



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.: 4/20/2018

45 Day Lock Exp.: 5/7/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	97.826	97.676	97.526	3.500	97.257	97.107	96.957	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.233	98.083	97.933	3.625	97.629	97.479	97.329	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.555	99.399	99.249	3.750	99.108	98.951	98.801	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.002	99.846	99.696	3.875	99.519	99.363	99.213	2.250	93.815	93.665	93.515	3.500	101.656	101.506	101.356
4.000	100.451	100.294	100.144	4.000	99.932	99.776	99.626	2.375	94.221	94.071	93.921	3.625	102.064	101.914	101.764
4.125	100.847	100.691	100.541	4.125	100.293	100.137	99.987	2.500	93.302	93.152	93.002	Margin = 2.250		Index = 2.060	
4.250	101.828	101.672	101.531	4.250	101.131	100.975	100.834	2.625	94.252	94.102	93.952				
4.375	102.263	102.107	101.967	4.375	101.531	101.374	101.234	2.750	96.936	96.786	96.636				
4.500	102.645	102.489	102.348	4.500	101.876	101.720	101.580	2.875	97.330	97.180	97.030				
4.625	102.952	102.795	102.655	4.625	102.148	101.991	101.851	3.000	97.723	97.573	97.423				
4.750	103.077	102.936	102.780	4.750	102.356	102.215	102.059	3.125	98.067	97.917	97.767				
4.875	103.300	103.159	103.003	4.875	102.667	102.526	102.370	3.250	98.868	98.718	98.568				
5.000	103.811	103.671	103.515	5.000	102.943	102.802	102.646	3.375	99.258	99.108	98.958				
5.125	104.134	103.993	103.837	5.125	103.150	103.009	102.853	3.500	99.643	99.493	99.343				
5.250	104.269	104.081	103.675	5.250	103.151	102.963	102.557	3.625	99.969	99.819	99.669				
5.375	104.419	104.231	103.825	5.375	103.382	103.194	102.788	3.750	100.605	100.449	100.293				
5.500	104.697	104.510	104.104	5.500	103.799	103.611	103.205	3.875	100.945	100.789	100.633				
5.625	104.840	104.652	104.246	5.625	104.006	103.818	103.412	4.000	101.251	101.094	100.938				
5.750	105.946	105.846	105.746	5.750	105.419	105.319	105.219	4.125	101.482	101.325	101.169				

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	96.626	96.476	96.326	3.500	96.257	96.107	95.957	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.033	96.883	96.733	3.625	96.629	96.479	96.329	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.355	98.199	98.049	3.750	98.108	97.951	97.801	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	98.802	98.646	98.496	3.875	98.519	98.363	98.213	2.250	92.815	92.665	92.515	3.500	100.656	100.506	100.356
4.000	99.251	99.094	98.944	4.000	98.932	98.776	98.626	2.375	93.221	93.071	92.921	3.625	101.064	100.914	100.764
4.125	99.647	99.491	99.341	4.125	99.293	99.137	98.987	2.500	92.302	92.152	92.002	Margin = 2.250		Index = 2.060	
4.250	100.628	100.472	100.331	4.250	100.131	99.975	99.834	2.625	93.252	93.102	92.952	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.063	100.907	100.767	4.375	100.531	100.374	100.234	2.750	95.936	95.786	95.636	Rate	30 Day	45 Day	60 Day
4.500	101.445	101.289	101.148	4.500	100.876	100.720	100.580	2.875	96.330	96.180	96.030	4.500	100.225	99.975	99.725
4.625	101.752	101.595	101.455	4.625	101.148	100.991	100.851	3.000	96.723	96.573	96.423	4.625	100.532	100.282	100.032
4.750	101.903	101.763	101.606	4.750	101.356	101.215	101.059	3.125	97.067	96.917	96.767	4.750	100.633	100.383	100.133
4.875	102.350	102.209	102.053	4.875	101.667	101.526	101.370	3.250	97.868	97.718	97.568	4.875	100.980	100.730	100.480
5.000	102.661	102.521	102.365	5.000	101.943	101.802	101.646	3.375	98.258	98.108	97.958	5.000	101.291	101.041	100.791
5.125	102.984	102.843	102.687	5.125	102.150	102.009	101.853	3.500	98.643	98.493	98.343	5.125	101.534	101.284	101.034
5.250	103.839	103.651	103.245	5.250	102.151	101.963	101.557	3.625	98.969	98.819	98.669	5.250	101.338	101.088	100.682
5.375	103.989	103.801	103.395	5.375	102.382	102.194	101.788	3.750	99.605	99.449	99.293	5.375	101.815	101.565	101.159
5.500	104.267	104.080	103.674	5.500	102.799	102.611	102.205	3.875	99.945	99.789	99.633	5.500	102.037	101.787	101.381
5.625	104.410	104.222	103.816	5.625	103.006	102.818	102.412	4.000	100.251	100.094	99.938	5.625	102.230	101.980	101.574
5.750	105.516	105.416	105.316	5.750	104.419	104.319	104.219	4.125	100.482	100.325	100.169	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	0.000	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	101.045	100.795	100.388	5.375	100.642	100.392	99.985
5.500	101.958	101.708	101.302	5.500	101.059	100.809	100.403
5.625	102.123	101.873	101.467	5.625	101.266	101.016	100.610
5.750	102.782	102.532	102.282	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:	3/21/2018	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
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		FHA ID# - 1358600006
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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30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

4/20/2018

5/7/2018

5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	97.263	97.113	96.963	3.500	96.695	96.545	96.395	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	97.670	97.520	97.370	3.625	97.066	96.916	96.766	2.000	N/A	N/A	N/A	3.250	100.23	100.082	99.932
3.750	99.086	98.930	98.780	3.750	98.639	98.483	98.333	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	99.533	99.377	99.227	3.875	99.051	98.894	98.744	2.250	91.815	91.665	91.515	3.500	101.09	100.944	100.794
4.000	99.982	99.826	99.676	4.000	99.463	99.307	99.157	2.375	92.221	92.071	91.921	3.625	101.50	101.351	101.201
4.125	100.379	100.222	100.072	4.125	99.825	99.668	99.518	2.500	91.302	91.152	91.002	Margin = 2.250		Index = 2.060	
4.250	101.250	101.094	100.953	4.250	100.553	100.396	100.256	2.625	92.252	92.102	91.952				
4.375	101.685	101.529	101.388	4.375	100.952	100.796	100.656	2.750	95.249	95.099	94.949				
4.500	102.067	101.910	101.770	4.500	101.298	101.142	101.001	2.875	95.643	95.493	95.343				
4.625	102.374	102.217	102.077	4.625	101.569	101.413	101.273	3.000	96.036	95.886	95.736				
4.750	101.670	101.530	101.374	4.750	100.950	100.809	100.653	3.125	96.380	96.230	96.080				
4.875	101.894	101.753	101.597	4.875	101.261	101.120	100.964	3.250	98.306	98.156	98.006				
5.000	102.405	102.265	102.108	5.000	101.537	101.396	101.240	3.375	98.696	98.546	98.396				
5.125	102.728	102.587	102.431	5.125	101.744	101.603	101.447	3.500	99.080	98.930	98.780				
5.250	101.456	101.269	100.863	5.250	100.338	100.151	99.745	3.625	99.407	99.257	99.107				
5.375	101.606	101.419	101.012	5.375	100.569	100.382	99.975	3.750	100.137	99.980	99.824				
5.500	101.885	101.697	101.291	5.500	100.986	100.799	100.393	3.875	100.477	100.320	100.164				
5.625	102.027	101.840	101.434	5.625	101.193	101.006	100.600	4.000	100.782	100.626	100.469				
5.750	103.946	103.846	103.746	5.750	103.419	103.319	103.219	4.125	101.013	100.857	100.700				

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	96.063	95.913	95.763	3.500	95.695	95.545	95.395	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.470	96.320	96.170	3.625	96.066	95.916	95.766	2.000	N/A	N/A	N/A	3.250	99.232	99.082	98.932
3.750	97.886	97.730	97.580	3.750	97.639	97.483	97.333	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.333	98.177	98.027	3.875	98.051	97.894	97.744	2.250	91.065	90.915	90.765	3.500	100.094	99.944	99.794
4.000	98.782	98.626	98.476	4.000	98.463	98.307	98.157	2.375	91.471	91.321	91.171	3.625	100.501	100.351	100.201
4.125	99.179	99.022	98.872	4.125	98.825	98.668	98.518	2.500	90.552	90.402	90.252	Margin = 2.250		Index = 2.060	
4.250	100.050	99.894	99.753	4.250	99.553	99.396	99.256	2.625	91.502	91.352	91.202	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.485	100.329	100.188	4.375	99.952	99.796	99.656	2.750	95.030	94.880	94.730	Rate	30 Day	45 Day	60 Day
4.500	100.867	100.710	100.570	4.500	100.298	100.142	100.001	2.875	95.424	95.274	95.124	4.500	99.647	99.397	99.147
4.625	101.174	101.017	100.877	4.625	100.569	100.413	100.273	3.000	95.817	95.667	95.517	4.625	99.954	99.704	99.454
4.750	100.497	100.356	100.200	4.750	99.950	99.809	99.653	3.125	96.161	96.011	95.861	4.750	99.227	98.977	98.727
4.875	100.944	100.803	100.647	4.875	100.261	100.120	99.964	3.250	96.400	96.250	96.100	4.875	99.574	99.324	99.074
5.000	101.255	101.115	100.958	5.000	100.537	100.396	100.240	3.375	96.789	96.639	96.489	5.000	99.885	99.635	99.385
5.125	101.578	101.437	101.281	5.125	100.744	100.603	100.447	3.500	97.174	97.024	96.874	5.125	100.128	99.878	99.628
5.250	101.026	100.839	100.433	5.250	99.338	99.151	98.745	3.625	97.501	97.351	97.201	5.250	98.525	98.275	97.869
5.375	101.176	100.989	100.582	5.375	99.569	99.382	98.975	3.750	97.418	97.262	97.105	5.375	99.002	98.752	98.346
5.500	101.455	101.267	100.861	5.500	99.986	99.799	99.393	3.875	97.758	97.602	97.445	5.500	99.225	98.975	98.569
5.625	101.597	101.410	101.004	5.625	100.193	100.006	99.600	4.000	98.063	97.907	97.751	5.625	99.417	99.167	98.761
5.750	103.516	103.416	103.316	5.750	102.419	102.319	102.219	4.125	98.294	98.138	97.982	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	0.000	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:	3/21/2018 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	98.232	97.982	97.576	5.375	97.829	97.579	97.173
5.500	99.146	98.896	98.490	5.500	98.246	97.996	97.590
5.625	99.310	99.060	98.654	5.625	98.453	98.203	97.797
5.750	100.782	100.532	100.282	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

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.:

4/20/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	98.792	98.692	98.592	4.375	101.296	101.196	101.096	3.000	97.283	97.183	97.083	3.000	97.471	97.371	97.271
4.125	99.397	99.297	99.197	4.500	101.995	101.895	101.795	3.125	97.775	97.675	97.575	3.125	97.816	97.716	97.616
4.250	99.989	99.889	99.789	4.625	102.557	102.457	102.357	3.250	98.418	98.318	98.218	3.250	98.644	98.544	98.444
4.375	100.580	100.480	100.380	4.750	103.018	102.918	102.818	3.375	98.852	98.752	98.652	3.375	98.999	98.899	98.799
4.500	101.288	101.188	101.088	4.875	103.387	103.287	103.187	3.500	99.278	99.178	99.078	3.500	99.356	99.256	99.156
4.625	101.846	101.746	101.646	4.990	103.613	103.513	103.413	3.625	99.728	99.628	99.528	3.625	99.671	99.571	99.471
4.750	102.392	102.292	102.192	5.000	103.713	103.613	103.513	3.750	100.189	100.089	99.989	3.750	100.434	100.334	100.234
4.875	102.899	102.799	102.699	5.125	104.258	104.158	104.058	3.875	100.710	100.610	100.510	3.875	100.781	100.681	100.581
4.990	103.155	103.055	102.955	5.250	104.760	104.660	104.560	3.990	101.215	101.115	101.015	3.990	101.014	100.914	100.814
5.000	103.255	103.155	103.055	5.375	105.110	105.010	104.910	4.000	101.315	101.215	101.115	4.000	101.114	101.014	100.914
5.125	103.914	103.814	103.714	5.500	105.450	105.350	105.250	4.125	101.626	101.526	101.426	4.125	101.414	101.314	101.214
5.250	104.590	104.490	104.390	5.625	105.728	105.628	105.528	4.250	101.972	101.872	101.772	4.250	101.613	101.513	101.413
5.375	105.047	104.947	104.847	5.750	105.991	105.891	105.791	4.375	102.301	102.201	102.101	4.375	101.803	101.703	101.603
5.500	105.478	105.378	105.278	5.875	106.345	106.245	106.129	4.500	102.563	102.463	102.363	4.500	102.043	101.943	101.843
5.625	105.853	105.753	105.653	5.990	106.589	106.489	106.374	4.625	102.675	102.575	102.475	4.625	102.299	102.199	102.099
5.750	106.442	106.342	106.227	6.000	106.689	106.589	106.474	4.750	102.969	102.869	102.769	4.750	102.467	102.367	102.267
5.875	106.924	106.824	106.709	6.125	106.911	106.811	106.696	4.875	103.245	103.145	103.045	4.875	102.654	102.554	102.454
5.990	107.290	107.190	107.075	6.250	106.855	106.738	106.621	4.990	103.392	103.292	103.192	4.990	102.730	102.630	102.530
6.000	107.390	107.290	107.175	6.375	107.183	107.066	106.949	5.000	103.492	103.392	103.292	5.000	102.830	102.730	102.630

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	101.327	101.227	101.127	3.000	96.379	96.279	96.179
4.875	101.870	101.770	101.670	3.125	96.837	96.737	96.637
4.990	102.259	102.159	102.059	3.250	97.119	97.019	96.919
5.000	102.359	102.259	102.159	3.375	97.484	97.384	97.284
5.125	102.615	102.515	102.415	3.500	97.946	97.846	97.746
5.250	102.854	102.754	102.654	3.625	98.380	98.280	98.180
5.375	102.545	102.445	102.345	3.750	98.832	98.732	98.632
5.500	103.043	102.943	102.843	3.875	99.300	99.200	99.100
5.625	103.322	103.222	103.122	3.990	99.657	99.557	99.457
5.750	103.585	103.485	103.385	4.000	99.757	99.657	99.557
5.875	103.377	103.277	103.145	4.125	100.184	100.084	99.984
5.990	103.810	103.710	103.578	4.250	100.420	100.320	100.220
6.000	103.910	103.810	103.678	4.375	100.648	100.548	100.448
6.125	104.178	104.078	103.946	4.500	100.818	100.718	100.618
6.250	104.418	104.318	104.186	4.625	100.921	100.821	100.721
6.375	104.232	104.116	104.014	4.750	101.117	101.017	100.917
6.500	110.499	110.383	110.282	4.875	101.299	101.199	101.099
6.625	110.901	110.785	110.683	4.990	101.356	101.256	101.156
6.750	111.277	111.160	111.059	5.000	101.456	101.356	101.256

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

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 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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/20/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	96.754	96.654	96.554	3.875	94.538	94.438	94.338	4.375	99.846	99.746	99.646	4.375	98.324	98.224	98.124
4.125	97.503	97.403	97.303	3.990	95.203	95.103	95.003	4.500	100.545	100.445	100.345	4.500	98.871	98.771	98.671
4.250	98.237	98.137	98.037	4.000	95.303	95.203	95.103	4.625	101.107	101.007	100.907	4.625	99.411	99.311	99.211
4.375	98.838	98.738	98.638	4.125	96.316	96.216	96.116	4.750	101.568	101.468	101.368	4.750	100.212	100.112	100.012
4.500	99.543	99.443	99.343	4.250	97.305	97.205	97.105	4.875	101.937	101.837	101.737	4.875	100.735	100.635	100.535
4.625	100.207	100.107	100.007	4.375	98.190	98.090	97.990	4.990	102.163	102.063	101.963	4.990	101.115	101.015	100.915
4.750	100.842	100.742	100.642	4.500	99.142	99.042	98.942	5.000	102.263	102.163	102.063	5.000	101.215	101.115	101.015
4.875	101.353	101.253	101.153	4.625	100.046	99.946	99.846	5.125	102.808	102.708	102.608	5.125	101.621	101.521	101.421
4.990	101.705	101.605	101.505	4.750	100.908	100.808	100.708	5.250	103.310	103.210	103.110	5.250	102.250	102.150	102.050
5.000	101.805	101.705	101.605	4.875	101.488	101.388	101.288	5.375	103.660	103.560	103.460	5.375	102.757	102.657	102.557
5.125	102.464	102.364	102.264	4.990	101.889	101.789	101.689	5.500	104.000	103.900	103.800	5.500	103.249	103.149	103.049
5.250	103.140	103.040	102.940	5.000	101.989	101.889	101.789	5.625	104.278	104.178	104.078	5.625	103.655	103.555	103.455
5.375	103.597	103.497	103.397	5.125	102.470	102.370	102.270	5.750	104.541	104.441	104.341	5.750	104.154	104.054	103.954
5.500	104.028	103.928	103.828	5.250	103.395	103.295	103.195	5.875	104.895	104.795	104.695	5.875	104.666	104.566	104.466
5.625	104.403	104.303	104.203	5.375	103.916	103.816	103.716	5.990	105.139	105.039	104.939	5.990	105.064	104.964	104.864
5.750	104.992	104.892	104.792	5.500	104.394	104.294	104.194	6.000	105.239	105.139	105.039	6.000	105.164	105.064	104.964
5.875	105.474	105.374	105.274	5.625	104.808	104.708	104.608	6.125	105.461	105.361	105.261	6.125	105.488	105.388	105.288
5.990	105.840	105.740	105.640	5.750	105.466	105.366	105.266	6.250	105.405	105.305	105.205	6.250	105.079	104.979	104.879
6.000	105.940	105.840	105.740	5.875	106.013	105.913	105.813	6.375	105.733	105.633	105.533	6.375	105.554	105.454	105.354

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	96.379	96.279	96.179	3.000	93.949	93.849	93.749	3.000	95.971	95.871	95.771	3.000	93.678	93.578	93.478
3.125	96.837	96.737	96.637	3.125	94.619	94.519	94.419	3.125	96.316	96.216	96.116	3.125	94.349	94.249	94.149
3.250	97.119	97.019	96.919	3.250	95.061	94.961	94.861	3.250	97.144	97.044	96.944	3.250	94.790	94.690	94.590
3.375	97.484	97.384	97.284	3.375	95.544	95.444	95.344	3.375	97.499	97.399	97.299	3.375	95.274	95.174	95.074
3.500	97.946	97.846	97.746	3.500	96.235	96.135	96.035	3.500	97.856	97.756	97.656	3.500	95.965	95.865	95.765
3.625	98.380	98.280	98.180	3.625	96.850	96.750	96.650	3.625	98.171	98.071	97.971	3.625	96.580	96.480	96.380
3.750	98.832	98.732	98.632	3.750	97.438	97.338	97.238	3.750	98.934	98.834	98.734	3.750	97.157	97.057	96.957
3.875	99.300	99.200	99.100	3.875	98.140	98.040	97.940	3.875	99.281	99.181	99.081	3.875	97.850	97.750	97.650
3.990	99.657	99.557	99.457	3.990	98.709	98.609	98.509	3.990	99.514	99.414	99.314	3.990	98.409	98.309	98.209
4.000	99.757	99.657	99.557	4.000	98.809	98.709	98.609	4.000	99.614	99.514	99.414	4.000	98.509	98.409	98.309
4.125	100.184	100.084	99.984	4.125	99.403	99.303	99.203	4.125	99.914	99.814	99.714	4.125	99.103	99.003	98.903
4.250	100.420	100.320	100.220	4.250	99.785	99.685	99.585	4.250	100.113	100.013	99.913	4.250	99.464	99.364	99.264
4.375	100.648	100.548	100.448	4.375	100.150	100.050	99.950	4.375	100.303	100.203	100.103	4.375	99.810	99.710	99.610
4.500	100.818	100.718	100.618	4.500	100.441	100.341	100.241	4.500	100.543	100.443	100.343	4.500	100.101	100.001	99.901
4.625	100.921	100.821	100.721	4.625	100.920	100.820	100.720	4.625	100.799	100.699	100.599	4.625	100.580	100.480	100.380
4.750	101.117	101.017	100.917	4.750	101.248	101.148	101.048	4.750	100.967	100.867	100.767	4.750	100.898	100.798	100.698
4.875	101.299	101.199	101.099	4.875	101.555	101.455	101.355	4.875	101.154	101.054	100.954	4.875	101.224	101.124	101.024
4.990	101.356	101.256	101.156	4.990	101.731	101.631	101.531	4.990	101.230	101.130	101.030	4.990	101.431	101.331	101.231
5.000	101.456	101.356	101.256	5.000	101.831	101.731	101.631	5.000	101.330	101.230	101.130	5.000	101.531	101.431	101.331

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
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	-1.000	-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

*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	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	-0.250
\$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@afnwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/20/2018
45 Day Lock Exp.: 5/7/2018
60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	97.331	97.231	97.131	3.750	98.387	98.287	98.187	2.750	96.065	95.965	95.865
3.875	98.045	97.945	97.845	3.875	99.027	98.927	98.827	2.875	96.727	96.627	96.527
3.990	98.700	98.600	98.500	3.990	99.592	99.492	99.392	2.990	97.183	97.083	96.983
4.000	98.800	98.700	98.600	4.000	99.692	99.592	99.492	3.000	97.283	97.183	97.083
4.125	99.397	99.297	99.197	4.125	100.331	100.231	100.131	3.125	97.775	97.675	97.575
4.250	100.124	100.024	99.924	4.250	100.992	100.892	100.792	3.250	98.418	98.318	98.218
4.375	100.764	100.664	100.564	4.375	101.609	101.509	101.409	3.375	98.852	98.752	98.652
4.500	101.355	101.255	101.155	4.500	102.195	102.095	101.995	3.500	99.278	99.178	99.078
4.625	101.865	101.765	101.665	4.625	102.634	102.534	102.430	3.625	99.728	99.628	99.528
4.750	102.438	102.338	102.238	4.750	103.204	103.104	102.997	3.750	100.189	100.089	99.989
4.875	102.990	102.890	102.790	4.875	103.750	103.650	103.541	3.875	100.710	100.610	100.510
4.990	103.421	103.302	103.210	4.990	104.173	104.073	103.963	3.990	101.215	101.115	101.015
5.000	103.521	103.402	103.310	5.000	104.273	104.173	104.063	4.000	101.315	101.215	101.115
5.125	104.063	103.945	103.853	5.125	104.169	104.051	103.897	4.125	101.725	101.625	101.525
5.250	104.557	104.439	104.348	5.250	104.697	104.578	104.423	4.250	102.145	102.045	101.945
5.375	105.000	104.882	104.794	5.375	105.216	105.098	104.942	4.375	102.591	102.491	102.391
5.500	105.523	105.383	105.323	5.500	105.715	105.596	105.441	4.500	102.649	102.549	102.449
5.625	106.058	105.918	105.858	5.625	106.312	106.172	106.112	4.625	103.125	103.025	102.925
5.750	106.519	106.379	106.319	5.750	106.830	106.691	106.630	4.750	103.584	103.484	103.384

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	97.331	97.231	97.131	2.750	96.065	95.965	95.865
3.875	98.051	97.951	97.851	2.875	96.727	96.627	96.527
3.990	98.706	98.606	98.506	2.990	97.183	97.083	96.983
4.000	98.806	98.706	98.606	3.000	97.283	97.183	97.083
4.125	99.403	99.303	99.203	3.125	97.775	97.675	97.575
4.250	100.124	100.024	99.924	3.250	98.418	98.318	98.218
4.375	100.764	100.664	100.564	3.375	98.852	98.752	98.652
4.500	101.355	101.255	101.155	3.500	99.278	99.178	99.078
4.625	101.865	101.765	101.665	3.625	99.728	99.628	99.528
4.750	102.438	102.338	102.238	3.750	100.189	100.089	99.989
4.875	103.053	102.953	102.853	3.875	100.710	100.610	100.510
4.990	103.530	103.411	103.319	3.990	101.215	101.115	101.015
5.000	103.630	103.511	103.419	4.000	101.315	101.215	101.115
5.125	104.172	104.054	103.962	4.125	101.725	101.625	101.525
5.250	104.666	104.548	104.457	4.250	102.145	102.045	101.945
5.375	105.109	104.991	104.903	4.375	102.591	102.491	102.391
5.500	105.648	105.508	105.448	4.500	102.649	102.549	102.449
5.625	106.183	106.043	105.983	4.625	103.125	103.025	102.925
5.750	106.644	106.504	106.444	4.750	103.584	103.484	103.384

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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.:

4/20/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	95.741	95.641	95.541	3.750	95.641	95.541	95.441	3.750	96.885	96.785	96.685	3.750	96.785	96.685	96.585
3.875	96.577	96.477	96.377	3.875	96.477	96.377	96.277	3.875	97.577	97.477	97.377	3.875	97.477	97.377	97.277
3.990	97.250	97.150	97.050	3.990	97.150	97.050	96.950	3.990	98.142	98.042	97.942	3.990	98.042	97.942	97.842
4.000	97.350	97.250	97.150	4.000	97.250	97.150	97.050	4.000	98.242	98.142	98.042	4.000	98.142	98.042	97.942
4.125	97.832	97.732	97.632	4.125	97.732	97.632	97.532	4.125	98.881	98.781	98.681	4.125	98.781	98.681	98.581
4.250	98.674	98.574	98.474	4.250	98.574	98.474	98.374	4.250	99.542	99.442	99.342	4.250	99.442	99.342	99.242
4.375	99.314	99.214	99.114	4.375	99.214	99.114	99.014	4.375	100.159	100.059	99.959	4.375	100.059	99.959	99.859
4.500	99.905	99.805	99.705	4.500	99.805	99.705	99.605	4.500	100.745	100.645	100.545	4.500	100.645	100.545	100.445
4.625	100.415	100.315	100.215	4.625	100.315	100.215	100.115	4.625	101.184	101.084	100.980	4.625	101.084	100.984	100.880
4.750	100.988	100.888	100.788	4.750	100.888	100.788	100.688	4.750	101.754	101.654	101.547	4.750	101.654	101.554	101.447
4.875	101.540	101.440	101.340	4.875	101.440	101.340	101.240	4.875	102.300	102.200	102.091	4.875	102.200	102.100	101.991
4.990	101.971	101.871	101.760	4.990	101.871	101.752	101.660	4.990	102.723	102.623	102.513	4.990	102.623	102.523	102.413
5.000	102.071	101.952	101.860	5.000	101.971	101.852	101.760	5.000	102.823	102.723	102.613	5.000	102.723	102.623	102.513
5.125	102.613	102.495	102.403	5.125	102.513	102.395	102.303	5.125	102.719	102.601	102.447	5.125	102.619	102.501	102.347
5.250	103.107	102.989	102.898	5.250	103.007	102.889	102.798	5.250	103.247	103.128	102.973	5.250	103.147	103.028	102.873
5.375	103.550	103.432	103.344	5.375	103.450	103.332	103.244	5.375	103.766	103.648	103.492	5.375	103.666	103.548	103.392
5.500	104.073	103.933	103.873	5.500	103.973	103.833	103.773	5.500	104.265	104.146	103.991	5.500	104.165	104.046	103.891
5.625	104.608	104.468	104.408	5.625	104.508	104.368	104.308	5.625	104.862	104.722	104.662	5.625	104.762	104.622	104.562
5.750	105.069	104.929	104.869	5.750	104.969	104.829	104.769	5.750	105.380	105.241	105.180	5.750	105.280	105.141	105.080

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.098	93.998	93.898	2.750	93.998	93.898	93.798
2.875	94.782	94.682	94.582	2.875	94.682	94.582	94.482
2.990	95.356	95.256	95.156	2.990	95.256	95.156	95.056
3.000	95.456	95.356	95.256	3.000	95.356	95.256	95.156
3.125	96.080	95.980	95.880	3.125	95.980	95.880	95.780
3.250	96.741	96.641	96.541	3.250	96.641	96.541	96.441
3.375	97.292	97.192	97.092	3.375	97.192	97.092	96.992
3.500	97.568	97.468	97.368	3.500	97.468	97.368	97.268
3.625	98.098	97.998	97.898	3.625	97.998	97.898	97.798
3.750	98.660	98.560	98.460	3.750	98.560	98.460	98.360
3.875	99.192	99.092	98.992	3.875	99.092	98.992	98.892
3.990	99.606	99.506	99.406	3.990	99.506	99.406	99.306
4.000	99.706	99.606	99.506	4.000	99.606	99.506	99.406
4.125	100.225	100.125	100.025	4.125	100.125	100.025	99.925
4.250	100.645	100.545	100.445	4.250	100.545	100.445	100.345
4.375	101.091	100.991	100.891	4.375	100.991	100.891	100.791
4.500	101.149	101.049	100.949	4.500	101.049	100.949	100.849
4.625	101.625	101.525	101.425	4.625	101.525	101.425	101.325
4.750	102.084	101.984	101.884	4.750	101.984	101.884	101.784

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	95.741	95.641	95.541	3.750	95.641	95.541	95.441	2.750	94.098	93.998	93.898	2.750	93.998	93.898	93.798
3.875	96.583	96.483	96.383	3.875	96.483	96.383	96.283	2.875	94.782	94.682	94.582	2.875	94.682	94.582	94.482
3.990	97.256	97.156	97.056	3.990	97.156	97.056	96.956	2.990	95.356	95.256	95.156	2.990	95.256	95.156	95.056
4.000	97.356	97.256	97.156	4.000	97.256	97.156	97.056	3.000	95.456	95.356	95.256	3.000	95.356	95.256	95.156
4.125	97.838	97.738	97.638	4.125	97.738	97.638	97.538	3.125	96.080	95.980	95.880	3.125	95.980	95.880	95.780
4.250	98.674	98.574	98.474	4.250	98.574	98.474	98.374	3.250	96.741	96.641	96.541	3.250	96.641	96.541	96.441
4.375	99.314	99.214	99.114	4.375	99.214	99.114	99.014	3.375	97.292	97.192	97.092	3.375	97.192	97.092	96.992
4.500	99.905	99.805	99.705	4.500	99.805	99.705	99.605	3.500	97.568	97.468	97.368	3.500	97.468	97.368	97.268
4.625	100.415	100.315	100.215	4.625	100.315	100.215	100.115	3.625	98.098	97.998	97.898	3.625	97.998	97.898	97.798
4.750	100.988	100.888	100.788	4.750	100.888	100.788	100.688	3.750	98.660	98.560	98.460	3.750	98.560	98.460	98.360
4.875	101.603	101.503	101.403	4.875	101.503	101.403	101.303	3.875	99.192	99.092	98.992	3.875	99.092	98.992	98.892
4.990	102.080	101.961	101.869	4.990	101.980	101.861	101.769	3.990	99.606	99.506	99.406	3.990	99.506	99.406	99.306
5.000	102.180	102.061	101.969	5.000	102.080	101.961	101.869	4.000	99.706	99.606	99.506	4.000	99.606	99.506	99.406
5.125	102.722	102.604	102.512	5.125	102.622	102.504	102.412	4.125	100.225	100.125	100.025	4.125	100.125	100.025	99.925
5.250	103.216	103.098	103.007	5.250	103.116	103.007	102.907	4.250	100.645	100.545	100.445	4.250	100.545	100.445	100.345
5.375	103.659	103.541	103.453	5.375	103.559	103.441	103.353	4.375	101.091	100.991	100.891	4.375	100.991	100.891	100.791
5.500	104.198	104.058	103.998	5.500	104.098	103.958	103.898	4.500	101.149	101.049	100.949	4.500	101.049	100.949	100.849
5.625	104.733	104.593	104.533	5.625	104.633	104.493	104.433	4.625	101.625	101.525	101.425	4.625	101.525	101.425	101.325
5.750	105.194	105.054	104.994	5.750	105.094	104.954	104.894	4.750	102.084	101.984	101.884	4.750	101.984	101.884	101.784

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	0.000	-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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/20/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	97.191	97.091	96.991	3.750	98.335	98.235	98.135	2.750	95.598	95.498	95.398	3.750	97.191	97.091	96.991	2.750	95.598	95.498	95.398
3.875	98.027	97.927	97.827	3.875	99.027	98.927	98.827	2.875	96.282	96.182	96.082	3.875	98.033	97.933	97.833	2.875	96.282	96.182	96.082
3.990	98.700	98.600	98.500	3.990	99.592	99.492	99.392	2.990	96.856	96.756	96.656	3.990	98.706	98.606	98.506	2.990	96.856	96.756	96.656
4.000	98.800	98.700	98.600	4.000	99.692	99.592	99.492	3.000	96.956	96.856	96.756	4.000	98.806	98.706	98.606	3.000	96.956	96.856	96.756
4.125	99.282	99.182	99.082	4.125	100.331	100.231	100.131	3.125	97.580	97.480	97.380	4.125	99.288	99.188	99.088	3.125	97.580	97.480	97.380
4.250	100.124	100.024	99.924	4.250	100.992	100.892	100.792	3.250	98.241	98.141	98.041	4.250	100.124	100.024	99.924	3.250	98.241	98.141	98.041
4.375	100.764	100.664	100.564	4.375	101.609	101.509	101.409	3.375	98.792	98.692	98.592	4.375	100.764	100.664	100.564	3.375	98.792	98.692	98.592
4.500	101.355	101.255	101.155	4.500	102.195	102.095	101.995	3.500	99.068	98.968	98.868	4.500	101.355	101.255	101.155	3.500	99.068	98.968	98.868
4.625	101.865	101.765	101.665	4.625	102.634	102.534	102.430	3.625	99.598	99.498	99.398	4.625	101.865	101.765	101.665	3.625	99.598	99.498	99.398
4.750	102.438	102.338	102.238	4.750	103.204	103.104	102.997	3.750	100.160	100.060	99.960	4.750	102.438	102.338	102.238	3.750	100.160	100.060	99.960
4.875	102.990	102.890	102.790	4.875	103.750	103.650	103.541	3.875	100.692	100.592	100.492	4.875	103.053	102.953	102.853	3.875	100.692	100.592	100.492
4.990	103.421	103.302	103.210	4.990	104.173	104.073	103.963	3.990	101.106	101.006	100.906	4.990	103.530	103.411	103.319	3.990	101.106	101.006	100.906
5.000	103.521	103.402	103.310	5.000	104.273	104.173	104.063	4.000	101.206	101.106	101.006	5.000	103.630	103.511	103.419	4.000	101.206	101.106	101.006
5.125	104.063	103.945	103.853	5.125	104.169	104.051	103.897	4.125	101.725	101.625	101.525	5.125	104.172	104.054	103.962	4.125	101.725	101.625	101.525
5.250	104.557	104.439	104.348	5.250	104.697	104.578	104.423	4.250	102.145	102.045	101.945	5.250	104.666	104.548	104.457	4.250	102.145	102.045	101.945
5.375	105.000	104.882	104.794	5.375	105.216	105.098	104.942	4.375	102.591	102.491	102.391	5.375	105.109	104.991	104.903	4.375	102.591	102.491	102.391
5.500	105.523	105.383	105.323	5.500	105.715	105.596	105.441	4.500	102.649	102.549	102.449	5.500	105.648	105.508	105.448	4.500	102.649	102.549	102.449
5.625	106.058	105.918	105.858	5.625	106.312	106.172	106.112	4.625	103.125	103.025	102.925	5.625	106.183	106.043	105.983	4.625	103.125	103.025	102.925
5.750	106.519	106.379	106.319	5.750	106.830	106.691	106.630	4.750	103.584	103.484	103.384	5.750	106.644	106.504	106.444	4.750	103.584	103.484	103.384

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

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(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.: 4/20/2018

45 Day Lock Exp.: 5/7/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/21/2018

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	97.051	96.998	96.816	
4.000	97.590	97.535	97.348	
4.125	98.228	98.171	97.978	
4.250	99.026	98.967	98.769	
4.375	99.685	99.625	99.422	
4.500	100.183	100.121	99.912	
4.625	100.673	100.609	100.395	
4.750	101.020	100.955	100.736	
4.875	101.389	101.322	101.098	
5.000	101.786	101.717	101.487	
5.125	102.017	101.946	101.712	
5.250	102.307	102.234	101.994	
5.375	102.587	102.513	102.268	

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	97.042	96.995	96.828	
3.625	97.514	97.464	97.293	
3.750	97.946	97.895	97.718	
3.875	98.551	98.498	98.316	
4.000	98.903	98.848	98.661	
4.125	99.164	99.108	98.915	
4.250	99.456	99.398	99.200	
4.375	99.721	99.660	99.457	
4.500	99.977	99.916	99.707	
4.625	100.222	100.159	99.945	
4.750	100.492	100.427	100.208	

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	97.042	96.998	96.842	
3.375	97.537	97.491	97.330	
3.500	98.005	97.958	97.791	
3.625	98.436	98.387	98.215	
3.750	98.832	98.781	98.604	
3.875	99.197	99.145	98.962	
4.000	99.532	99.478	99.290	
4.125	99.893	99.836	99.643	
4.250	100.234	100.175	99.977	
4.375	100.545	100.485	100.282	
4.500	100.857	100.795	100.587	
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)