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.: **3/26/2018**
45 Day Lock Exp.: **4/9/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/22/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	96.861	96.711	96.561	3.250	96.418	96.268	96.118	1.875	N/A	N/A	N/A
3.375	97.416	97.266	97.116	3.375	96.883	96.733	96.583	2.000	N/A	N/A	N/A
3.500	97.869	97.719	97.569	3.500	97.300	97.150	97.000	2.125	N/A	N/A	N/A
3.625	98.276	98.126	97.976	3.625	97.672	97.522	97.372	2.250	93.983	93.833	93.683
3.750	99.723	99.573	99.417	3.750	99.276	99.126	98.970	2.375	94.389	94.239	94.089
3.875	100.170	100.020	99.864	3.875	99.688	99.538	99.381	2.500	93.470	93.320	93.170
4.000	100.619	100.469	100.312	4.000	100.100	99.950	99.794	2.625	94.420	94.270	94.120
4.125	101.015	100.865	100.709	4.125	100.461	100.311	100.155	2.750	97.264	97.114	96.964
4.250	102.121	101.981	101.840	4.250	101.424	101.283	101.143	2.875	97.658	97.508	97.358
4.375	102.557	102.416	102.275	4.375	101.824	101.683	101.542	3.000	98.052	97.902	97.752
4.500	102.938	102.797	102.657	4.500	102.170	102.029	101.888	3.125	98.395	98.245	98.095
4.625	103.245	103.104	102.964	4.625	102.441	102.300	102.159	3.250	99.240	99.090	98.940
4.750	103.370	103.260	103.135	4.750	102.727	102.618	102.493	3.375	99.629	99.479	99.329
4.875	103.671	103.562	103.437	4.875	103.038	102.929	102.804	3.500	100.014	99.864	99.714
5.000	103.983	103.873	103.748	5.000	103.314	103.205	103.080	3.625	100.341	100.191	100.041
5.125	104.225	104.116	103.991	5.125	103.521	103.412	103.287	3.750	101.020	100.870	100.720
5.250	104.970	104.829	104.729	5.250	104.121	103.981	103.881	3.875	101.360	101.210	101.060
5.375	105.119	104.979	104.879	5.375	104.362	104.222	104.122	4.000	101.665	101.515	101.365
5.500	105.398	105.257	105.157	5.500	104.780	104.639	104.539	4.125	101.896	101.746	101.596

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	100.344	100.194	100.044
3.250	101.013	100.863	100.713
3.375	101.463	101.313	101.163
3.500	101.874	101.724	101.574
3.625	102.282	102.132	101.982
Margin = 2.250		Index = 1.970	

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

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	95.661	95.511	95.361	3.250	95.418	95.268	95.118	1.875	N/A	N/A	N/A
3.375	96.216	96.066	95.916	3.375	95.883	95.733	95.583	2.000	N/A	N/A	N/A
3.500	96.669	96.519	96.369	3.500	96.300	96.150	96.000	2.125	N/A	N/A	N/A
3.625	97.076	96.926	96.776	3.625	96.672	96.522	96.372	2.250	92.983	92.833	92.683
3.750	98.523	98.373	98.217	3.750	98.276	98.126	97.970	2.375	93.389	93.239	93.089
3.875	98.970	98.820	98.664	3.875	98.688	98.538	98.381	2.500	92.470	92.320	92.170
4.000	99.419	99.269	99.112	4.000	99.100	98.950	98.794	2.625	93.420	93.270	93.120
4.125	99.815	99.665	99.509	4.125	99.461	99.311	99.155	2.750	96.264	96.114	95.964
4.250	100.921	100.781	100.640	4.250	100.424	100.283	100.143	2.875	96.658	96.508	96.358
4.375	101.357	101.216	101.075	4.375	100.824	100.683	100.542	3.000	97.052	96.902	96.752
4.500	101.738	101.597	101.457	4.500	101.170	101.029	100.888	3.125	97.395	97.245	97.095
4.625	102.045	101.904	101.764	4.625	101.441	101.300	101.159	3.250	98.240	98.090	97.940
4.750	102.274	102.165	102.040	4.750	101.727	101.618	101.493	3.375	98.629	98.479	98.329
4.875	102.721	102.612	102.487	4.875	102.038	101.929	101.804	3.500	99.014	98.864	98.714
5.000	103.033	102.923	102.798	5.000	102.314	102.205	102.080	3.625	99.341	99.191	99.041
5.125	103.275	103.166	103.041	5.125	102.521	102.412	102.287	3.750	100.020	99.870	99.720
5.250	104.020	103.879	103.779	5.250	103.121	102.981	102.881	3.875	100.360	100.210	100.060
5.375	104.169	104.029	103.929	5.375	103.362	103.222	103.122	4.000	100.665	100.515	100.365
5.500	104.448	104.307	104.207	5.500	103.780	103.639	103.539	4.125	100.896	100.746	100.596

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	99.344	99.194	99.044
3.250	100.013	99.863	99.713
3.375	100.463	100.313	100.163
3.500	100.874	100.724	100.574
3.625	101.282	101.132	100.982
Margin = 2.250		Index = 1.970	

30 Year OTC "Borrower Paid Only for USDA"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.250	99.351	99.101	98.851
4.375	99.787	99.537	99.287
4.500	100.168	99.918	99.668
4.625	100.475	100.225	99.975
4.750	100.654	100.404	100.154
4.875	101.001	100.751	100.501
5.000	101.313	101.063	100.813
5.125	101.555	101.305	101.055
5.250	101.849	101.599	101.349
5.375	102.125	101.875	101.625
5.500	102.828	102.578	102.328

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:	2/22/2018	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	100.570	100.320	100.070	5.000	100.214	99.964	99.714
5.125	100.998	100.748	100.498	5.125	100.421	100.171	99.921
5.250	102.312	102.062	101.812	5.250	101.589	101.339	101.089
5.500	102.919	102.669	102.419	5.500	101.680	101.430	101.180

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)

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

W. Rate Sheet Dated: **2/22/2018** **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	96.298	96.148	95.998	3.250	95.855	95.705	95.555	1.875	N/A	N/A	N/A	3.125	98.66	98.506	98.356
3.375	96.853	96.703	96.553	3.375	96.320	96.170	96.020	2.000	N/A	N/A	N/A	3.250	100.45	100.300	100.150
3.500	97.306	97.156	97.006	3.500	96.738	96.588	96.438	2.125	N/A	N/A	N/A	3.375	100.90	100.750	100.600
3.625	97.714	97.564	97.414	3.625	97.109	96.959	96.809	2.250	91.983	91.833	91.683	3.500	101.31	101.162	101.012
3.750	99.223	99.073	98.917	3.750	98.776	98.626	98.470	2.375	92.389	92.239	92.089	3.625	101.72	101.569	101.419
3.875	99.670	99.520	99.364	3.875	99.188	99.038	98.881	2.500	91.470	91.320	91.170	Margin = 2.250		Index = 1.970	
4.000	100.119	99.969	99.812	4.000	99.600	99.450	99.294	2.625	92.420	92.270	92.120				
4.125	100.515	100.365	100.209	4.125	99.961	99.811	99.655	2.750	95.577	95.427	95.277				
4.250	101.481	101.340	101.199	4.250	100.783	100.643	100.502	2.875	95.971	95.821	95.671				
4.375	101.916	101.775	101.635	4.375	101.183	101.042	100.902	3.000	96.364	96.214	96.064				
4.500	102.297	102.157	102.016	4.500	101.529	101.388	101.248	3.125	96.708	96.558	96.408				
4.625	102.604	102.464	102.323	4.625	101.800	101.659	101.519	3.250	98.677	98.527	98.377				
4.750	102.026	101.917	101.792	4.750	101.384	101.274	101.149	3.375	99.067	98.917	98.767				
4.875	102.327	102.218	102.093	4.875	101.695	101.585	101.460	3.500	99.452	99.302	99.152				
5.000	102.639	102.530	102.405	5.000	101.970	101.861	101.736	3.625	99.778	99.628	99.478				
5.125	102.881	102.772	102.647	5.125	102.177	102.068	101.943	3.750	100.520	100.370	100.220				
5.250	102.157	102.016	101.916	5.250	101.309	101.168	101.068	3.875	100.860	100.710	100.560				
5.375	102.307	102.166	102.066	5.375	101.550	101.409	101.309	4.000	101.165	101.015	100.865				
5.500	102.586	102.445	102.345	5.500	101.967	101.826	101.726	4.125	101.396	101.246	101.096				

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	95.098	94.948	94.798	3.250	94.855	94.705	94.555	1.875	N/A	N/A	N/A	3.125	97.656	97.506	97.356
3.375	95.653	95.503	95.353	3.375	95.320	95.170	95.020	2.000	N/A	N/A	N/A	3.250	99.450	99.300	99.150
3.500	96.106	95.956	95.806	3.500	95.738	95.588	95.438	2.125	N/A	N/A	N/A	3.375	99.900	99.750	99.600
3.625	96.514	96.364	96.214	3.625	96.109	95.959	95.809	2.250	91.233	91.083	90.933	3.500	100.312	100.162	100.012
3.750	98.023	97.873	97.717	3.750	97.776	97.626	97.470	2.375	91.639	91.489	91.339	3.625	100.719	100.569	100.419
3.875	98.470	98.320	98.164	3.875	98.188	98.038	97.881	2.500	90.720	90.570	90.420	Margin = 2.250		Index = 1.970	
4.000	98.919	98.769	98.612	4.000	98.600	98.450	98.294	2.625	91.670	91.520	91.370	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.315	99.165	99.009	4.125	98.961	98.811	98.655	2.750	95.358	95.208	95.058	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.281	100.140	99.999	4.250	99.783	99.643	99.502	2.875	95.752	95.602	95.452	4.250	98.711	98.461	98.211
4.375	100.716	100.575	100.435	4.375	100.183	100.042	99.902	3.000	96.145	95.995	95.845	4.375	99.146	98.896	98.646
4.500	101.097	100.957	100.816	4.500	100.529	100.388	100.248	3.125	96.489	96.339	96.189	4.500	99.527	99.277	99.027
4.625	101.404	101.264	101.123	4.625	100.800	100.659	100.519	3.250	96.771	96.621	96.471	4.625	99.834	99.584	99.334
4.750	100.931	100.821	100.696	4.750	100.384	100.274	100.149	3.375	97.161	97.011	96.861	4.750	99.311	99.061	98.811
4.875	101.377	101.268	101.143	4.875	100.695	100.585	100.460	3.500	97.545	97.395	97.245	4.875	99.657	99.407	99.157
5.000	101.689	101.580	101.455	5.000	100.970	100.861	100.736	3.625	97.872	97.722	97.572	5.000	99.969	99.719	99.469
5.125	101.931	101.822	101.697	5.125	101.177	101.068	100.943	3.750	97.832	97.682	97.532	5.125	100.211	99.961	99.711
5.250	101.207	101.066	100.966	5.250	100.309	100.168	100.068	3.875	98.172	98.022	97.872	5.250	99.036	98.786	98.536
5.375	101.357	101.216	101.116	5.375	100.550	100.409	100.309	4.000	98.477	98.327	98.177	5.375	99.313	99.063	98.813
5.500	101.636	101.495	101.395	5.500	100.967	100.826	100.726	4.125	98.708	98.558	98.408	5.500	100.016	99.766	99.516

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:	2/22/2018	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	99.226	98.976	98.726	5.000	98.870	98.620	98.370
5.125	99.654	99.404	99.154	5.125	99.077	98.827	98.577
5.250	99.499	99.249	98.999	5.250	98.777	98.527	98.277
5.500	100.107	99.857	99.607	5.500	98.867	98.617	98.367

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
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30 Day Lock Exp.: **3/26/2018**
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W. Rate Sheet Dated: **2/22/2018** **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	100.687	100.587	100.487	4.250	101.308	101.208	101.108	3.000	97.441	97.341	97.241	3.000	97.765	97.665	97.565
4.375	101.286	101.186	101.086	4.375	101.716	101.616	101.516	3.125	97.920	97.820	97.720	3.125	98.095	97.995	97.895
4.500	101.936	101.836	101.736	4.500	102.343	102.243	102.143	3.250	98.523	98.423	98.323	3.250	99.016	98.916	98.816
4.625	102.483	102.383	102.283	4.625	102.857	102.757	102.657	3.375	99.119	99.019	98.919	3.375	99.333	99.233	99.133
4.750	103.012	102.912	102.812	4.750	103.284	103.184	103.084	3.500	99.545	99.445	99.345	3.500	99.661	99.561	99.461
4.875	103.498	103.398	103.298	4.875	103.700	103.600	103.500	3.625	99.959	99.859	99.759	3.625	99.955	99.855	99.755
4.990	103.494	103.394	103.294	4.990	103.920	103.820	103.720	3.750	100.532	100.432	100.332	3.750	100.657	100.557	100.457
5.000	103.594	103.494	103.394	5.000	104.020	103.920	103.820	3.875	100.963	100.863	100.763	3.875	100.991	100.891	100.791
5.125	104.245	104.145	104.045	5.125	104.554	104.454	104.354	3.990	101.423	101.323	101.223	3.990	101.245	101.145	101.045
5.250	104.932	104.832	104.732	5.250	105.044	104.944	104.844	4.000	101.523	101.423	101.323	4.000	101.345	101.245	101.145
5.375	105.356	105.256	105.156	5.375	105.385	105.285	105.185	4.125	101.886	101.786	101.686	4.125	101.639	101.539	101.439
5.500	105.799	105.699	105.599	5.500	105.706	105.606	105.506	4.250	102.237	102.137	102.037	4.250	101.841	101.741	101.641
5.625	106.165	106.065	105.965	5.625	105.984	105.884	105.784	4.375	102.555	102.455	102.355	4.375	102.037	101.937	101.837
5.750	106.604	106.501	106.384	5.750	106.055	105.952	105.835	4.500	102.733	102.633	102.533	4.500	102.137	102.037	101.937
5.875	107.064	106.961	106.844	5.875	106.405	106.302	106.185	4.625	102.679	102.579	102.479	4.625	102.356	102.256	102.139
5.990	107.419	107.315	107.198	5.990	106.637	106.534	106.417	4.750	102.976	102.876	102.776	4.750	102.526	102.426	102.309
6.000	107.519	107.415	107.298	6.000	106.737	106.634	106.517	4.875	103.252	103.152	103.052	4.875	102.718	102.618	102.502
6.125	107.809	107.706	107.589	6.125	106.951	106.848	106.730	4.990	103.426	103.326	103.226	4.990	102.792	102.692	102.575
6.250	107.787	107.687	107.581	6.250	107.265	107.165	107.059	5.000	103.526	103.426	103.326	5.000	102.892	102.792	102.675

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	101.246	101.146	101.046	3.000	96.653	96.553	96.453
4.750	101.927	101.827	101.727	3.125	97.089	96.989	96.889
4.875	102.446	102.346	102.246	3.250	97.371	97.271	97.171
4.990	102.826	102.726	102.626	3.375	97.822	97.722	97.622
5.000	102.926	102.826	102.726	3.500	98.276	98.176	98.076
5.125	103.156	103.056	102.956	3.625	98.699	98.599	98.499
5.250	102.404	102.304	102.204	3.750	99.025	98.925	98.825
5.375	102.896	102.796	102.696	3.875	99.527	99.427	99.327
5.500	103.389	103.289	103.189	3.990	99.935	99.835	99.735
5.625	103.646	103.546	103.446	4.000	100.035	99.935	99.835
5.750	103.015	102.906	102.775	4.125	100.423	100.323	100.223
5.875	103.542	103.433	103.301	4.250	100.664	100.564	100.464
5.990	103.951	103.842	103.710	4.375	100.875	100.775	100.675
6.000	104.051	103.942	103.810	4.500	100.987	100.887	100.787
6.125	104.291	104.182	104.050	4.625	100.909	100.809	100.709
6.250	103.919	103.819	103.719	4.750	101.106	101.006	100.906
6.375	104.427	104.327	104.227	4.875	101.284	101.184	101.084
6.500	N/A	N/A	N/A	4.990	101.372	101.272	101.172
6.625	N/A	N/A	N/A	5.000	101.472	101.372	101.272

All Loan Type Adjustments

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

Cash-Out Refinance

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Mortgages with Subordinate Financing *

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

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

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums or site condominiums

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	0.000
All other LTV & FICO combos	-1.500

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $453,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $453.1K - $679.65K

Lock Desk Policy

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

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

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

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

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	3/26/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/9/2018
		60 Day Lock Exp.:	4/23/2018

W. Rate Sheet Dated: **2/22/2018** **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	98.803	98.703	98.603	3.875	94.661	94.561	94.461	4.250	99.858	99.758	99.658	4.250	98.045	97.945	97.845
4.375	99.403	99.303	99.203	3.990	95.609	95.509	95.409	4.375	100.266	100.166	100.066	4.375	98.597	98.497	98.397
4.500	100.029	99.929	99.829	4.000	95.709	95.609	95.509	4.500	100.893	100.793	100.693	4.500	99.095	98.995	98.895
4.625	100.644	100.544	100.444	4.125	96.644	96.544	96.444	4.625	101.407	101.307	101.207	4.625	99.886	99.786	99.686
4.750	101.227	101.127	101.027	4.250	97.819	97.719	97.619	4.750	101.834	101.734	101.634	4.750	100.600	100.500	100.400
4.875	101.742	101.642	101.542	4.375	98.633	98.533	98.433	4.875	102.238	102.138	102.038	4.875	101.170	101.070	100.970
4.990	102.044	101.944	101.844	4.500	99.483	99.383	99.283	4.990	102.470	102.370	102.270	4.990	101.476	101.376	101.276
5.000	102.144	102.044	101.944	4.625	100.318	100.218	100.118	5.000	102.570	102.470	102.370	5.000	101.576	101.476	101.376
5.125	102.795	102.695	102.595	4.750	101.100	101.000	100.900	5.125	103.104	103.004	102.904	5.125	101.970	101.870	101.770
5.250	103.482	103.382	103.282	4.875	101.671	101.571	101.471	5.250	103.594	103.494	103.394	5.250	102.640	102.540	102.440
5.375	103.906	103.806	103.706	4.990	102.018	101.918	101.818	5.375	103.935	103.835	103.735	5.375	103.135	103.035	102.935
5.500	104.349	104.249	104.149	5.000	102.118	102.018	101.918	5.500	104.256	104.156	104.056	5.500	103.600	103.500	103.400
5.625	104.715	104.615	104.515	5.125	102.769	102.669	102.569	5.625	104.534	104.434	104.334	5.625	104.001	103.901	103.801
5.750	105.154	105.051	104.934	5.250	103.698	103.598	103.498	5.750	104.605	104.502	104.385	5.750	104.305	104.202	104.085
5.875	105.614	105.511	105.394	5.375	104.169	104.069	103.969	5.875	104.955	104.852	104.735	5.875	104.813	104.710	104.593
5.990	105.969	105.865	105.748	5.500	104.659	104.559	104.459	5.990	105.187	105.084	104.967	5.990	105.192	105.089	104.972
6.000	106.069	105.965	105.848	5.625	105.060	104.960	104.860	6.000	105.287	105.184	105.067	6.000	105.292	105.189	105.072
6.125	106.359	106.256	106.139	5.750	105.651	105.548	105.431	6.125	105.501	105.398	105.280	6.125	105.605	105.502	105.385
6.250	106.337	106.237	106.131	5.875	106.159	106.056	105.939	6.250	105.815	105.715	105.609	6.250	105.512	105.412	105.306

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	96.653	96.553	96.453	3.000	94.169	94.069	93.969	3.000	96.265	96.165	96.065	3.000	93.908	93.808	93.708
3.125	97.089	96.989	96.889	3.125	94.809	94.709	94.609	3.125	96.595	96.495	96.395	3.125	94.538	94.438	94.338
3.250	97.371	97.271	97.171	3.250	95.313	95.213	95.113	3.250	97.516	97.416	97.316	3.250	95.052	94.952	94.852
3.375	97.822	97.722	97.622	3.375	95.946	95.846	95.746	3.375	97.833	97.733	97.633	3.375	95.675	95.575	95.475
3.500	98.276	98.176	98.076	3.500	96.566	96.466	96.366	3.500	98.161	98.061	97.961	3.500	96.306	96.206	96.106
3.625	98.699	98.599	98.499	3.625	97.138	97.038	96.938	3.625	98.455	98.355	98.255	3.625	96.868	96.768	96.668
3.750	99.025	98.925	98.825	3.750	97.624	97.524	97.424	3.750	99.157	99.057	98.957	3.750	97.353	97.253	97.153
3.875	99.527	99.427	99.327	3.875	98.274	98.174	98.074	3.875	99.491	99.391	99.291	3.875	97.994	97.894	97.794
3.990	99.935	99.835	99.735	3.990	98.874	98.774	98.674	3.990	99.745	99.645	99.545	3.990	98.594	98.494	98.394
4.000	100.035	99.935	99.835	4.000	98.974	98.874	98.774	4.000	99.845	99.745	99.645	4.000	98.694	98.594	98.494
4.125	100.423	100.323	100.223	4.125	99.545	99.445	99.345	4.125	100.139	100.039	99.939	4.125	99.264	99.164	99.064
4.250	100.664	100.564	100.464	4.250	99.932	99.832	99.732	4.250	100.341	100.241	100.141	4.250	99.631	99.531	99.431
4.375	100.875	100.775	100.675	4.375	100.287	100.187	100.087	4.375	100.537	100.437	100.337	4.375	99.987	99.887	99.787
4.500	100.987	100.887	100.787	4.500	100.483	100.383	100.283	4.500	100.637	100.537	100.437	4.500	100.182	100.082	99.982
4.625	100.909	100.809	100.709	4.625	100.773	100.673	100.573	4.625	100.856	100.756	100.639	4.625	100.473	100.373	100.273
4.750	101.106	101.006	100.906	4.750	101.104	101.004	100.904	4.750	101.026	100.926	100.809	4.750	100.793	100.693	100.593
4.875	101.284	101.184	101.084	4.875	101.411	101.311	101.211	4.875	101.218	101.118	101.002	4.875	101.130	101.030	100.930
4.990	101.372	101.272	101.172	4.990	101.618	101.518	101.418	4.990	101.292	101.192	101.075	4.990	101.337	101.237	101.137
5.000	101.472	101.372	101.272	5.000	101.718	101.618	101.518	5.000	101.392	101.292	101.175	5.000	101.437	101.337	101.237

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

LLPA Cap

Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

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

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375		

Loan Size Adjuster

$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**3/26/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**4/9/2018**
		60 Day Lock Exp.:	**4/23/2018**

W. Rate Sheet Dated: **2/22/2018** **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	97.983	97.883	97.783	3.750	98.792	98.692	98.592	2.750	96.094	95.994	95.894
3.875	98.651	98.551	98.451	3.875	99.363	99.263	99.163	2.875	96.842	96.742	96.642
3.990	99.281	99.181	99.081	3.990	99.870	99.770	99.670	2.990	97.341	97.241	97.141
4.000	99.381	99.281	99.181	4.000	99.970	99.870	99.770	3.000	97.441	97.341	97.241
4.125	99.971	99.871	99.771	4.125	100.640	100.540	100.440	3.125	97.920	97.820	97.720
4.250	100.687	100.587	100.487	4.250	101.313	101.213	101.113	3.250	98.576	98.476	98.376
4.375	101.286	101.186	101.086	4.375	101.949	101.849	101.749	3.375	99.119	99.019	98.919
4.500	101.936	101.836	101.736	4.500	102.572	102.472	102.371	3.500	99.545	99.445	99.345
4.625	102.483	102.383	102.283	4.625	102.855	102.755	102.646	3.625	99.959	99.859	99.759
4.750	103.012	102.912	102.812	4.750	103.458	103.358	103.245	3.750	100.532	100.432	100.332
4.875	103.498	103.398	103.298	4.875	104.034	103.934	103.820	3.875	101.062	100.962	100.862
4.990	103.701	103.598	103.501	4.990	104.487	104.387	104.271	3.990	101.508	101.408	101.308
5.000	103.801	103.698	103.601	5.000	104.587	104.487	104.371	4.000	101.608	101.508	101.408
5.125	104.349	104.245	104.149	5.125	104.409	104.306	104.158	4.125	102.152	102.052	101.952
5.250	104.888	104.785	104.688	5.250	104.977	104.874	104.724	4.250	102.593	102.493	102.393
5.375	105.331	105.228	105.131	5.375	105.504	105.401	105.250	4.375	103.040	102.940	102.840
5.500	105.746	105.642	105.546	5.500	105.987	105.884	105.734	4.500	103.663	103.563	103.463
5.625	106.361	106.240	106.161	5.625	106.577	106.456	106.377	4.625	104.144	104.044	103.944
5.750	106.843	106.721	106.643	5.750	107.097	106.976	106.897	4.750	104.472	104.372	104.272

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	3/26/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/9/2018
		60 Day Lock Exp.:	4/23/2018

W. Rate Sheet Dated: **2/22/2018** **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	95.812	95.712	95.612	3.750	95.712	95.612	95.512	3.750	97.146	97.046	96.946	3.750	97.046	96.946	96.846
3.875	96.665	96.565	96.465	3.875	96.565	96.465	96.365	3.875	97.807	97.707	97.607	3.875	97.707	97.607	97.507
3.990	97.335	97.235	97.135	3.990	97.235	97.135	97.035	3.990	98.394	98.294	98.194	3.990	98.294	98.194	98.094
4.000	97.435	97.335	97.235	4.000	97.335	97.235	97.135	4.000	98.494	98.394	98.294	4.000	98.394	98.294	98.194
4.125	98.145	98.045	97.945	4.125	98.045	97.945	97.845	4.125	99.190	99.090	98.990	4.125	99.090	98.990	98.890
4.250	98.968	98.868	98.768	4.250	98.868	98.768	98.668	4.250	99.863	99.763	99.663	4.250	99.763	99.663	99.563
4.375	99.636	99.536	99.436	4.375	99.536	99.436	99.336	4.375	100.499	100.399	100.299	4.375	100.399	100.299	100.199
4.500	100.226	100.126	100.026	4.500	100.126	100.026	99.926	4.500	101.122	101.022	100.921	4.500	101.022	100.922	100.821
4.625	100.734	100.634	100.534	4.625	100.634	100.534	100.434	4.625	101.405	101.305	101.196	4.625	101.305	101.205	101.096
4.750	101.330	101.230	101.130	4.750	101.230	101.130	101.030	4.750	102.008	101.908	101.795	4.750	101.908	101.808	101.695
4.875	101.897	101.797	101.697	4.875	101.797	101.697	101.597	4.875	102.584	102.484	102.370	4.875	102.484	102.384	102.270
4.990	102.251	102.148	102.051	4.990	102.151	102.048	101.951	4.990	103.037	102.937	102.821	4.990	102.937	102.837	102.721
5.000	102.351	102.248	102.151	5.000	102.251	102.148	102.051	5.000	103.137	103.037	102.921	5.000	103.037	102.937	102.821
5.125	102.899	102.795	102.699	5.125	102.799	102.695	102.599	5.125	102.959	102.856	102.708	5.125	102.859	102.756	102.608
5.250	103.438	103.335	103.238	5.250	103.338	103.235	103.138	5.250	103.527	103.424	103.274	5.250	103.427	103.324	103.174
5.375	103.881	103.778	103.681	5.375	103.781	103.678	103.581	5.375	104.054	103.951	103.800	5.375	103.954	103.851	103.700
5.500	104.296	104.192	104.096	5.500	104.196	104.092	103.996	5.500	104.537	104.434	104.284	5.500	104.437	104.334	104.184
5.625	104.911	104.790	104.711	5.625	104.811	104.690	104.611	5.625	105.127	105.006	104.927	5.625	105.027	104.906	104.827
5.750	105.393	105.271	105.193	5.750	105.293	105.171	105.093	5.750	105.647	105.526	105.447	5.750	105.547	105.426	105.347

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.548	94.448	94.348	2.750	94.448	94.348	94.248
2.875	95.165	95.065	94.965	2.875	95.065	94.965	94.865
2.990	95.680	95.580	95.480	2.990	95.580	95.480	95.380
3.000	95.780	95.680	95.580	3.000	95.680	95.580	95.480
3.125	96.388	96.288	96.188	3.125	96.288	96.188	96.088
3.250	97.076	96.976	96.876	3.250	96.976	96.876	96.776
3.375	97.523	97.423	97.323	3.375	97.423	97.323	97.223
3.500	97.889	97.789	97.689	3.500	97.789	97.689	97.589
3.625	98.424	98.324	98.224	3.625	98.324	98.224	98.124
3.750	98.990	98.890	98.790	3.750	98.890	98.790	98.690
3.875	99.562	99.462	99.362	3.875	99.462	99.362	99.262
3.990	100.008	99.908	99.808	3.990	99.908	99.808	99.708
4.000	100.108	100.008	99.908	4.000	100.008	99.908	99.808
4.125	100.652	100.552	100.452	4.125	100.552	100.452	100.352
4.250	101.093	100.993	100.893	4.250	100.993	100.893	100.793
4.375	101.540	101.440	101.340	4.375	101.440	101.340	101.240
4.500	102.163	102.063	101.963	4.500	102.063	101.963	101.863
4.625	102.644	102.544	102.444	4.625	102.544	102.444	102.344
4.750	102.972	102.872	102.772	4.750	102.872	102.772	102.672

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

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

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

Lock Desk Policy

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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.: 3/26/2018
45 Day Lock Exp.: 4/9/2018
60 Day Lock Exp.: 4/23/2018

W. Rate Sheet Dated: 2/22/2018 **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	97.262	97.162	97.062	3.750	98.596	98.496	98.396	2.750	96.048	95.948	95.848
3.875	98.115	98.015	97.915	3.875	99.257	99.157	99.057	2.875	96.665	96.565	96.465
3.990	98.785	98.685	98.585	3.990	99.844	99.744	99.644	2.990	97.180	97.080	96.980
4.000	98.885	98.785	98.685	4.000	99.944	99.844	99.744	3.000	97.280	97.180	97.080
4.125	99.595	99.495	99.395	4.125	100.640	100.540	100.440	3.125	97.888	97.788	97.688
4.250	100.418	100.318	100.218	4.250	101.313	101.213	101.113	3.250	98.576	98.476	98.376
4.375	101.086	100.986	100.886	4.375	101.949	101.849	101.749	3.375	99.023	98.923	98.823
4.500	101.676	101.576	101.476	4.500	102.572	102.472	102.371	3.500	99.389	99.289	99.189
4.625	102.184	102.084	101.984	4.625	102.855	102.755	102.646	3.625	99.924	99.824	99.724
4.750	102.780	102.680	102.580	4.750	103.458	103.358	103.245	3.750	100.490	100.390	100.290
4.875	103.347	103.247	103.147	4.875	104.034	103.934	103.820	3.875	101.062	100.962	100.862
4.990	103.701	103.598	103.501	4.990	104.487	104.387	104.271	3.990	101.508	101.408	101.308
5.000	103.801	103.698	103.601	5.000	104.587	104.487	104.371	4.000	101.608	101.508	101.408
5.125	104.349	104.245	104.149	5.125	104.409	104.306	104.158	4.125	102.152	102.052	101.952
5.250	104.888	104.785	104.688	5.250	104.977	104.874	104.724	4.250	102.593	102.493	102.393
5.375	105.331	105.228	105.131	5.375	105.504	105.401	105.250	4.375	103.040	102.940	102.840
5.500	105.746	105.642	105.546	5.500	105.987	105.884	105.734	4.500	103.663	103.563	103.463
5.625	106.361	106.240	106.161	5.625	106.577	106.456	106.377	4.625	104.144	104.044	103.944
5.750	106.843	106.721	106.643	5.750	107.097	106.976	106.897	4.750	104.472	104.372	104.272

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $453,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $453.1K - $679.65K

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **3/26/2018**
45 Day Lock Exp.: **4/9/2018**
60 Day Lock Exp.: **4/23/2018**

W. Rate Sheet Dated: **2/22/2018** **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	96.213	96.162	95.985
3.875	96.838	96.785	96.603
4.000	97.520	97.465	97.278
4.125	98.369	98.313	98.120
4.250	99.076	99.018	98.820
4.375	99.719	99.659	99.456
4.500	100.255	100.193	99.985
4.625	100.667	100.604	100.390
4.750	101.231	101.165	100.946
4.875	101.701	101.634	101.410
5.000	102.036	101.967	101.738
5.125	102.307	102.236	102.002
5.250	102.522	102.449	102.210

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	97.023	96.976	96.809
3.625	97.511	97.462	97.290
3.750	97.960	97.909	97.732
3.875	98.576	98.523	98.341
4.000	98.941	98.886	98.698
4.125	99.212	99.156	98.963
4.250	99.513	99.454	99.256
4.375	99.784	99.724	99.521
4.500	100.050	99.988	99.780
4.625	100.295	100.231	100.017
4.750	100.564	100.499	100.280

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	96.895	96.851	96.695
3.375	97.409	97.363	97.202
3.500	97.895	97.848	97.681
3.625	98.343	98.294	98.122
3.750	98.754	98.703	98.526
3.875	99.133	99.080	98.898
4.000	99.480	99.425	99.237
4.125	99.850	99.793	99.601
4.250	100.203	100.145	99.947
4.375	100.514	100.454	100.251
4.500	100.826	100.764	100.556
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)