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.: **4/9/2018**
45 Day Lock Exp.: **4/23/2018**
60 Day Lock Exp.: **5/8/2018**

W. Rate Sheet Dated: **3/9/2018** **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	96.974	96.824	96.674	3.250	96.531	96.381	96.231	1.875	N/A	N/A	N/A	3.125	100.144	99.994	99.844
3.375	97.529	97.379	97.229	3.375	96.996	96.846	96.696	2.000	N/A	N/A	N/A	3.250	100.813	100.663	100.513
3.500	97.982	97.832	97.682	3.500	97.413	97.263	97.113	2.125	N/A	N/A	N/A	3.375	101.264	101.114	100.964
3.625	98.389	98.239	98.089	3.625	97.785	97.635	97.485	2.250	93.983	93.833	93.683	3.500	101.675	101.525	101.375
3.750	99.774	99.617	99.467	3.750	99.326	99.170	99.020	2.375	94.389	94.239	94.089	3.625	102.083	101.933	101.783
3.875	100.221	100.065	99.915	3.875	99.738	99.582	99.432	2.500	93.470	93.320	93.170	Margin =	2.250	Index =	2.060
4.000	100.669	100.513	100.363	4.000	100.151	99.995	99.845	2.625	94.420	94.270	94.120				
4.125	101.066	100.910	100.760	4.125	100.512	100.356	100.206	2.750	97.202	97.052	96.902				
4.250	102.078	101.937	101.781	4.250	101.381	101.240	101.084	2.875	97.596	97.446	97.296				
4.375	102.513	102.373	102.217	4.375	101.781	101.640	101.484	3.000	97.989	97.839	97.689				
4.500	102.895	102.754	102.598	4.500	102.126	101.986	101.830	3.125	98.333	98.183	98.033				
4.625	103.202	103.061	102.905	4.625	102.398	102.257	102.101	3.250	99.161	99.011	98.861				
4.750	103.327	103.227	103.070	4.750	102.700	102.600	102.444	3.375	99.551	99.401	99.251				
4.875	103.644	103.544	103.387	4.875	103.011	102.911	102.755	3.500	99.936	99.786	99.636				
5.000	104.155	104.055	103.899	5.000	103.287	103.187	103.030	3.625	100.262	100.112	99.962				
5.125	104.478	104.378	104.221	5.125	103.494	103.394	103.237	3.750	100.930	100.766	100.602				
5.250	104.660	104.394	104.238	5.250	103.541	103.276	103.120	3.875	101.270	101.106	100.942				
5.375	104.809	104.544	104.387	5.375	103.772	103.507	103.350	4.000	101.575	101.411	101.247				
5.500	105.088	104.822	104.666	5.500	104.190	103.924	103.768	4.125	101.806	101.642	101.478				

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	95.774	95.624	95.474	3.250	95.531	95.381	95.231	1.875	N/A	N/A	N/A	3.125	99.144	98.994	98.844
3.375	96.329	96.179	96.029	3.375	95.996	95.846	95.696	2.000	N/A	N/A	N/A	3.250	99.813	99.663	99.513
3.500	96.782	96.632	96.482	3.500	96.413	96.263	96.113	2.125	N/A	N/A	N/A	3.375	100.264	100.114	99.964
3.625	97.189	97.039	96.889	3.625	96.785	96.635	96.485	2.250	92.983	92.833	92.683	3.500	100.675	100.525	100.375
3.750	98.574	98.417	98.267	3.750	98.326	98.170	98.020	2.375	93.389	93.239	93.089	3.625	101.083	100.933	100.783
3.875	99.021	98.865	98.715	3.875	98.738	98.582	98.432	2.500	92.470	92.320	92.170	Margin =	2.250	Index =	2.060
4.000	99.469	99.313	99.163	4.000	99.151	98.995	98.845	2.625	93.420	93.270	93.120	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.866	99.710	99.560	4.125	99.512	99.356	99.206	2.750	96.202	96.052	95.902	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.878	100.737	100.581	4.250	100.381	100.240	100.084	2.875	96.596	96.446	96.296	4.250	99.558	99.308	99.058
4.375	101.313	101.173	101.017	4.375	100.781	100.640	100.484	3.000	96.989	96.839	96.689	4.375	99.993	99.743	99.493
4.500	101.695	101.554	101.398	4.500	101.126	100.986	100.830	3.125	97.333	97.183	97.033	4.500	100.375	100.125	99.875
4.625	102.002	101.861	101.705	4.625	101.398	101.257	101.101	3.250	98.161	98.011	97.861	4.625	100.682	100.432	100.182
4.750	102.247	102.147	101.991	4.750	101.700	101.600	101.444	3.375	98.551	98.401	98.251	4.750	100.877	100.627	100.377
4.875	102.694	102.594	102.437	4.875	102.011	101.911	101.755	3.500	98.936	98.786	98.636	4.875	101.224	100.974	100.724
5.000	103.005	102.905	102.749	5.000	102.287	102.187	102.030	3.625	99.262	99.112	98.962	5.000	101.535	101.285	101.035
5.125	103.328	103.228	103.071	5.125	102.494	102.394	102.237	3.750	99.930	99.766	99.602	5.125	101.778	101.528	101.278
5.250	104.230	103.964	103.808	5.250	102.541	102.276	102.120	3.875	100.270	100.106	99.942	5.250	101.629	101.363	101.113
5.375	104.379	104.114	103.957	5.375	102.772	102.507	102.350	4.000	100.575	100.411	100.247	5.375	101.905	101.639	101.389
5.500	104.658	104.392	104.236	5.500	103.190	102.924	102.768	4.125	100.806	100.642	100.478	5.500	102.858	102.592	102.342

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:	3/9/2018	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	101.022	100.772	100.522	5.000	100.547	100.297	100.047
5.125	101.451	101.201	100.951	5.125	100.754	100.504	100.254
5.250	101.792	101.526	101.276	5.250	101.359	101.094	100.844
5.500	102.759	102.493	102.243	5.500	101.450	101.184	100.934

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.:	**4/9/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**4/23/2018**
			60 Day Lock Exp.:	**5/8/2018**

W. Rate Sheet Dated: **3/9/2018** **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	96.318	96.168	96.018	3.250	95.874	95.724	95.574	1.875	N/A	N/A	N/A	3.125	98.46	98.307	98.157
3.375	96.873	96.723	96.573	3.375	96.340	96.190	96.040	2.000	N/A	N/A	N/A	3.250	100.16	100.007	99.857
3.500	97.326	97.176	97.026	3.500	96.757	96.607	96.457	2.125	N/A	N/A	N/A	3.375	100.61	100.457	100.307
3.625	97.733	97.583	97.433	3.625	97.129	96.979	96.829	2.250	91.983	91.833	91.683	3.500	101.02	100.869	100.719
3.750	98.899	98.742	98.592	3.750	98.451	98.295	98.145	2.375	92.389	92.239	92.089	3.625	101.43	101.276	101.126
3.875	99.346	99.190	99.040	3.875	98.863	98.707	98.557	2.500	91.470	91.320	91.170	Margin = 2.250		Index = 2.060	
4.000	99.794	99.638	99.488	4.000	99.276	99.120	98.970	2.625	92.420	92.270	92.120				
4.125	100.191	100.035	99.885	4.125	99.637	99.481	99.331	2.750	95.514	95.364	95.214				
4.250	101.391	101.250	101.094	4.250	100.693	100.553	100.396	2.875	95.908	95.758	95.608				
4.375	101.826	101.685	101.529	4.375	101.093	100.952	100.796	3.000	96.301	96.151	96.001				
4.500	102.207	102.067	101.910	4.500	101.439	101.298	101.142	3.125	96.645	96.495	96.345				
4.625	102.514	102.374	102.217	4.625	101.710	101.569	101.413	3.250	98.505	98.355	98.205				
4.750	101.983	101.883	101.727	4.750	101.356	101.256	101.100	3.375	98.895	98.745	98.595				
4.875	102.300	102.200	102.044	4.875	101.667	101.567	101.411	3.500	99.280	99.130	98.980				
5.000	102.811	102.711	102.555	5.000	101.943	101.843	101.687	3.625	99.606	99.456	99.306				
5.125	103.134	103.034	102.878	5.125	102.150	102.050	101.894	3.750	100.055	99.891	99.727				
5.250	101.847	101.581	101.425	5.250	100.729	100.463	100.307	3.875	100.395	100.231	100.067				
5.375	101.997	101.731	101.575	5.375	100.960	100.694	100.538	4.000	100.700	100.536	100.372				
5.500	102.276	102.010	101.854	5.500	101.377	101.111	100.955	4.125	100.931	100.767	100.603				

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	95.118	94.968	94.818	3.250	94.874	94.724	94.574	1.875	N/A	N/A	N/A	3.125	97.457	97.307	97.157
3.375	95.673	95.523	95.373	3.375	95.340	95.190	95.040	2.000	N/A	N/A	N/A	3.250	99.157	99.007	98.857
3.500	96.126	95.976	95.826	3.500	95.757	95.607	95.457	2.125	N/A	N/A	N/A	3.375	99.607	99.457	99.307
3.625	96.533	96.383	96.233	3.625	96.129	95.979	95.829	2.250	91.233	91.083	90.933	3.500	100.019	99.869	99.719
3.750	97.699	97.542	97.392	3.750	97.451	97.295	97.145	2.375	91.639	91.489	91.339	3.625	100.426	100.276	100.126
3.875	98.146	97.990	97.840	3.875	97.863	97.707	97.557	2.500	90.720	90.570	90.420	Margin = 2.250		Index = 2.060	
4.000	98.594	98.438	98.288	4.000	98.276	98.120	97.970	2.625	91.670	91.520	91.370	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	98.991	98.835	98.685	4.125	98.637	98.481	98.331	2.750	95.296	95.146	94.996	Rate	30 Day	45 Day	60 Day
4.250	100.191	100.050	99.894	4.250	99.693	99.553	99.396	2.875	95.689	95.539	95.389	4.250	98.871	98.621	98.371
4.375	100.626	100.485	100.329	4.375	100.093	99.952	99.796	3.000	96.083	95.933	95.783	4.375	99.306	99.056	98.806
4.500	101.007	100.867	100.710	4.500	100.439	100.298	100.142	3.125	96.426	96.276	96.126	4.500	99.687	99.437	99.187
4.625	101.314	101.174	101.017	4.625	100.710	100.569	100.413	3.250	96.693	96.543	96.393	4.625	99.994	99.744	99.494
4.750	100.903	100.803	100.647	4.750	100.356	100.256	100.100	3.375	97.082	96.932	96.782	4.750	99.533	99.283	99.033
4.875	101.350	101.250	101.094	4.875	100.667	100.567	100.411	3.500	97.467	97.317	97.167	4.875	99.880	99.630	99.380
5.000	101.661	101.561	101.405	5.000	100.943	100.843	100.687	3.625	97.794	97.644	97.494	5.000	100.191	99.941	99.691
5.125	101.984	101.884	101.728	5.125	101.150	101.050	100.894	3.750	97.742	97.578	97.414	5.125	100.434	100.184	99.934
5.250	101.417	101.151	100.995	5.250	99.729	99.463	99.307	3.875	98.082	97.918	97.754	5.250	98.816	98.550	98.300
5.375	101.567	101.301	101.145	5.375	99.960	99.694	99.538	4.000	98.387	98.223	98.059	5.375	99.093	98.827	98.577
5.500	101.846	101.580	101.424	5.500	100.377	100.111	99.955	4.125	98.618	98.454	98.290	5.500	100.046	99.780	99.530

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:	3/9/2018	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	99.678	99.428	99.178	5.000	99.203	98.953	98.703
5.125	100.107	99.857	99.607	5.125	99.410	99.160	98.910
5.250	98.979	98.714	98.464	5.250	98.547	98.281	98.031
5.500	99.947	99.681	99.431	5.500	98.637	98.371	98.121

Advantage Adjustment

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

Lock Desk Policy

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

30 Day Lock Exp.: **4/9/2018**
45 Day Lock Exp.: **4/23/2018**
60 Day Lock Exp.: **5/8/2018**

W. Rate Sheet Dated: **3/9/2018** **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	100.290	100.190	100.090	4.250	101.337	101.235	101.135	3.000	97.263	97.163	97.063	3.000	97.813	97.713	97.613
4.375	100.893	100.793	100.693	4.375	101.736	101.634	101.535	3.125	97.742	97.642	97.542	3.125	98.145	98.045	97.945
4.500	101.489	101.389	101.289	4.500	102.353	102.251	102.152	3.250	98.360	98.260	98.160	3.250	99.110	99.010	98.910
4.625	102.101	102.001	101.901	4.625	102.870	102.767	102.668	3.375	98.879	98.779	98.679	3.375	99.430	99.330	99.230
4.750	102.680	102.580	102.480	4.750	103.293	103.191	103.092	3.500	99.342	99.242	99.142	3.500	99.755	99.655	99.555
4.875	103.208	103.108	103.008	4.875	103.690	103.588	103.488	3.625	99.786	99.686	99.586	3.625	100.045	99.945	99.845
4.990	103.549	103.449	103.349	4.990	103.930	103.830	103.730	3.750	100.403	100.303	100.203	3.750	100.744	100.644	100.544
5.000	103.649	103.549	103.449	5.000	104.030	103.930	103.830	3.875	100.919	100.819	100.719	3.875	101.073	100.973	100.873
5.125	104.288	104.188	104.088	5.125	104.555	104.455	104.355	3.990	101.368	101.268	101.168	3.990	101.323	101.223	101.123
5.250	104.969	104.869	104.769	5.250	105.040	104.940	104.840	4.000	101.468	101.368	101.268	4.000	101.423	101.323	101.223
5.375	105.400	105.300	105.200	5.375	105.381	105.281	105.181	4.125	101.920	101.820	101.720	4.125	101.715	101.615	101.515
5.500	105.816	105.716	105.616	5.500	105.704	105.604	105.504	4.250	102.267	102.167	102.067	4.250	101.915	101.815	101.715
5.625	106.179	106.079	105.979	5.625	105.981	105.881	105.781	4.375	102.599	102.499	102.399	4.375	102.106	102.006	101.906
5.750	106.721	106.611	106.500	5.750	106.152	106.042	105.931	4.500	102.768	102.668	102.568	4.500	102.202	102.102	102.002
5.875	107.180	107.070	106.959	5.875	106.501	106.391	106.280	4.625	102.748	102.639	102.530	4.625	102.385	102.260	102.135
5.990	107.533	107.423	107.312	5.990	106.729	106.619	106.508	4.750	103.043	102.933	102.824	4.750	102.553	102.428	102.303
6.000	107.633	107.523	107.412	6.000	106.829	106.719	106.608	4.875	103.330	103.220	103.111	4.875	102.746	102.621	102.496
6.125	107.663	107.563	107.463	6.125	107.048	106.938	106.827	4.990	103.476	103.367	103.258	4.990	102.822	102.697	102.572
6.250	107.650	107.533	107.416	6.250	107.108	106.991	106.874	5.000	103.576	103.467	103.358	5.000	102.922	102.797	102.672

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	101.312	101.209	101.110	3.000	96.710	96.610	96.510
4.750	101.988	101.886	101.787	3.125	97.139	97.039	96.939
4.875	102.520	102.417	102.318	3.250	97.409	97.309	97.209
4.990	102.887	102.784	102.685	3.375	97.855	97.755	97.655
5.000	102.987	102.884	102.785	3.500	98.318	98.218	98.118
5.125	103.219	103.117	103.017	3.625	98.726	98.626	98.526
5.250	102.436	102.326	102.221	3.750	99.060	98.960	98.860
5.375	102.936	102.826	102.721	3.875	99.553	99.453	99.353
5.500	103.402	103.292	103.187	3.990	99.969	99.869	99.769
5.625	103.659	103.549	103.444	4.000	100.069	99.969	99.869
5.750	103.128	103.003	102.880	4.125	100.458	100.358	100.258
5.875	103.653	103.528	103.405	4.250	100.696	100.596	100.496
5.990	104.058	103.934	103.811	4.375	100.924	100.824	100.724
6.000	104.158	104.034	103.911	4.500	101.030	100.930	100.830
6.125	104.400	104.276	104.153	4.625	100.979	100.870	100.760
6.250	104.100	103.997	103.892	4.750	101.174	101.065	100.956
6.375	104.609	104.506	104.401	4.875	101.362	101.252	101.143
6.500	105.057	104.955	104.849	4.990	101.422	101.313	101.203
6.625	105.259	105.156	105.051	5.000	101.522	101.413	101.303

All Loan Type Adjustments

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

Applicable for all mortgages with greater than 15 year terms

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

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Mortgages with Subordinate Financing *

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

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

Product Features

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

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

HomeReady LLPA Caps*

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

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

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.

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.: **4/9/2018**
45 Day Lock Exp.: **4/23/2018**
60 Day Lock Exp.: **5/8/2018**

W. Rate Sheet Dated: **3/9/2018** **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	98.821	98.721	98.621	3.750	94.120	94.020	93.920	4.250	99.887	99.785	99.685	4.250	98.112	98.012	97.912
4.375	99.408	99.308	99.208	3.875	94.782	94.682	94.582	4.375	100.286	100.184	100.085	4.375	98.661	98.561	98.461
4.500	100.033	99.933	99.833	3.990	95.717	95.617	95.517	4.500	100.903	100.801	100.702	4.500	99.162	99.062	98.962
4.625	100.651	100.551	100.451	4.000	95.817	95.717	95.617	4.625	101.420	101.317	101.218	4.625	99.904	99.804	99.704
4.750	101.230	101.130	101.030	4.125	96.725	96.625	96.525	4.750	101.843	101.741	101.642	4.750	100.614	100.514	100.414
4.875	101.758	101.658	101.558	4.250	97.878	97.778	97.678	4.875	102.240	102.138	102.038	4.875	101.174	101.074	100.974
4.990	102.099	101.999	101.899	4.375	98.673	98.573	98.473	4.990	102.480	102.380	102.280	4.990	101.469	101.369	101.269
5.000	102.199	102.099	101.999	4.500	99.521	99.421	99.321	5.000	102.580	102.480	102.380	5.000	101.569	101.469	101.369
5.125	102.838	102.738	102.638	4.625	100.357	100.257	100.157	5.125	103.105	103.005	102.905	5.125	101.963	101.863	101.763
5.250	103.519	103.419	103.319	4.750	101.135	101.035	100.935	5.250	103.590	103.490	103.390	5.250	102.636	102.536	102.436
5.375	103.950	103.850	103.750	4.875	101.717	101.617	101.517	5.375	103.931	103.831	103.731	5.375	103.129	103.029	102.929
5.500	104.366	104.266	104.166	4.990	102.053	101.953	101.853	5.500	104.254	104.154	104.054	5.500	103.597	103.497	103.397
5.625	104.729	104.629	104.529	5.000	102.153	102.053	101.953	5.625	104.531	104.431	104.331	5.625	103.999	103.899	103.799
5.750	105.271	105.161	105.050	5.125	102.814	102.714	102.614	5.750	104.702	104.592	104.481	5.750	104.402	104.292	104.181
5.875	105.730	105.620	105.509	5.250	103.735	103.635	103.535	5.875	105.051	104.941	104.830	5.875	104.909	104.799	104.688
5.990	106.083	105.973	105.862	5.375	104.214	104.114	104.014	5.990	105.279	105.169	105.058	5.990	105.284	105.174	105.063
6.000	106.183	106.073	105.962	5.500	104.677	104.577	104.477	6.000	105.379	105.269	105.158	6.000	105.384	105.274	105.163
6.125	106.193	106.093	105.993	5.625	105.078	104.978	104.878	6.125	105.598	105.488	105.377	6.125	105.703	105.593	105.481
6.250	106.200	106.083	105.966	5.750	105.769	105.659	105.547	6.250	105.658	105.541	105.424	6.250	105.355	105.238	105.121

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	96.710	96.610	96.510	3.000	94.224	94.124	94.024	3.000	96.313	96.213	96.113	3.000	93.953	93.853	93.753
3.125	97.139	97.039	96.939	3.125	94.859	94.759	94.659	3.125	96.645	96.545	96.445	3.125	94.589	94.489	94.389
3.250	97.409	97.309	97.209	3.250	95.354	95.254	95.154	3.250	97.610	97.510	97.410	3.250	95.083	94.983	94.883
3.375	97.855	97.755	97.655	3.375	95.982	95.882	95.782	3.375	97.930	97.830	97.730	3.375	95.712	95.612	95.512
3.500	98.318	98.218	98.118	3.500	96.612	96.512	96.412	3.500	98.255	98.155	98.055	3.500	96.341	96.241	96.141
3.625	98.726	98.626	98.526	3.625	97.164	97.064	96.964	3.625	98.545	98.445	98.345	3.625	96.894	96.794	96.694
3.750	99.060	98.960	98.860	3.750	97.655	97.555	97.455	3.750	99.244	99.144	99.044	3.750	97.375	97.275	97.175
3.875	99.553	99.453	99.353	3.875	98.303	98.203	98.103	3.875	99.573	99.473	99.373	3.875	98.013	97.913	97.813
3.990	99.969	99.869	99.769	3.990	98.910	98.810	98.710	3.990	99.823	99.723	99.623	3.990	98.609	98.509	98.409
4.000	100.069	99.969	99.869	4.000	99.010	98.910	98.810	4.000	99.923	99.823	99.723	4.000	98.709	98.609	98.509
4.125	100.458	100.358	100.258	4.125	99.579	99.479	99.379	4.125	100.215	100.115	100.015	4.125	99.278	99.178	99.078
4.250	100.696	100.596	100.496	4.250	99.962	99.862	99.762	4.250	100.415	100.315	100.215	4.250	99.641	99.541	99.441
4.375	100.924	100.824	100.724	4.375	100.331	100.231	100.131	4.375	100.606	100.506	100.406	4.375	99.990	99.890	99.790
4.500	101.030	100.930	100.830	4.500	100.518	100.418	100.318	4.500	100.702	100.602	100.502	4.500	100.177	100.077	99.977
4.625	100.979	100.870	100.760	4.625	100.842	100.733	100.624	4.625	100.885	100.760	100.635	4.625	100.502	100.393	100.283
4.750	101.174	101.065	100.956	4.750	101.169	101.060	100.951	4.750	101.053	100.928	100.803	4.750	100.819	100.709	100.600
4.875	101.362	101.252	101.143	4.875	101.488	101.379	101.269	4.875	101.246	101.121	100.996	4.875	101.158	101.048	100.939
4.990	101.422	101.313	101.204	4.990	101.668	101.558	101.449	4.990	101.322	101.197	101.072	4.990	101.367	101.258	101.149
5.000	101.522	101.413	101.304	5.000	101.768	101.658	101.549	5.000	101.422	101.297	101.172	5.000	101.467	101.358	101.249

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums or site condominiums

All Loan Type Adjustments

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

Loan Size Adjuster

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

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

30 Day Lock Exp.: **4/9/2018**
45 Day Lock Exp.: **4/23/2018**
60 Day Lock Exp.: **5/8/2018**

W. Rate Sheet Dated: **3/9/2018** **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	97.500	97.400	97.300	3.750	98.598	98.489	98.398	2.750	96.088	95.988	95.888
3.875	98.341	98.241	98.141	3.875	99.325	99.216	99.125	2.875	96.711	96.611	96.511
3.990	99.007	98.907	98.807	3.990	99.894	99.782	99.694	2.990	97.222	97.122	97.022
4.000	99.107	99.007	98.907	4.000	99.994	99.882	99.794	3.000	97.322	97.222	97.122
4.125	99.658	99.558	99.458	4.125	100.606	100.492	100.406	3.125	97.924	97.824	97.724
4.250	100.511	100.411	100.311	4.250	101.266	101.148	101.066	3.250	98.602	98.502	98.402
4.375	101.159	101.059	100.959	4.375	101.890	101.768	101.690	3.375	99.096	98.996	98.896
4.500	101.738	101.638	101.538	4.500	102.501	102.374	102.301	3.500	99.425	99.325	99.225
4.625	102.226	102.126	102.026	4.625	102.893	102.766	102.687	3.625	99.953	99.853	99.753
4.750	102.801	102.701	102.601	4.750	103.483	103.352	103.273	3.750	100.527	100.427	100.327
4.875	103.370	103.270	103.170	4.875	104.046	103.913	103.833	3.875	101.077	100.977	100.877
4.990	103.817	103.717	103.617	4.990	104.486	104.351	104.271	3.990	101.450	101.350	101.250
5.000	103.917	103.817	103.717	5.000	104.586	104.451	104.371	4.000	101.550	101.450	101.350
5.125	104.446	104.346	104.246	5.125	104.465	104.314	104.216	4.125	102.086	101.986	101.886
5.250	104.968	104.868	104.768	5.250	105.019	104.866	104.769	4.250	102.518	102.418	102.318
5.375	105.405	105.305	105.205	5.375	105.533	105.379	105.281	4.375	102.979	102.879	102.779
5.500	105.775	105.675	105.575	5.500	106.003	105.849	105.751	4.500	102.916	102.816	102.716
5.625	106.393	106.293	106.193	5.625	106.587	106.487	106.387	4.625	103.429	103.329	103.229
5.750	106.860	106.760	106.660	5.750	107.094	106.994	106.894	4.750	103.900	103.800	103.700

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

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

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

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AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **4/9/2018**
45 Day Lock Exp.: **4/23/2018**
60 Day Lock Exp.: **5/8/2018**

W. Rate Sheet Dated: 3/9/2018 **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	96.050	95.950	95.850	3.750	95.950	95.850	95.750	3.750	97.148	97.039	96.948	3.750	97.048	96.939	96.848
3.875	96.891	96.791	96.691	3.875	96.791	96.691	96.591	3.875	97.875	97.766	97.675	3.875	97.775	97.666	97.575
3.990	97.557	97.457	97.357	3.990	97.457	97.357	97.257	3.990	98.444	98.332	98.244	3.990	98.344	98.232	98.144
4.000	97.657	97.557	97.457	4.000	97.557	97.457	97.357	4.000	98.544	98.432	98.344	4.000	98.444	98.332	98.244
4.125	98.208	98.108	98.008	4.125	98.108	98.008	97.908	4.125	99.156	99.042	98.956	4.125	99.056	98.942	98.856
4.250	99.061	98.961	98.861	4.250	98.961	98.861	98.761	4.250	99.816	99.698	99.616	4.250	99.716	99.598	99.516
4.375	99.709	99.609	99.509	4.375	99.609	99.509	99.409	4.375	100.440	100.318	100.240	4.375	100.340	100.218	100.140
4.500	100.288	100.188	100.088	4.500	100.188	100.088	99.988	4.500	101.051	100.924	100.851	4.500	100.951	100.824	100.751
4.625	100.776	100.676	100.576	4.625	100.676	100.576	100.476	4.625	101.443	101.316	101.237	4.625	101.343	101.216	101.137
4.750	101.351	101.251	101.151	4.750	101.251	101.151	101.051	4.750	102.033	101.902	101.823	4.750	101.933	101.802	101.723
4.875	101.920	101.820	101.720	4.875	101.820	101.720	101.620	4.875	102.596	102.463	102.383	4.875	102.496	102.363	102.283
4.990	102.367	102.267	102.167	4.990	102.267	102.167	102.067	4.990	103.036	102.901	102.821	4.990	102.936	102.801	102.721
5.000	102.467	102.367	102.267	5.000	102.367	102.267	102.167	5.000	103.136	103.001	102.921	5.000	103.036	102.901	102.821
5.125	102.996	102.896	102.796	5.125	102.896	102.796	102.696	5.125	103.015	102.864	102.766	5.125	102.915	102.764	102.666
5.250	103.518	103.418	103.318	5.250	103.418	103.318	103.218	5.250	103.569	103.416	103.319	5.250	103.469	103.316	103.219
5.375	103.955	103.855	103.755	5.375	103.855	103.755	103.655	5.375	104.083	103.929	103.831	5.375	103.983	103.829	103.731
5.500	104.325	104.225	104.125	5.500	104.225	104.125	104.025	5.500	104.553	104.399	104.301	5.500	104.453	104.299	104.201
5.625	104.943	104.843	104.743	5.625	104.843	104.743	104.643	5.625	105.137	105.037	104.937	5.625	105.037	104.937	104.837
5.750	105.410	105.310	105.210	5.750	105.310	105.210	105.110	5.750	105.644	105.544	105.444	5.750	105.544	105.444	105.344

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.588	94.488	94.388	2.750	94.488	94.388	94.288
2.875	95.211	95.111	95.011	2.875	95.111	95.011	94.911
2.990	95.722	95.622	95.522	2.990	95.622	95.522	95.422
3.000	95.822	95.722	95.622	3.000	95.722	95.622	95.522
3.125	96.424	96.324	96.224	3.125	96.324	96.224	96.124
3.250	97.102	97.002	96.902	3.250	97.002	96.902	96.802
3.375	97.596	97.496	97.396	3.375	97.496	97.396	97.296
3.500	97.925	97.825	97.725	3.500	97.825	97.725	97.625
3.625	98.453	98.353	98.253	3.625	98.353	98.253	98.153
3.750	99.027	98.927	98.827	3.750	98.927	98.827	98.727
3.875	99.577	99.477	99.377	3.875	99.477	99.377	99.277
3.990	99.950	99.850	99.750	3.990	99.850	99.750	99.650
4.000	100.050	99.950	99.850	4.000	99.950	99.850	99.750
4.125	100.586	100.486	100.386	4.125	100.486	100.386	100.286
4.250	101.018	100.918	100.818	4.250	100.918	100.818	100.718
4.375	101.479	101.379	101.279	4.375	101.379	101.279	101.179
4.500	101.416	101.316	101.216	4.500	101.316	101.216	101.116
4.625	101.929	101.829	101.729	4.625	101.829	101.729	101.629
4.750	102.400	102.300	102.200	4.750	102.300	102.200	102.100

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

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W. Rate Sheet Dated: 3/9/2018 **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	97.500	97.400	97.300	3.750	98.598	98.489	98.398	2.750	96.088	95.988	95.888
3.875	98.341	98.241	98.141	3.875	99.325	99.216	99.125	2.875	96.711	96.611	96.511
3.990	99.007	98.907	98.807	3.990	99.894	99.782	99.694	2.990	97.222	97.122	97.022
4.000	99.107	99.007	98.907	4.000	99.994	99.882	99.794	3.000	97.322	97.222	97.122
4.125	99.658	99.558	99.458	4.125	100.606	100.492	100.406	3.125	97.924	97.824	97.724
4.250	100.511	100.411	100.311	4.250	101.266	101.148	101.066	3.250	98.602	98.502	98.402
4.375	101.159	101.059	100.959	4.375	101.890	101.768	101.690	3.375	99.096	98.996	98.896
4.500	101.738	101.638	101.538	4.500	102.501	102.374	102.301	3.500	99.425	99.325	99.225
4.625	102.226	102.126	102.026	4.625	102.893	102.766	102.687	3.625	99.953	99.853	99.753
4.750	102.801	102.701	102.601	4.750	103.483	103.352	103.273	3.750	100.527	100.427	100.327
4.875	103.370	103.270	103.170	4.875	104.046	103.913	103.833	3.875	101.077	100.977	100.877
4.990	103.817	103.717	103.617	4.990	104.486	104.351	104.271	3.990	101.450	101.350	101.250
5.000	103.917	103.817	103.717	5.000	104.586	104.451	104.371	4.000	101.550	101.450	101.350
5.125	104.446	104.346	104.246	5.125	104.465	104.314	104.216	4.125	102.086	101.986	101.886
5.250	104.968	104.868	104.768	5.250	105.019	104.866	104.769	4.250	102.518	102.418	102.318
5.375	105.405	105.305	105.205	5.375	105.533	105.379	105.281	4.375	102.979	102.879	102.779
5.500	105.775	105.675	105.575	5.500	106.003	105.849	105.751	4.500	102.916	102.816	102.716
5.625	106.393	106.293	106.193	5.625	106.587	106.487	106.387	4.625	103.429	103.329	103.229
5.750	106.860	106.760	106.660	5.750	107.094	106.994	106.894	4.750	103.900	103.800	103.700

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	30 Day Lock Exp.: **4/9/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **4/23/2018**
		60 Day Lock Exp.: **5/8/2018**

W. Rate Sheet Dated: **3/9/2018** **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	96.465	96.414	96.237
3.875	97.049	96.997	96.814
4.000	97.715	97.660	97.473
4.125	98.538	98.482	98.289
4.250	99.221	99.163	98.965
4.375	99.844	99.783	99.580
4.500	100.363	100.302	100.093
4.625	100.763	100.699	100.485
4.750	101.196	101.130	100.911
4.875	101.588	101.520	101.296
5.000	101.851	101.782	101.553
5.125	102.160	102.089	101.854
5.250	102.437	102.364	102.125

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	97.160	97.113	96.946
3.625	97.635	97.585	97.414
3.750	98.066	98.015	97.838
3.875	98.691	98.638	98.456
4.000	99.045	98.990	98.803
4.125	99.306	99.250	99.057
4.250	99.598	99.540	99.342
4.375	99.862	99.802	99.599
4.500	100.113	100.051	99.843
4.625	100.359	100.295	100.082
4.750	100.629	100.563	100.344

7/1 Hybrid ARMs

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

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	97.191	97.147	96.991
3.375	97.685	97.640	97.478
3.500	98.153	98.106	97.939
3.625	98.585	98.536	98.364
3.750	98.982	98.931	98.754
3.875	99.347	99.294	99.111
4.000	99.681	99.626	99.439
4.125	100.041	99.984	99.791
4.250	100.376	100.318	100.120
4.375	100.687	100.627	100.424
4.500	100.999	100.937	100.729
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

[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)