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

W. Rate Sheet Dated: **2/28/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.021	96.871	96.721	3.250	96.578	96.428	96.278	1.875	N/A	N/A	N/A	3.125	100.144	99.994	99.844
3.375	97.576	97.426	97.276	3.375	97.043	96.893	96.743	2.000	N/A	N/A	N/A	3.250	100.813	100.663	100.513
3.500	98.029	97.879	97.729	3.500	97.460	97.310	97.160	2.125	N/A	N/A	N/A	3.375	101.264	101.114	100.964
3.625	98.436	98.286	98.136	3.625	97.832	97.682	97.532	2.250	93.878	93.728	93.578	3.500	101.675	101.525	101.375
3.750	99.821	99.671	99.514	3.750	99.373	99.223	99.067	2.375	94.283	94.133	93.983	3.625	102.083	101.933	101.783
3.875	100.268	100.118	99.962	3.875	99.785	99.635	99.479	2.500	93.365	93.215	93.065	Margin = 2.250		Index = 2.020	
4.000	100.716	100.566	100.410	4.000	100.198	100.048	99.891	2.625	94.315	94.165	94.015				
4.125	101.113	100.963	100.807	4.125	100.559	100.409	100.253	2.750	97.167	97.017	96.867				
4.250	102.125	102.000	101.828	4.250	101.428	101.303	101.131	2.875	97.561	97.411	97.261				
4.375	102.560	102.435	102.263	4.375	101.827	101.702	101.531	3.000	97.954	97.804	97.654				
4.500	102.942	102.817	102.645	4.500	102.173	102.048	101.876	3.125	98.298	98.148	97.998				
4.625	103.249	103.124	102.952	4.625	102.444	102.319	102.148	3.250	99.064	98.914	98.764				
4.750	103.374	103.264	103.124	4.750	102.715	102.606	102.465	3.375	99.453	99.303	99.153				
4.875	103.659	103.550	103.409	4.875	103.026	102.917	102.776	3.500	99.838	99.688	99.538				
5.000	103.971	103.861	103.721	5.000	103.302	103.193	103.052	3.625	100.165	100.015	99.865				
5.125	104.213	104.104	103.963	5.125	103.509	103.400	103.259	3.750	100.805	100.655	100.505				
5.250	104.426	104.286	104.067	5.250	103.578	103.438	103.219	3.875	101.145	100.995	100.845				
5.375	104.576	104.435	104.217	5.375	103.819	103.679	103.460	4.000	101.450	101.300	101.150				
5.500	104.855	104.714	104.496	5.500	104.236	104.096	103.877	4.125	101.681	101.531	101.381				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.821	95.671	95.521	3.250	95.578	95.428	95.278	1.875	N/A	N/A	N/A	3.125	99.144	98.994	98.844
3.375	96.376	96.226	96.076	3.375	96.043	95.893	95.743	2.000	N/A	N/A	N/A	3.250	99.813	99.663	99.513
3.500	96.829	96.679	96.529	3.500	96.460	96.310	96.160	2.125	N/A	N/A	N/A	3.375	100.264	100.114	99.964
3.625	97.236	97.086	96.936	3.625	96.832	96.682	96.532	2.250	92.878	92.728	92.578	3.500	100.675	100.525	100.375
3.750	98.621	98.471	98.314	3.750	98.373	98.223	98.067	2.375	93.283	93.133	92.983	3.625	101.083	100.933	100.783
3.875	99.068	98.918	98.762	3.875	98.785	98.635	98.479	2.500	92.365	92.215	92.065	Margin = 2.250		Index = 2.020	
4.000	99.516	99.366	99.210	4.000	99.198	99.048	98.891	2.625	93.315	93.165	93.015	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.913	99.763	99.607	4.125	99.559	99.409	99.253	2.750	96.167	96.017	95.867	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.925	100.800	100.628	4.250	100.428	100.303	100.131	2.875	96.561	96.411	96.261	4.250	99.605	99.355	99.105
4.375	101.360	101.235	101.063	4.375	100.827	100.702	100.531	3.000	96.954	96.804	96.654	4.375	100.040	99.790	99.540
4.500	101.742	101.617	101.445	4.500	101.173	101.048	100.876	3.125	97.298	97.148	96.998	4.500	100.422	100.172	99.922
4.625	102.049	101.924	101.752	4.625	101.444	101.319	101.148	3.250	98.064	97.914	97.764	4.625	100.729	100.479	100.229
4.750	102.263	102.153	102.013	4.750	101.715	101.606	101.465	3.375	98.453	98.303	98.153	4.750	100.893	100.643	100.393
4.875	102.709	102.600	102.459	4.875	102.026	101.917	101.776	3.500	98.838	98.688	98.538	4.875	101.239	100.989	100.739
5.000	103.021	102.911	102.771	5.000	102.302	102.193	102.052	3.625	99.165	99.015	98.865	5.000	101.551	101.301	101.051
5.125	103.263	103.154	103.013	5.125	102.509	102.400	102.259	3.750	99.805	99.655	99.505	5.125	101.793	101.543	101.293
5.250	103.476	103.336	103.117	5.250	102.578	102.438	102.219	3.875	100.145	99.995	99.845	5.250	101.675	101.425	101.175
5.375	103.626	103.485	103.267	5.375	102.819	102.679	102.460	4.000	100.450	100.300	100.150	5.375	101.952	101.702	101.452
5.500	103.905	103.764	103.546	5.500	103.236	103.096	102.877	4.125	100.681	100.531	100.381	5.500	102.905	102.655	102.405

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

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

Max USDA-GRH Rate		
Today:	2/28/2018	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	100.678	100.428	100.178	5.000	100.202	99.952	99.702
5.125	101.106	100.856	100.606	5.125	100.409	100.159	99.909
5.250	101.889	101.639	101.389	5.250	101.046	100.796	100.546
5.500	102.746	102.496	102.246	5.500	101.136	100.886	100.636

Advantage Adjustment

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

Lock Desk Policy

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

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee | FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center

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

W. Rate Sheet Dated: **2/28/2018** **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	96.364	96.214	96.064	3.250	95.921	95.771	95.621	1.875	N/A	N/A	N/A	3.125	98.46	98.307	98.157
3.375	96.919	96.769	96.619	3.375	96.387	96.237	96.087	2.000	N/A	N/A	N/A	3.250	100.16	100.007	99.857
3.500	97.372	97.222	97.072	3.500	96.804	96.654	96.504	2.125	N/A	N/A	N/A	3.375	100.61	100.457	100.307
3.625	97.780	97.630	97.480	3.625	97.176	97.026	96.876	2.250	91.878	91.728	91.578	3.500	101.02	100.869	100.719
3.750	99.305	99.155	98.999	3.750	98.858	98.708	98.551	2.375	92.283	92.133	91.983	3.625	101.43	101.276	101.126
3.875	99.752	99.602	99.446	3.875	99.269	99.119	98.963	2.500	91.365	91.215	91.065	Margin = 2.250		Index = 2.020	
4.000	100.201	100.051	99.894	4.000	99.682	99.532	99.376	2.625	92.315	92.165	92.015				
4.125	100.597	100.447	100.291	4.125	100.043	99.893	99.737	2.750	95.479	95.329	95.179				
4.250	101.547	101.422	101.250	4.250	100.850	100.725	100.553	2.875	95.873	95.723	95.573				
4.375	101.982	101.857	101.685	4.375	101.249	101.124	100.952	3.000	96.266	96.116	95.966				
4.500	102.364	102.239	102.067	4.500	101.595	101.470	101.298	3.125	96.610	96.460	96.310				
4.625	102.670	102.545	102.374	4.625	101.866	101.741	101.569	3.250	98.407	98.257	98.107				
4.750	102.030	101.920	101.780	4.750	101.372	101.262	101.122	3.375	98.797	98.647	98.497				
4.875	102.316	102.206	102.066	4.875	101.683	101.573	101.433	3.500	99.182	99.032	98.882				
5.000	102.627	102.518	102.377	5.000	101.959	101.849	101.709	3.625	99.508	99.358	99.208				
5.125	102.869	102.760	102.619	5.125	102.165	102.056	101.915	3.750	100.289	100.139	99.989				
5.250	101.614	101.473	101.255	5.250	100.766	100.625	100.406	3.875	100.629	100.479	100.329				
5.375	101.764	101.623	101.404	5.375	101.007	100.866	100.647	4.000	100.934	100.784	100.634				
5.500	102.042	101.902	101.683	5.500	101.424	101.283	101.065	4.125	101.165	101.015	100.865				

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	95.164	95.014	94.864	3.250	94.921	94.771	94.621	1.875	N/A	N/A	N/A	3.125	97.457	97.307	97.157
3.375	95.719	95.569	95.419	3.375	95.387	95.237	95.087	2.000	N/A	N/A	N/A	3.250	99.157	99.007	98.857
3.500	96.172	96.022	95.872	3.500	95.804	95.654	95.504	2.125	N/A	N/A	N/A	3.375	99.607	99.457	99.307
3.625	96.580	96.430	96.280	3.625	96.176	96.026	95.876	2.250	91.128	90.978	90.828	3.500	100.019	99.869	99.719
3.750	98.105	97.955	97.799	3.750	97.858	97.708	97.551	2.375	91.533	91.383	91.233	3.625	100.426	100.276	100.126
3.875	98.552	98.402	98.246	3.875	98.269	98.119	97.963	2.500	90.615	90.465	90.315	Margin = 2.250		Index = 2.020	
4.000	99.001	98.851	98.694	4.000	98.682	98.532	98.376	2.625	91.565	91.415	91.265	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.397	99.247	99.091	4.125	99.043	98.893	98.737	2.750	95.260	95.110	94.960	Rate	30 Day	45 Day	60 Day
4.250	100.347	100.222	100.050	4.250	99.850	99.725	99.553	2.875	95.654	95.504	95.354	4.250	99.027	98.777	98.527
4.375	100.782	100.657	100.485	4.375	100.249	100.124	99.952	3.000	96.048	95.898	95.748	4.375	99.462	99.212	98.962
4.500	101.164	101.039	100.867	4.500	100.595	100.470	100.298	3.125	96.391	96.241	96.091	4.500	99.844	99.594	99.344
4.625	101.470	101.345	101.174	4.625	100.866	100.741	100.569	3.250	96.595	96.445	96.295	4.625	100.150	99.900	99.650
4.750	100.919	100.809	100.669	4.750	100.372	100.262	100.122	3.375	96.985	96.835	96.685	4.750	99.549	99.299	99.049
4.875	101.366	101.256	101.116	4.875	100.683	100.573	100.433	3.500	97.369	97.219	97.069	4.875	99.896	99.646	99.396
5.000	101.677	101.568	101.427	5.000	100.959	100.849	100.709	3.625	97.696	97.546	97.396	5.000	100.207	99.957	99.707
5.125	101.919	101.810	101.669	5.125	101.165	101.056	100.915	3.750	97.617	97.467	97.317	5.125	100.449	100.199	99.949
5.250	100.664	100.523	100.305	5.250	99.766	99.625	99.406	3.875	97.957	97.807	97.657	5.250	98.863	98.613	98.363
5.375	100.814	100.673	100.454	5.375	100.007	99.866	99.647	4.000	98.262	98.112	97.962	5.375	99.140	98.890	98.640
5.500	101.092	100.952	100.733	5.500	100.424	100.283	100.065	4.125	98.493	98.343	98.193	5.500	100.092	99.842	99.592

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:	2/28/2018	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	99.334	99.084	98.834	5.000	98.859	98.609	98.359
5.125	99.762	99.512	99.262	5.125	99.065	98.815	98.565
5.250	99.076	98.826	98.576	5.250	98.234	97.984	97.734
5.500	99.933	99.683	99.433	5.500	98.324	98.074	97.824

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

W. Rate Sheet Dated: **2/28/2018** **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	100.528	100.428	100.328	4.375	101.637	101.537	101.435	3.000	97.375	97.275	97.175	3.000	97.592	97.492	97.392
4.375	101.130	101.030	100.930	4.500	102.260	102.160	102.059	3.125	97.854	97.754	97.654	3.125	97.922	97.822	97.722
4.500	101.727	101.627	101.527	4.625	102.756	102.656	102.554	3.250	98.457	98.357	98.257	3.250	98.794	98.694	98.594
4.625	102.337	102.237	102.137	4.750	103.181	103.081	102.979	3.375	98.929	98.829	98.729	3.375	99.113	99.013	98.913
4.750	102.854	102.754	102.654	4.875	103.582	103.482	103.380	3.500	99.355	99.255	99.155	3.500	99.440	99.340	99.240
4.875	103.369	103.269	103.169	4.990	103.777	103.677	103.577	3.625	99.769	99.669	99.569	3.625	99.732	99.632	99.532
4.990	103.394	103.294	103.194	5.000	103.877	103.777	103.677	3.750	100.342	100.242	100.142	3.750	100.417	100.317	100.217
5.000	103.494	103.394	103.294	5.125	104.397	104.297	104.197	3.875	100.772	100.672	100.572	3.875	100.750	100.650	100.550
5.125	104.138	104.038	103.938	5.250	104.914	104.814	104.714	3.990	101.201	101.101	101.001	3.990	101.002	100.902	100.802
5.250	104.822	104.722	104.622	5.375	105.254	105.154	105.054	4.000	101.301	101.201	101.101	4.000	101.102	101.002	100.902
5.375	105.244	105.144	105.044	5.500	105.571	105.471	105.371	4.125	101.642	101.542	101.442	4.125	101.395	101.295	101.195
5.500	105.684	105.584	105.484	5.625	105.851	105.751	105.651	4.250	101.991	101.891	101.791	4.250	101.596	101.496	101.396
5.625	106.049	105.949	105.849	5.750	105.936	105.825	105.708	4.375	102.309	102.209	102.109	4.375	101.790	101.690	101.590
5.750	106.505	106.395	106.277	5.875	106.285	106.174	106.057	4.500	102.481	102.381	102.281	4.500	101.889	101.789	101.689
5.875	106.964	106.853	106.736	5.990	106.516	106.405	106.288	4.625	102.435	102.335	102.235	4.625	102.111	102.011	101.890
5.990	107.320	107.209	107.092	6.000	106.616	106.505	106.388	4.750	102.730	102.630	102.530	4.750	102.280	102.180	102.059
6.000	107.420	107.309	107.192	6.125	106.832	106.721	106.604	4.875	103.003	102.903	102.803	4.875	102.472	102.372	102.251
6.125	107.710	107.600	107.482	6.250	106.892	106.784	106.667	4.990	103.178	103.078	102.978	4.990	102.544	102.444	102.323
6.250	107.434	107.326	107.209	6.375	107.213	107.105	106.988	5.000	103.278	103.178	103.078	5.000	102.644	102.544	102.423

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	101.185	101.085	100.983	3.000	96.479	96.379	96.279
4.750	101.864	101.764	101.663	3.125	96.916	96.816	96.716
4.875	102.381	102.281	102.179	3.250	97.172	97.072	96.972
4.990	102.755	102.655	102.554	3.375	97.602	97.502	97.402
5.000	102.855	102.755	102.654	3.500	98.055	97.955	97.855
5.125	103.084	102.984	102.883	3.625	98.476	98.376	98.276
5.250	102.294	102.189	102.079	3.750	98.788	98.688	98.588
5.375	102.784	102.679	102.569	3.875	99.283	99.183	99.083
5.500	103.277	103.172	103.062	3.990	99.691	99.591	99.491
5.625	103.534	103.429	103.319	4.000	99.791	99.691	99.591
5.750	102.917	102.794	102.663	4.125	100.179	100.079	99.979
5.875	103.442	103.319	103.187	4.250	100.419	100.319	100.219
5.990	103.850	103.727	103.596	4.375	100.629	100.529	100.429
6.000	103.950	103.827	103.696	4.500	100.739	100.639	100.539
6.125	104.190	104.067	103.935	4.625	100.665	100.565	100.465
6.250	103.878	103.778	103.678	4.750	100.860	100.760	100.660
6.375	104.386	104.286	104.186	4.875	101.038	100.938	100.838
6.500	110.545	110.445	110.345	4.990	101.124	101.024	100.924
6.625	110.920	110.820	110.720	5.000	101.224	101.124	101.024

All Loan Type Adjustments

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing *

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

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

Product Features

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

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

HomeReady LLPA Caps*

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

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

Additional LPMI Premium Adjustments

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

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

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

Lock Desk Policy

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

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

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

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

W. Rate Sheet Dated: **2/28/2018** **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	98.719	98.619	98.519	3.875	94.631	94.531	94.431	4.375	100.187	100.087	99.985	4.375	98.530	98.430	98.330
4.375	99.316	99.216	99.116	3.990	95.575	95.475	95.375	4.500	100.810	100.710	100.609	4.500	99.030	98.930	98.830
4.500	99.935	99.835	99.735	4.000	95.675	95.575	95.475	4.625	101.306	101.206	101.104	4.625	99.784	99.684	99.584
4.625	100.551	100.451	100.351	4.125	96.603	96.503	96.403	4.750	101.731	101.631	101.529	4.750	100.498	100.398	100.298
4.750	101.133	101.033	100.933	4.250	97.771	97.671	97.571	4.875	102.132	102.032	101.930	4.875	101.062	100.962	100.862
4.875	101.645	101.545	101.445	4.375	98.577	98.477	98.377	4.990	102.327	102.227	102.127	4.990	101.365	101.265	101.165
4.990	101.944	101.844	101.744	4.500	99.420	99.320	99.220	5.000	102.427	102.327	102.227	5.000	101.465	101.365	101.265
5.000	102.044	101.944	101.844	4.625	100.257	100.157	100.057	5.125	102.947	102.847	102.747	5.125	101.850	101.750	101.650
5.125	102.688	102.588	102.488	4.750	101.037	100.937	100.837	5.250	103.464	103.364	103.264	5.250	102.510	102.410	102.310
5.250	103.372	103.272	103.172	4.875	101.605	101.505	101.405	5.375	103.804	103.704	103.604	5.375	103.003	102.903	102.803
5.375	103.794	103.694	103.594	4.990	101.948	101.848	101.748	5.500	104.121	104.021	103.921	5.500	103.465	103.365	103.265
5.500	104.234	104.134	104.034	5.000	102.048	101.948	101.848	5.625	104.401	104.301	104.201	5.625	103.868	103.768	103.668
5.625	104.599	104.499	104.399	5.125	102.663	102.563	102.463	5.750	104.486	104.375	104.258	5.750	104.186	104.075	103.958
5.750	105.055	104.945	104.827	5.250	103.588	103.488	103.388	5.875	104.835	104.724	104.607	5.875	104.693	104.582	104.465
5.875	105.514	105.403	105.286	5.375	104.057	103.957	103.857	5.990	105.066	104.955	104.838	5.990	105.071	104.960	104.843
5.990	105.870	105.759	105.642	5.500	104.545	104.445	104.345	6.000	105.166	105.055	104.938	6.000	105.171	105.060	104.943
6.000	105.970	105.859	105.742	5.625	104.948	104.848	104.748	6.125	105.382	105.271	105.154	6.125	105.487	105.376	105.259
6.125	106.260	106.150	106.032	5.750	105.553	105.442	105.325	6.250	105.442	105.334	105.217	6.250	105.139	105.031	104.914
6.250	105.984	105.876	105.759	5.875	106.059	105.948	105.831	6.375	105.763	105.655	105.538	6.375	105.606	105.498	105.381

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	96.479	96.379	96.279	3.000	93.995	93.895	93.795	3.000	96.092	95.992	95.892	3.000	93.734	93.634	93.534
3.125	96.916	96.816	96.716	3.125	94.636	94.536	94.436	3.125	96.422	96.322	96.222	3.125	94.365	94.265	94.165
3.250	97.172	97.072	96.972	3.250	95.094	94.994	94.894	3.250	97.294	97.194	97.094	3.250	94.833	94.733	94.633
3.375	97.602	97.502	97.402	3.375	95.728	95.628	95.528	3.375	97.613	97.513	97.413	3.375	95.457	95.357	95.257
3.500	98.055	97.955	97.855	3.500	96.347	96.247	96.147	3.500	97.940	97.840	97.740	3.500	96.086	95.986	95.886
3.625	98.476	98.376	98.276	3.625	96.915	96.815	96.715	3.625	98.232	98.132	98.032	3.625	96.644	96.544	96.444
3.750	98.788	98.688	98.588	3.750	97.398	97.298	97.198	3.750	98.917	98.817	98.717	3.750	97.127	97.027	96.927
3.875	99.283	99.183	99.083	3.875	98.033	97.933	97.833	3.875	99.250	99.150	99.050	3.875	97.752	97.652	97.552
3.990	99.691	99.591	99.491	3.990	98.631	98.531	98.431	3.990	99.502	99.402	99.302	3.990	98.351	98.251	98.151
4.000	99.791	99.691	99.591	4.000	98.731	98.631	98.531	4.000	99.602	99.502	99.402	4.000	98.451	98.351	98.251
4.125	100.179	100.079	99.979	4.125	99.300	99.200	99.100	4.125	99.895	99.795	99.695	4.125	99.020	98.920	98.820
4.250	100.419	100.319	100.219	4.250	99.686	99.586	99.486	4.250	100.096	99.996	99.896	4.250	99.386	99.286	99.186
4.375	100.629	100.529	100.429	4.375	100.038	99.938	99.838	4.375	100.290	100.190	100.090	4.375	99.737	99.637	99.537
4.500	100.739	100.639	100.539	4.500	100.235	100.135	100.035	4.500	100.389	100.289	100.189	4.500	99.934	99.834	99.734
4.625	100.665	100.565	100.465	4.625	100.529	100.429	100.329	4.625	100.611	100.511	100.390	4.625	100.228	100.128	100.028
4.750	100.860	100.760	100.660	4.750	100.857	100.757	100.657	4.750	100.780	100.680	100.559	4.750	100.546	100.446	100.346
4.875	101.038	100.938	100.838	4.875	101.164	101.064	100.964	4.875	100.972	100.872	100.751	4.875	100.884	100.784	100.684
4.990	101.124	101.024	100.924	4.990	101.366	101.266	101.166	4.990	101.044	100.944	100.823	4.990	101.086	100.986	100.886
5.000	101.224	101.124	101.024	5.000	101.466	101.366	101.266	5.000	101.144	101.044	100.923	5.000	101.186	101.086	100.986

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.:	**3/30/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**4/16/2018**
		60 Day Lock Exp.:	**4/30/2018**

W. Rate Sheet Dated: **2/28/2018** **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	97.703	97.603	97.503	3.750	98.600	98.469	98.400	2.750	96.028	95.928	95.828
3.875	98.514	98.414	98.314	3.875	99.316	99.181	99.116	2.875	96.776	96.676	96.576
3.990	99.077	98.977	98.877	3.990	99.879	99.742	99.679	2.990	97.275	97.175	97.075
4.000	99.177	99.077	98.977	4.000	99.979	99.842	99.779	3.000	97.375	97.275	97.175
4.125	99.853	99.748	99.653	4.125	100.603	100.466	100.403	3.125	97.854	97.754	97.654
4.250	100.528	100.428	100.328	4.250	101.258	101.118	101.055	3.250	98.457	98.357	98.257
4.375	101.130	101.030	100.930	4.375	101.886	101.742	101.679	3.375	98.929	98.829	98.729
4.500	101.727	101.627	101.527	4.500	102.501	102.353	102.290	3.500	99.355	99.255	99.155
4.625	102.337	102.237	102.137	4.625	102.764	102.634	102.554	3.625	99.769	99.669	99.569
4.750	102.854	102.754	102.654	4.750	103.358	103.225	103.144	3.750	100.342	100.242	100.142
4.875	103.369	103.269	103.169	4.875	103.925	103.790	103.710	3.875	100.816	100.716	100.616
4.990	103.657	103.557	103.457	4.990	104.369	104.232	104.151	3.990	101.219	101.119	101.019
5.000	103.757	103.657	103.557	5.000	104.469	104.332	104.251	4.000	101.319	101.219	101.119
5.125	104.244	104.144	104.044	5.125	104.252	104.091	103.992	4.125	101.857	101.757	101.657
5.250	104.770	104.670	104.570	5.250	104.841	104.678	104.579	4.250	102.293	102.193	102.093
5.375	105.200	105.100	105.000	5.375	105.359	105.195	105.096	4.375	102.735	102.635	102.535
5.500	105.602	105.502	105.402	5.500	105.832	105.669	105.570	4.500	103.353	103.253	103.153
5.625	106.309	106.209	106.109	5.625	106.504	106.404	106.304	4.625	103.830	103.730	103.630
5.750	106.779	106.679	106.579	5.750	107.014	106.914	106.814	4.750	104.288	104.188	104.088

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								

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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.:	3/30/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/16/2018
		60 Day Lock Exp.:	4/30/2018

W. Rate Sheet Dated: **2/28/2018** **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	95.862	95.762	95.662	3.750	95.762	95.662	95.562	3.750	97.150	97.019	96.950	3.750	97.050	96.919	96.850
3.875	96.695	96.595	96.495	3.875	96.595	96.495	96.395	3.875	97.866	97.731	97.666	3.875	97.766	97.631	97.566
3.990	97.350	97.250	97.150	3.990	97.250	97.150	97.050	3.990	98.429	98.292	98.229	3.990	98.329	98.192	98.129
4.000	97.450	97.350	97.250	4.000	97.350	97.250	97.150	4.000	98.529	98.392	98.329	4.000	98.429	98.292	98.229
4.125	98.121	98.016	97.921	4.125	98.021	97.916	97.821	4.125	99.153	99.016	98.953	4.125	99.053	98.916	98.853
4.250	98.946	98.846	98.746	4.250	98.846	98.746	98.646	4.250	99.808	99.668	99.605	4.250	99.708	99.568	99.505
4.375	99.601	99.501	99.401	4.375	99.501	99.401	99.301	4.375	100.436	100.292	100.229	4.375	100.336	100.192	100.129
4.500	100.176	100.076	99.976	4.500	100.076	99.976	99.876	4.500	101.051	100.903	100.840	4.500	100.951	100.803	100.740
4.625	100.670	100.570	100.470	4.625	100.570	100.470	100.370	4.625	101.314	101.184	101.104	4.625	101.214	101.084	101.004
4.750	101.251	101.151	101.051	4.750	101.151	101.051	100.951	4.750	101.908	101.775	101.694	4.750	101.808	101.675	101.594
4.875	101.804	101.704	101.604	4.875	101.704	101.604	101.504	4.875	102.475	102.340	102.260	4.875	102.375	102.240	102.160
4.990	102.207	102.107	102.007	4.990	102.107	102.007	101.907	4.990	102.919	102.782	102.701	4.990	102.819	102.682	102.601
5.000	102.307	102.207	102.107	5.000	102.207	102.107	102.007	5.000	103.019	102.882	102.801	5.000	102.919	102.782	102.701
5.125	102.794	102.694	102.594	5.125	102.694	102.594	102.494	5.125	102.802	102.641	102.542	5.125	102.702	102.541	102.442
5.250	103.320	103.220	103.120	5.250	103.220	103.120	103.020	5.250	103.391	103.228	103.129	5.250	103.291	103.128	103.029
5.375	103.750	103.650	103.550	5.375	103.650	103.550	103.450	5.375	103.909	103.745	103.646	5.375	103.809	103.645	103.546
5.500	104.152	104.052	103.952	5.500	104.052	103.952	103.852	5.500	104.382	104.219	104.120	5.500	104.282	104.119	104.020
5.625	104.859	104.759	104.659	5.625	104.759	104.659	104.559	5.625	105.054	104.954	104.854	5.625	104.954	104.854	104.754
5.750	105.329	105.229	105.129	5.750	105.229	105.129	105.029	5.750	105.564	105.464	105.364	5.750	105.464	105.364	105.264

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.335	94.235	94.135	2.750	94.235	94.135	94.035
2.875	94.953	94.853	94.753	2.875	94.853	94.753	94.653
2.990	95.470	95.370	95.270	2.990	95.370	95.270	95.170
3.000	95.570	95.470	95.370	3.000	95.470	95.370	95.270
3.125	96.177	96.077	95.977	3.125	96.077	95.977	95.877
3.250	96.844	96.744	96.644	3.250	96.744	96.644	96.544
3.375	97.092	96.992	96.892	3.375	96.992	96.892	96.792
3.500	97.658	97.558	97.458	3.500	97.558	97.458	97.358
3.625	98.192	98.092	97.992	3.625	98.092	97.992	97.892
3.750	98.756	98.656	98.556	3.750	98.656	98.556	98.456
3.875	99.316	99.216	99.116	3.875	99.216	99.116	99.016
3.990	99.719	99.619	99.519	3.990	99.619	99.519	99.419
4.000	99.819	99.719	99.619	4.000	99.719	99.619	99.519
4.125	100.357	100.257	100.157	4.125	100.257	100.157	100.057
4.250	100.793	100.693	100.593	4.250	100.693	100.593	100.493
4.375	101.235	101.135	101.035	4.375	101.135	101.035	100.935
4.500	101.853	101.753	101.653	4.500	101.753	101.653	101.553
4.625	102.330	102.230	102.130	4.625	102.230	102.130	102.030
4.750	102.788	102.688	102.588	4.750	102.688	102.588	102.488

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

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

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

Lock Desk Policy

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

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

W. Rate Sheet Dated: **2/28/2018** **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	97.312	97.212	97.112	3.750	98.600	98.469	98.400	2.750	95.835	95.735	95.635
3.875	98.145	98.045	97.945	3.875	99.316	99.181	99.116	2.875	96.453	96.353	96.253
3.990	98.800	98.700	98.600	3.990	99.879	99.742	99.679	2.990	96.970	96.870	96.770
4.000	98.900	98.800	98.700	4.000	99.979	99.842	99.779	3.000	97.070	96.970	96.870
4.125	99.571	99.466	99.371	4.125	100.603	100.466	100.403	3.125	97.677	97.577	97.477
4.250	100.396	100.296	100.196	4.250	101.258	101.118	101.055	3.250	98.344	98.244	98.144
4.375	101.051	100.951	100.851	4.375	101.886	101.742	101.679	3.375	98.592	98.492	98.392
4.500	101.626	101.526	101.426	4.500	102.501	102.353	102.290	3.500	99.158	99.058	98.958
4.625	102.120	102.020	101.920	4.625	102.764	102.634	102.554	3.625	99.692	99.592	99.492
4.750	102.701	102.601	102.501	4.750	103.358	103.225	103.144	3.750	100.256	100.156	100.056
4.875	103.254	103.154	103.054	4.875	103.925	103.790	103.710	3.875	100.816	100.716	100.616
4.990	103.657	103.557	103.457	4.990	104.369	104.232	104.151	3.990	101.219	101.119	101.019
5.000	103.757	103.657	103.557	5.000	104.469	104.332	104.251	4.000	101.319	101.219	101.119
5.125	104.244	104.144	104.044	5.125	104.252	104.091	103.992	4.125	101.857	101.757	101.657
5.250	104.770	104.670	104.570	5.250	104.841	104.678	104.579	4.250	102.293	102.193	102.093
5.375	105.200	105.100	105.000	5.375	105.359	105.195	105.096	4.375	102.735	102.635	102.535
5.500	105.602	105.502	105.402	5.500	105.832	105.669	105.570	4.500	103.353	103.253	103.153
5.625	106.309	106.209	106.109	5.625	106.504	106.404	106.304	4.625	103.830	103.730	103.630
5.750	106.779	106.679	106.579	5.750	107.014	106.914	106.814	4.750	104.288	104.188	104.088

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.

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

W. Rate Sheet Dated: **2/28/2018** **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	96.475	96.424	96.247
3.875	97.054	97.001	96.819
4.000	97.717	97.662	97.475
4.125	98.539	98.483	98.290
4.250	99.223	99.164	98.966
4.375	99.846	99.786	99.583
4.500	100.366	100.304	100.096
4.625	100.764	100.700	100.487
4.750	101.310	101.244	101.025
4.875	101.767	101.699	101.475
5.000	102.090	102.021	101.792
5.125	102.355	102.284	102.050
5.250	102.538	102.465	102.225

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	97.101	97.054	96.887
3.625	97.579	97.530	97.358
3.750	98.019	97.968	97.791
3.875	98.620	98.567	98.385
4.000	98.976	98.922	98.734
4.125	99.241	99.185	98.992
4.250	99.536	99.477	99.280
4.375	99.802	99.742	99.539
4.500	100.065	100.003	99.794
4.625	100.309	100.245	100.032
4.750	100.579	100.513	100.294

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	96.944	96.901	96.744
3.375	97.452	97.406	97.245
3.500	97.932	97.884	97.718
3.625	98.373	98.323	98.152
3.750	98.778	98.727	98.550
3.875	99.151	99.098	98.916
4.000	99.494	99.439	99.251
4.125	99.860	99.803	99.610
4.250	100.210	100.152	99.954
4.375	100.522	100.462	100.258
4.500	100.833	100.772	100.563
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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-1.000	-1.000	-1.500	-1.500	-2.000	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

¹Full Am. ²ARMs 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)