



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.: 4/19/2018

45 Day Lock Exp.: 5/4/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/20/2018

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	97.951	97.801	97.651	3.500	97.382	97.232	97.082	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.358	98.208	98.058	3.625	97.754	97.604	97.454	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.696	99.524	99.374	3.750	99.248	99.076	98.926	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.143	99.971	99.821	3.875	99.660	99.488	99.338	2.250	93.940	93.790	93.640	3.500	101.656	101.506	101.356
4.000	100.591	100.419	100.269	4.000	100.073	99.901	99.751	2.375	94.346	94.196	94.046	3.625	102.064	101.914	101.764
4.125	100.988	100.816	100.666	4.125	100.434	100.262	100.112	2.500	93.427	93.277	93.127	Margin = 2.250		Index = 2.060	
4.250	101.953	101.797	101.656	4.250	101.256	101.100	100.959	2.625	94.377	94.227	94.077				
4.375	102.388	102.232	102.092	4.375	101.656	101.499	101.359	2.750	97.018	96.868	96.718				
4.500	102.770	102.614	102.473	4.500	102.001	101.845	101.705	2.875	97.412	97.262	97.112				
4.625	103.077	102.920	102.780	4.625	102.273	102.116	101.976	3.000	97.805	97.655	97.505				
4.750	103.202	103.045	102.905	4.750	102.512	102.356	102.215	3.125	98.149	97.999	97.849				
4.875	103.456	103.300	103.159	4.875	102.823	102.667	102.526	3.250	99.021	98.871	98.721				
5.000	103.968	103.811	103.671	5.000	103.099	102.943	102.802	3.375	99.410	99.260	99.110				
5.125	104.290	104.134	103.993	5.125	103.306	103.150	103.009	3.500	99.795	99.645	99.495				
5.250	104.519	104.347	103.956	5.250	103.401	103.229	102.838	3.625	100.122	99.972	99.822				
5.375	104.669	104.497	104.106	5.375	103.632	103.460	103.069	3.750	100.750	100.600	100.450				
5.500	104.947	104.776	104.385	5.500	104.049	103.877	103.486	3.875	101.090	100.940	100.790				
5.625	105.090	104.918	104.527	5.625	104.256	104.084	103.693	4.000	101.395	101.245	101.095				
5.750	105.946	105.836	105.736	5.750	105.419	105.309	105.209	4.125	101.626	101.476	101.326				

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	96.751	96.601	96.451	3.500	96.382	96.232	96.082	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.158	97.008	96.858	3.625	96.754	96.604	96.454	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.496	98.324	98.174	3.750	98.248	98.076	97.926	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	98.943	98.771	98.621	3.875	98.660	98.488	98.338	2.250	92.940	92.790	92.640	3.500	100.656	100.506	100.356
4.000	99.391	99.219	99.069	4.000	99.073	98.901	98.751	2.375	93.346	93.196	93.046	3.625	101.064	100.914	100.764
4.125	99.788	99.616	99.466	4.125	99.434	99.262	99.112	2.500	92.427	92.277	92.127	Margin = 2.250		Index = 2.060	
4.250	100.753	100.597	100.456	4.250	100.256	100.100	99.959	2.625	93.377	93.227	93.077	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.188	101.032	100.892	4.375	100.656	100.499	100.359	2.750	96.018	95.868	95.718	Rate	30 Day	45 Day	60 Day
4.500	101.570	101.414	101.273	4.500	101.001	100.845	100.705	2.875	96.412	96.262	96.112	4.500	100.350	100.100	99.850
4.625	101.877	101.720	101.580	4.625	101.273	101.116	100.976	3.000	96.805	96.655	96.505	4.625	100.657	100.407	100.157
4.750	102.059	101.903	101.763	4.750	101.512	101.356	101.215	3.125	97.149	96.999	96.849	4.750	100.789	100.539	100.289
4.875	102.506	102.350	102.209	4.875	101.823	101.667	101.526	3.250	98.021	97.871	97.721	4.875	101.136	100.886	100.636
5.000	102.818	102.661	102.521	5.000	102.099	101.943	101.802	3.375	98.410	98.260	98.110	5.000	101.448	101.198	100.948
5.125	103.140	102.984	102.843	5.125	102.306	102.150	102.009	3.500	98.795	98.645	98.495	5.125	101.690	101.440	101.190
5.250	104.089	103.917	103.526	5.250	102.401	102.229	101.838	3.625	99.122	98.972	98.822	5.250	101.588	101.338	100.947
5.375	104.239	104.067	103.676	5.375	102.632	102.460	102.069	3.750	99.750	99.600	99.450	5.375	101.865	101.615	101.224
5.500	104.517	104.346	103.955	5.500	103.049	102.877	102.486	3.875	100.090	99.940	99.790	5.500	102.087	101.837	101.446
5.625	104.660	104.488	104.097	5.625	103.256	103.084	102.693	4.000	100.395	100.245	100.095	5.625	102.280	102.030	101.639
5.750	105.516	105.406	105.306	5.750	104.419	104.309	104.209	4.125	100.626	100.476	100.326	5.750	103.236	102.986	102.736

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	101.095	100.845	100.454	5.375	100.892	100.642	100.251
5.500	102.008	101.758	101.368	5.500	101.309	101.059	100.668
5.625	102.373	102.123	101.732	5.625	101.516	101.266	100.875
5.750	102.982	102.732	102.482	5.750	102.679	102.429	102.179

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:	3/20/2018	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)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

4/19/2018

5/4/2018

5/21/2018

W. Rate Sheet Dated: 3/20/2018

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	97.388	97.238	97.088	3.500	96.820	96.670	96.520	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	97.795	97.645	97.495	3.625	97.191	97.041	96.891	2.000	N/A	N/A	N/A	3.250	100.23	100.082	99.932
3.750	99.227	99.055	98.905	3.750	98.780	98.608	98.458	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	99.674	99.502	99.352	3.875	99.191	99.019	98.869	2.250	91.940	91.790	91.640	3.500	101.09	100.944	100.794
4.000	100.122	99.951	99.801	4.000	99.604	99.432	99.282	2.375	92.346	92.196	92.046	3.625	101.50	101.351	101.201
4.125	100.519	100.347	100.197	4.125	99.965	99.793	99.643	2.500	91.427	91.277	91.127	Margin = 2.250		Index = 2.060	
4.250	101.375	101.219	101.078	4.250	100.678	100.521	100.381	2.625	92.377	92.227	92.077				
4.375	101.810	101.654	101.513	4.375	101.077	100.921	100.781	2.750	95.331	95.181	95.031				
4.500	102.192	102.035	101.895	4.500	101.423	101.267	101.126	2.875	95.725	95.575	95.425				
4.625	102.499	102.342	102.202	4.625	101.694	101.538	101.398	3.000	96.118	95.968	95.818				
4.750	101.795	101.639	101.499	4.750	101.106	100.950	100.809	3.125	96.462	96.312	96.162				
4.875	102.050	101.894	101.753	4.875	101.417	101.261	101.120	3.250	98.458	98.308	98.158				
5.000	102.561	102.405	102.265	5.000	101.693	101.537	101.396	3.375	98.848	98.698	98.548				
5.125	102.884	102.728	102.587	5.125	101.900	101.744	101.603	3.500	99.233	99.083	98.933				
5.250	101.706	101.535	101.444	5.250	100.588	100.416	100.226	3.625	99.559	99.409	99.259				
5.375	101.856	101.684	101.294	5.375	100.819	100.647	100.257	3.750	100.281	100.131	99.981				
5.500	102.135	101.963	101.572	5.500	101.236	101.065	100.674	3.875	100.621	100.471	100.321				
5.625	102.277	102.105	101.715	5.625	101.443	101.271	100.881	4.000	100.926	100.776	100.626				
5.750	103.946	103.836	103.736	5.750	103.419	103.309	103.209	4.125	101.157	101.007	100.857				

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	96.188	96.038	95.888	3.500	95.820	95.670	95.520	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.595	96.445	96.295	3.625	96.191	96.041	95.891	2.000	N/A	N/A	N/A	3.250	99.232	99.082	98.932
3.750	98.027	97.855	97.705	3.750	97.780	97.608	97.458	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.474	98.302	98.152	3.875	98.191	98.019	97.869	2.250	91.190	91.040	90.890	3.500	100.094	99.944	99.794
4.000	98.922	98.751	98.601	4.000	98.604	98.432	98.282	2.375	91.596	91.446	91.296	3.625	100.501	100.351	100.201
4.125	99.319	99.147	98.997	4.125	98.965	98.793	98.643	2.500	90.677	90.527	90.377	Margin = 2.250	Index = 2.060		
4.250	100.175	100.019	99.878	4.250	99.678	99.521	99.381	2.625	91.627	91.477	91.327	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.610	100.454	100.313	4.375	100.077	99.921	99.781	2.750	95.112	94.962	94.812	Rate	30 Day	45 Day	60 Day
4.500	100.992	100.835	100.695	4.500	100.423	100.267	100.126	2.875	95.506	95.356	95.206	4.500	99.772	99.522	99.272
4.625	101.299	101.142	101.002	4.625	100.694	100.538	100.398	3.000	95.899	95.749	95.599	4.625	100.079	99.829	99.579
4.750	100.653	100.497	100.356	4.750	100.106	99.950	99.809	3.125	96.243	96.093	95.943	4.750	99.383	99.133	98.883
4.875	101.100	100.944	100.803	4.875	100.417	100.261	100.120	3.250	96.552	96.402	96.252	4.875	99.730	99.480	99.230
5.000	101.411	101.255	101.115	5.000	100.693	100.537	100.396	3.375	96.942	96.792	96.642	5.000	100.041	99.791	99.541
5.125	101.734	101.578	101.437	5.125	100.900	100.744	100.603	3.500	97.326	97.176	97.026	5.125	100.284	100.034	99.784
5.250	101.276	101.105	100.714	5.250	99.588	99.416	99.026	3.625	97.653	97.503	97.353	5.250	98.775	98.525	98.134
5.375	101.426	101.254	100.864	5.375	99.819	99.647	99.257	3.750	97.563	97.413	97.263	5.375	99.052	98.802	98.411
5.500	101.705	101.533	101.142	5.500	100.236	100.065	99.674	3.875	97.902	97.752	97.602	5.500	99.275	99.025	98.634
5.625	101.847	101.675	101.285	5.625	100.443	100.271	99.881	4.000	98.208	98.058	97.908	5.625	99.467	99.217	98.826
5.750	103.516	103.406	103.306	5.750	102.419	102.309	102.209	4.125	98.439	98.289	98.139	5.750	101.236	100.986	100.736

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:	3/20/2018 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	98.282	98.032	97.641	5.375	98.079	97.829	97.439
5.500	99.196	98.946	98.555	5.500	98.496	98.246	97.856
5.625	99.560	99.310	98.920	5.625	98.703	98.453	98.063
5.750	100.982	100.732	100.482	5.750	100.679	100.429	100.179

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

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Lockdesk Phone:

Lockdesk Hours:

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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/19/2018

45 Day Lock Exp.: 5/4/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/20/2018

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	98.781	98.681	98.581	4.250	100.968	100.868	100.768	3.000	97.254	97.154	97.054	3.000	97.632	97.532	97.432
4.125	99.387	99.287	99.187	4.375	101.465	101.365	101.265	3.125	97.746	97.646	97.546	3.125	97.975	97.875	97.775
4.250	99.981	99.881	99.781	4.500	102.162	102.062	101.962	3.250	98.451	98.351	98.251	3.250	98.820	98.720	98.620
4.375	100.573	100.473	100.373	4.625	102.721	102.621	102.521	3.375	98.885	98.785	98.685	3.375	99.177	99.077	98.977
4.500	101.282	101.182	101.082	4.750	103.180	103.080	102.980	3.500	99.310	99.210	99.110	3.500	99.534	99.434	99.334
4.625	101.842	101.742	101.642	4.875	103.548	103.448	103.348	3.625	99.760	99.660	99.560	3.625	99.848	99.748	99.648
4.750	102.454	102.354	102.254	4.990	103.777	103.677	103.577	3.750	100.255	100.155	100.055	3.750	100.600	100.500	100.400
4.875	102.964	102.864	102.764	5.000	103.877	103.777	103.677	3.875	100.799	100.699	100.599	3.875	100.948	100.848	100.748
4.990	103.313	103.213	103.113	5.125	104.421	104.321	104.221	3.990	101.247	101.147	101.047	3.990	101.177	101.077	100.977
5.000	103.413	103.313	103.213	5.250	104.922	104.822	104.722	4.000	101.347	101.247	101.147	4.000	101.277	101.177	101.077
5.125	104.079	103.979	103.879	5.375	105.271	105.171	105.071	4.125	101.768	101.668	101.568	4.125	101.575	101.475	101.375
5.250	104.752	104.652	104.552	5.500	105.607	105.507	105.407	4.250	102.113	102.013	101.913	4.250	101.773	101.673	101.573
5.375	105.208	105.108	105.008	5.625	105.887	105.787	105.687	4.375	102.421	102.321	102.221	4.375	101.962	101.862	101.762
5.500	105.638	105.538	105.438	5.750	106.153	106.053	105.940	4.500	102.682	102.582	102.482	4.500	102.206	102.106	102.006
5.625	106.012	105.912	105.812	5.875	106.506	106.406	106.293	4.625	102.798	102.698	102.598	4.625	102.461	102.361	102.261
5.750	106.604	106.504	106.391	5.990	106.749	106.649	106.536	4.750	103.091	102.991	102.891	4.750	102.629	102.529	102.429
5.875	107.086	106.986	106.873	6.000	106.849	106.749	106.636	4.875	103.355	103.255	103.155	4.875	102.814	102.714	102.614
5.990	107.450	107.350	107.237	6.125	107.073	106.973	106.861	4.990	103.531	103.431	103.331	4.990	102.889	102.789	102.689
6.000	107.550	107.450	107.337	6.250	107.020	106.902	106.785	5.000	103.631	103.531	103.431	5.000	102.989	102.889	102.789

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.750	101.770	101.670	101.570	3.000	96.528	96.428	96.328
4.875	102.312	102.212	102.112	3.125	96.997	96.897	96.797
4.990	102.697	102.597	102.497	3.250	97.268	97.168	97.068
5.000	102.797	102.697	102.597	3.375	97.662	97.562	97.462
5.125	103.055	102.955	102.855	3.500	98.113	98.013	97.913
5.250	103.291	103.191	103.091	3.625	98.557	98.457	98.357
5.375	102.706	102.606	102.506	3.750	98.988	98.888	98.788
5.500	103.203	103.103	103.003	3.875	99.457	99.357	99.257
5.625	103.481	103.381	103.281	3.990	99.800	99.700	99.600
5.750	103.740	103.640	103.540	4.000	99.900	99.800	99.700
5.875	103.538	103.438	103.338	4.125	100.325	100.225	100.125
5.990	103.970	103.870	103.770	4.250	100.561	100.461	100.361
6.000	104.070	103.970	103.870	4.375	100.767	100.667	100.567
6.125	104.337	104.237	104.137	4.500	100.939	100.839	100.739
6.250	104.581	104.481	104.381	4.625	101.044	100.944	100.844
6.375	104.396	104.296	104.196	4.750	101.238	101.138	101.038
6.500	110.664	110.564	110.464	4.875	101.409	101.309	101.209
6.625	111.065	110.965	110.865	4.990	101.499	101.399	101.299
6.750	111.441	111.341	111.241	5.000	101.599	101.499	101.399

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	-0.500	-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								

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 applicable to detached condominiums or site condominiums								*Not

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 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.		



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/19/2018

45 Day Lock Exp.:

5/4/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/20/2018

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	96.923	96.823	96.723	3.750	94.001	93.901	93.801	4.250	99.518	99.418	99.318	4.375	98.482	98.382	98.282
4.125	97.669	97.569	97.469	3.875	94.696	94.596	94.496	4.375	100.015	99.915	99.815	4.500	99.024	98.924	98.824
4.250	98.399	98.299	98.199	3.990	95.372	95.272	95.172	4.500	100.712	100.612	100.512	4.625	99.577	99.477	99.377
4.375	99.012	98.912	98.812	4.000	95.472	95.372	95.272	4.625	101.271	101.171	101.071	4.750	100.374	100.274	100.174
4.500	99.710	99.610	99.510	4.125	96.482	96.382	96.282	4.750	101.730	101.630	101.530	4.875	100.894	100.794	100.694
4.625	100.372	100.272	100.172	4.250	97.467	97.367	97.267	4.875	102.098	101.998	101.898	4.990	101.272	101.172	101.072
4.750	101.004	100.904	100.804	4.375	98.364	98.264	98.164	4.990	102.327	102.227	102.127	5.000	101.372	101.272	101.172
4.875	101.514	101.414	101.314	4.500	99.314	99.214	99.114	5.000	102.427	102.327	102.227	5.125	101.776	101.676	101.576
4.990	101.863	101.763	101.663	4.625	100.213	100.113	100.013	5.125	102.971	102.871	102.771	5.250	102.412	102.312	102.212
5.000	101.963	101.863	101.763	4.750	101.071	100.971	100.871	5.250	103.472	103.372	103.272	5.375	102.918	102.818	102.718
5.125	102.629	102.529	102.429	4.875	101.648	101.548	101.448	5.375	103.821	103.721	103.621	5.500	103.408	103.308	103.208
5.250	103.302	103.202	103.102	4.990	102.046	101.946	101.846	5.500	104.157	104.057	103.957	5.625	103.813	103.713	103.613
5.375	103.758	103.658	103.558	5.000	102.146	102.046	101.946	5.625	104.437	104.337	104.237	5.750	104.316	104.216	104.103
5.500	104.188	104.088	103.988	5.125	102.635	102.535	102.435	5.750	104.703	104.603	104.490	5.875	104.827	104.727	104.615
5.625	104.562	104.462	104.362	5.250	103.557	103.457	103.357	5.875	105.056	104.956	104.843	5.990	105.224	105.124	105.011
5.750	105.154	105.054	104.941	5.375	104.077	103.977	103.877	5.990	105.299	105.199	105.086	6.000	105.324	105.224	105.111
5.875	105.636	105.536	105.423	5.500	104.554	104.454	104.354	6.000	105.399	105.299	105.186	6.125	105.650	105.550	105.437
5.990	106.000	105.900	105.787	5.625	104.967	104.867	104.767	6.125	105.623	105.523	105.411	6.250	105.243	105.126	105.009
6.000	106.100	106.000	105.887	5.750	105.628	105.528	105.415	6.250	105.570	105.452	105.335	6.375	105.719	105.602	105.484

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	96.528	96.428	96.328	3.000	94.098	93.998	93.898	3.000	96.132	96.032	95.932	3.000	93.838	93.738	93.638
3.125	96.997	96.897	96.797	3.125	94.779	94.679	94.579	3.125	96.475	96.375	96.275	3.125	94.508	94.408	94.308
3.250	97.268	97.168	97.068	3.250	95.209	95.109	95.009	3.250	97.320	97.220	97.120	3.250	94.949	94.849	94.749
3.375	97.662	97.562	97.462	3.375	95.726	95.626	95.526	3.375	97.677	97.577	97.477	3.375	95.455	95.355	95.255
3.500	98.113	98.013	97.913	3.500	96.405	96.305	96.205	3.500	98.034	97.934	97.834	3.500	96.145	96.045	95.945
3.625	98.557	98.457	98.357	3.625	97.026	96.926	96.826	3.625	98.348	98.248	98.148	3.625	96.756	96.656	96.556
3.750	98.988	98.888	98.788	3.750	97.597	97.497	97.397	3.750	99.100	99.000	98.900	3.750	97.327	97.227	97.127
3.875	99.457	99.357	99.257	3.875	98.297	98.197	98.097	3.875	99.448	99.348	99.248	3.875	98.017	97.917	97.817
3.990	99.800	99.700	99.600	3.990	98.853	98.753	98.653	3.990	99.677	99.577	99.477	3.990	98.573	98.473	98.373
4.000	99.900	99.800	99.700	4.000	98.953	98.853	98.753	4.000	99.777	99.677	99.577	4.000	98.673	98.573	98.473
4.125	100.325	100.225	100.125	4.125	99.545	99.445	99.345	4.125	100.075	99.975	99.875	4.125	99.264	99.164	99.064
4.250	100.561	100.461	100.361	4.250	99.925	99.825	99.725	4.250	100.273	100.173	100.073	4.250	99.625	99.525	99.425
4.375	100.767	100.667	100.567	4.375	100.269	100.169	100.069	4.375	100.462	100.362	100.262	4.375	99.969	99.869	99.769
4.500	100.939	100.839	100.739	4.500	100.559	100.459	100.359	4.500	100.706	100.606	100.506	4.500	100.259	100.159	100.059
4.625	101.044	100.944	100.844	4.625	101.043	100.943	100.843	4.625	100.961	100.861	100.761	4.625	100.743	100.643	100.543
4.750	101.238	101.138	101.038	4.750	101.370	101.270	101.170	4.750	101.129	101.029	100.929	4.750	101.059	100.959	100.859
4.875	101.409	101.309	101.209	4.875	101.665	101.565	101.465	4.875	101.314	101.214	101.114	4.875	101.385	101.285	101.185
4.990	101.499	101.399	101.299	4.990	101.871	101.771	101.671	4.990	101.389	101.289	101.189	4.990	101.590	101.490	101.390
5.000	101.599	101.499	101.399	5.000	101.971	101.871	101.771	5.000	101.489	101.389	101.289	5.000	101.690	101.590	101.490

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	-2.500	-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%	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

All Loan Type Adjustments			
Adjusters		All Terms	
NY		-0.250	
TX		0.150	
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	



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.:

4/19/2018

45 Day Lock Exp.:

5/4/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/20/2018

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	97.317	97.217	97.117	3.750	98.423	98.323	98.223	2.750	96.037	95.937	95.837
3.875	98.137	98.037	97.937	3.875	99.204	99.104	99.004	2.875	96.699	96.599	96.499
3.990	98.802	98.702	98.602	3.990	99.769	99.669	99.569	2.990	97.154	97.054	96.954
4.000	98.902	98.802	98.702	4.000	99.869	99.769	99.669	3.000	97.254	97.154	97.054
4.125	99.422	99.322	99.222	4.125	100.458	100.358	100.258	3.125	97.746	97.646	97.546
4.250	100.289	100.189	100.089	4.250	101.115	101.015	100.915	3.250	98.451	98.351	98.251
4.375	100.925	100.825	100.725	4.375	101.730	101.630	101.529	3.375	98.929	98.829	98.729
4.500	101.510	101.410	101.310	4.500	102.311	102.211	102.108	3.500	99.310	99.210	99.110
4.625	102.014	101.914	101.814	4.625	102.778	102.678	102.564	3.625	99.761	99.661	99.561
4.750	102.581	102.481	102.381	4.750	103.344	103.244	103.128	3.750	100.311	100.211	100.111
4.875	103.128	103.028	102.928	4.875	103.887	103.787	103.669	3.875	100.840	100.740	100.640
4.990	103.592	103.487	103.374	4.990	104.305	104.205	104.087	3.990	101.248	101.148	101.048
5.000	103.692	103.587	103.474	5.000	104.405	104.305	104.187	4.000	101.348	101.248	101.148
5.125	104.229	104.124	104.012	5.125	104.334	104.229	104.055	4.125	101.865	101.765	101.665
5.250	104.717	104.612	104.502	5.250	104.858	104.753	104.577	4.250	102.282	102.182	102.082
5.375	105.155	105.050	104.942	5.375	105.373	105.269	105.092	4.375	102.707	102.607	102.507
5.500	105.531	105.426	105.324	5.500	105.869	105.764	105.588	4.500	102.803	102.703	102.603
5.625	106.177	106.053	105.964	5.625	106.439	106.315	106.227	4.625	103.277	103.177	103.077
5.750	106.636	106.512	106.428	5.750	106.954	106.830	106.743	4.750	103.734	103.634	103.534

Conforming FHLMC Super Conforming							
SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	97.317	97.217	97.117	2.750	96.037	95.937	95.837
3.875	98.143	98.043	97.943	2.875	96.699	96.599	96.499
3.990	98.808	98.708	98.608	2.990	97.154	97.054	96.954
4.000	98.908	98.808	98.708	3.000	97.254	97.154	97.054
4.125	99.428	99.328	99.228	3.125	97.746	97.646	97.546
4.250	100.289	100.189	100.089	3.250	98.451	98.351	98.251
4.375	100.925	100.825	100.725	3.375	98.929	98.829	98.729
4.500	101.510	101.410	101.310	3.500	99.310	99.210	99.110
4.625	102.014	101.914	101.814	3.625	99.761	99.661	99.561
4.750	102.581	102.481	102.381	3.750	100.311	100.211	100.111
4.875	103.191	103.091	102.991	3.875	100.840	100.740	100.640
4.990	103.701	103.596	103.483	3.990	101.248	101.148	101.048
5.000	103.801	103.696	103.583	4.000	101.348	101.248	101.148
5.125	104.338	104.233	104.121	4.125	101.865	101.765	101.665
5.250	104.826	104.721	104.611	4.250	102.282	102.182	102.082
5.375	105.264	105.159	105.051	4.375	102.707	102.607	102.507
5.500	105.656	105.551	105.449	4.500	102.803	102.703	102.603
5.625	106.302	106.178	106.089	4.625	103.277	103.177	103.077
5.750	106.761	106.637	106.553	4.750	103.734	103.634	103.534

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	0.000	-0.250	-0.500	-0.500	-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	-2.500
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

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%	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	N/A	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

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

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	-0.660	-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)
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.:

4/19/2018

45 Day Lock Exp.:

5/4/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/20/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	95.851	95.751	95.651	3.750	95.751	95.651	95.551	3.750	96.973	96.873	96.773	3.750	96.873	96.773	96.673
3.875	96.687	96.587	96.487	3.875	96.587	96.487	96.387	3.875	97.754	97.654	97.554	3.875	97.654	97.554	97.454
3.990	97.352	97.252	97.152	3.990	97.252	97.152	97.052	3.990	98.319	98.219	98.119	3.990	98.219	98.119	98.019
4.000	97.452	97.352	97.252	4.000	97.352	97.252	97.152	4.000	98.419	98.319	98.219	4.000	98.319	98.219	98.119
4.125	97.972	97.872	97.772	4.125	97.872	97.772	97.672	4.125	99.008	98.908	98.808	4.125	98.908	98.808	98.708
4.250	98.839	98.739	98.639	4.250	98.739	98.639	98.539	4.250	99.665	99.565	99.465	4.250	99.565	99.465	99.365
4.375	99.475	99.375	99.275	4.375	99.375	99.275	99.175	4.375	100.280	100.180	100.079	4.375	100.180	100.080	99.979
4.500	100.060	99.960	99.860	4.500	99.960	99.860	99.760	4.500	100.861	100.761	100.658	4.500	100.761	100.661	100.558
4.625	100.564	100.464	100.364	4.625	100.464	100.364	100.264	4.625	101.328	101.228	101.114	4.625	101.228	101.128	101.014
4.750	101.131	101.031	100.931	4.750	101.031	100.931	100.831	4.750	101.894	101.794	101.678	4.750	101.794	101.694	101.578
4.875	101.678	101.578	101.478	4.875	101.578	101.478	101.378	4.875	102.437	102.337	102.219	4.875	102.337	102.237	102.119
4.990	102.142	102.037	101.924	4.990	102.042	101.937	101.824	4.990	102.855	102.755	102.637	4.990	102.755	102.655	102.537
5.000	102.242	102.137	102.024	5.000	102.142	102.037	101.924	5.000	102.955	102.855	102.737	5.000	102.855	102.755	102.637
5.125	102.779	102.674	102.562	5.125	102.679	102.574	102.462	5.125	102.884	102.779	102.665	5.125	102.784	102.679	102.565
5.250	103.267	103.162	103.052	5.250	103.167	103.062	102.952	5.250	103.408	103.303	103.127	5.250	103.308	103.203	103.027
5.375	103.705	103.600	103.492	5.375	103.605	103.500	103.392	5.375	103.923	103.819	103.642	5.375	103.823	103.719	103.542
5.500	104.081	103.976	103.874	5.500	103.981	103.876	103.774	5.500	104.419	104.314	104.138	5.500	104.319	104.214	104.038
5.625	104.727	104.603	104.514	5.625	104.627	104.503	104.414	5.625	104.989	104.865	104.777	5.625	104.889	104.765	104.677
5.750	105.186	105.062	104.978	5.750	105.086	104.962	104.878	5.750	105.504	105.380	105.293	5.750	105.404	105.280	105.193

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.223	94.123	94.023	2.750	94.123	94.023	93.923
2.875	94.906	94.806	94.706	2.875	94.806	94.706	94.606
2.990	95.489	95.389	95.289	2.990	95.389	95.289	95.189
3.000	95.589	95.489	95.389	3.000	95.489	95.389	95.289
3.125	96.222	96.122	96.022	3.125	96.122	96.022	95.922
3.250	96.899	96.799	96.699	3.250	96.799	96.699	96.599
3.375	97.429	97.329	97.229	3.375	97.329	97.229	97.129
3.500	97.723	97.623	97.523	3.500	97.623	97.523	97.423
3.625	98.261	98.161	98.061	3.625	98.161	98.061	97.961
3.750	98.811	98.711	98.611	3.750	98.711	98.611	98.511
3.875	99.340	99.240	99.140	3.875	99.240	99.140	99.040
3.990	99.748	99.648	99.548	3.990	99.648	99.548	99.448
4.000	99.848	99.748	99.648	4.000	99.748	99.648	99.548
4.125	100.365	100.265	100.165	4.125	100.265	100.165	100.065
4.250	100.782	100.682	100.582	4.250	100.682	100.582	100.482
4.375	101.207	101.107	101.007	4.375	101.107	101.007	100.907
4.500	101.303	101.203	101.103	4.500	101.203	101.103	101.003
4.625	101.777	101.677	101.577	4.625	101.677	101.577	101.477
4.750	102.234	102.134	102.034	4.750	102.134	102.034	101.934

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	95.851	95.751	95.651	3.750	95.751	95.651	95.551	2.750	94.223	94.123	94.023	2.750	94.123	94.023	93.923
3.875	96.693	96.593	96.493	3.875	96.593	96.493	96.393	2.875	94.906	94.806	94.706	2.875	94.806	94.706	94.606
3.990	97.358	97.258	97.158	3.990	97.258	97.158	97.058	2.990	95.489	95.389	95.289	2.990	95.389	95.289	95.189
4.000	97.458	97.358	97.258	4.000	97.358	97.258	97.158	3.000	95.589	95.489	95.389	3.000	95.489	95.389	95.289
4.125	97.978	97.878	97.778	4.125	97.878	97.778	97.678	3.125	96.222	96.122	96.022	3.125	96.122	96.022	95.922
4.250	98.839	98.739	98.639	4.250	98.739	98.639	98.539	3.250	96.899	96.799	96.699	3.250	96.799	96.699	96.599
4.375	99.475	99.375	99.275	4.375	99.375	99.275	99.175	3.375	97.429	97.329	97.229	3.375	97.329	97.229	97.129
4.500	100.060	99.960	99.860	4.500	99.960	99.860	99.760	3.500	97.723	97.623	97.523	3.500	97.623	97.523	97.423
4.625	100.564	100.464	100.364	4.625	100.464	100.364	100.264	3.625	98.261	98.161	98.061	3.625	98.161	98.061	97.961
4.750	101.131	101.031	100.931	4.750	101.031	100.931	100.831	3.750	98.811	98.711	98.611	3.750	98.711	98.611	98.511
4.875	101.741	101.641	101.541	4.875	101.641	101.541	101.441	3.875	99.340	99.240	99.140	3.875	99.240	99.140	99.040
4.990	102.251	102.146	102.033	4.990	102.151	102.046	101.933	3.990	99.748	99.648	99.548	3.990	99.648	99.548	99.448
5.000	102.351	102.246	102.133	5.000	102.251	102.146	102.033	4.000	99.748	99.648	99.548	4.000	99.648	99.548	99.448
5.125	102.888	102.783	102.671	5.125	102.788	102.683	102.571	4.125	100.365	100.265	100.165	4.125	100.265	100.165	100.065
5.250	103.376	103.271	103.161	5.250	103.276	103.171	103.061	4.250	100.782	100.682	100.582	4.250	100.682	100.582	100.482
5.375	103.814	103.709	103.601	5.375	103.714	103.609	103.501	4.375	101.207	101.107	101.007	4.375	101.107	101.007	100.907
5.500	104.206	104.101	103.999	5.500	104.106	104.001	103.899	4.500	101.303	101.203	101.103	4.500	101.203	101.103	101.003
5.625	104.852	104.728	104.639	5.625	104.752	104.628	104.539	4.625	101.777	101.677	101.577	4.625	101.677	101.577	101.477
5.750	105.311	105.187	105.103	5.750	105.211	105.087	105.003	4.750	102.234	102.134	102.034	4.750	102.134	102.034	101.934

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

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



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.:

4/19/2018

45 Day Lock Exp.:

5/4/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/20/2018

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				Super Conforming - 15 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	Rate	30 Day	45 Day	60 Day
3.750	97.301	97.201	97.101	3.750	98.423	98.323	98.223	2.750	95.723	95.623	95.523	3.750	97.301	97.201	97.101	2.750	95.723	95.623	95.523
3.875	98.137	98.037	97.937	3.875	99.204	99.104	99.004	2.875	96.406	96.306	96.206	3.875	98.143	98.043	97.943	2.875	96.406	96.306	96.206
3.990	98.802	98.702	98.602	3.990	99.769	99.669	99.569	2.990	96.989	96.889	96.789	3.990	98.808	98.708	98.608	2.990	96.989	96.889	96.789
4.000	98.902	98.802	98.702	4.000	99.869	99.769	99.669	3.000	97.089	96.989	96.889	4.000	98.908	98.808	98.708	3.000	97.089	96.989	96.889
4.125	99.422	99.322	99.222	4.125	100.458	100.358	100.258	3.125	97.722	97.622	97.522	4.125	99.428	99.328	99.228	3.125	97.722	97.622	97.522
4.250	100.289	100.189	100.089	4.250	101.115	101.015	100.915	3.250	98.399	98.299	98.199	4.250	100.289	100.189	100.089	3.250	98.399	98.299	98.199
4.375	100.925	100.825	100.725	4.375	101.730	101.630	101.529	3.375	98.929	98.829	98.729	4.375	100.925	100.825	100.725	3.375	98.929	98.829	98.729
4.500	101.510	101.410	101.310	4.500	102.311	102.211	102.108	3.500	99.223	99.123	99.023	4.500	101.510	101.410	101.310	3.500	99.223	99.123	99.023
4.625	102.014	101.914	101.814	4.625	102.778	102.678	102.564	3.625	99.761	99.661	99.561	4.625	102.014	101.914	101.814	3.625	99.761	99.661	99.561
4.750	102.581	102.481	102.381	4.750	103.344	103.244	103.128	3.750	100.311	100.211	100.111	4.750	102.581	102.481	102.381	3.750	100.311	100.211	100.111
4.875	103.128	103.028	102.928	4.875	103.887	103.787	103.669	3.875	100.840	100.740	100.640	4.875	103.191	103.091	102.991	3.875	100.840	100.740	100.640
4.990	103.592	103.487	103.374	4.990	104.305	104.205	104.087	3.990	101.248	101.148	101.048	4.990	103.701	103.596	103.483	3.990	101.248	101.148	101.048
5.000	103.692	103.587	103.474	5.000	104.405	104.305	104.187	4.000	101.348	101.248	101.148	5.000	103.801	103.696	103.583	4.000	101.348	101.248	101.148
5.125	104.229	104.124	104.012	5.125	104.334	104.229	104.055	4.125	101.865	101.765	101.665	5.125	104.338	104.233	104.121	4.125	101.865	101.765	101.665
5.250	104.717	104.612	104.502	5.250	104.858	104.753	104.577	4.250	102.282	102.182	102.082	5.250	104.826	104.721	104.611	4.250	102.282	102.182	102.082
5.375	105.155	105.050	104.942	5.375	105.373	105.269	105.092	4.375	102.707	102.607	102.507	5.375	105.264	105.159	105.051	4.375	102.707	102.607	102.507
5.500	105.591	105.426	105.324	5.500	105.869	105.764	105.588	4.500	102.803	102.703	102.603	5.500	105.656	105.551	105.449	4.500	102.803	102.703	102.603
5.625	106.177	106.053	105.964	5.625	106.439	106.315	106.227	4.625	103.277	103.177	103.077	5.625	106.302	106.178	106.089	4.625	103.277	103.177	103.077
5.750	106.636	106.512	106.428	5.750	106.954	106.830	106.743	4.750	103.734	103.634	103.534	5.750	106.761	106.637	106.553	4.750	103.734	103.634	103.534

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%	> 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.: 4/19/2018

45 Day Lock Exp.: 5/4/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/20/2018

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	
3.875	97.125	97.073	96.890	
4.000	97.776	97.721	97.533	
4.125	98.577	98.521	98.328	
4.250	99.240	99.182	98.984	
4.375	99.846	99.786	99.583	
4.500	100.352	100.290	100.081	
4.625	100.738	100.675	100.461	
4.750	101.149	101.083	100.864	
4.875	101.532	101.464	101.240	
5.000	101.789	101.719	101.490	
5.125	102.093	102.022	101.788	
5.250	102.416	102.343	102.103	
5.375	102.542	102.467	102.222	

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	97.156	97.109	96.942	
3.625	97.623	97.574	97.402	
3.750	98.051	98.000	97.823	
3.875	98.655	98.602	98.420	
4.000	99.003	98.949	98.761	
4.125	99.261	99.204	99.012	
4.250	99.549	99.491	99.293	
4.375	99.811	99.750	99.547	
4.500	100.062	100.000	99.792	
4.625	100.307	100.243	100.030	
4.750	100.577	100.512	100.293	

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	97.173	97.129	96.973	
3.375	97.663	97.617	97.456	
3.500	98.127	98.080	97.913	
3.625	98.554	98.505	98.333	
3.750	98.946	98.895	98.718	
3.875	99.308	99.255	99.073	
4.000	99.639	99.584	99.397	
4.125	99.996	99.939	99.747	
4.250	100.332	100.274	100.076	
4.375	100.644	100.583	100.380	
4.500	100.956	100.894	100.685	
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)