



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.: 4/23/2018

45 Day Lock Exp.: 5/7/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/22/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	98.185	98.035	97.885	3.500	97.616	97.466	97.316	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.592	98.442	98.292	3.625	97.988	97.838	97.688	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.930	99.774	99.624	3.750	99.483	99.326	99.176	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.377	100.221	100.071	3.875	99.894	99.738	99.588	2.250	93.956	93.806	93.656	3.500	101.656	101.506	101.356
4.000	100.826	100.669	100.519	4.000	100.307	100.151	100.001	2.375	94.361	94.211	94.061	3.625	102.064	101.914	101.764
4.125	101.222	101.066	100.916	4.125	100.668	100.512	100.362	2.500	93.443	93.293	93.143	Margin = 2.250		Index = 2.060	
4.250	102.125	101.969	101.812	4.250	101.428	101.271	101.115	2.625	94.393	94.243	94.093				
4.375	102.560	102.404	102.248	4.375	101.827	101.671	101.515	2.750	97.280	97.130	96.980				
4.500	102.942	102.785	102.629	4.500	102.173	102.017	101.861	2.875	97.674	97.524	97.374				
4.625	103.249	103.092	102.936	4.625	102.444	102.288	102.132	3.000	98.067	97.917	97.767				
4.750	103.374	103.202	103.061	4.750	102.590	102.419	102.278	3.125	98.411	98.261	98.111				
4.875	103.534	103.362	103.222	4.875	102.901	102.730	102.589	3.250	99.181	99.031	98.881				
5.000	104.046	103.874	103.733	5.000	103.177	103.005	102.865	3.375	99.571	99.421	99.271				
5.125	104.368	104.196	104.056	5.125	103.384	103.212	103.072	3.500	99.955	99.805	99.655				
5.250	104.456	104.269	103.878	5.250	103.338	103.151	102.760	3.625	100.282	100.132	99.982				
5.375	104.606	104.419	104.028	5.375	103.569	103.382	102.991	3.750	100.840	100.680	100.520				
5.500	104.885	104.697	104.307	5.500	103.986	103.799	103.408	3.875	101.180	101.020	100.860				
5.625	105.027	104.840	104.449	5.625	104.193	104.006	103.615	4.000	101.485	101.325	101.165				
5.750	105.946	105.846	105.746	5.750	105.419	105.319	105.219	4.125	101.716	101.556	101.396				

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	96.985	96.835	96.685	3.500	96.616	96.466	96.316	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.392	97.242	97.092	3.625	96.988	96.838	96.688	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.730	98.574	98.424	3.750	98.483	98.326	98.176	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.177	99.021	98.871	3.875	98.894	98.738	98.588	2.250	92.956	92.806	92.656	3.500	100.656	100.506	100.356
4.000	99.626	99.469	99.319	4.000	99.307	99.151	99.001	2.375	93.361	93.211	93.061	3.625	101.064	100.914	100.764
4.125	100.022	99.866	99.716	4.125	99.668	99.512	99.362	2.500	92.443	92.293	92.143	Margin = 2.250		Index = 2.060	
4.250	100.925	100.769	100.612	4.250	100.428	100.271	100.115	2.625	93.393	93.243	93.093	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.360	101.204	101.048	4.375	100.827	100.671	100.515	2.750	96.280	96.130	95.980	Rate	30 Day	45 Day	60 Day
4.500	101.742	101.585	101.429	4.500	101.173	101.017	100.861	2.875	96.674	96.524	96.374	4.500	100.522	100.272	100.022
4.625	102.049	101.892	101.736	4.625	101.444	101.288	101.132	3.000	97.067	96.917	96.767	4.625	100.829	100.579	100.329
4.750	102.138	101.966	101.825	4.750	101.590	101.419	101.278	3.125	97.411	97.261	97.111	4.750	100.868	100.618	100.368
4.875	102.584	102.412	102.272	4.875	101.901	101.730	101.589	3.250	98.181	98.031	97.881	4.875	101.214	100.964	100.714
5.000	102.896	102.724	102.583	5.000	102.177	102.005	101.865	3.375	98.571	98.421	98.271	5.000	101.526	101.276	101.026
5.125	103.218	103.046	102.906	5.125	102.384	102.212	102.072	3.500	98.955	98.805	98.655	5.125	101.768	101.518	101.268
5.250	104.026	103.839	103.448	5.250	102.338	102.151	101.760	3.625	99.282	99.132	98.982	5.250	101.525	101.275	100.884
5.375	104.176	103.989	103.598	5.375	102.569	102.382	101.991	3.750	99.840	99.680	99.520	5.375	102.002	101.752	101.361
5.500	104.455	104.267	103.877	5.500	102.986	102.799	102.408	3.875	100.180	100.020	99.860	5.500	102.225	101.975	101.584
5.625	104.597	104.410	104.019	5.625	103.193	103.006	102.615	4.000	100.485	100.325	100.165	5.625	102.417	102.167	101.776
5.750	105.516	105.416	105.316	5.750	104.419	104.319	104.219	4.125	100.716	100.556	100.396	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	101.232	100.982	100.591	5.375	100.829	100.579	100.189
5.500	102.146	101.896	101.505	5.500	101.246	100.996	100.606
5.625	102.310	102.060	101.670	5.625	101.453	101.203	100.813
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:	3/22/2018	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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30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

4/23/2018

5/7/2018

5/21/2018

W. Rate Sheet Dated: 3/22/2018

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	97.622	97.472	97.322	3.500	97.054	96.904	96.754	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.030	97.880	97.730	3.625	97.426	97.276	97.126	2.000	N/A	N/A	N/A	3.250	100.23	100.082	99.932
3.750	99.461	99.305	99.155	3.750	99.014	98.858	98.708	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	99.908	99.752	99.602	3.875	99.426	99.269	99.119	2.250	91.956	91.806	91.656	3.500	101.09	100.944	100.794
4.000	100.357	100.201	100.051	4.000	99.838	99.682	99.532	2.375	92.361	92.211	92.061	3.625	101.50	101.351	101.201
4.125	100.754	100.597	100.447	4.125	100.200	100.043	99.893	2.500	91.443	91.293	91.143	Margin = 2.250		Index = 2.060	
4.250	101.547	101.391	101.234	4.250	100.850	100.693	100.537	2.625	92.393	92.243	92.093				
4.375	101.982	101.826	101.670	4.375	101.249	101.093	100.937	2.750	95.592	95.442	95.292				
4.500	102.364	102.207	102.051	4.500	101.595	101.439	101.283	2.875	95.986	95.836	95.686				
4.625	102.670	102.514	102.358	4.625	101.866	101.710	101.554	3.000	96.380	96.230	96.080				
4.750	101.967	101.795	101.655	4.750	101.184	101.012	100.872	3.125	96.723	96.573	96.423				
4.875	102.128	101.956	101.816	4.875	101.495	101.323	101.183	3.250	98.618	98.468	98.318				
5.000	102.640	102.468	102.327	5.000	101.771	101.599	101.459	3.375	99.008	98.858	98.708				
5.125	102.962	102.790	102.649	5.125	101.978	101.806	101.665	3.500	99.393	99.243	99.093				
5.250	101.644	101.456	101.066	5.250	100.526	100.338	99.948	3.625	99.719	99.569	99.419				
5.375	101.794	101.606	101.215	5.375	100.757	100.569	100.179	3.750	100.371	100.211	100.051				
5.500	102.072	101.885	101.494	5.500	101.174	100.986	100.596	3.875	100.711	100.551	100.391				
5.625	102.215	102.027	101.637	5.625	101.381	101.193	100.803	4.000	101.016	100.856	100.696				
5.750	103.946	103.846	103.746	5.750	103.419	103.319	103.219	4.125	101.247	101.087	100.927				

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	96.422	96.272	96.122	3.500	96.054	95.904	95.754	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.830	96.680	96.530	3.625	96.426	96.276	96.126	2.000	N/A	N/A	N/A	3.250	99.232	99.082	98.932
3.750	98.261	98.105	97.955	3.750	98.014	97.858	97.708	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.708	98.552	98.402	3.875	98.426	98.269	98.119	2.250	91.206	91.056	90.906	3.500	100.094	99.944	99.794
4.000	99.157	99.001	98.851	4.000	98.838	98.682	98.532	2.375	91.611	91.461	91.311	3.625	100.501	100.351	100.201
4.125	99.554	99.397	99.247	4.125	99.200	99.043	98.893	2.500	90.693	90.543	90.393	Margin = 2.250		Index = 2.060	
4.250	100.347	100.191	100.034	4.250	99.850	99.693	99.537	2.625	91.643	91.493	91.343	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.782	100.626	100.470	4.375	100.249	100.093	99.937	2.750	95.374	95.224	95.074	Rate	30 Day	45 Day	60 Day
4.500	101.164	101.007	100.851	4.500	100.595	100.439	100.283	2.875	95.768	95.618	95.468	4.500	99.944	99.694	99.444
4.625	101.470	101.314	101.158	4.625	100.866	100.710	100.554	3.000	96.161	96.011	95.861	4.625	100.250	100.000	99.750
4.750	100.731	100.559	100.419	4.750	100.184	100.012	99.872	3.125	96.505	96.355	96.205	4.750	99.461	99.211	98.961
4.875	101.178	101.006	100.866	4.875	100.495	100.323	100.183	3.250	96.712	96.562	96.412	4.875	99.808	99.558	99.308
5.000	101.490	101.318	101.177	5.000	100.771	100.599	100.459	3.375	97.102	96.952	96.802	5.000	100.120	99.870	99.620
5.125	101.812	101.640	101.499	5.125	100.978	100.806	100.665	3.500	97.487	97.337	97.187	5.125	100.362	100.112	99.862
5.250	101.214	101.026	100.636	5.250	99.526	99.338	98.948	3.625	97.813	97.663	97.513	5.250	98.713	98.463	98.072
5.375	101.364	101.176	100.785	5.375	99.757	99.569	99.179	3.750	97.652	97.492	97.332	5.375	99.190	98.940	98.549
5.500	101.642	101.455	101.064	5.500	100.174	99.986	99.596	3.875	97.992	97.832	97.672	5.500	99.412	99.162	98.771
5.625	101.785	101.597	101.207	5.625	100.381	100.193	99.803	4.000	98.297	98.137	97.977	5.625	99.605	99.355	98.964
5.750	103.516	103.416	103.316	5.750	102.419	102.319	102.219	4.125	98.528	98.368	98.208	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:	3/22/2018 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	98.420	98.170	97.779	5.375	98.017	97.767	97.376
5.500	99.333	99.083	98.693	5.500	98.434	98.184	97.793
5.625	99.498	99.248	98.857	5.625	98.641	98.391	98.000
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	
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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 Hours:

Lockdesk@afrrwholesale.com

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/23/2018

45 Day Lock Exp.: 5/7/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/22/2018

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	98.667	98.567	98.467	4.250	101.144	101.044	100.944	3.000	97.176	97.076	96.976	3.000	97.767	97.667	97.567
4.125	99.341	99.241	99.141	4.375	101.604	101.504	101.404	3.125	97.701	97.601	97.501	3.125	98.112	98.012	97.912
4.250	100.075	99.975	99.875	4.500	102.303	102.203	102.103	3.250	98.230	98.130	98.030	3.250	98.923	98.823	98.723
4.375	100.637	100.537	100.437	4.625	102.866	102.766	102.666	3.375	98.674	98.574	98.474	3.375	99.278	99.178	99.078
4.500	101.302	101.202	101.102	4.750	103.327	103.227	103.127	3.500	99.215	99.115	99.015	3.500	99.636	99.536	99.436
4.625	101.966	101.866	101.766	4.875	103.696	103.596	103.496	3.625	99.696	99.596	99.496	3.625	99.951	99.851	99.751
4.750	102.600	102.500	102.400	4.990	103.904	103.804	103.704	3.750	100.265	100.165	100.065	3.750	100.603	100.503	100.403
4.875	103.112	103.012	102.912	5.000	104.004	103.904	103.804	3.875	100.811	100.711	100.611	3.875	100.950	100.850	100.750
4.990	103.464	103.364	103.264	5.125	104.488	104.388	104.288	3.990	101.233	101.133	101.033	3.990	101.183	101.083	100.983
5.000	103.564	103.464	103.364	5.250	104.991	104.891	104.791	4.000	101.333	101.233	101.133	4.000	101.283	101.183	101.083
5.125	104.144	104.044	103.944	5.375	105.340	105.240	105.140	4.125	101.795	101.695	101.595	4.125	101.582	101.482	101.382
5.250	104.820	104.720	104.620	5.500	105.681	105.581	105.481	4.250	102.141	102.041	101.941	4.250	101.782	101.682	101.582
5.375	105.278	105.178	105.078	5.625	105.959	105.859	105.759	4.375	102.470	102.370	102.270	4.375	101.972	101.872	101.772
5.500	105.709	105.609	105.509	5.750	106.222	106.122	106.024	4.500	102.732	102.632	102.532	4.500	102.211	102.111	102.011
5.625	106.084	105.984	105.884	5.875	106.576	106.476	106.358	4.625	102.843	102.743	102.643	4.625	102.467	102.367	102.267
5.750	106.673	106.573	106.455	5.990	106.820	106.720	106.602	4.750	103.137	103.037	102.937	4.750	102.634	102.534	102.434
5.875	107.155	107.055	106.937	6.000	106.920	106.820	106.702	4.875	103.413	103.313	103.213	4.875	102.822	102.722	102.622
5.990	107.521	107.421	107.303	6.125	107.142	107.042	106.924	4.990	103.560	103.460	103.360	4.990	102.898	#REF!	#REF!
6.000	107.621	107.521	107.403	6.250	107.084	106.967	106.850	5.000	103.660	103.560	103.460	5.000	102.998	#REF!	#REF!

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	101.636	101.536	101.436	3.000	96.675	96.575	96.475
4.875	102.179	102.079	101.979	3.125	97.133	97.033	96.933
4.990	102.567	102.467	102.367	3.250	97.415	97.315	97.215
5.000	102.667	102.567	102.467	3.375	97.763	97.663	97.563
5.125	102.924	102.824	102.724	3.500	98.225	98.125	98.025
5.250	103.163	103.063	102.963	3.625	98.660	98.560	98.460
5.375	102.776	102.676	102.576	3.750	99.001	98.901	98.801
5.500	103.273	103.173	103.073	3.875	99.469	99.369	99.269
5.625	103.553	103.453	103.353	3.990	99.826	99.726	99.626
5.750	103.816	103.716	103.616	4.000	99.926	99.826	99.726
5.875	103.608	103.508	103.372	4.125	100.353	100.253	100.153
5.990	104.041	103.941	103.806	4.250	100.589	100.489	100.389
6.000	104.141	104.041	103.906	4.375	100.816	100.716	100.616
6.125	104.409	104.309	104.173	4.500	100.987	100.887	100.787
6.250	104.649	104.549	104.414	4.625	101.089	100.989	100.889
6.375	104.461	104.361	104.244	4.750	101.284	101.184	101.084
6.500	110.728	110.613	110.511	4.875	101.467	101.367	101.267
6.625	111.130	111.015	110.913	4.990	101.524	101.424	101.324
6.750	111.505	111.390	111.289	5.000	101.624	101.524	101.424

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 *Not applicable to detached condominiums or site condominiums								

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size	

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$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@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/23/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/22/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	97.142	97.042	96.942	3.750	94.229	94.129	94.029	4.250	99.694	99.594	99.494	4.250	98.118	98.018	97.918
4.125	97.891	97.791	97.691	3.875	94.927	94.827	94.727	4.375	100.154	100.054	99.954	4.375	98.712	98.612	98.512
4.250	98.625	98.525	98.425	3.990	95.497	95.397	95.297	4.500	100.853	100.753	100.653	4.500	99.259	99.159	99.059
4.375	99.187	99.087	98.987	4.000	95.597	95.497	95.397	4.625	101.416	101.316	101.216	4.625	99.720	99.620	99.520
4.500	99.852	99.752	99.652	4.125	96.610	96.510	96.410	4.750	101.877	101.777	101.677	4.750	100.521	100.421	100.321
4.625	100.516	100.416	100.316	4.250	97.599	97.499	97.399	4.875	102.246	102.146	102.046	4.875	101.043	100.943	100.843
4.750	101.150	101.050	100.950	4.375	98.406	98.306	98.206	4.990	102.454	102.354	102.254	4.990	101.424	101.324	101.224
4.875	101.662	101.562	101.462	4.500	99.357	99.257	99.157	5.000	102.554	102.454	102.354	5.000	101.524	101.424	101.324
4.990	102.014	101.914	101.814	4.625	100.261	100.161	100.061	5.125	103.038	102.938	102.838	5.125	101.930	101.830	101.730
5.000	102.114	102.014	101.914	4.750	101.124	101.024	100.924	5.250	103.541	103.441	103.341	5.250	102.481	102.381	102.281
5.125	102.694	102.594	102.494	4.875	101.703	101.603	101.503	5.375	103.890	103.790	103.690	5.375	102.987	102.887	102.787
5.250	103.370	103.270	103.170	4.990	102.104	102.004	101.904	5.500	104.231	104.131	104.031	5.500	103.479	103.379	103.279
5.375	103.828	103.728	103.628	5.000	102.204	102.104	102.004	5.625	104.509	104.409	104.309	5.625	103.885	103.785	103.685
5.500	104.259	104.159	104.059	5.125	102.619	102.519	102.419	5.750	104.772	104.672	104.572	5.750	104.385	104.285	104.185
5.625	104.634	104.534	104.434	5.250	103.532	103.432	103.332	5.875	105.126	105.026	104.926	5.875	104.897	104.797	104.697
5.750	105.223	105.123	105.023	5.375	104.053	103.953	103.853	5.990	105.370	105.270	105.170	5.990	105.295	105.195	105.095
5.875	105.705	105.605	105.505	5.500	104.531	104.431	104.331	6.000	105.470	105.370	105.270	6.000	105.395	105.295	105.195
5.990	106.071	105.971	105.871	5.625	104.945	104.845	104.745	6.125	105.692	105.592	105.492	6.125	105.718	105.618	105.518
6.000	106.171	106.071	105.971	5.750	105.696	105.596	105.496	6.250	105.634	105.534	105.434	6.250	105.308	105.208	105.108

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	96.675	96.575	96.475	3.000	94.245	94.145	94.045	3.000	96.267	96.167	96.067	3.000	93.974	93.874	93.774
3.125	97.133	97.033	96.933	3.125	94.915	94.815	94.715	3.125	96.612	96.512	96.412	3.125	94.645	94.545	94.445
3.250	97.415	97.315	97.215	3.250	95.357	95.257	95.157	3.250	97.423	97.323	97.223	3.250	95.086	94.986	94.886
3.375	97.763	97.663	97.563	3.375	95.824	95.724	95.624	3.375	97.778	97.678	97.578	3.375	95.553	95.453	95.353
3.500	98.225	98.125	98.025	3.500	96.515	96.415	96.315	3.500	98.136	98.036	97.936	3.500	96.244	96.144	96.044
3.625	98.660	98.560	98.460	3.625	97.129	97.029	96.929	3.625	98.451	98.351	98.251	3.625	96.859	96.759	96.659
3.750	99.001	98.901	98.801	3.750	97.607	97.507	97.407	3.750	99.103	99.003	98.903	3.750	97.326	97.226	97.126
3.875	99.469	99.369	99.269	3.875	98.309	98.209	98.109	3.875	99.450	99.350	99.250	3.875	98.019	97.919	97.819
3.990	99.826	99.726	99.626	3.990	98.878	98.778	98.678	3.990	99.683	99.583	99.483	3.990	98.577	98.477	98.377
4.000	99.926	99.826	99.726	4.000	98.978	98.878	98.778	4.000	99.783	99.683	99.583	4.000	98.677	98.577	98.477
4.125	100.353	100.253	100.153	4.125	99.572	99.472	99.372	4.125	100.082	99.982	99.882	4.125	99.271	99.171	99.071
4.250	100.589	100.489	100.389	4.250	99.954	99.854	99.754	4.250	100.282	100.182	100.082	4.250	99.633	99.533	99.433
4.375	100.816	100.716	100.616	4.375	100.319	100.219	100.119	4.375	100.472	100.372	100.272	4.375	99.979	99.879	99.779
4.500	100.987	100.887	100.787	4.500	100.610	100.510	100.410	4.500	100.711	100.611	100.511	4.500	100.270	100.170	100.070
4.625	101.089	100.989	100.889	4.625	101.088	100.988	100.888	4.625	100.967	100.867	100.767	4.625	100.748	100.648	100.548
4.750	101.284	101.184	101.084	4.750	101.416	101.316	101.216	4.750	101.134	101.034	100.934	4.750	101.065	100.965	100.865
4.875	101.467	101.367	101.267	4.875	101.723	101.623	101.523	4.875	101.322	101.222	101.122	4.875	101.392	101.292	101.192
4.990	101.524	101.424	101.324	4.990	101.899	#REF!	#REF!	4.990	101.398	#REF!	#REF!	4.990	101.599	#REF!	#REF!
5.000	101.624	101.524	101.424	5.000	101.999	#REF!	#REF!	5.000	101.498	#REF!	#REF!	5.000	101.699	#REF!	#REF!

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	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

LLPA Cap			
Characteristic	30/25 yr	20 - 10 yr	
Owner Occupied LTV < 80%	2.000	2.000	
Owner Occupied LTV ≥ 80%	0.750	0.000	
Investment & 2nd Home LTV ≤ 105%	2.000	2.000	
Investment & 2nd Home LTV > 105%	2.000	1.500	
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA			

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

*Not applicable to detached condominiums or site condominiums

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.:

4/23/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/22/2018

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	97.590	97.490	97.390	3.750	98.701	98.601	98.501	2.750	95.878	95.778	95.678
3.875	98.334	98.234	98.134	3.875	99.350	99.250	99.150	2.875	96.558	96.458	96.358
3.990	99.041	98.941	98.841	3.990	99.935	99.835	99.735	2.990	97.131	97.031	96.931
4.000	99.141	99.041	98.941	4.000	100.035	99.935	99.835	3.000	97.231	97.131	97.031
4.125	99.635	99.535	99.435	4.125	100.634	100.534	100.434	3.125	97.855	97.755	97.655
4.250	100.421	100.321	100.221	4.250	101.296	101.196	101.096	3.250	98.497	98.397	98.297
4.375	101.064	100.964	100.864	4.375	101.915	101.815	101.715	3.375	99.039	98.939	98.839
4.500	101.658	101.558	101.458	4.500	102.502	102.402	102.302	3.500	99.324	99.224	99.124
4.625	102.170	102.070	101.970	4.625	102.858	102.758	102.658	3.625	99.855	99.755	99.655
4.750	102.747	102.647	102.547	4.750	103.430	103.330	103.230	3.750	100.407	100.307	100.207
4.875	103.302	103.202	103.102	4.875	103.979	103.879	103.779	3.875	100.939	100.839	100.739
4.990	103.615	103.515	103.415	4.990	104.405	104.305	104.205	3.990	101.326	101.226	101.126
5.000	103.715	103.615	103.515	5.000	104.505	104.405	104.305	4.000	101.426	101.326	101.226
5.125	104.260	104.160	104.060	5.125	104.866	104.766	104.666	4.125	101.947	101.847	101.747
5.250	104.757	104.657	104.557	5.250	104.896	104.796	104.696	4.250	102.368	102.268	102.168
5.375	105.203	105.103	105.003	5.375	105.418	105.318	105.218	4.375	102.814	102.714	102.614
5.500	105.705	105.605	105.505	5.500	105.919	105.819	105.719	4.500	103.266	103.166	103.066
5.625	106.243	106.143	106.043	5.625	106.497	106.397	106.297	4.625	103.743	103.643	103.543
5.750	106.707	106.607	106.507	5.750	107.019	106.919	106.819	4.750	104.243	104.143	104.043

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	97.590	97.490	97.390	2.750	95.878	95.778	95.678
3.875	98.340	98.240	98.140	2.875	96.558	96.458	96.358
3.990	99.047	98.947	98.847	2.990	97.131	97.031	96.931
4.000	99.147	99.047	98.947	3.000	97.231	97.131	97.031
4.125	99.641	99.541	99.441	3.125	97.855	97.755	97.655
4.250	100.421	100.321	100.221	3.250	98.497	98.397	98.297
4.375	101.064	100.964	100.864	3.375	99.039	98.939	98.839
4.500	101.658	101.558	101.458	3.500	99.324	99.224	99.124
4.625	102.170	102.070	101.970	3.625	99.855	99.755	99.655
4.750	102.747	102.647	102.547	3.750	100.407	100.307	100.207
4.875	103.365	103.265	103.165	3.875	100.939	100.839	100.739
4.990	103.724	103.624	103.524	3.990	101.326	101.226	101.126
5.000	103.824	103.724	103.624	4.000	101.426	101.326	101.226
5.125	104.369	104.269	104.169	4.125	101.947	101.847	101.747
5.250	104.866	104.766	104.666	4.250	102.368	102.268	102.168
5.375	105.312	105.212	105.112	4.375	102.814	102.714	102.614
5.500	105.830	105.730	105.630	4.500	103.266	103.166	103.066
5.625	106.368	106.268	106.168	4.625	103.743	103.643	103.543
5.750	106.832	106.732	106.632	4.750	104.243	104.143	104.043

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	0.000	0.000	-0.250	-0.500	-0.250	-0.250	-0.250
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.500	-2.250	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.750

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

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

LPMI Adjust Term > 20 yr & All Manuf.				LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-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	-0.600	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$453.1K - \$679.65K					

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/23/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/22/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	96.140	96.040	95.940	3.750	96.040	95.940	95.840	3.750	97.251	97.151	97.051	3.750	97.151	97.051	96.951
3.875	96.884	96.784	96.684	3.875	96.784	96.684	96.584	3.875	97.900	97.800	97.700	3.875	97.800	97.700	97.600
3.990	97.591	97.491	97.391	3.990	97.491	97.391	97.291	3.990	98.485	98.385	98.285	3.990	98.385	98.285	98.185
4.000	97.691	97.591	97.491	4.000	97.591	97.491	97.391	4.000	98.585	98.485	98.385	4.000	98.485	98.385	98.285
4.125	98.185	98.085	97.985	4.125	98.085	97.985	97.885	4.125	99.184	99.084	98.984	4.125	99.084	98.984	98.884
4.250	98.971	98.871	98.771	4.250	98.871	98.771	98.671	4.250	99.846	99.746	99.646	4.250	99.746	99.646	99.546
4.375	99.614	99.514	99.414	4.375	99.514	99.414	99.314	4.375	100.465	100.365	100.265	4.375	100.365	100.265	100.165
4.500	100.208	100.108	100.008	4.500	100.108	100.008	99.908	4.500	101.052	100.952	100.852	4.500	100.952	100.852	100.752
4.625	100.720	100.620	100.520	4.625	100.620	100.520	100.420	4.625	101.408	101.308	101.208	4.625	101.308	101.208	101.108
4.750	101.297	101.197	101.097	4.750	101.197	101.097	100.997	4.750	101.980	101.880	101.780	4.750	101.880	101.780	101.680
4.875	101.852	101.752	101.652	4.875	101.752	101.652	101.552	4.875	102.529	102.429	102.329	4.875	102.429	102.329	102.229
4.990	102.165	102.065	101.965	4.990	102.065	101.965	101.865	4.990	102.955	102.855	102.755	4.990	102.855	102.755	102.655
5.000	102.265	102.165	102.065	5.000	102.165	102.065	101.965	5.000	103.055	102.955	102.855	5.000	102.955	102.855	102.755
5.125	102.810	102.710	102.610	5.125	102.710	102.610	102.510	5.125	102.916	102.816	102.716	5.125	102.816	102.716	102.616
5.250	103.307	103.207	103.107	5.250	103.207	103.107	103.007	5.250	103.446	103.346	103.246	5.250	103.346	103.246	103.146
5.375	103.753	103.653	103.553	5.375	103.653	103.553	103.453	5.375	103.968	103.868	103.768	5.375	103.868	103.768	103.668
5.500	104.255	104.140	104.026	5.500	104.155	104.040	103.926	5.500	104.469	104.369	104.215	5.500	104.369	104.269	104.115
5.625	104.793	104.678	104.567	5.625	104.693	104.578	104.467	5.625	105.047	104.932	104.822	5.625	104.947	104.832	104.722
5.750	105.257	105.142	105.035	5.750	105.157	105.042	104.935	5.750	105.569	105.454	105.343	5.750	105.469	105.354	105.243

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.374	94.274	94.174	2.750	94.274	94.174	94.074
2.875	95.058	94.958	94.858	2.875	94.958	94.858	94.758
2.990	95.631	95.531	95.431	2.990	95.531	95.431	95.331
3.000	95.731	95.631	95.531	3.000	95.631	95.531	95.431
3.125	96.355	96.255	96.155	3.125	96.255	96.155	96.055
3.250	96.997	96.897	96.797	3.250	96.897	96.797	96.697
3.375	97.539	97.439	97.339	3.375	97.439	97.339	97.239
3.500	97.824	97.724	97.624	3.500	97.724	97.624	97.524
3.625	98.355	98.255	98.155	3.625	98.255	98.155	98.055
3.750	98.907	98.807	98.707	3.750	98.807	98.707	98.607
3.875	99.439	99.339	99.239	3.875	99.339	99.239	99.139
3.990	99.826	99.726	99.626	3.990	99.726	99.626	99.526
4.000	99.926	99.826	99.726	4.000	99.826	99.726	99.626
4.125	100.447	100.347	100.247	4.125	100.347	100.247	100.147
4.250	100.868	100.768	100.668	4.250	100.768	100.668	100.568
4.375	101.314	101.214	101.114	4.375	101.214	101.114	101.014
4.500	101.366	101.266	101.166	4.500	101.266	101.166	101.066
4.625	101.843	101.743	101.643	4.625	101.743	101.643	101.543
4.750	102.303	102.203	102.103	4.750	102.203	102.103	102.003

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	96.140	96.040	95.940	3.750	96.040	95.940	95.840	2.750	94.374	94.274	94.174	2.750	94.274	94.174	94.074
3.875	96.890	96.790	96.690	3.875	96.790	96.690	96.590	2.875	95.058	94.958	94.858	2.875	94.958	94.858	94.758
3.990	97.597	97.497	97.397	3.990	97.497	97.397	97.297	2.990	95.631	95.531	95.431	2.990	95.531	95.431	95.331
4.000	97.697	97.597	97.497	4.000	97.597	97.497	97.397	3.000	95.731	95.631	95.531	3.000	95.631	95.531	95.431
4.125	98.191	98.091	97.991	4.125	98.091	97.991	97.891	3.125	96.355	96.255	96.155	3.125	96.255	96.155	96.055
4.250	98.971	98.871	98.771	4.250	98.871	98.771	98.671	3.250	96.997	96.897	96.797	3.250	96.897	96.797	96.697
4.375	99.614	99.514	99.414	4.375	99.514	99.414	99.314	3.375	97.539	97.439	97.339	3.375	97.439	97.339	97.239
4.500	100.208	100.108	100.008	4.500	100.108	100.008	99.908	3.500	97.824	97.724	97.624	3.500	97.724	97.624	97.524
4.625	100.720	100.620	100.520	4.625	100.620	100.520	100.420	3.625	98.355	98.255	98.155	3.625	98.255	98.155	98.055
4.750	101.297	101.197	101.097	4.750	101.197	101.097	100.997	3.750	98.907	98.807	98.707	3.750	98.807	98.707	98.607
4.875	101.915	101.815	101.715	4.875	101.815	101.715	101.615	3.875	99.439	99.339	99.239	3.875	99.339	99.239	99.139
4.990	102.274	102.174	102.074	4.990	102.174	102.074	101.974	3.990	99.826	99.726	99.626	3.990	99.726	99.626	99.526
5.000	102.374	102.274	102.174	5.000	102.274	102.174	102.074	4.000	99.926	99.826	99.726	4.000	99.826	99.726	99.626
5.125	102.919	102.819	102.719	5.125	102.819	102.719	102.619	4.125	100.447	100.347	100.247	4.125	100.347	100.247	100.147
5.250	103.416	103.316	103.216	5.250	103.316	103.216	103.116	4.250	100.868	100.768	100.668	4.250	100.768	100.668	100.568
5.375	103.862	103.762	103.662	5.375	103.762	103.662	103.562	4.375	101.314	101.214	101.114	4.375	101.214	101.114	101.014
5.500	104.380	104.280	104.180	5.500	104.180	104.080	103.980	4.500	101.366	101.266	101.166	4.500	101.266	101.166	101.066
5.625	104.918	104.818	104.718	5.625	104.818	104.718	104.618	4.625	101.843	101.743	101.643	4.625	101.743	101.643	101.543
5.750	105.382	105.282	105.182	5.750	105.282	105.182	105.082	4.750	102.303	102.203	102.103	4.750	102.203	102.103	102.003

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

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

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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2



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.:

4/23/2018

45 Day Lock Exp.:

5/7/2018

60 Day Lock Exp.:

5/21/2018

W. Rate Sheet Dated: 3/22/2018

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	97.590	97.490	97.390	3.750	98.701	98.601	98.501	2.750	95.874	95.774	95.674	3.750	97.590	97.490	97.390	2.750	95.874	95.774	95.674
3.875	98.334	98.234	98.134	3.875	99.350	99.250	99.150	2.875	96.558	96.458	96.358	3.875	98.340	98.240	98.140	2.875	96.558	96.458	96.358
3.990	99.041	98.941	98.841	3.990	99.935	99.835	99.735	2.990	97.131	97.031	96.931	3.990	99.047	98.947	98.847	2.990	97.131	97.031	96.931
4.000	99.141	99.041	98.941	4.000	100.035	99.935	99.835	3.000	97.231	97.131	97.031	4.000	99.147	99.047	98.947	3.000	97.231	97.131	97.031
4.125	99.635	99.535	99.435	4.125	100.634	100.534	100.434	3.125	97.855	97.755	97.655	4.125	99.641	99.541	99.441	3.125	97.855	97.755	97.655
4.250	100.421	100.321	100.221	4.250	101.296	101.196	101.096	3.250	98.497	98.397	98.297	4.250	100.421	100.321	100.221	3.250	98.497	98.397	98.297
4.375	101.064	100.964	100.864	4.375	101.915	101.815	101.715	3.375	99.039	98.939	98.839	4.375	101.064	100.964	100.864	3.375	99.039	98.939	98.839
4.500	101.658	101.558	101.458	4.500	102.502	102.402	102.302	3.500	99.324	99.224	99.124	4.500	101.658	101.558	101.458	3.500	99.324	99.224	99.124
4.625	102.170	102.070	101.970	4.625	102.858	102.758	102.658	3.625	99.855	99.755	99.655	4.625	102.170	102.070	101.970	3.625	99.855	99.755	99.655
4.750	102.747	102.647	102.547	4.750	103.430	103.330	103.230	3.750	100.407	100.307	100.207	4.750	102.747	102.647	102.547	3.750	100.407	100.307	100.207
4.875	103.302	103.202	103.102	4.875	103.979	103.879	103.779	3.875	100.939	100.839	100.739	4.875	103.365	103.265	103.165	3.875	100.939	100.839	100.739
4.990	103.615	103.515	103.415	4.990	104.405	104.305	104.205	3.990	101.326	101.226	101.126	4.990	103.724	103.624	103.524	3.990	101.326	101.226	101.126
5.000	103.715	103.615	103.515	5.000	104.505	104.405	104.305	4.000	101.426	101.326	101.226	5.000	103.824	103.724	103.624	4.000	101.426	101.326	101.226
5.125	104.260	104.160	104.060	5.125	104.366	104.266	104.115	4.125	101.947	101.847	101.747	5.125	104.369	104.269	104.169	4.125	101.947	101.847	101.747
5.250	104.757	104.657	104.557	5.250	104.896	104.796	104.643	4.250	102.368	102.268	102.168	5.250	104.866	104.766	104.666	4.250	102.368	102.268	102.168
5.375	105.203	105.103	105.003	5.375	105.418	105.318	105.164	4.375	102.814	102.714	102.614	5.375	105.312	105.212	105.112	4.375	102.814	102.714	102.614
5.500	105.705	105.590	105.476	5.500	105.919	105.819	105.665	4.500	102.866	102.766	102.666	5.500	105.830	105.715	105.601	4.500	102.866	102.766	102.666
5.625	106.243	106.128	106.017	5.625	106.497	106.382	106.272	4.625	103.343	103.243	103.143	5.625	106.368	106.253	106.142	4.625	103.343	103.243	103.143
5.750	106.707	106.592	106.485	5.750	107.019	106.904	106.793	4.750	103.803	103.703	103.603	5.750	106.832	106.717	106.610	4.750	103.803	103.703	103.603

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.: 4/23/2018

45 Day Lock Exp.: 5/7/2018

60 Day Lock Exp.: 5/21/2018

W. Rate Sheet Dated: 3/22/2018

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	97.312	97.259	97.077	
4.000	97.823	97.768	97.581	
4.125	98.448	98.392	98.199	
4.250	99.230	99.171	98.974	
4.375	99.875	99.814	99.611	
4.500	100.359	100.297	100.088	
4.625	100.837	100.773	100.560	
4.750	101.175	101.109	100.890	
4.875	101.535	101.468	101.244	
5.000	101.885	101.816	101.586	
5.125	102.109	102.038	101.804	
5.250	102.394	102.321	102.082	
5.375	102.638	102.563	102.319	

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	97.157	97.109	96.943	
3.625	97.620	97.571	97.399	
3.750	98.046	97.995	97.818	
3.875	98.646	98.593	98.410	
4.000	98.992	98.938	98.750	
4.125	99.249	99.192	99.000	
4.250	99.536	99.478	99.280	
4.375	99.797	99.736	99.533	
4.500	100.051	99.989	99.781	
4.625	100.296	100.232	100.019	
4.750	100.566	100.500	100.281	

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	97.186	97.143	96.986	
3.375	97.674	97.628	97.467	
3.500	98.136	98.088	97.922	
3.625	98.560	98.511	98.339	
3.750	98.951	98.900	98.723	
3.875	99.311	99.258	99.076	
4.000	99.641	99.586	99.399	
4.125	99.996	99.940	99.747	
4.250	100.334	100.275	100.077	
4.375	100.645	100.585	100.382	
4.500	100.957	100.895	100.687	
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)