



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@af wholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/16/2018

45 Day Lock Exp.: 4/30/2018

60 Day Lock Exp.: 5/14/2018

W. Rate Sheet Dated: 3/15/2018

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
3.500	98.231	98.081	97.931	3.500	97.663	97.513	97.363	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.634	98.484	98.334	3.625	98.030	97.880	97.730	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.005	99.855	99.698	3.750	99.557	99.407	99.251	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.454	100.304	100.147	3.875	99.971	99.821	99.664	2.250	94.175	94.025	93.875	3.500	101.656	101.506	101.356
4.000	100.898	100.748	100.592	4.000	100.379	100.229	100.073	2.375	94.580	94.430	94.280	3.625	102.059	101.909	101.759
4.125	101.284	101.134	100.977	4.125	100.730	100.580	100.423	2.500	93.662	93.512	93.362	Margin = 2.250		Index = 2.050	
4.250	102.246	102.136	101.964	4.250	101.548	101.439	101.267	2.625	94.612	94.462	94.312				
4.375	102.645	102.536	102.364	4.375	101.912	101.803	101.631	2.750	97.284	97.134	96.984				
4.500	103.009	102.900	102.728	4.500	102.241	102.132	101.960	2.875	97.678	97.528	97.378				
4.625	103.300	103.190	103.019	4.625	102.496	102.386	102.214	3.000	98.071	97.921	97.771				
4.750	103.425	103.325	103.169	4.750	102.755	102.655	102.499	3.125	98.415	98.265	98.115				
4.875	103.682	103.582	103.425	4.875	103.049	102.949	102.793	3.250	99.220	99.070	98.920				
5.000	104.175	104.075	103.919	5.000	103.307	103.207	103.050	3.375	99.610	99.460	99.310				
5.125	104.483	104.383	104.227	5.125	103.499	103.399	103.242	3.500	99.994	99.844	99.694				
5.250	104.808	104.636	104.448	5.250	103.689	103.518	103.330	3.625	100.321	100.171	100.021				
5.375	105.082	104.910	104.723	5.375	104.045	103.874	103.686	3.750	100.914	100.762	100.609				
5.500	105.202	105.030	104.842	5.500	104.303	104.131	103.944	3.875	101.254	101.102	100.949				
5.625	105.329	105.158	104.970	5.625	104.495	104.323	104.136	4.000	101.559	101.407	101.255				
5.750	105.797	105.697	105.597	5.750	105.270	105.170	105.070	4.125	101.790	101.638	101.486				

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
3.500	97.031	96.881	96.731	3.500	96.663	96.513	96.363	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.434	97.284	97.134	3.625	97.030	96.880	96.730	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	98.805	98.655	98.498	3.750	98.557	98.407	98.251	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.254	99.104	98.947	3.875	98.971	98.821	98.664	2.250	93.175	93.025	92.875	3.500	100.656	100.506	100.356
4.000	99.698	99.548	99.392	4.000	99.379	99.229	99.073	2.375	93.580	93.430	93.280	3.625	101.059	100.909	100.759
4.125	100.084	99.934	99.777	4.125	99.730	99.580	99.423	2.500	92.662	92.512	92.362	Margin = 2.250		Index = 2.050	
4.250	101.046	100.936	100.764	4.250	100.548	100.439	100.267	2.625	93.612	93.462	93.312	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.445	101.336	101.164	4.375	100.912	100.803	100.631	2.750	96.284	96.134	95.984	Rate	30 Day	45 Day	60 Day
4.500	101.809	101.700	101.528	4.500	101.241	101.132	100.960	2.875	96.678	96.528	96.378	4.500	100.589	100.339	100.089
4.625	102.100	101.990	101.819	4.625	101.496	101.386	101.214	3.000	97.071	96.921	96.771	4.625	100.880	100.630	100.380
4.750	102.303	102.203	102.046	4.750	101.755	101.655	101.499	3.125	97.415	97.265	97.115	4.750	101.033	100.783	100.533
4.875	102.732	102.632	102.475	4.875	102.049	101.949	101.793	3.250	98.220	98.070	97.920	4.875	101.362	101.112	100.862
5.000	103.025	102.925	102.769	5.000	102.307	102.207	102.050	3.375	98.610	98.460	98.310	5.000	101.655	101.405	101.155
5.125	103.333	103.233	103.077	5.125	102.499	102.399	102.242	3.500	98.994	98.844	98.694	5.125	101.883	101.633	101.383
5.250	104.378	104.206	104.018	5.250	102.689	102.518	102.330	3.625	99.321	99.171	99.021	5.250	101.877	101.627	101.377
5.375	104.652	104.480	104.293	5.375	103.045	102.874	102.686	3.750	99.914	99.762	99.609	5.375	102.278	102.028	101.778
5.500	104.772	104.600	104.412	5.500	103.303	103.131	102.944	3.875	100.254	100.102	99.949	5.500	102.802	102.552	102.302
5.625	104.899	104.728	104.540	5.625	103.495	103.323	103.136	4.000	100.559	100.407	100.255	5.625	102.879	102.629	102.379
5.750	105.367	105.267	105.167	5.750	104.270	104.170	104.070	4.125	100.790	100.638	100.486	5.750	103.547	103.297	103.047

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

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
5.375	101.508	101.258	101.008	5.375	101.305	101.055	100.805
5.500	102.723	102.473	102.223	5.500	101.563	101.313	101.063
5.625	102.972	102.722	102.472	5.625	101.755	101.505	101.255
5.750	103.092	102.842	102.592	5.750	102.530	102.280	102.030

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:	3/15/2018	5.250%

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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> 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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

4/16/2018

4/30/2018

5/14/2018

W. Rate Sheet Dated: 3/15/2018

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
3.500	97.669	97.519	97.369	3.500	97.100	96.950	96.800	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.072	97.922	97.772	3.625	97.468	97.318	97.168	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.536	99.386	99.230	3.750	99.089	98.939	98.782	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	99.985	99.835	99.679	3.875	99.502	99.352	99.196	2.250	92.175	92.025	91.875	3.500	101.09	100.943	100.793
4.000	100.429	100.279	100.123	4.000	99.911	99.761	99.604	2.375	92.580	92.430	92.280	3.625	101.50	101.346	101.196
4.125	100.815	100.665	100.509	4.125	100.261	100.111	99.955	2.500	91.662	91.512	91.362	Margin = 2.250		Index = 2.050	
4.250	101.667	101.558	101.386	4.250	100.970	100.861	100.689	2.625	92.612	92.462	92.312				
4.375	102.067	101.957	101.786	4.375	101.334	101.225	101.053	2.750	95.596	95.446	95.296				
4.500	102.431	102.322	102.150	4.500	101.663	101.553	101.382	2.875	95.990	95.840	95.690				
4.625	102.722	102.612	102.440	4.625	101.918	101.808	101.636	3.000	96.384	96.234	96.084				
4.750	102.019	101.919	101.762	4.750	101.349	101.249	101.093	3.125	96.727	96.577	96.427				
4.875	102.275	102.175	102.019	4.875	101.643	101.543	101.386	3.250	98.657	98.507	98.357				
5.000	102.769	102.669	102.513	5.000	101.900	101.800	101.644	3.375	99.047	98.897	98.747				
5.125	103.077	102.977	102.820	5.125	102.092	101.992	101.836	3.500	99.432	99.282	99.132				
5.250	101.995	101.823	101.636	5.250	100.877	100.705	100.518	3.625	99.758	99.608	99.458				
5.375	102.270	102.098	101.910	5.375	101.233	101.061	100.874	3.750	100.445	100.293	100.141				
5.500	102.389	102.217	102.030	5.500	101.491	101.319	101.131	3.875	100.785	100.633	100.481				
5.625	102.517	102.345	102.158	5.625	101.683	101.511	101.323	4.000	101.090	100.938	100.786				
5.750	103.797	103.697	103.597	5.750	103.270	103.170	103.070	4.125	101.321	101.169	101.017				

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
3.500	96.469	96.319	96.169	3.500	96.100	95.950	95.800	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.872	96.722	96.572	3.625	96.468	96.318	96.168	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.336	98.186	98.030	3.750	98.089	97.939	97.782	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.785	98.635	98.479	3.875	98.502	98.352	98.196	2.250	91.425	91.275	91.125	3.500	100.093	99.943	99.793
4.000	99.229	99.079	98.923	4.000	98.911	98.761	98.604	2.375	91.830	91.680	91.530	3.625	100.496	100.346	100.196
4.125	99.615	99.465	99.309	4.125	99.261	99.111	98.955	2.500	90.912	90.762	90.612	Margin = 2.250		Index = 2.050	
4.250	100.467	100.358	100.186	4.250	99.970	99.861	99.689	2.625	91.862	91.712	91.562	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.867	100.757	100.586	4.375	100.334	100.225	100.053	2.750	95.378	95.228	95.078	Rate	30 Day	45 Day	60 Day
4.500	101.231	101.122	100.950	4.500	100.663	100.553	100.382	2.875	95.771	95.621	95.471	4.500	100.011	99.761	99.511
4.625	101.522	101.412	101.240	4.625	100.918	100.808	100.636	3.000	96.165	96.015	95.865	4.625	100.302	100.052	99.802
4.750	100.896	100.796	100.640	4.750	100.349	100.249	100.093	3.125	96.508	96.358	96.208	4.750	99.626	99.376	99.126
4.875	101.325	101.225	101.069	4.875	100.643	100.543	100.386	3.250	96.751	96.601	96.451	4.875	99.955	99.705	99.455
5.000	101.619	101.519	101.363	5.000	100.900	100.800	100.644	3.375	97.141	96.991	96.841	5.000	100.249	99.999	99.749
5.125	101.927	101.827	101.670	5.125	101.092	100.992	100.836	3.500	97.526	97.376	97.226	5.125	100.477	100.227	99.977
5.250	101.565	101.393	101.206	5.250	99.877	99.705	99.518	3.625	97.852	97.702	97.552	5.250	99.064	98.814	98.564
5.375	101.840	101.668	101.480	5.375	100.233	100.061	99.874	3.750	97.727	97.574	97.422	5.375	99.466	99.216	98.966
5.500	101.959	101.787	101.600	5.500	100.491	100.319	100.131	3.875	98.067	97.914	97.762	5.500	99.989	99.739	99.489
5.625	102.087	101.915	101.728	5.625	100.683	100.511	100.323	4.000	98.372	98.219	98.067	5.625	100.067	99.817	99.567
5.750	103.367	103.267	103.167	5.750	102.270	102.170	102.070	4.125	98.603	98.450	98.298	5.750	101.547	101.297	101.047

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:	3/15/2018 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
5.375	98.696	98.446	98.196	5.375	98.493	98.243	97.993
5.500	99.910	99.660	99.410	5.500	98.751	98.501	98.251
5.625	100.160	99.910	99.660	5.625	98.943	98.693	98.443
5.750	101.092	100.842	100.592	5.750	100.530	100.280	100.030

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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> 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 11A, 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 Phone:

Lockdesk Hours:

Lockdesk@afrown.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/16/2018

45 Day Lock Exp.: 4/30/2018

60 Day Lock Exp.: 5/14/2018

W. Rate Sheet Dated: 3/15/2018

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
3.875	98.214	98.114	98.014	4.250	101.451	101.351	101.251	3.000	97.325	97.225	97.125	3.000	97.825	97.725	97.625
3.990	98.776	98.676	98.576	4.375	101.844	101.744	101.644	3.125	97.817	97.717	97.617	3.125	98.165	98.065	97.965
4.000	98.876	98.776	98.676	4.500	102.469	102.369	102.269	3.250	98.414	98.314	98.214	3.250	99.103	99.003	98.903
4.125	99.553	99.453	99.353	4.625	102.991	102.891	102.791	3.375	98.941	98.841	98.741	3.375	99.428	99.328	99.228
4.250	100.279	100.179	100.079	4.750	103.418	103.318	103.218	3.500	99.404	99.304	99.204	3.500	99.757	99.657	99.557
4.375	100.859	100.759	100.659	4.875	103.815	103.715	103.615	3.625	99.850	99.750	99.650	3.625	100.042	99.942	99.842
4.500	101.475	101.375	101.275	4.990	103.977	103.877	103.777	3.750	100.521	100.421	100.321	3.750	100.807	100.707	100.607
4.625	102.095	101.995	101.895	5.000	104.077	103.977	103.877	3.875	101.037	100.937	100.837	3.875	101.136	101.036	100.936
4.750	102.669	102.569	102.469	5.125	104.575	104.475	104.375	3.990	101.483	101.383	101.283	3.990	101.390	101.290	101.190
4.875	103.190	103.090	102.990	5.250	105.095	104.995	104.895	4.000	101.583	101.483	101.383	4.000	101.490	101.390	101.290
4.990	103.494	103.394	103.294	5.375	105.440	105.340	105.240	4.125	102.045	101.945	101.845	4.125	101.790	101.690	101.590
5.000	103.594	103.494	103.394	5.500	105.778	105.678	105.578	4.250	102.399	102.299	102.199	4.250	101.993	101.893	101.793
5.125	104.183	104.083	103.983	5.625	106.058	105.958	105.858	4.375	102.716	102.616	102.516	4.375	102.187	102.087	101.987
5.250	104.882	104.782	104.682	5.750	106.313	106.210	106.098	4.500	102.889	102.789	102.689	4.500	102.291	102.191	102.091
5.375	105.328	105.228	105.128	5.875	106.665	106.563	106.450	4.625	102.954	102.854	102.754	4.625	102.556	102.456	102.356
5.500	105.787	105.687	105.587	5.990	106.908	106.806	106.693	4.750	103.248	103.148	103.048	4.750	102.724	102.624	102.524
5.625	106.160	106.060	105.960	6.000	107.008	106.906	106.793	4.875	103.533	103.433	103.333	4.875	102.922	102.822	102.722
5.750	106.744	106.644	106.529	6.125	107.229	107.127	107.014	4.990	103.714	103.614	103.514	4.990	102.999	102.899	102.799
5.875	107.225	107.122	107.010	6.250	107.200	107.083	106.966	5.000	103.814	103.714	103.614	5.000	103.099	102.999	102.899

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.625	101.294	101.194	101.094	3.000	96.789	96.689	96.589
4.750	101.984	101.884	101.784	3.125	97.249	97.149	97.049
4.875	102.505	102.405	102.305	3.250	97.515	97.415	97.315
4.990	102.893	102.793	102.693	3.375	97.926	97.826	97.726
5.000	102.993	102.893	102.793	3.500	98.380	98.280	98.180
5.125	103.249	103.149	103.049	3.625	98.813	98.713	98.613
5.250	103.484	103.384	103.284	3.750	99.183	99.083	98.983
5.375	102.827	102.727	102.627	3.875	99.678	99.578	99.478
5.500	103.351	103.251	103.151	3.990	100.092	99.992	99.892
5.625	103.629	103.529	103.429	4.000	100.192	100.092	99.992
5.750	103.891	103.791	103.691	4.125	100.602	100.502	100.402
5.875	103.676	103.574	103.451	4.250	100.844	100.744	100.644
5.990	104.107	104.005	103.882	4.375	101.057	100.957	100.857
6.000	104.207	104.105	103.982	4.500	101.165	101.065	100.965
6.125	104.476	104.374	104.251	4.625	101.201	101.101	101.001
6.250	104.716	104.614	104.491	4.750	101.395	101.295	101.195
6.375	104.557	104.440	104.323	4.875	101.579	101.479	101.379
6.500	110.844	110.727	110.621	4.990	101.674	101.574	101.474
6.625	111.246	111.129	111.022	5.000	101.774	101.674	101.574

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	-1.000
Texas Equity 50(a)(4)	-0.250
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	-0.250	-0.500	-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								

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								

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.			

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 buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/16/2018

45 Day Lock Exp.:

4/30/2018

60 Day Lock Exp.:

5/14/2018

W. Rate Sheet Dated: 3/15/2018

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
3.875	96.531	96.431	96.331	3.750	94.254	94.154	94.054	4.250	100.001	99.901	99.801	4.250	98.143	98.043	97.943
3.990	97.216	97.116	97.016	3.875	94.953	94.853	94.753	4.375	100.394	100.294	100.194	4.375	98.693	98.593	98.493
4.000	97.316	97.216	97.116	3.990	95.815	95.715	95.615	4.500	101.019	100.919	100.819	4.500	99.215	99.115	99.015
4.125	97.992	97.892	97.792	4.000	95.915	95.815	95.715	4.625	101.541	101.441	101.341	4.625	99.872	99.772	99.672
4.250	98.829	98.729	98.629	4.125	96.829	96.729	96.629	4.750	101.968	101.868	101.768	4.750	100.614	100.514	100.414
4.375	99.409	99.309	99.209	4.250	98.039	97.939	97.839	4.875	102.365	102.265	102.165	4.875	101.173	101.073	100.973
4.500	100.025	99.925	99.825	4.375	98.827	98.727	98.627	4.990	102.527	102.427	102.327	4.990	101.489	101.389	101.289
4.625	100.645	100.545	100.445	4.500	99.663	99.563	99.463	5.000	102.627	102.527	102.427	5.000	101.589	101.489	101.389
4.750	101.219	101.119	101.019	4.625	100.506	100.406	100.306	5.125	103.125	103.025	102.925	5.125	101.987	101.887	101.787
4.875	101.740	101.640	101.540	4.750	101.287	101.187	101.087	5.250	103.645	103.545	103.445	5.250	102.587	102.487	102.387
4.990	102.044	101.944	101.844	4.875	101.877	101.777	101.677	5.375	103.990	103.890	103.790	5.375	103.087	102.987	102.887
5.000	102.144	102.044	101.944	4.990	102.226	102.126	102.026	5.500	104.328	104.228	104.128	5.500	103.577	103.477	103.377
5.125	102.733	102.633	102.533	5.000	102.326	102.226	102.126	5.625	104.608	104.508	104.408	5.625	103.981	103.881	103.781
5.250	103.432	103.332	103.232	5.125	102.732	102.632	102.532	5.750	104.863	104.760	104.648	5.750	104.475	104.373	104.261
5.375	103.878	103.778	103.678	5.250	103.686	103.586	103.486	5.875	105.215	105.113	105.000	5.875	104.985	104.883	104.770
5.500	104.337	104.237	104.137	5.375	104.197	104.097	103.997	5.990	105.458	105.356	105.243	5.990	105.381	105.278	105.166
5.625	104.710	104.610	104.510	5.500	104.703	104.603	104.503	6.000	105.558	105.456	105.343	6.000	105.481	105.378	105.266
5.750	105.294	105.191	105.079	5.625	105.115	105.015	104.915	6.125	105.779	105.677	105.564	6.125	N/A	N/A	N/A
5.875	105.775	105.672	105.560	5.750	105.768	105.665	105.553	6.250	105.750	105.633	105.516	6.250	105.424	105.307	105.190

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	96.789	96.689	96.589	3.000	94.360	94.260	94.160	3.000	96.325	96.225	96.125	3.000	94.100	94.000	93.900
3.125	97.249	97.149	97.049	3.125	95.032	94.932	94.832	3.125	96.665	96.565	96.465	3.125	94.761	94.661	94.561
3.250	97.515	97.415	97.315	3.250	95.456	95.356	95.256	3.250	97.603	97.503	97.403	3.250	95.195	95.095	94.995
3.375	97.926	97.826	97.726	3.375	96.092	95.992	95.892	3.375	97.928	97.828	97.728	3.375	95.822	95.722	95.622
3.500	98.380	98.280	98.180	3.500	96.717	96.617	96.517	3.500	98.257	98.157	98.057	3.500	96.456	96.356	96.256
3.625	98.813	98.713	98.613	3.625	97.283	97.183	97.083	3.625	98.542	98.442	98.342	3.625	97.013	96.913	96.813
3.750	99.183	99.083	98.983	3.750	97.867	97.767	97.667	3.750	99.307	99.207	99.107	3.750	97.596	97.496	97.396
3.875	99.678	99.578	99.478	3.875	98.525	98.425	98.325	3.875	99.636	99.536	99.436	3.875	98.245	98.145	98.045
3.990	100.092	99.992	99.892	3.990	99.128	99.028	98.928	3.990	99.890	99.790	99.690	3.990	98.847	98.747	98.647
4.000	100.192	100.092	99.992	4.000	99.228	99.128	99.028	4.000	99.990	99.890	99.790	4.000	98.947	98.847	98.747
4.125	100.602	100.502	100.402	4.125	99.821	99.721	99.621	4.125	100.290	100.190	100.090	4.125	99.541	99.441	99.341
4.250	100.844	100.744	100.644	4.250	100.212	100.112	100.012	4.250	100.493	100.393	100.293	4.250	99.911	99.811	99.711
4.375	101.057	100.957	100.857	4.375	100.564	100.464	100.364	4.375	100.687	100.587	100.487	4.375	100.264	100.164	100.064
4.500	101.165	101.065	100.965	4.500	100.759	100.659	100.559	4.500	100.791	100.691	100.591	4.500	100.459	100.359	100.259
4.625	101.201	101.101	101.001	4.625	101.199	101.099	100.999	4.625	101.056	100.956	100.856	4.625	100.899	100.799	100.699
4.750	101.395	101.295	101.195	4.750	101.526	101.426	101.326	4.750	101.224	101.124	101.024	4.750	101.215	101.115	101.015
4.875	101.579	101.479	101.379	4.875	101.843	101.743	101.643	4.875	101.422	101.322	101.222	4.875	101.562	101.462	101.362
4.990	101.674	101.574	101.474	4.990	102.057	101.957	101.857	4.990	101.499	101.399	101.299	4.990	101.777	101.677	101.577
5.000	101.774	101.674	101.574	5.000	102.157	102.057	101.957	5.000	101.599	101.499	101.399	5.000	101.877	101.777	101.677

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	-2.500	-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

Cash-Out Refinance Texas Equity 50(a)(6) Only					
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	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	

All Loan Type Adjustments			
---------------------------	--	--	--



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afnwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/16/2018

45 Day Lock Exp.:

4/30/2018

60 Day Lock Exp.:

5/14/2018

W. Rate Sheet Dated: 3/15/2018

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	97.573	97.473	97.373	3.750	98.661	98.561	98.461	2.750	95.978	95.878	95.778
3.875	98.425	98.325	98.225	3.875	99.405	99.305	99.205	2.875	96.726	96.626	96.526
3.990	99.085	98.985	98.885	3.990	99.970	99.870	99.770	2.990	97.225	97.125	97.025
4.000	99.185	99.085	98.985	4.000	100.070	99.970	99.870	3.000	97.325	97.225	97.125
4.125	99.648	99.548	99.448	4.125	100.661	100.561	100.461	3.125	97.938	97.838	97.738
4.250	100.494	100.394	100.294	4.250	101.319	101.219	101.119	3.250	98.612	98.512	98.412
4.375	101.130	101.030	100.930	4.375	101.933	101.833	101.733	3.375	99.145	99.045	98.945
4.500	101.706	101.606	101.506	4.500	102.515	102.415	102.315	3.500	99.436	99.336	99.236
4.625	102.209	102.109	102.009	4.625	102.957	102.857	102.757	3.625	99.973	99.873	99.773
4.750	102.775	102.675	102.575	4.750	103.523	103.423	103.323	3.750	100.522	100.422	100.322
4.875	103.300	103.200	103.100	4.875	104.065	103.965	103.865	3.875	101.051	100.951	100.851
4.990	103.769	103.669	103.569	4.990	104.483	104.383	104.283	3.990	101.466	101.366	101.266
5.000	103.869	103.769	103.669	5.000	104.583	104.483	104.383	4.000	101.566	101.466	101.366
5.125	104.404	104.304	104.204	5.125	104.549	104.449	104.349	4.125	102.082	101.982	101.882
5.250	104.890	104.790	104.690	5.250	105.071	104.971	104.871	4.250	102.500	102.400	102.300
5.375	105.316	105.216	105.116	5.375	105.586	105.486	105.386	4.375	102.923	102.823	102.723
5.500	105.720	105.620	105.520	5.500	106.080	105.980	105.880	4.500	103.325	103.225	103.125
5.625	106.272	106.172	106.072	5.625	106.580	106.480	106.380	4.625	103.725	103.625	103.525
5.750	106.738	106.638	106.538	5.750	107.093	106.993	106.893	4.750	104.125	104.025	103.925

Conforming FHLMC Super Conforming							
30-20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	97.573	97.473	97.373	2.750	95.978	95.878	95.778
3.875	98.431	98.331	98.231	2.875	96.726	96.626	96.526
3.990	99.091	98.991	98.891	2.990	97.225	97.125	97.025
4.000	99.191	99.091	98.991	3.000	97.325	97.225	97.125
4.125	99.654	99.554	99.454	3.125	97.938	97.838	97.738
4.250	100.494	100.394	100.294	3.250	98.612	98.512	98.412
4.375	101.130	101.030	100.930	3.375	99.145	99.045	98.945
4.500	101.706	101.606	101.506	3.500	99.436	99.336	99.236
4.625	102.209	102.109	102.009	3.625	99.973	99.873	99.773
4.750	102.775	102.675	102.575	3.750	100.522	100.422	100.322
4.875	103.377	103.277	103.177	3.875	101.051	100.951	100.851
4.990	103.865	103.765	103.665	3.990	101.466	101.366	101.266
5.000	103.965	103.865	103.765	4.000	101.566	101.466	101.366
5.125	104.500	104.400	104.300	4.125	102.082	101.982	101.882
5.250	104.986	104.886	104.786	4.250	102.500	102.400	102.300
5.375	105.412	105.312	105.212	4.375	102.923	102.823	102.723
5.500	105.816	105.716	105.616	4.500	103.325	103.225	103.125
5.625	106.386	106.286	106.186	4.625	103.725	103.625	103.525
5.750	106.852	106.752	106.652	4.750	104.125	104.025	103.925

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%
≥ 740	0.000	0.000	-0.250	-0.500	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-2.250	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.750

Program 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%
High-LTV	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
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-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
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

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%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Texas Equity 50(a)(4)	-0.250
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

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	-0.600	-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)
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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/16/2018

45 Day Lock Exp.:

4/30/2018

60 Day Lock Exp.:

5/14/2018

W. Rate Sheet Dated: 3/15/2018

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	96.123	96.023	95.923	3.750	96.023	95.923	95.823	3.750	97.211	97.111	97.011	3.750	97.111	97.011	96.911
3.875	96.975	96.875	96.775	3.875	96.875	96.775	96.675	3.875	97.955	97.855	97.755	3.875	97.855	97.755	97.655
3.990	97.635	97.535	97.435	3.990	97.535	97.435	97.335	3.990	98.520	98.420	98.320	3.990	98.420	98.320	98.220
4.000	97.735	97.635	97.535	4.000	97.635	97.535	97.435	4.000	98.620	98.520	98.420	4.000	98.520	98.420	98.320
4.125	98.198	98.098	97.998	4.125	98.098	97.998	97.898	4.125	99.211	99.111	99.011	4.125	99.111	99.011	98.911
4.250	99.044	98.944	98.844	4.250	98.944	98.844	98.744	4.250	99.869	99.769	99.669	4.250	99.769	99.669	99.569
4.375	99.680	99.580	99.480	4.375	99.580	99.480	99.380	4.375	100.483	100.383	100.283	4.375	100.383	100.283	100.183
4.500	100.256	100.156	100.056	4.500	100.156	100.056	99.956	4.500	101.065	100.965	100.865	4.500	100.965	100.865	100.765
4.625	100.759	100.659	100.559	4.625	100.659	100.559	100.459	4.625	101.507	101.407	101.307	4.625	101.407	101.307	101.207
4.750	101.325	101.225	101.125	4.750	101.225	101.125	101.025	4.750	102.073	101.973	101.873	4.750	101.973	101.873	101.773
4.875	101.850	101.750	101.650	4.875	101.750	101.650	101.550	4.875	102.615	102.515	102.415	4.875	102.515	102.415	102.315
4.990	102.319	102.219	102.104	4.990	102.219	102.119	101.904	4.990	103.033	102.933	102.833	4.990	102.933	102.833	102.733
5.000	102.419	102.319	102.104	5.000	102.319	102.219	102.004	5.000	103.133	103.033	102.933	5.000	103.033	102.933	102.833
5.125	102.954	102.854	102.640	5.125	102.854	102.754	102.540	5.125	103.099	102.999	102.723	5.125	102.999	102.899	102.623
5.250	103.440	103.340	103.128	5.250	103.340	103.240	103.028	5.250	103.621	103.521	103.244	5.250	103.521	103.421	103.144
5.375	103.866	103.766	103.556	5.375	103.766	103.666	103.456	5.375	104.136	104.036	103.758	5.375	104.036	103.936	103.658
5.500	104.270	104.170	103.965	5.500	104.170	104.070	103.865	5.500	104.630	104.530	104.252	5.500	104.530	104.430	104.152
5.625	104.822	104.707	104.618	5.625	104.722	104.607	104.518	5.625	105.130	105.015	104.928	5.625	105.030	104.915	104.828
5.750	105.288	105.173	105.088	5.750	105.188	105.073	104.988	5.750	105.643	105.528	105.441	5.750	105.543	105.428	105.341

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.439	94.339	94.239	2.750	94.439	94.239	94.139
2.875	95.123	95.023	94.923	2.875	95.023	94.923	94.823
2.990	95.705	95.605	95.505	2.990	95.605	95.505	95.405
3.000	95.805	95.705	95.605	3.000	95.705	95.605	95.505
3.125	96.438	96.338	96.238	3.125	96.338	96.238	96.138
3.250	97.112	97.012	96.912	3.250	97.012	96.912	96.812
3.375	97.645	97.545	97.445	3.375	97.545	97.445	97.345
3.500	97.936	97.836	97.736	3.500	97.836	97.736	97.636
3.625	98.473	98.373	98.273	3.625	98.373	98.273	98.173
3.750	99.022	98.922	98.822	3.750	98.922	98.822	98.722
3.875	99.551	99.451	99.351	3.875	99.451	99.351	99.251
3.990	99.966	99.866	99.766	3.990	99.866	99.766	99.666
4.000	100.066	99.966	99.866	4.000	99.966	99.866	99.766
4.125	100.582	100.482	100.382	4.125	100.482	100.382	100.282
4.250	101.000	100.900	100.800	4.250	100.900	100.800	100.700
4.375	101.423	101.323	101.223	4.375	101.323	101.223	101.123
4.500	101.455	101.355	101.255	4.500	101.355	101.255	101.155
4.625	101.928	101.828	101.728	4.625	101.828	101.728	101.628
4.750	102.385	102.285	102.185	4.750	102.285	102.185	102.085

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 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	96.123	96.023	95.923	3.750	96.023	95.923	95.823	2.750	94.439	94.339	94.239	2.750	94.339	94.239	94.139
3.875	96.981	96.881	96.781	3.875	96.881	96.781	96.681	2.875	95.123	95.023	94.923	2.875	95.023	94.923	94.823
3.990	97.641	97.541	97.441	3.990	97.541	97.441	97.341	2.990	95.705	95.605	95.505	2.990	95.605	95.505	95.405
4.000	97.741	97.641	97.541	4.000	97.641	97.541	97.441	3.000	95.805	95.705	95.605	3.000	95.705	95.605	95.505
4.125	98.204	98.104	98.004	4.125	98.104	98.004	97.904	3.125	96.438	96.338	96.238	3.125	96.338	96.238	96.138
4.250	99.044	98.944	98.844	4.250	98.944	98.844	98.744	3.250	97.112	97.012	96.912	3.250	97.012	96.912	96.812
4.375	99.680	99.580	99.480	4.375	99.580	99.480	99.380	3.375	97.645	97.545	97.445	3.375	97.545	97.445	97.345
4.500	100.256	100.156	100.056	4.500	100.156	100.056	99.956	3.500	97.936	97.836	97.736	3.500	97.836	97.736	97.636
4.625	100.759	100.659	100.559	4.625	100.659	100.559	100.459	3.625	98.473	98.373	98.273	3.625	98.373	98.273	98.173
4.750	101.325	101.225	101.125	4.750	101.225	101.125	101.025	3.750	99.022	98.922	98.822	3.750	98.922	98.822	98.722
4.875	101.927	101.827	101.727	4.875	101.827	101.727	101.627	3.875	99.551	99.451	99.351	3.875	99.451	99.351	99.251
4.990	102.415	102.315	102.100	4.990	102.315	102.215	102.000	3.990	99.966	99.866	99.766	3.990	99.866	99.766	99.666
5.000	102.515	102.415	102.200	5.000	102.415	102.315	102.100	4.000	100.066	99.966	99.866	4.000	99.966	99.866	99.766
5.125	103.050	102.950	102.736	5.125	102.950	102.850	102.636	4.125	100.582	100.482	100.382	4.125	100.482	100.382	100.282
5.250	103.536	103.436	103.224	5.250	103.436	103.336	103.124	4.250	101.000	100.900	100.800	4.250	100.900	100.800	100.700
5.375	103.862	103.762	103.552	5.375	103.762	103.662	103.452	4.375	101.423	101.323	101.223	4.375	101.323	101.223	101.123
5.500	104.366	104.266	104.061	5.500	104.266	104.166	103.961	4.500	101.455	101.355	101.255	4.500	101.355	101.255	101.155
5.625	104.936	104.821	104.732	5.625	104.836	104.721	104.632	4.625	101.928	101.828	101.728	4.625	101.828	101.728	101.628
5.750	105.402	105.287	105.202	5.750	105.302	105.187	105.102	4.750	102.385	102.285	102.185	4.750	102.285	102.185	102.085

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%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-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

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
> 75.00%	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

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		



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/16/2018

45 Day Lock Exp.:

4/30/2018

60 Day Lock Exp.:

5/14/2018

W. Rate Sheet Dated: 3/15/2018

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				Super Conforming - 30-20 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
3.750	97.573	97.473	97.373	3.750	98.661	98.561	98.461	2.750	95.939	95.839	95.739	3.750	97.573	97.473	97.373
3.875	98.425	98.325	98.225	3.875	99.405	99.305	99.205	2.875	96.623	96.523	96.423	3.875	98.431	98.331	98.231
3.990	99.085	98.985	98.885	3.990	99.970	99.870	99.770	2.990	97.205	97.105	97.005	3.990	99.091	98.991	98.891
4.000	99.185	99.085	98.985	4.000	100.070	99.970	99.870	3.000	97.305	97.205	97.105	4.000	99.191	99.091	98.991
4.125	99.648	99.548	99.448	4.125	100.661	100.561	100.461	3.125	97.938	97.838	97.738	4.125	99.654	99.554	99.454
4.250	100.494	100.394	100.294	4.250	101.319	101.219	101.119	3.250	98.612	98.512	98.412	4.250	100.494	100.394	100.294
4.375	101.130	101.030	100.930	4.375	101.933	101.833	101.733	3.375	99.145	99.045	98.945	4.375	101.130	101.030	100.930
4.500	101.706	101.606	101.506	4.500	102.515	102.415	102.315	3.500	99.436	99.336	99.236	4.500	101.706	101.606	101.506
4.625	102.209	102.109	102.009	4.625	102.957	102.857	102.757	3.625	99.973	99.873	99.773	4.625	102.209	102.109	102.009
4.750	102.775	102.675	102.575	4.750	103.523	103.423	103.323	3.750	100.522	100.422	100.322	4.750	102.775	102.675	102.575
4.875	103.300	103.200	103.100	4.875	104.065	103.965	103.865	3.875	101.051	100.951	100.851	4.875	103.377	103.277	103.177
4.990	103.769	103.669	103.569	4.990	104.483	104.383	104.283	3.990	101.466	101.366	101.266	4.990	103.865	103.765	103.665
5.000	103.869	103.769	103.669	5.000	104.583	104.483	104.383	4.000	101.566	101.466	101.366	5.000	103.965	103.865	103.765
5.125	104.404	104.304	104.204	5.125	104.549	104.449	104.349	4.125	102.082	101.982	101.882	5.125	104.500	104.400	104.300
5.250	104.890	104.790	104.690	5.250	105.071	104.971	104.871	4.250	102.500	102.400	102.300	5.250	104.986	104.886	104.786
5.375	105.316	105.216	105.116	5.375	105.586	105.486	105.386	4.375	102.923	102.823	102.723	5.375	105.412	105.312	105.212
5.500	105.720	105.620	105.520	5.500	106.080	105.980	105.880	4.500	103.355	103.255	103.155	5.500	105.816	105.716	105.616
5.625	106.272	106.172	106.072	5.625	106.580	106.480	106.380	4.625	103.828	103.728	103.628	5.625	106.386	106.286	106.186
5.750	106.738	106.638	106.538	5.750	107.093	106.993	106.893	4.750	104.385	104.285	104.185	5.750	106.852	106.752	106.652

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	-2.500
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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-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
2-Unit Property	-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
Condo > 15 year	0.000	0.000	0.000	-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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	-0.250
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.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/16/2018

45 Day Lock Exp.: 4/30/2018

60 Day Lock Exp.: 5/14/2018

W. Rate Sheet Dated: 3/15/2018

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	96.815	96.764	96.586
3.875	97.339	97.286	97.104
4.000	97.981	97.926	97.739
4.125	98.770	98.713	98.521
4.250	99.419	99.361	99.163
4.375	100.016	99.956	99.753
4.500	100.519	100.457	100.249
4.625	100.903	100.839	100.626
4.750	101.316	101.251	101.032
4.875	101.691	101.624	101.400
5.000	101.941	101.872	101.642
5.125	102.241	102.170	101.935
5.250	102.475	102.402	102.162

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	97.303	97.256	97.089
3.625	97.763	97.713	97.541
3.750	98.182	98.131	97.954
3.875	98.787	98.734	98.552
4.000	99.129	99.074	98.887
4.125	99.380	99.324	99.131
4.250	99.663	99.605	99.407
4.375	99.919	99.859	99.656
4.500	100.163	100.101	99.893
4.625	100.409	100.345	100.132
4.750	100.679	100.613	100.395

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	97.354	97.311	97.154
3.375	97.836	97.791	97.629
3.500	98.292	98.245	98.078
3.625	98.712	98.663	98.491
3.750	99.098	99.047	98.870
3.875	99.453	99.400	99.218
4.000	99.778	99.724	99.536
4.125	100.129	100.073	99.880
4.250	100.458	100.400	100.202
4.375	100.770	100.710	100.507
4.500	101.082	101.020	100.812
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	n/a	n/a	n/a	n/a	n/a	n/a	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	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
Refi	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
Purchase	0.500	0.500	0.375	0.375	0.250	0.000	0.000	0.000	n/a
Other									
Interest Only ²	-0.500	-0.500	-1.000	-1.000	-1.500	n/a	n/a	n/a	n/a
Investor ¹	-1.000	-1.000	-1.500	-1.500	-2.000	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

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)