	2.750	95.502	95.352	95.202	Rate	30 Day	45 Day	60 Day
4.250	100.576	100.467	100.311	4.250	100.079	99.970	99.813	2.875	95.896	95.746	95.596	4.250	99.006	98.756	98.506
4.375	100.976	100.866	100.710	4.375	100.443	100.333	100.177	3.000	96.289	96.139	95.989	4.375	99.406	99.156	98.906
4.500	101.340	101.231	101.074	4.500	100.772	100.662	100.506	3.125	96.633	96.483	96.333	4.500	99.770	99.520	99.270
4.625	101.630	101.521	101.365	4.625	101.026	100.917	100.761	3.250	96.915	96.765	96.615	4.625	100.060	99.810	99.560
4.750	101.068	100.968	100.843	4.750	100.520	100.420	100.295	3.375	97.304	97.154	97.004	4.750	99.448	99.198	98.948
4.875	101.497	101.397	101.272	4.875	100.814	100.714	100.589	3.500	97.689	97.539	97.389	4.875	99.777	99.527	99.277
5.000	101.790	101.690	101.565	5.000	101.072	100.972	100.847	3.625	98.016	97.866	97.716	5.000	100.070	99.820	99.570
5.125	102.018	101.918	101.793	5.125	101.264	101.164	101.039	3.750	97.949	97.799	97.649	5.125	100.298	100.048	99.798
5.250	101.265	101.108	101.008	5.250	100.366	100.210	100.110	3.875	98.289	98.139	97.989	5.250	99.094	98.844	98.594
5.375	101.539	101.383	101.283	5.375	100.732	100.576	100.476	4.000	98.594	98.444	98.294	5.375	99.495	99.245	98.995
5.500	101.659	101.502	101.402	5.500	100.990	100.834	100.734	4.125	98.825	98.675	98.525	5.500	100.039	99.789	99.539

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:	2/21/2018	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	99.327	99.077	98.827	5.000	98.972	98.722	98.472
5.125	99.741	99.491	99.241	5.125	99.164	98.914	98.664
5.250	99.526	99.276	99.026	5.250	98.803	98.553	98.303
5.500	100.130	99.880	99.630	5.500	98.890	98.640	98.390

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.: 3/23/2018
45 Day Lock Exp.: 4/9/2018
60 Day Lock Exp.: 4/23/2018

W. Rate Sheet Dated: 2/21/2018 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.141	99.041	98.941	4.125	100.704	100.604	100.504	3.000	97.285	97.185	97.085	3.000	97.856	97.756	97.656
4.125	99.817	99.717	99.617	4.250	101.556	101.456	101.356	3.125	97.780	97.680	97.580	3.125	98.195	98.095	97.995
4.250	100.588	100.488	100.388	4.375	101.964	101.864	101.764	3.250	98.457	98.357	98.257	3.250	99.110	99.010	98.910
4.375	101.185	101.085	100.985	4.500	102.586	102.486	102.386	3.375	99.057	98.957	98.857	3.375	99.438	99.338	99.238
4.500	101.805	101.705	101.605	4.625	103.077	102.977	102.877	3.500	99.483	99.383	99.283	3.500	99.752	99.652	99.552
4.625	102.417	102.317	102.217	4.750	103.502	103.402	103.302	3.625	99.897	99.797	99.697	3.625	100.045	99.945	99.845
4.750	102.997	102.897	102.797	4.875	103.903	103.803	103.703	3.750	100.535	100.435	100.335	3.750	100.933	100.833	100.733
4.875	103.510	103.410	103.310	4.990	104.096	103.996	103.896	3.875	101.058	100.958	100.858	3.875	101.265	101.165	101.065
4.990	103.809	103.709	103.609	5.000	104.196	104.096	103.996	3.990	101.498	101.398	101.298	3.990	101.516	101.416	101.316
5.000	103.909	103.809	103.709	5.125	104.718	104.618	104.518	4.000	101.598	101.498	101.398	4.000	101.616	101.516	101.416
5.125	104.459	104.359	104.259	5.250	105.235	105.135	105.035	4.125	102.049	101.949	101.849	4.125	101.887	101.787	101.687
5.250	105.143	105.043	104.943	5.375	105.574	105.474	105.374	4.250	102.398	102.298	102.198	4.250	102.089	101.989	101.889
5.375	105.563	105.463	105.363	5.500	105.890	105.790	105.690	4.375	102.717	102.617	102.517	4.375	102.283	102.183	102.083
5.500	106.003	105.903	105.803	5.625	106.168	106.068	105.968	4.500	102.889	102.789	102.689	4.500	102.382	102.282	102.182
5.625	106.366	106.266	106.166	5.750	106.247	106.145	106.028	4.625	102.843	102.743	102.643	4.625	102.469	102.369	102.257
5.750	106.816	106.714	106.597	5.875	106.596	106.494	106.377	4.750	103.137	103.037	102.937	4.750	102.668	102.568	102.456
5.875	107.273	107.172	107.055	5.990	106.827	106.725	106.608	4.875	103.411	103.311	103.211	4.875	102.860	102.760	102.648
5.990	107.628	107.527	107.409	6.000	106.927	106.825	106.708	4.990	103.582	103.482	103.382	4.990	102.932	102.832	102.720
6.000	107.728	107.627	107.509	6.125	107.139	107.038	106.920	5.000	103.682	103.582	103.482	5.000	103.032	102.932	102.820

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	101.508	101.408	101.308	3.000	96.753	96.653	96.553
4.750	102.185	102.085	101.985	3.125	97.189	97.089	96.989
4.875	102.700	102.600	102.500	3.250	97.506	97.406	97.306
4.990	103.079	102.979	102.879	3.375	97.956	97.856	97.756
5.000	103.179	103.079	102.979	3.500	98.409	98.309	98.209
5.125	103.405	103.305	103.205	3.625	98.831	98.731	98.631
5.250	102.615	102.515	102.415	3.750	99.196	99.096	98.996
5.375	103.104	103.004	102.904	3.875	99.693	99.593	99.493
5.500	103.593	103.493	103.393	3.990	100.100	100.000	99.900
5.625	103.848	103.748	103.648	4.000	100.200	100.100	100.000
5.750	103.228	103.121	102.989	4.125	100.587	100.487	100.387
5.875	103.751	103.645	103.513	4.250	100.825	100.725	100.625
5.990	104.158	104.052	103.920	4.375	101.037	100.937	100.837
6.000	104.258	104.152	104.020	4.500	101.147	101.047	100.947
6.125	104.497	104.391	104.259	4.625	101.073	100.973	100.873
6.250	104.130	104.030	103.930	4.750	101.268	101.168	101.068
6.375	104.638	104.538	104.438	4.875	101.445	101.345	101.245
6.500	N/A	N/A	N/A	4.990	101.532	101.432	101.332
6.625	N/A	N/A	N/A	5.000	101.632	101.532	101.432

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-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

Cash-Out Refinance

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

80.01-85.00% Only available with DU v. 9.1

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

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.

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.:	3/23/2018
45 Day Lock Exp.:	4/9/2018
60 Day Lock Exp.:	4/23/2018

W. Rate Sheet Dated: 2/21/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	97.441	97.341	97.241	3.750	94.207	94.107	94.007	4.125	99.254	99.154	99.054	4.250	98.282	98.182	98.082
4.125	98.130	98.030	97.930	3.875	94.934	94.834	94.734	4.250	100.106	100.006	99.906	4.375	98.830	98.730	98.630
4.250	99.138	99.038	98.938	3.990	95.879	95.779	95.679	4.375	100.514	100.414	100.314	4.500	99.325	99.225	99.125
4.375	99.735	99.635	99.535	4.000	95.979	95.879	95.779	4.500	101.136	101.036	100.936	4.625	100.107	100.007	99.907
4.500	100.355	100.255	100.155	4.125	96.908	96.808	96.708	4.625	101.627	101.527	101.427	4.750	100.818	100.718	100.618
4.625	100.967	100.867	100.767	4.250	98.097	97.997	97.897	4.750	102.052	101.952	101.852	4.875	101.383	101.283	101.183
4.750	101.547	101.447	101.347	4.375	98.906	98.806	98.706	4.875	102.453	102.353	102.253	4.990	101.686	101.586	101.486
4.875	102.060	101.960	101.860	4.500	99.748	99.648	99.548	4.990	102.646	102.546	102.446	5.000	101.786	101.686	101.586
4.990	102.359	102.259	102.159	4.625	100.580	100.480	100.380	5.000	102.746	102.646	102.546	5.125	102.167	102.067	101.967
5.000	102.459	102.359	102.259	4.750	101.358	101.258	101.158	5.125	103.268	103.168	103.068	5.250	102.831	102.731	102.631
5.125	103.009	102.909	102.809	4.875	101.926	101.826	101.726	5.250	103.785	103.685	103.585	5.375	103.322	103.222	103.122
5.250	103.693	103.593	103.493	4.990	102.269	102.169	102.069	5.375	104.124	104.024	103.924	5.500	103.783	103.683	103.583
5.375	104.113	104.013	103.913	5.000	102.369	102.269	102.169	5.500	104.440	104.340	104.240	5.625	104.185	104.085	103.985
5.500	104.553	104.453	104.353	5.125	102.984	102.884	102.784	5.625	104.718	104.618	104.518	5.750	104.497	104.395	104.278
5.625	104.916	104.816	104.716	5.250	103.909	103.809	103.709	5.750	104.797	104.695	104.578	5.875	105.002	104.901	104.783
5.750	105.366	105.264	105.147	5.375	104.377	104.277	104.177	5.875	105.146	105.044	104.927	5.990	105.379	105.278	105.160
5.875	105.823	105.722	105.605	5.500	104.863	104.763	104.663	5.990	105.377	105.275	105.158	6.000	105.479	105.378	105.260
5.990	106.178	106.077	105.959	5.625	105.265	105.165	105.065	6.000	105.477	105.375	105.258	6.125	105.794	105.692	105.575
6.000	106.278	106.177	106.059	5.750	105.864	105.762	105.645	6.125	105.689	105.588	105.470	6.250	105.702	105.602	105.499

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	96.753	96.653	96.553	3.000	94.269	94.169	94.069	3.000	96.356	96.256	96.156	3.000	93.999	93.899	93.799
3.125	97.189	97.089	96.989	3.125	94.908	94.808	94.708	3.125	96.695	96.595	96.495	3.125	94.638	94.538	94.438
3.250	97.506	97.406	97.306	3.250	95.451	95.351	95.251	3.250	97.610	97.510	97.410	3.250	95.181	95.081	94.981
3.375	97.956	97.856	97.756	3.375	96.082	95.982	95.882	3.375	97.938	97.838	97.738	3.375	95.811	95.711	95.611
3.500	98.409	98.309	98.209	3.500	96.701	96.601	96.501	3.500	98.252	98.152	98.052	3.500	96.430	96.330	96.230
3.625	98.831	98.731	98.631	3.625	97.269	97.169	97.069	3.625	98.545	98.445	98.345	3.625	96.988	96.888	96.788
3.750	99.196	99.096	98.996	3.750	97.776	97.676	97.576	3.750	99.433	99.333	99.233	3.750	97.485	97.385	97.285
3.875	99.693	99.593	99.493	3.875	98.445	98.345	98.245	3.875	99.765	99.665	99.565	3.875	98.145	98.045	97.945
3.990	100.100	100.000	99.900	3.990	99.041	98.941	98.841	3.990	100.016	99.916	99.816	3.990	98.741	98.641	98.541
4.000	100.200	100.100	100.000	4.000	99.141	99.041	98.941	4.000	100.116	100.016	99.916	4.000	98.841	98.741	98.641
4.125	100.587	100.487	100.387	4.125	99.708	99.608	99.508	4.125	100.387	100.287	100.187	4.125	99.387	99.287	99.187
4.250	100.825	100.725	100.625	4.250	100.093	99.993	99.893	4.250	100.589	100.489	100.389	4.250	99.752	99.652	99.552
4.375	101.037	100.937	100.837	4.375	100.446	100.346	100.246	4.375	100.783	100.683	100.583	4.375	100.105	100.005	99.905
4.500	101.147	101.047	100.947	4.500	100.643	100.543	100.443	4.500	100.882	100.782	100.682	4.500	100.302	100.202	100.102
4.625	101.073	100.973	100.873	4.625	100.937	100.837	100.737	4.625	100.969	100.869	100.757	4.625	100.586	100.486	100.386
4.750	101.268	101.168	101.068	4.750	101.265	101.165	101.065	4.750	101.168	101.068	100.956	4.750	100.934	100.834	100.734
4.875	101.445	101.345	101.245	4.875	101.569	101.469	101.369	4.875	101.360	101.260	101.148	4.875	101.269	101.169	101.069
4.990	101.532	101.432	101.332	4.990	101.770	101.670	101.570	4.990	101.432	101.332	101.220	4.990	101.469	101.369	101.269
5.000	101.632	101.532	101.432	5.000	101.870	101.770	101.670	5.000	101.532	101.432	101.320	5.000	101.569	101.469	101.369

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.: **3/23/2018**
45 Day Lock Exp.: **4/9/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/21/2018** **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	98.831	98.731	98.631	2.750	96.152	96.052	95.952
3.875	98.478	98.378	98.278	3.875	99.600	99.500	99.400	2.875	96.769	96.669	96.569
3.990	99.063	98.963	98.863	3.990	100.163	100.063	99.960	2.990	97.284	97.184	97.084
4.000	99.163	99.063	98.963	4.000	100.263	100.163	100.060	3.000	97.384	97.284	97.184
4.125	99.882	99.782	99.682	4.125	100.899	100.799	100.694	3.125	97.990	97.890	97.790
4.250	100.762	100.658	100.562	4.250	101.554	101.454	101.346	3.250	98.719	98.619	98.519
4.375	101.417	101.313	101.217	4.375	102.183	102.083	101.971	3.375	99.167	99.067	98.967
4.500	101.994	101.890	101.794	4.500	102.799	102.699	102.583	3.500	99.529	99.429	99.329
4.625	102.488	102.384	102.288	4.625	103.111	103.008	102.884	3.625	100.060	99.960	99.860
4.750	103.069	102.965	102.869	4.750	103.706	103.603	103.475	3.750	100.622	100.522	100.422
4.875	103.622	103.518	103.422	4.875	104.273	104.170	104.040	3.875	101.187	101.087	100.987
4.990	104.023	103.920	103.823	4.990	104.716	104.614	104.481	3.990	101.668	101.568	101.468
5.000	104.123	104.020	103.923	5.000	104.816	104.714	104.581	4.000	101.768	101.668	101.568
5.125	104.570	104.444	104.358	5.125	104.578	104.453	104.305	4.125	102.306	102.206	102.106
5.250	105.095	104.970	104.885	5.250	105.166	105.041	104.891	4.250	102.742	102.642	102.542
5.375	105.524	105.398	105.317	5.375	105.683	105.558	105.407	4.375	103.186	103.086	102.986
5.500	105.925	105.799	105.723	5.500	106.155	106.030	105.879	4.500	103.804	103.704	103.604
5.625	106.644	106.497	106.444	5.625	106.839	106.692	106.639	4.625	104.279	104.179	104.079
5.750	107.113	106.966	106.913	5.750	107.348	107.201	107.148	4.750	104.656	104.553	104.456

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Program Feataures								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **3/23/2018**
45 Day Lock Exp.: **4/9/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/21/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

FHLMC Open Access

30/25 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	96.119	96.019	95.919	3.750	96.019	95.919	95.819
3.875	96.958	96.858	96.758	3.875	96.858	96.758	96.658
3.990	97.613	97.513	97.413	3.990	97.513	97.413	97.313
4.000	97.713	97.613	97.513	4.000	97.613	97.513	97.413
4.125	98.432	98.332	98.232	4.125	98.332	98.232	98.132
4.250	99.312	99.208	99.112	4.250	99.212	99.108	99.012
4.375	99.967	99.863	99.767	4.375	99.867	99.763	99.667
4.500	100.544	100.440	100.344	4.500	100.444	100.340	100.244
4.625	101.038	100.934	100.838	4.625	100.938	100.834	100.738
4.750	101.619	101.515	101.419	4.750	101.519	101.415	101.319
4.875	102.172	102.068	101.972	4.875	102.072	101.968	101.872
4.990	102.573	102.470	102.373	4.990	102.473	102.370	102.273
5.000	102.673	102.570	102.473	5.000	102.573	102.470	102.373
5.125	103.120	102.994	102.908	5.125	103.020	102.894	102.808
5.250	103.645	103.520	103.435	5.250	103.545	103.420	103.335
5.375	104.074	103.948	103.867	5.375	103.974	103.848	103.767
5.500	104.475	104.349	104.273	5.500	104.375	104.249	104.173
5.625	105.194	105.047	104.994	5.625	105.094	104.947	104.894
5.750	105.663	105.516	105.463	5.750	105.563	105.416	105.363

20 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.750	97.381	97.281	97.181	3.750	97.281	97.181	97.081
3.875	98.150	98.050	97.950	3.875	98.050	97.950	97.850
3.990	98.713	98.613	98.510	3.990	98.613	98.513	98.410
4.000	98.813	98.713	98.610	4.000	98.713	98.613	98.510
4.125	99.449	99.349	99.244	4.125	99.349	99.249	99.144
4.250	100.104	100.004	99.896	4.250	100.004	99.904	99.796
4.375	100.733	100.633	100.521	4.375	100.633	100.533	100.421
4.500	101.349	101.249	101.133	4.500	101.249	101.149	101.033
4.625	101.661	101.558	101.434	4.625	101.561	101.458	101.334
4.750	102.256	102.153	102.025	4.750	102.156	102.053	101.925
4.875	102.823	102.720	102.590	4.875	102.723	102.620	102.490
4.990	103.266	103.164	103.031	4.990	103.166	103.064	102.931
5.000	103.366	103.264	103.131	5.000	103.266	103.164	103.031
5.125	103.128	103.003	102.855	5.125	103.028	102.903	102.755
5.250	103.716	103.591	103.441	5.250	103.616	103.491	103.341
5.375	104.233	104.108	103.957	5.375	104.133	104.008	103.857
5.500	104.705	104.580	104.429	5.500	104.605	104.480	104.329
5.625	105.389	105.242	105.189	5.625	105.289	105.142	105.089
5.750	105.898	105.751	105.698	5.750	105.798	105.651	105.598

15 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	94.652	94.552	94.452	2.750	94.552	94.452	94.352
2.875	95.269	95.169	95.069	2.875	95.169	95.069	94.969
2.990	95.784	95.684	95.584	2.990	95.684	95.584	95.484
3.000	95.884	95.784	95.684	3.000	95.784	95.684	95.584
3.125	96.490	96.390	96.290	3.125	96.390	96.290	96.190
3.250	97.219	97.119	97.019	3.250	97.119	97.019	96.919
3.375	97.667	97.567	97.467	3.375	97.567	97.467	97.367
3.500	98.029	97.929	97.829	3.500	97.929	97.829	97.729
3.625	98.560	98.460	98.360	3.625	98.460	98.360	98.260
3.750	99.122	99.022	98.922	3.750	99.022	98.922	98.822
3.875	99.687	99.587	99.487	3.875	99.587	99.487	99.387
3.990	100.168	100.068	99.968	3.990	100.068	99.968	99.868
4.000	100.268	100.168	100.068	4.000	100.168	100.068	99.968
4.125	100.806	100.706	100.606	4.125	100.706	100.606	100.506
4.250	101.242	101.142	101.042	4.250	101.142	101.042	100.942
4.375	101.686	101.586	101.486	4.375	101.586	101.486	101.386
4.500	102.304	102.204	102.104	4.500	102.204	102.104	102.004
4.625	102.779	102.679	102.579	4.625	102.679	102.579	102.479
4.750	103.156	103.053	102.956	4.750	103.056	102.953	102.856

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
Super Conforming	-1.500

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

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.: **3/23/2018**
45 Day Lock Exp.: **4/9/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/21/2018** **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	97.569	97.469	97.369	3.750	98.831	98.731	98.631	2.750	96.152	96.052	95.952
3.875	98.408	98.308	98.208	3.875	99.600	99.500	99.400	2.875	96.769	96.669	96.569
3.990	99.063	98.963	98.863	3.990	100.163	100.063	99.960	2.990	97.284	97.184	97.084
4.000	99.163	99.063	98.963	4.000	100.263	100.163	100.060	3.000	97.384	97.284	97.184
4.125	99.882	99.782	99.682	4.125	100.899	100.799	100.694	3.125	97.990	97.890	97.790
4.250	100.762	100.658	100.562	4.250	101.554	101.454	101.346	3.250	98.719	98.619	98.519
4.375	101.417	101.313	101.217	4.375	102.183	102.083	101.971	3.375	99.167	99.067	98.967
4.500	101.994	101.890	101.794	4.500	102.799	102.699	102.583	3.500	99.529	99.429	99.329
4.625	102.488	102.384	102.288	4.625	103.111	103.008	102.884	3.625	100.060	99.960	99.860
4.750	103.069	102.965	102.869	4.750	103.706	103.603	103.475	3.750	100.622	100.522	100.422
4.875	103.622	103.518	103.422	4.875	104.273	104.170	104.040	3.875	101.187	101.087	100.987
4.990	104.023	103.920	103.823	4.990	104.716	104.614	104.481	3.990	101.668	101.568	101.468
5.000	104.123	104.020	103.923	5.000	104.816	104.714	104.581	4.000	101.768	101.668	101.568
5.125	104.570	104.444	104.358	5.125	104.578	104.453	104.305	4.125	102.306	102.206	102.106
5.250	105.095	104.970	104.885	5.250	105.166	105.041	104.891	4.250	102.742	102.642	102.542
5.375	105.524	105.398	105.317	5.375	105.683	105.558	105.407	4.375	103.186	103.086	102.986
5.500	105.925	105.799	105.723	5.500	106.155	106.030	105.879	4.500	103.804	103.704	103.604
5.625	106.644	106.497	106.444	5.625	106.839	106.692	106.639	4.625	104.279	104.179	104.079
5.750	107.113	106.966	106.913	5.750	107.348	107.201	107.148	4.750	104.656	104.553	104.456

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	30 Day Lock Exp.: **3/23/2018**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.: **4/9/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/21/2018** **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)