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.: **4/13/2018**
45 Day Lock Exp.: **4/30/2018**
60 Day Lock Exp.: **5/14/2018**

W. Rate Sheet Dated: **3/14/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.200	97.050	96.894	3.250	96.703	96.553	96.397	1.875	N/A	N/A	N/A
3.375	97.654	97.504	97.348	3.375	97.121	96.971	96.815	2.000	N/A	N/A	N/A
3.500	98.106	97.956	97.800	3.500	97.538	97.388	97.232	2.125	N/A	N/A	N/A
3.625	98.509	98.359	98.203	3.625	97.905	97.755	97.599	2.250	94.143	93.993	93.843
3.750	99.895	99.745	99.589	3.750	99.448	99.298	99.142	2.375	94.549	94.399	94.249
3.875	100.344	100.194	100.038	3.875	99.861	99.711	99.555	2.500	93.630	93.480	93.330
4.000	100.788	100.638	100.482	4.000	100.270	100.120	99.964	2.625	94.580	94.430	94.280
4.125	101.174	101.024	100.868	4.125	100.620	100.470	100.314	2.750	97.171	97.021	96.871
4.250	102.167	102.042	101.871	4.250	101.470	101.345	101.173	2.875	97.564	97.414	97.264
4.375	102.567	102.442	102.270	4.375	101.834	101.709	101.537	3.000	97.958	97.808	97.658
4.500	102.931	102.806	102.634	4.500	102.163	102.038	101.866	3.125	98.301	98.151	98.001
4.625	103.222	103.097	102.925	4.625	102.418	102.293	102.121	3.250	99.111	98.961	98.811
4.750	103.268	103.143	103.003	4.750	102.771	102.646	102.505	3.375	99.500	99.350	99.200
4.875	103.697	103.572	103.432	4.875	103.064	102.939	102.799	3.500	99.885	99.735	99.585
5.000	104.191	104.066	103.925	5.000	103.322	103.197	103.057	3.625	100.212	100.062	99.912
5.125	104.498	104.373	104.233	5.125	103.514	103.389	103.249	3.750	100.867	100.711	100.555
5.250	104.761	104.605	104.370	5.250	103.643	103.486	103.252	3.875	101.207	101.051	100.895
5.375	105.035	104.879	104.645	5.375	103.999	103.842	103.608	4.000	101.512	101.356	101.200
5.500	105.155	104.999	104.764	5.500	104.256	104.100	103.866	4.125	101.743	101.587	101.431

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	100.125	99.975	99.825
3.250	100.833	100.683	100.533
3.375	101.245	101.095	100.945
3.500	101.656	101.506	101.356
3.625	102.059	101.909	101.759
Margin = 2.250		Index = 2.050	

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

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	96.000	95.850	95.694	3.250	95.703	95.553	95.397	1.875	N/A	N/A	N/A
3.375	96.454	96.304	96.148	3.375	96.121	95.971	95.815	2.000	N/A	N/A	N/A
3.500	96.906	96.756	96.600	3.500	96.538	96.388	96.232	2.125	N/A	N/A	N/A
3.625	97.309	97.159	97.003	3.625	96.905	96.755	96.599	2.250	93.143	92.993	92.843
3.750	98.695	98.545	98.389	3.750	98.448	98.298	98.142	2.375	93.549	93.399	93.249
3.875	99.144	98.994	98.838	3.875	98.861	98.711	98.555	2.500	92.630	92.480	92.330
4.000	99.588	99.438	99.282	4.000	99.270	99.120	98.964	2.625	93.580	93.430	93.280
4.125	99.974	99.824	99.668	4.125	99.620	99.470	99.314	2.750	96.171	96.021	95.871
4.250	100.967	100.842	100.671	4.250	100.470	100.345	100.173	2.875	96.564	96.414	96.264
4.375	101.367	101.242	101.070	4.375	100.834	100.709	100.537	3.000	96.958	96.808	96.658
4.500	101.731	101.606	101.434	4.500	101.163	101.038	100.866	3.125	97.301	97.151	97.001
4.625	102.022	101.897	101.725	4.625	101.418	101.293	101.121	3.250	98.111	97.961	97.811
4.750	102.318	102.193	102.053	4.750	101.771	101.646	101.505	3.375	98.500	98.350	98.200
4.875	102.747	102.622	102.482	4.875	102.064	101.939	101.799	3.500	98.885	98.735	98.585
5.000	103.041	102.916	102.775	5.000	102.322	102.197	102.057	3.625	99.212	99.062	98.912
5.125	103.348	103.223	103.083	5.125	102.514	102.389	102.249	3.750	99.867	99.711	99.555
5.250	104.331	104.175	103.940	5.250	102.643	102.486	102.252	3.875	100.207	100.051	99.895
5.375	104.605	104.449	104.215	5.375	102.999	102.842	102.608	4.000	100.512	100.356	100.200
5.500	104.725	104.569	104.334	5.500	103.256	103.100	102.866	4.125	100.743	100.587	100.431

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	99.125	98.975	98.825
3.250	99.833	99.683	99.533
3.375	100.245	100.095	99.945
3.500	100.656	100.506	100.356
3.625	101.059	100.909	100.759
Margin = 2.250		Index = 2.050	

30 Year OTC "Borrower Paid Only for USDA"			
Rate	30 Day	45 Day	60 Day
4.250	99.747	99.497	99.247
4.375	100.147	99.897	99.647
4.500	100.511	100.261	100.011
4.625	100.802	100.552	100.302
4.750	101.048	100.798	100.548
4.875	101.377	101.127	100.877
5.000	101.671	101.421	101.171
5.125	101.898	101.648	101.398
5.250	101.830	101.580	101.330
5.375	102.231	101.981	101.731
5.500	102.875	102.625	102.375

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:	3/14/2018	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	101.058	100.808	100.558	5.000	100.582	100.332	100.082
5.125	101.471	101.221	100.971	5.125	100.774	100.524	100.274
5.250	101.862	101.612	101.362	5.250	101.430	101.180	100.930
5.500	102.676	102.426	102.176	5.500	101.516	101.266	101.016

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.:	4/13/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	4/30/2018
			60 Day Lock Exp.:	5/14/2018

W. Rate Sheet Dated: **3/14/2018** **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			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	96.638	96.488	96.332	3.250	96.141	95.991	95.834	1.875	N/A	N/A	N/A
3.375	97.091	96.941	96.785	3.375	96.558	96.408	96.252	2.000	N/A	N/A	N/A
3.500	97.544	97.394	97.238	3.500	96.975	96.825	96.669	2.125	N/A	N/A	N/A
3.625	97.947	97.797	97.641	3.625	97.343	97.193	97.037	2.250	92.143	91.993	91.843
3.750	99.426	99.276	99.120	3.750	98.979	98.829	98.673	2.375	92.549	92.399	92.249
3.875	99.875	99.725	99.569	3.875	99.393	99.243	99.086	2.500	91.630	91.480	91.330
4.000	100.320	100.170	100.013	4.000	99.801	99.651	99.495	2.625	92.580	92.430	92.280
4.125	100.706	100.556	100.399	4.125	100.151	100.001	99.845	2.750	95.483	95.333	95.183
4.250	101.589	101.464	101.292	4.250	100.892	100.767	100.595	2.875	95.877	95.727	95.577
4.375	101.989	101.864	101.692	4.375	101.256	101.131	100.959	3.000	96.270	96.120	95.970
4.500	102.353	102.228	102.056	4.500	101.585	101.460	101.288	3.125	96.614	96.464	96.314
4.625	102.644	102.519	102.347	4.625	101.839	101.714	101.543	3.250	98.548	98.398	98.248
4.750	101.862	101.737	101.596	4.750	101.365	101.240	101.099	3.375	98.938	98.788	98.638
4.875	102.291	102.166	102.025	4.875	101.658	101.533	101.393	3.500	99.323	99.173	99.023
5.000	102.785	102.660	102.519	5.000	101.916	101.791	101.650	3.625	99.649	99.499	99.349
5.125	103.092	102.967	102.827	5.125	102.108	101.983	101.842	3.750	100.398	100.242	100.086
5.250	101.948	101.792	101.558	5.250	100.830	100.674	100.439	3.875	100.738	100.582	100.426
5.375	102.223	102.067	101.832	5.375	101.186	101.030	100.795	4.000	101.044	100.887	100.731
5.500	102.342	102.186	101.952	5.500	101.444	101.288	101.053	4.125	101.275	101.118	100.962

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	98.44	98.288	98.138
3.250	100.27	100.120	99.970
3.375	100.68	100.532	100.382
3.500	101.09	100.943	100.793
3.625	101.50	101.346	101.196
Margin = 2.250		Index = 2.050	

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

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	95.438	95.288	95.132	3.250	95.141	94.991	94.834	1.875	N/A	N/A	N/A
3.375	95.891	95.741	95.585	3.375	95.558	95.408	95.252	2.000	N/A	N/A	N/A
3.500	96.344	96.194	96.038	3.500	95.975	95.825	95.669	2.125	N/A	N/A	N/A
3.625	96.747	96.597	96.441	3.625	96.343	96.193	96.037	2.250	91.393	91.243	91.093
3.750	98.226	98.076	97.920	3.750	97.979	97.829	97.673	2.375	91.799	91.649	91.499
3.875	98.675	98.525	98.369	3.875	98.393	98.243	98.086	2.500	90.880	90.730	90.580
4.000	99.120	98.970	98.813	4.000	98.801	98.651	98.495	2.625	91.830	91.680	91.530
4.125	99.506	99.356	99.199	4.125	99.151	99.001	98.845	2.750	95.264	95.114	94.964
4.250	100.389	100.264	100.092	4.250	99.892	99.767	99.595	2.875	95.658	95.508	95.358
4.375	100.789	100.664	100.492	4.375	100.256	100.131	99.959	3.000	96.051	95.901	95.751
4.500	101.153	101.028	100.856	4.500	100.585	100.460	100.288	3.125	96.395	96.245	96.095
4.625	101.444	101.319	101.147	4.625	100.839	100.714	100.543	3.250	96.642	96.492	96.342
4.750	100.912	100.787	100.646	4.750	100.365	100.240	100.099	3.375	97.031	96.881	96.731
4.875	101.341	101.216	101.075	4.875	100.658	100.533	100.393	3.500	97.416	97.266	97.116
5.000	101.635	101.510	101.369	5.000	100.916	100.791	100.650	3.625	97.743	97.593	97.443
5.125	101.942	101.817	101.677	5.125	101.108	100.983	100.842	3.750	97.680	97.523	97.367
5.250	101.518	101.362	101.128	5.250	99.830	99.674	99.439	3.875	98.020	97.863	97.707
5.375	101.793	101.637	101.402	5.375	100.186	100.030	99.795	4.000	98.325	98.169	98.012
5.500	101.912	101.756	101.522	5.500	100.444	100.288	100.053	4.125	98.556	98.400	98.243

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	97.438	97.288	97.138
3.250	99.270	99.120	98.970
3.375	99.682	99.532	99.382
3.500	100.093	99.943	99.793
3.625	100.496	100.346	100.196
Margin = 2.250		Index = 2.050	

30 Year OTC "Borrower Paid Only for USDA"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.250	99.169	98.919	98.669
4.375	99.569	99.319	99.069
4.500	99.933	99.683	99.433
4.625	100.224	99.974	99.724
4.750	99.642	99.392	99.142
4.875	99.971	99.721	99.471
5.000	100.265	100.015	99.765
5.125	100.492	100.242	99.992
5.250	99.017	98.767	98.517
5.375	99.419	99.169	98.919
5.500	100.062	99.812	99.562

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:	3/14/2018	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	99.652	99.402	99.152	5.000	99.176	98.926	98.676
5.125	100.065	99.815	99.565	5.125	99.368	99.118	98.868
5.250	99.050	98.800	98.550	5.250	98.617	98.367	98.117
5.500	99.863	99.613	99.363	5.500	98.704	98.454	98.204

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.: 4/13/2018
45 Day Lock Exp.: 4/30/2018
60 Day Lock Exp.: 5/14/2018

W. Rate Sheet Dated: 3/14/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.960	98.860	98.760	4.250	101.408	101.308	101.208	3.000	97.387	97.287	97.187	3.000	97.753	97.653	97.553
4.125	99.551	99.451	99.351	4.375	101.804	101.704	101.604	3.125	97.866	97.766	97.666	3.125	98.092	97.992	97.892
4.250	100.240	100.140	100.040	4.500	102.431	102.331	102.231	3.250	98.469	98.369	98.269	3.250	99.051	98.951	98.851
4.375	100.834	100.734	100.634	4.625	102.955	102.855	102.755	3.375	99.034	98.934	98.834	3.375	99.373	99.273	99.173
4.500	101.484	101.384	101.284	4.750	103.385	103.285	103.185	3.500	99.461	99.361	99.261	3.500	99.703	99.603	99.503
4.625	102.079	101.979	101.879	4.875	103.785	103.685	103.585	3.625	99.874	99.774	99.674	3.625	99.990	99.890	99.790
4.750	102.656	102.556	102.456	4.990	103.966	103.866	103.766	3.750	100.448	100.348	100.248	3.750	100.722	100.622	100.522
4.875	103.200	103.100	103.000	5.000	104.066	103.966	103.866	3.875	100.960	100.860	100.760	3.875	101.051	100.951	100.851
4.990	103.508	103.408	103.308	5.125	104.587	104.487	104.387	3.990	101.418	101.318	101.218	3.990	101.308	101.208	101.108
5.000	103.608	103.508	103.408	5.250	105.109	105.009	104.909	4.000	101.518	101.418	101.318	4.000	101.408	101.308	101.208
5.125	104.232	104.132	104.032	5.375	105.455	105.355	105.255	4.125	101.983	101.883	101.783	4.125	101.708	101.608	101.508
5.250	104.935	104.835	104.735	5.500	105.795	105.695	105.595	4.250	102.338	102.238	102.138	4.250	101.914	101.814	101.714
5.375	105.394	105.294	105.194	5.625	106.075	105.975	105.875	4.375	102.679	102.579	102.479	4.375	102.110	102.010	101.910
5.500	105.822	105.722	105.622	5.750	106.203	106.101	105.990	4.500	102.855	102.755	102.655	4.500	102.211	102.111	102.011
5.625	106.197	106.097	105.997	5.875	106.557	106.454	106.344	4.625	102.915	102.815	102.715	4.625	102.476	102.376	102.276
5.750	106.654	106.551	106.441	5.990	106.801	106.699	106.588	4.750	103.210	103.110	103.010	4.750	102.645	102.545	102.445
5.875	107.136	107.034	106.923	6.000	106.901	106.799	106.688	4.875	103.506	103.406	103.306	4.875	102.845	102.745	102.645
5.990	107.502	107.400	107.289	6.125	107.123	107.021	106.910	4.990	103.659	103.559	103.459	4.990	102.923	102.823	102.723
6.000	107.602	107.500	107.389	6.250	107.093	106.976	106.859	5.000	103.759	103.659	103.559	5.000	103.023	102.923	102.823

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.750	101.970	101.870	101.770	3.000	96.726	96.626	96.526
4.875	102.515	102.415	102.315	3.125	97.176	97.076	96.976
4.990	102.907	102.807	102.707	3.250	97.452	97.352	97.252
5.000	103.007	102.907	102.807	3.375	97.871	97.771	97.671
5.125	103.265	103.165	103.065	3.500	98.337	98.237	98.137
5.250	103.498	103.398	103.298	3.625	98.761	98.661	98.561
5.375	102.892	102.792	102.692	3.750	99.108	99.008	98.908
5.500	103.387	103.287	103.187	3.875	99.604	99.504	99.404
5.625	103.666	103.566	103.466	3.990	100.029	99.929	99.829
5.750	103.928	103.828	103.728	4.000	100.129	100.029	99.929
5.875	103.588	103.485	103.367	4.125	100.541	100.441	100.341
5.990	104.022	103.920	103.801	4.250	100.785	100.685	100.585
6.000	104.122	104.020	103.901	4.375	101.017	100.917	100.817
6.125	104.390	104.287	104.169	4.500	101.131	101.031	100.931
6.250	104.630	104.528	104.409	4.625	101.161	101.061	100.961
6.375	104.469	104.352	104.243	4.750	101.357	101.257	101.157
6.500	110.737	110.620	110.511	4.875	101.552	101.452	101.352
6.625	111.138	111.021	110.912	4.990	101.615	101.515	101.415
6.750	111.514	111.397	111.288	5.000	101.715	101.615	101.515

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

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

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.

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.: **4/13/2018**

45 Day Lock Exp.: **4/30/2018**

60 Day Lock Exp.: **5/14/2018**

W. Rate Sheet Dated: **3/14/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	97.251	97.151	97.051	3.750	94.196	94.096	93.996	4.250	99.958	99.858	99.758	4.250	98.077	97.977	97.877
4.125	97.923	97.823	97.723	3.875	94.889	94.789	94.689	4.375	100.354	100.254	100.154	4.375	98.629	98.529	98.429
4.250	98.790	98.690	98.590	3.990	95.750	95.650	95.550	4.500	100.981	100.881	100.781	4.500	99.154	99.054	98.954
4.375	99.378	99.278	99.178	4.000	95.850	95.750	95.650	4.625	101.505	101.405	101.305	4.625	99.835	99.735	99.635
4.500	100.007	99.907	99.807	4.125	96.758	96.658	96.558	4.750	101.935	101.835	101.735	4.750	100.581	100.481	100.381
4.625	100.629	100.529	100.429	4.250	98.000	97.900	97.800	4.875	102.335	102.235	102.135	4.875	101.145	101.045	100.945
4.750	101.206	101.106	101.006	4.375	98.792	98.692	98.592	4.990	102.516	102.416	102.316	4.990	101.466	101.366	101.266
4.875	101.750	101.650	101.550	4.500	99.642	99.542	99.442	5.000	102.616	102.516	102.416	5.000	101.566	101.466	101.366
4.990	102.058	101.958	101.858	4.625	100.488	100.388	100.288	5.125	103.137	103.037	102.937	5.125	101.965	101.865	101.765
5.000	102.158	102.058	101.958	4.750	101.273	101.173	101.073	5.250	103.659	103.559	103.459	5.250	102.601	102.501	102.401
5.125	102.782	102.682	102.582	4.875	101.888	101.788	101.688	5.375	104.005	103.905	103.805	5.375	103.103	103.003	102.903
5.250	103.485	103.385	103.285	4.990	102.242	102.142	102.042	5.500	104.345	104.245	104.145	5.500	103.593	103.493	103.393
5.375	103.944	103.844	103.744	5.000	102.342	102.242	102.142	5.625	104.625	104.525	104.425	5.625	103.998	103.898	103.798
5.500	104.372	104.272	104.172	5.125	102.779	102.679	102.579	5.750	104.753	104.651	104.540	5.750	104.366	104.263	104.153
5.625	104.747	104.647	104.547	5.250	103.739	103.639	103.539	5.875	105.107	105.004	104.894	5.875	104.877	104.775	104.664
5.750	105.204	105.101	104.991	5.375	104.263	104.163	104.063	5.990	105.351	105.249	105.138	5.990	105.276	105.174	105.064
5.875	105.686	105.584	105.473	5.500	104.739	104.639	104.539	6.000	105.451	105.349	105.238	6.000	105.376	105.274	105.164
5.990	106.052	105.950	105.839	5.625	105.152	105.052	104.952	6.125	105.673	105.571	105.460	6.125	105.700	105.597	105.487
6.000	106.152	106.050	105.939	5.750	105.678	105.575	105.465	6.250	105.643	105.526	105.409	6.250	105.317	105.199	105.082

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	96.726	96.626	96.526	3.000	94.297	94.197	94.097	3.000	96.253	96.153	96.053	3.000	94.027	93.927	93.827
3.125	97.176	97.076	96.976	3.125	94.959	94.859	94.759	3.125	96.592	96.492	96.392	3.125	94.688	94.588	94.488
3.250	97.452	97.352	97.252	3.250	95.403	95.303	95.203	3.250	97.551	97.451	97.351	3.250	95.133	95.033	94.933
3.375	97.871	97.771	97.671	3.375	96.035	95.935	95.835	3.375	97.873	97.773	97.673	3.375	95.764	95.664	95.564
3.500	98.337	98.237	98.137	3.500	96.671	96.571	96.471	3.500	98.203	98.103	98.003	3.500	96.400	96.300	96.200
3.625	98.761	98.661	98.561	3.625	97.231	97.131	97.031	3.625	98.490	98.390	98.290	3.625	96.961	96.861	96.761
3.750	99.108	99.008	98.908	3.750	97.784	97.684	97.584	3.750	99.222	99.122	99.022	3.750	97.503	97.403	97.303
3.875	99.604	99.504	99.404	3.875	98.446	98.346	98.246	3.875	99.551	99.451	99.351	3.875	98.156	98.056	97.956
3.990	100.029	99.929	99.829	3.990	99.064	98.964	98.864	3.990	99.808	99.708	99.608	3.990	98.763	98.663	98.563
4.000	100.129	100.029	99.929	4.000	99.164	99.064	98.964	4.000	99.908	99.808	99.708	4.000	98.863	98.763	98.663
4.125	100.541	100.441	100.341	4.125	99.760	99.660	99.560	4.125	100.208	100.108	100.008	4.125	99.459	99.359	99.259
4.250	100.785	100.685	100.585	4.250	100.152	100.052	99.952	4.250	100.414	100.314	100.214	4.250	99.832	99.732	99.632
4.375	101.017	100.917	100.817	4.375	100.530	100.430	100.330	4.375	100.610	100.510	100.410	4.375	100.190	100.090	99.990
4.500	101.131	101.031	100.931	4.500	100.725	100.625	100.525	4.500	100.711	100.611	100.511	4.500	100.385	100.285	100.185
4.625	101.161	101.061	100.961	4.625	101.160	101.060	100.960	4.625	100.976	100.876	100.776	4.625	100.819	100.719	100.619
4.750	101.357	101.257	101.157	4.750	101.489	101.389	101.289	4.750	101.145	101.045	100.945	4.750	101.138	101.038	100.938
4.875	101.552	101.452	101.352	4.875	101.816	101.716	101.616	4.875	101.345	101.245	101.145	4.875	101.485	101.385	101.285
4.990	101.615	101.515	101.415	4.990	102.001	101.901	101.801	4.990	101.423	101.323	101.223	4.990	101.701	101.601	101.501
5.000	101.715	101.615	101.515	5.000	102.101	102.001	101.901	5.000	101.523	101.423	101.323	5.000	101.801	101.701	101.601

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.: **4/13/2018**
45 Day Lock Exp.: **4/30/2018**
60 Day Lock Exp.: **5/14/2018**

W. Rate Sheet Dated: **3/14/2018** **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	97.562	97.462	97.362	3.750	98.596	98.496	98.396	2.750	96.049	95.949	95.849
3.875	98.324	98.224	98.124	3.875	99.334	99.234	99.130	2.875	96.789	96.689	96.589
3.990	98.995	98.895	98.795	3.990	99.901	99.801	99.693	2.990	97.287	97.187	97.087
4.000	99.095	98.995	98.895	4.000	100.001	99.901	99.793	3.000	97.387	97.287	97.187
4.125	99.572	99.472	99.372	4.125	100.596	100.496	100.386	3.125	97.882	97.782	97.682
4.250	100.463	100.363	100.259	4.250	101.256	101.156	101.042	3.250	98.558	98.458	98.358
4.375	101.100	101.000	100.900	4.375	101.871	101.771	101.655	3.375	99.043	98.943	98.843
4.500	101.687	101.587	101.484	4.500	102.454	102.354	102.235	3.500	99.461	99.361	99.261
4.625	102.192	102.092	101.986	4.625	102.913	102.813	102.677	3.625	99.906	99.806	99.706
4.750	102.762	102.662	102.556	4.750	103.481	103.381	103.241	3.750	100.465	100.365	100.265
4.875	103.309	103.209	103.105	4.875	104.023	103.923	103.783	3.875	100.997	100.897	100.797
4.990	103.720	103.617	103.377	4.990	104.443	104.343	104.201	3.990	101.420	101.320	101.220
5.000	103.820	103.717	103.477	5.000	104.543	104.443	104.301	4.000	101.520	101.420	101.320
5.125	104.332	104.230	103.990	5.125	104.448	104.346	104.045	4.125	102.038	101.938	101.838
5.250	104.847	104.745	104.507	5.250	104.987	104.885	104.583	4.250	102.456	102.356	102.256
5.375	105.286	105.183	104.949	5.375	105.503	105.401	105.098	4.375	102.902	102.802	102.702
5.500	105.662	105.560	105.330	5.500	105.998	105.897	105.594	4.500	102.818	102.718	102.618
5.625	106.332	106.210	106.132	5.625	106.585	106.464	106.385	4.625	103.315	103.215	103.115
5.750	106.789	106.667	106.589	5.750	107.100	106.979	106.900	4.750	103.772	103.672	103.572

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

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

SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**4/13/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**4/30/2018**
		60 Day Lock Exp.:	**5/14/2018**

W. Rate Sheet Dated: **3/14/2018** **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	96.047	95.947	95.847	3.750	95.947	95.847	95.747	3.750	97.138	97.038	96.938	3.750	97.038	96.938	96.838
3.875	96.874	96.774	96.674	3.875	96.774	96.674	96.574	3.875	97.884	97.784	97.680	3.875	97.784	97.684	97.580
3.990	97.545	97.445	97.345	3.990	97.445	97.345	97.245	3.990	98.451	98.351	98.243	3.990	98.351	98.251	98.143
4.000	97.645	97.545	97.445	4.000	97.545	97.445	97.345	4.000	98.551	98.451	98.343	4.000	98.451	98.351	98.243
4.125	98.122	98.022	97.922	4.125	98.022	97.922	97.822	4.125	99.146	99.046	98.936	4.125	99.046	98.946	98.836
4.250	99.013	98.913	98.809	4.250	98.913	98.813	98.709	4.250	99.806	99.706	99.592	4.250	99.706	99.606	99.492
4.375	99.650	99.550	99.450	4.375	99.550	99.450	99.350	4.375	100.421	100.321	100.205	4.375	100.321	100.221	100.105
4.500	100.237	100.137	100.034	4.500	100.137	100.037	99.934	4.500	101.004	100.904	100.785	4.500	100.904	100.804	100.685
4.625	100.742	100.642	100.536	4.625	100.642	100.542	100.436	4.625	101.463	101.363	101.227	4.625	101.363	101.263	101.127
4.750	101.312	101.212	101.106	4.750	101.212	101.112	101.006	4.750	102.031	101.931	101.791	4.750	101.931	101.831	101.691
4.875	101.859	101.759	101.655	4.875	101.759	101.659	101.555	4.875	102.573	102.473	102.333	4.875	102.473	102.373	102.233
4.990	102.270	102.167	101.927	4.990	102.170	102.067	101.827	4.990	102.993	102.893	102.751	4.990	102.893	102.793	102.651
5.000	102.370	102.267	102.027	5.000	102.270	102.167	101.927	5.000	103.093	102.993	102.851	5.000	102.993	102.893	102.751
5.125	102.882	102.780	102.540	5.125	102.782	102.680	102.440	5.125	102.998	102.896	102.595	5.125	102.898	102.796	102.495
5.250	103.397	103.295	103.057	5.250	103.297	103.195	102.957	5.250	103.537	103.435	103.133	5.250	103.437	103.335	103.033
5.375	103.836	103.733	103.499	5.375	103.736	103.633	103.399	5.375	104.053	103.951	103.648	5.375	103.953	103.851	103.548
5.500	104.212	104.110	103.880	5.500	104.112	104.010	103.780	5.500	104.548	104.447	104.144	5.500	104.448	104.347	104.044
5.625	104.882	104.760	104.682	5.625	104.782	104.660	104.582	5.625	105.135	105.014	104.935	5.625	105.035	104.914	104.835
5.750	105.339	105.217	105.139	5.750	105.239	105.117	105.039	5.750	105.650	105.529	105.450	5.750	105.550	105.429	105.350

15 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
2.750	94.549	94.449	94.349	2.750	94.449	94.349	94.249
2.875	95.170	95.070	94.970	2.875	95.070	94.970	94.870
2.990	95.679	95.579	95.479	2.990	95.579	95.479	95.379
3.000	95.779	95.679	95.579	3.000	95.679	95.579	95.479
3.125	96.382	96.282	96.182	3.125	96.282	96.182	96.082
3.250	97.058	96.958	96.858	3.250	96.958	96.858	96.758
3.375	97.543	97.443	97.343	3.375	97.443	97.343	97.243
3.500	97.880	97.780	97.680	3.500	97.780	97.680	97.580
3.625	98.406	98.306	98.206	3.625	98.306	98.206	98.106
3.750	98.965	98.865	98.765	3.750	98.865	98.765	98.665
3.875	99.497	99.397	99.297	3.875	99.397	99.297	99.197
3.990	99.920	99.820	99.720	3.990	99.820	99.720	99.620
4.000	100.020	99.920	99.820	4.000	99.920	99.820	99.720
4.125	100.538	100.438	100.338	4.125	100.438	100.338	100.238
4.250	100.956	100.856	100.756	4.250	100.856	100.756	100.656
4.375	101.402	101.302	101.202	4.375	101.302	101.202	101.102
4.500	101.318	101.218	101.118	4.500	101.218	101.118	101.018
4.625	101.815	101.715	101.615	4.625	101.715	101.615	101.515
4.750	102.272	102.172	102.072	4.750	102.172	102.072	101.972

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

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

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

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	4/13/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/30/2018
		60 Day Lock Exp.:	5/14/2018

W. Rate Sheet Dated: 3/14/2018 **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	97.497	97.397	97.297	3.750	98.588	98.488	98.388	2.750	96.049	95.949	95.849
3.875	98.324	98.224	98.124	3.875	99.334	99.234	99.130	2.875	96.670	96.570	96.470
3.990	98.995	98.895	98.795	3.990	99.901	99.801	99.693	2.990	97.179	97.079	96.979
4.000	99.095	98.995	98.895	4.000	100.001	99.901	99.793	3.000	97.279	97.179	97.079
4.125	99.572	99.472	99.372	4.125	100.596	100.496	100.386	3.125	97.882	97.782	97.682
4.250	100.463	100.363	100.259	4.250	101.256	101.156	101.042	3.250	98.558	98.458	98.358
4.375	101.100	101.000	100.900	4.375	101.871	101.771	101.655	3.375	99.043	98.943	98.843
4.500	101.687	101.587	101.484	4.500	102.454	102.354	102.235	3.500	99.380	99.280	99.180
4.625	102.192	102.092	101.986	4.625	102.913	102.813	102.677	3.625	99.906	99.806	99.706
4.750	102.762	102.662	102.556	4.750	103.481	103.381	103.241	3.750	100.465	100.365	100.265
4.875	103.309	103.209	103.105	4.875	104.023	103.923	103.783	3.875	100.997	100.897	100.797
4.990	103.720	103.617	103.377	4.990	104.443	104.343	104.201	3.990	101.420	101.320	101.220
5.000	103.820	103.717	103.477	5.000	104.543	104.443	104.301	4.000	101.520	101.420	101.320
5.125	104.332	104.230	103.990	5.125	104.448	104.346	104.045	4.125	102.038	101.938	101.838
5.250	104.847	104.745	104.507	5.250	104.987	104.885	104.583	4.250	102.456	102.356	102.256
5.375	105.286	105.183	104.949	5.375	105.503	105.401	105.098	4.375	102.902	102.802	102.702
5.500	105.662	105.560	105.330	5.500	105.998	105.897	105.594	4.500	102.818	102.718	102.618
5.625	106.332	106.210	106.132	5.625	106.585	106.464	106.385	4.625	103.315	103.215	103.115
5.750	106.789	106.667	106.589	5.750	107.100	106.979	106.900	4.750	103.772	103.672	103.572

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

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

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

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

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **4/13/2018**
45 Day Lock Exp.: **4/30/2018**
60 Day Lock Exp.: **5/14/2018**

W. Rate Sheet Dated: **3/14/2018** **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	96.722	96.671	96.494
3.875	97.261	97.208	97.025
4.000	97.909	97.854	97.667
4.125	98.707	98.651	98.458
4.250	99.365	99.307	99.109
4.375	99.967	99.907	99.704
4.500	100.469	100.407	100.198
4.625	100.852	100.788	100.575
4.750	101.269	101.203	100.984
4.875	101.650	101.583	101.359
5.000	101.906	101.836	101.607
5.125	102.209	102.138	101.904
5.250	102.456	102.383	102.144

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	97.228	97.181	97.014
3.625	97.695	97.645	97.473
3.750	98.120	98.069	97.892
3.875	98.730	98.677	98.495
4.000	99.076	99.021	98.834
4.125	99.331	99.275	99.082
4.250	99.618	99.559	99.361
4.375	99.877	99.816	99.613
4.500	100.126	100.064	99.855
4.625	100.371	100.307	100.094
4.750	100.641	100.576	100.357

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	97.249	97.205	97.049
3.375	97.738	97.692	97.531
3.500	98.200	98.152	97.986
3.625	98.625	98.576	98.404
3.750	99.015	98.964	98.787
3.875	99.375	99.322	99.140
4.000	99.704	99.649	99.462
4.125	100.059	100.003	99.810
4.250	100.393	100.334	100.136
4.375	100.704	100.644	100.441
4.500	101.016	100.954	100.746
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)