



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.: 4/25/2018

45 Day Lock Exp.: 5/10/2018

60 Day Lock Exp.: 5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	99.883	99.733	99.583	3.750	99.436	99.286	99.136	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.330	100.180	100.030	3.875	99.848	99.698	99.548	2.250	94.097	93.947	93.797	3.500	101.656	101.506	101.356
4.000	100.779	100.629	100.479	4.000	100.260	100.110	99.960	2.375	94.502	94.352	94.202	3.625	102.064	101.914	101.764
4.125	101.175	101.025	100.875	4.125	100.621	100.471	100.321	2.500	93.584	93.434	93.284	Margin = 2.250		Index = 2.060	
4.250	102.047	101.891	101.750	4.250	101.350	101.193	101.053	2.625	94.534	94.384	94.234				
4.375	102.482	102.326	102.185	4.375	101.749	101.593	101.452	2.750	97.253	97.103	96.953				
4.500	102.864	102.707	102.567	4.500	102.095	101.939	101.798	2.875	97.646	97.496	97.346				
4.625	103.170	103.014	102.874	4.625	102.366	102.210	102.069	3.000	98.040	97.890	97.740				
4.750	103.295	103.139	102.999	4.750	102.497	102.340	102.200	3.125	98.383	98.233	98.083				
4.875	103.441	103.284	103.144	4.875	102.808	102.651	102.511	3.250	99.118	98.968	98.818				
5.000	103.952	103.796	103.655	5.000	103.084	102.927	102.787	3.375	99.508	99.358	99.208				
5.125	104.274	104.118	103.978	5.125	103.190	103.034	102.894	3.500	99.893	99.743	99.593				
5.250	104.566	104.394	104.160	5.250	103.448	103.276	103.041	3.625	100.219	100.069	99.919				
5.375	104.715	104.544	104.309	5.375	103.679	103.507	103.272	3.750	100.770	100.605	100.441				
5.500	104.994	104.822	104.588	5.500	104.096	103.924	103.690	3.875	101.110	100.945	100.781				
5.625	105.137	104.965	104.730	5.625	104.303	104.131	103.896	4.000	101.415	101.251	101.087				
5.750	106.008	105.908	105.808	5.750	105.481	105.381	105.281	4.125	101.646	101.482	101.318				

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	98.683	98.533	98.383	3.750	98.436	98.286	98.136	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.130	98.980	98.830	3.875	98.848	98.698	98.548	2.250	93.097	92.947	92.797	3.500	100.656	100.506	100.356
4.000	99.579	99.429	99.279	4.000	99.260	99.110	98.960	2.375	93.502	93.352	93.202	3.625	101.064	100.914	100.764
4.125	99.975	99.825	99.675	4.125	99.621	99.471	99.321	2.500	92.584	92.434	92.284	Margin = 2.250		Index = 2.060	
4.250	100.847	100.691	100.550	4.250	100.350	100.193	100.053	2.625	93.534	93.384	93.234	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.282	101.126	100.985	4.375	100.749	100.593	100.452	2.750	96.253	96.103	95.953	Rate	30 Day	45 Day	60 Day
4.500	101.664	101.507	101.367	4.500	101.095	100.939	100.798	2.875	96.646	96.496	96.346	4.500	100.364	100.114	99.864
4.625	101.970	101.814	101.674	4.625	101.366	101.210	101.069	3.000	97.040	96.890	96.740	4.625	100.670	100.420	100.170
4.750	102.044	101.888	101.747	4.750	101.497	101.340	101.200	3.125	97.383	97.233	97.083	4.750	100.694	100.444	100.194
4.875	102.491	102.334	102.194	4.875	101.808	101.651	101.511	3.250	98.118	97.968	97.818	4.875	101.041	100.791	100.541
5.000	102.802	102.646	102.505	5.000	102.084	101.927	101.787	3.375	98.508	98.358	98.208	5.000	101.352	101.102	100.852
5.125	103.124	102.968	102.828	5.125	102.290	102.134	101.994	3.500	98.893	98.743	98.593	5.125	101.594	101.344	101.094
5.250	104.136	103.964	103.730	5.250	102.448	102.276	102.041	3.625	99.219	99.069	98.919	5.250	101.555	101.305	101.055
5.375	104.285	104.114	103.879	5.375	102.679	102.507	102.272	3.750	99.770	99.605	99.441	5.375	102.031	101.781	101.531
5.500	104.564	104.392	104.158	5.500	103.096	102.924	102.690	3.875	100.110	99.945	99.781	5.500	102.254	102.004	101.754
5.625	104.707	104.535	104.300	5.625	103.303	103.131	102.896	4.000	100.415	100.251	100.087	5.625	102.447	102.197	101.947
5.750	105.578	105.478	105.378	5.750	104.481	104.381	104.281	4.125	100.646	100.482	100.318	5.750	103.218	102.968	102.718

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	101.261	101.011	100.761	5.375	100.859	100.609	100.359
5.500	102.175	101.925	101.675	5.500	101.276	101.026	100.776
5.625	102.340	102.090	101.840	5.625	101.483	101.233	100.983
5.750	102.764	102.514	102.264	5.750	102.661	102.411	102.161

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:	3/26/2018	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.:

4/25/2018

5/10/2018

5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	99.414	99.264	99.114	3.750	98.967	98.817	98.667	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	99.862	99.712	99.562	3.875	99.379	99.229	99.079	2.250	92.097	91.947	91.797	3.500	101.09	100.944	100.794
4.000	100.310	100.160	100.010	4.000	99.791	99.641	99.491	2.375	92.502	92.352	92.202	3.625	101.50	101.351	101.201
4.125	100.707	100.557	100.407	4.125	100.153	100.003	99.853	2.500	91.584	91.434	91.284	Margin = 2.250		Index = 2.060	
4.250	101.469	101.312	101.172	4.250	100.771	100.615	100.475	2.625	92.534	92.384	92.234				
4.375	101.904	101.748	101.607	4.375	101.171	101.015	100.874	2.750	95.565	95.415	95.265				
4.500	102.285	102.129	101.989	4.500	101.517	101.361	101.220	2.875	95.959	95.809	95.659				
4.625	102.592	102.436	102.295	4.625	101.788	101.632	101.491	3.000	96.352	96.202	96.052				
4.750	101.889	101.733	101.592	4.750	101.090	100.934	100.794	3.125	96.696	96.546	96.396				
4.875	102.034	101.878	101.737	4.875	101.401	101.245	101.105	3.250	98.556	98.406	98.256				
5.000	102.546	102.390	102.249	5.000	101.677	101.521	101.380	3.375	98.946	98.796	98.646				
5.125	102.868	102.712	102.571	5.125	101.784	101.628	101.487	3.500	99.330	99.180	99.030				
5.250	101.753	101.581	101.347	5.250	100.635	100.463	100.229	3.625	99.657	99.507	99.357				
5.375	101.903	101.731	101.497	5.375	100.866	100.694	100.460	3.750	100.301	100.137	99.973				
5.500	102.182	102.010	101.776	5.500	101.283	101.111	100.877	3.875	100.641	100.477	100.313				
5.625	102.324	102.152	101.918	5.625	101.490	101.318	101.084	4.000	100.946	100.782	100.618				
5.750	104.008	103.908	103.808	5.750	103.481	103.381	103.281	4.125	101.177	101.013	100.849				

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	98.214	98.064	97.914	3.750	97.967	97.817	97.667	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.662	98.512	98.362	3.875	98.379	98.229	98.079	2.250	91.347	91.197	91.047	3.500	100.094	99.944	99.794
4.000	99.110	98.960	98.810	4.000	98.791	98.641	98.491	2.375	91.752	91.602	91.452	3.625	100.501	100.351	100.201
4.125	99.507	99.357	99.207	4.125	99.153	99.003	98.853	2.500	90.834	90.684	90.534	Margin = 2.250		Index = 2.060	
4.250	100.269	100.112	99.972	4.250	99.771	99.615	99.475	2.625	91.784	91.634	91.484	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.704	100.548	100.407	4.375	100.171	100.015	99.874	2.750	95.346	95.196	95.046	Rate	30 Day	45 Day	60 Day
4.500	101.085	100.929	100.789	4.500	100.517	100.361	100.220	2.875	95.740	95.590	95.440	4.500	99.785	99.535	99.285
4.625	101.392	101.236	101.095	4.625	100.788	100.632	100.491	3.000	96.134	95.984	95.834	4.625	100.092	99.842	99.592
4.750	100.638	100.481	100.341	4.750	100.090	99.934	99.794	3.125	96.477	96.327	96.177	4.750	99.288	99.038	98.788
4.875	101.084	100.928	100.787	4.875	100.401	100.245	100.105	3.250	96.650	96.500	96.350	4.875	99.634	99.384	99.134
5.000	101.396	101.240	101.099	5.000	100.677	100.521	100.380	3.375	97.039	96.889	96.739	5.000	99.946	99.696	99.446
5.125	101.718	101.562	101.421	5.125	100.884	100.728	100.587	3.500	97.424	97.274	97.124	5.125	100.188	99.938	99.688
5.250	101.323	101.151	100.917	5.250	99.635	99.463	99.229	3.625	97.751	97.601	97.451	5.250	98.742	98.492	98.242
5.375	101.473	101.301	101.067	5.375	99.866	99.694	99.460	3.750	97.582	97.418	97.254	5.375	99.219	98.969	98.719
5.500	101.752	101.580	101.346	5.500	100.283	100.111	99.877	3.875	97.922	97.758	97.594	5.500	99.442	99.192	98.942
5.625	101.894	101.722	101.488	5.625	100.490	100.318	100.084	4.000	98.227	98.063	97.899	5.625	99.634	99.384	99.134
5.750	103.578	103.478	103.378	5.750	102.481	102.381	102.281	4.125	98.458	98.294	98.130	5.750	101.218	100.968	100.718

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:	3/26/2018 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	98.449	98.199	97.949	5.375	98.046	97.796	97.546
5.500	99.363	99.113	98.863	5.500	98.463	98.213	97.963
5.625	99.527	99.277	99.027	5.625	98.670	98.420	98.170
5.750	100.764	100.514	100.264	5.750	100.661	100.411	100.161

Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline 11A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

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Lockdesk Phone:

Lockdesk Hours:

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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/25/2018

45 Day Lock Exp.: 5/10/2018

60 Day Lock Exp.: 5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	98.886	98.786	98.686	4.250	101.029	100.929	100.829	3.000	97.314	97.214	97.114	3.000	97.699	97.599	97.499
4.125	99.491	99.391	99.291	4.375	101.485	101.385	101.285	3.125	97.807	97.707	97.607	3.125	98.042	97.942	97.842
4.250	100.083	99.983	99.883	4.500	102.177	102.077	101.977	3.250	98.418	98.318	98.218	3.250	98.847	98.747	98.647
4.375	100.652	100.552	100.452	4.625	102.736	102.636	102.536	3.375	98.852	98.752	98.652	3.375	99.201	99.101	99.001
4.500	101.351	101.251	101.151	4.750	103.193	103.093	102.993	3.500	99.278	99.178	99.078	3.500	99.558	99.458	99.358
4.625	101.909	101.809	101.709	4.875	103.559	103.459	103.359	3.625	99.728	99.628	99.528	3.625	99.871	99.771	99.671
4.750	102.467	102.367	102.267	4.990	103.762	103.662	103.562	3.750	100.204	100.104	100.004	3.750	100.549	100.449	100.349
4.875	102.974	102.874	102.774	5.000	103.862	103.762	103.662	3.875	100.747	100.647	100.547	3.875	100.895	100.795	100.695
4.990	103.319	103.219	103.119	5.125	104.327	104.227	104.127	3.990	101.154	101.054	100.954	3.990	101.123	101.023	100.923
5.000	103.419	103.319	103.219	5.250	104.825	104.725	104.625	4.000	101.254	101.154	101.054	4.000	101.223	101.123	101.023
5.125	103.985	103.885	103.785	5.375	105.173	105.073	104.973	4.125	101.713	101.613	101.513	4.125	101.520	101.420	101.320
5.250	104.656	104.556	104.456	5.500	105.511	105.411	105.311	4.250	102.055	101.955	101.855	4.250	101.717	101.617	101.517
5.375	105.110	105.010	104.910	5.625	105.790	105.690	105.590	4.375	102.363	102.263	102.163	4.375	101.904	101.804	101.704
5.500	105.539	105.439	105.339	5.750	106.182	106.082	105.982	4.500	102.619	102.519	102.419	4.500	102.165	102.065	101.965
5.625	105.937	105.837	105.737	5.875	106.535	106.435	106.335	4.625	102.756	102.656	102.556	4.625	102.419	102.319	102.219
5.750	106.633	106.533	106.433	5.990	106.775	106.675	106.575	4.750	103.047	102.947	102.847	4.750	102.586	102.486	102.386
5.875	107.114	107.014	106.914	6.000	106.875	106.775	106.675	4.875	103.313	103.213	103.113	4.875	102.772	102.672	102.572
5.990	107.479	107.379	107.279	6.125	107.099	106.999	106.899	4.990	103.489	103.389	103.289	4.990	102.843	102.743	102.643
6.000	107.579	107.479	107.379	6.250	107.037	106.919	106.802	5.000	103.589	103.489	103.389	5.000	102.943	102.843	102.743

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	101.503	101.403	101.303	3.000	96.595	96.495	96.395
4.875	102.040	101.940	101.840	3.125	97.064	96.964	96.864
4.990	102.422	102.322	102.222	3.250	97.333	97.233	97.133
5.000	102.522	102.422	102.322	3.375	97.688	97.588	97.488
5.125	102.778	102.678	102.578	3.500	98.138	98.038	97.938
5.250	103.015	102.915	102.815	3.625	98.580	98.480	98.380
5.375	102.608	102.508	102.402	3.750	98.936	98.836	98.736
5.500	103.104	103.004	102.898	3.875	99.402	99.302	99.202
5.625	103.382	103.282	103.176	3.990	99.747	99.647	99.547
5.750	103.640	103.540	103.434	4.000	99.847	99.747	99.647
5.875	103.566	103.466	103.349	4.125	100.270	100.170	100.070
5.990	103.997	103.897	103.780	4.250	100.505	100.405	100.305
6.000	104.097	103.997	103.880	4.375	100.709	100.609	100.509
6.125	104.366	104.266	104.149	4.500	100.877	100.777	100.677
6.250	104.606	104.506	104.389	4.625	101.001	100.901	100.801
6.375	104.413	104.302	104.201	4.750	101.194	101.094	100.994
6.500	110.681	110.570	110.468	4.875	101.367	101.267	101.167
6.625	111.082	110.971	110.870	4.990	101.453	101.353	101.253
6.750	111.458	111.347	111.245	5.000	101.553	101.453	101.353

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	-1.000
Texas Equity 50(a)(4)	-0.250
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not

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

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

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

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

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

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

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/25/2018

45 Day Lock Exp.:

5/10/2018

60 Day Lock Exp.:

5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	97.041	96.941	96.841	3.750	94.242	94.142	94.042	4.250	99.579	99.479	99.379	4.375	98.592	98.492	98.392
4.125	97.784	97.684	97.584	3.875	94.934	94.834	94.734	4.375	100.035	99.935	99.835	4.500	99.132	99.032	98.932
4.250	98.512	98.412	98.312	3.990	95.473	95.373	95.273	4.500	100.727	100.627	100.527	4.625	99.592	99.492	99.392
4.375	99.069	98.969	98.869	4.000	95.573	95.473	95.373	4.625	101.286	101.186	101.086	4.750	100.386	100.286	100.186
4.500	99.729	99.629	99.529	4.125	96.505	96.405	96.305	4.750	101.743	101.643	101.543	4.875	100.903	100.803	100.703
4.625	100.388	100.288	100.188	4.250	97.486	97.386	97.286	4.875	102.109	102.009	101.909	4.990	101.277	101.177	101.077
4.750	101.017	100.917	100.817	4.375	98.295	98.195	98.095	4.990	102.312	102.212	102.112	5.000	101.377	101.277	101.177
4.875	101.524	101.424	101.324	4.500	99.239	99.139	99.039	5.000	102.412	102.312	102.212	5.125	101.782	101.682	101.582
4.990	101.869	101.769	101.669	4.625	100.135	100.035	99.935	5.125	102.877	102.777	102.677	5.250	102.316	102.216	102.116
5.000	101.969	101.869	101.769	4.750	100.991	100.891	100.791	5.250	103.375	103.275	103.175	5.375	102.818	102.718	102.618
5.125	102.535	102.435	102.335	4.875	101.564	101.464	101.364	5.375	103.723	103.623	103.523	5.500	103.309	103.209	103.109
5.250	103.206	103.106	103.006	4.990	101.959	101.859	101.759	5.500	104.061	103.961	103.861	5.625	103.713	103.613	103.513
5.375	103.660	103.560	103.460	5.000	102.059	101.959	101.859	5.625	104.340	104.240	104.140	5.750	104.345	104.245	104.145
5.500	104.089	103.989	103.889	5.125	102.472	102.372	102.272	5.750	104.732	104.632	104.532	5.875	104.855	104.755	104.655
5.625	104.487	104.387	104.287	5.250	103.368	103.268	103.168	5.875	105.085	104.985	104.885	5.990	105.250	105.150	105.050
5.750	105.183	105.083	104.983	5.375	103.885	103.785	103.685	5.990	105.325	105.225	105.125	6.000	105.350	105.250	105.150
5.875	105.664	105.564	105.464	5.500	104.362	104.262	104.162	6.000	105.425	105.325	105.225	6.125	105.675	105.575	105.475
5.990	106.029	105.929	105.829	5.625	104.774	104.674	104.574	6.125	105.649	105.549	105.449	6.250	105.260	105.160	105.060
6.000	106.129	106.029	105.929	5.750	105.657	105.557	105.457	6.250	105.587	105.487	105.387	6.375	105.736	#REF!	#REF!

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	96.595	96.495	96.395	3.000	94.166	94.066	93.966	3.000	96.199	96.099	95.999	3.000	93.906	93.806	93.706
3.125	97.064	96.964	96.864	3.125	94.846	94.746	94.646	3.125	96.542	96.442	96.342	3.125	94.575	94.475	94.375
3.250	97.333	97.233	97.133	3.250	95.275	95.175	95.075	3.250	97.347	97.247	97.147	3.250	95.014	94.914	94.814
3.375	97.688	97.588	97.488	3.375	95.751	95.651	95.551	3.375	97.701	97.601	97.501	3.375	95.481	95.381	95.281
3.500	98.138	98.038	97.938	3.500	96.431	96.331	96.231	3.500	98.058	97.958	97.858	3.500	96.170	96.070	95.970
3.625	98.580	98.480	98.380	3.625	97.049	96.949	96.849	3.625	98.371	98.271	98.171	3.625	96.779	96.679	96.579
3.750	98.936	98.836	98.736	3.750	97.550	97.450	97.350	3.750	99.049	98.949	98.849	3.750	97.279	97.179	97.079
3.875	99.402	99.302	99.202	3.875	98.247	98.147	98.047	3.875	99.395	99.295	99.195	3.875	97.967	97.867	97.767
3.990	99.747	99.647	99.547	3.990	98.799	98.699	98.599	3.990	99.623	99.523	99.423	3.990	98.519	98.419	98.319
4.000	99.847	99.747	99.647	4.000	98.899	98.799	98.699	4.000	99.723	99.623	99.523	4.000	98.619	98.519	98.419
4.125	100.270	100.170	100.070	4.125	99.490	99.390	99.290	4.125	100.020	99.920	99.820	4.125	99.209	99.109	99.009
4.250	100.505	100.405	100.305	4.250	99.868	99.768	99.668	4.250	100.217	100.117	100.017	4.250	99.567	99.467	99.367
4.375	100.709	100.609	100.509	4.375	100.209	100.109	100.009	4.375	100.404	100.304	100.204	4.375	99.909	99.809	99.709
4.500	100.877	100.777	100.677	4.500	100.497	100.397	100.297	4.500	100.665	100.565	100.465	4.500	100.197	100.097	99.997
4.625	101.001	100.901	100.801	4.625	101.001	100.901	100.801	4.625	100.919	100.819	100.719	4.625	100.700	100.600	100.500
4.750	101.194	101.094	100.994	4.750	101.325	101.225	101.125	4.750	101.086	100.986	100.886	4.750	101.014	100.914	100.814
4.875	101.367	101.267	101.167	4.875	101.620	101.520	101.420	4.875	101.272	101.172	101.072	4.875	101.340	101.240	101.140
4.990	101.453	101.353	101.253	4.990	101.825	#REF!	#REF!	4.990	101.343	#REF!	#REF!	4.990	101.544	#REF!	#REF!
5.000	101.553	101.453	101.353	5.000	101.925	#REF!	#REF!	5.000	101.443	#REF!	#REF!	5.000	101.644	#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	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
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)	



AFR Loan Center

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Lockdesk@afnwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/25/2018

45 Day Lock Exp.:

5/10/2018

60 Day Lock Exp.:

5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	97.501	97.401	97.301	3.750	98.571	98.471	98.371	2.750	96.097	95.997	95.897
3.875	98.291	98.191	98.091	3.875	99.278	99.178	99.078	2.875	96.758	96.658	96.558
3.990	99.003	98.903	98.803	3.990	99.864	99.764	99.664	2.990	97.214	97.114	97.014
4.000	99.103	99.003	98.903	4.000	99.964	99.864	99.764	3.000	97.314	97.214	97.114
4.125	99.534	99.434	99.334	4.125	100.484	100.384	100.284	3.125	97.819	97.719	97.619
4.250	100.217	100.117	100.017	4.250	101.141	101.041	100.941	3.250	98.418	98.318	98.218
4.375	100.905	100.805	100.705	4.375	101.754	101.654	101.554	3.375	98.999	98.899	98.799
4.500	101.528	101.428	101.328	4.500	102.335	102.235	102.135	3.500	99.278	99.178	99.078
4.625	102.066	101.966	101.866	4.625	102.754	102.654	102.544	3.625	99.830	99.730	99.630
4.750	102.634	102.534	102.434	4.750	103.319	103.219	103.106	3.750	100.368	100.268	100.168
4.875	103.175	103.075	102.975	4.875	103.859	103.759	103.645	3.875	100.893	100.793	100.693
4.990	103.510	103.407	103.306	4.990	104.276	104.176	104.061	3.990	101.158	101.058	100.839
5.000	103.610	103.507	103.406	5.000	104.376	104.276	104.161	4.000	101.258	101.158	100.939
5.125	104.165	104.061	103.962	5.125	104.248	104.144	103.983	4.125	101.773	101.673	101.453
5.250	104.648	104.545	104.447	5.250	104.769	104.666	104.503	4.250	102.189	102.089	101.868
5.375	105.081	104.978	104.881	5.375	105.283	105.180	105.016	4.375	102.593	102.493	102.270
5.500	105.562	105.440	105.362	5.500	105.775	105.672	105.509	4.500	102.841	102.741	102.525
5.625	106.061	105.938	105.861	5.625	106.349	106.227	106.149	4.625	103.231	103.131	102.913
5.750	106.526	106.403	106.326	5.750	106.861	106.739	106.661	4.750	103.647	103.547	103.328

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	97.501	97.401	97.301	2.750	96.097	95.997	95.897
3.875	98.297	98.197	98.097	2.875	96.758	96.658	96.558
3.990	99.009	98.909	98.809	2.990	97.214	97.114	97.014
4.000	99.109	99.009	98.909	3.000	97.314	97.214	97.114
4.125	99.540	99.440	99.340	3.125	97.819	97.719	97.619
4.250	100.223	100.123	100.023	3.250	98.418	98.318	98.218
4.375	100.911	100.811	100.711	3.375	98.999	98.899	98.799
4.500	101.534	101.434	101.334	3.500	99.278	99.178	99.078
4.625	102.066	101.966	101.866	3.625	99.830	99.730	99.630
4.750	102.634	102.534	102.434	3.750	100.368	100.268	100.168
4.875	103.201	103.101	103.001	3.875	100.893	100.793	100.693
4.990	103.645	103.542	103.441	3.990	101.158	101.058	100.839
5.000	103.745	103.642	103.541	4.000	101.258	101.158	100.939
5.125	104.300	104.196	104.097	4.125	101.773	101.673	101.453
5.250	104.797	104.694	104.596	4.250	102.189	102.089	101.868
5.375	105.216	105.113	105.016	4.375	102.593	102.493	102.270
5.500	105.711	105.589	105.511	4.500	102.841	102.741	102.525
5.625	106.210	106.087	106.010	4.625	103.231	103.131	102.913
5.750	106.675	106.552	106.475	4.750	103.647	103.547	103.328

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 or 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.:

4/25/2018

45 Day Lock Exp.:

5/10/2018

60 Day Lock Exp.:

5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	96.051	95.951	95.851	3.750	95.951	95.851	95.751	3.750	97.121	97.021	96.921	3.750	97.021	96.921	96.821
3.875	96.841	96.741	96.641	3.875	96.741	96.641	96.541	3.875	97.828	97.728	97.628	3.875	97.728	97.628	97.528
3.990	97.553	97.453	97.353	3.990	97.453	97.353	97.253	3.990	98.414	98.314	98.214	3.990	98.314	98.214	98.114
4.000	97.653	97.553	97.453	4.000	97.553	97.453	97.353	4.000	98.514	98.414	98.314	4.000	98.414	98.314	98.214
4.125	98.084	97.984	97.884	4.125	97.984	97.884	97.784	4.125	99.034	98.934	98.834	4.125	98.934	98.834	98.734
4.250	98.767	98.667	98.567	4.250	98.667	98.567	98.467	4.250	99.691	99.591	99.491	4.250	99.591	99.491	99.391
4.375	99.455	99.355	99.255	4.375	99.355	99.255	99.155	4.375	100.304	100.204	100.104	4.375	100.204	100.104	100.004
4.500	100.078	99.978	99.878	4.500	99.978	99.878	99.778	4.500	100.885	100.785	100.685	4.500	100.785	100.685	100.585
4.625	100.616	100.516	100.416	4.625	100.516	100.416	100.316	4.625	101.304	101.204	101.094	4.625	101.204	101.104	100.994
4.750	101.184	101.084	100.984	4.750	101.084	100.984	100.884	4.750	101.869	101.769	101.656	4.750	101.769	101.669	101.556
4.875	101.725	101.625	101.525	4.875	101.625	101.525	101.425	4.875	102.409	102.309	102.195	4.875	102.309	102.209	102.095
4.990	102.060	101.960	101.856	4.990	101.960	101.857	101.756	4.990	102.826	102.726	102.611	4.990	102.726	102.626	102.511
5.000	102.160	102.057	101.956	5.000	102.060	101.957	101.856	5.000	102.926	102.826	102.711	5.000	102.826	102.726	102.611
5.125	102.715	102.611	102.512	5.125	102.615	102.511	102.412	5.125	102.798	102.694	102.533	5.125	102.698	102.594	102.433
5.250	103.198	103.095	102.997	5.250	103.098	102.995	102.897	5.250	103.319	103.216	103.053	5.250	103.219	103.116	102.953
5.375	103.631	103.528	103.431	5.375	103.531	103.428	103.331	5.375	103.833	103.730	103.566	5.375	103.733	103.630	103.466
5.500	104.112	103.990	103.912	5.500	104.012	103.890	103.812	5.500	104.325	104.222	104.059	5.500	104.225	104.122	103.959
5.625	104.611	104.488	104.411	5.625	104.511	104.388	104.311	5.625	104.899	104.777	104.699	5.625	104.799	104.677	104.599
5.750	105.076	104.953	104.876	5.750	104.976	104.853	104.776	5.750	105.411	105.289	105.211	5.750	105.311	105.189	105.111

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.319	94.219	94.119	2.750	94.219	94.119	94.019
2.875	95.003	94.903	94.803	2.875	94.903	94.803	94.703
2.990	95.587	95.487	95.387	2.990	95.487	95.387	95.287
3.000	95.687	95.587	95.487	3.000	95.587	95.487	95.387
3.125	96.319	96.219	96.119	3.125	96.219	96.119	96.019
3.250	96.918	96.818	96.718	3.250	96.818	96.718	96.618
3.375	97.499	97.399	97.299	3.375	97.399	97.299	97.199
3.500	97.744	97.644	97.544	3.500	97.644	97.544	97.444
3.625	98.330	98.230	98.130	3.625	98.230	98.130	98.030
3.750	98.868	98.768	98.668	3.750	98.768	98.668	98.568
3.875	99.393	99.293	99.193	3.875	99.293	99.193	99.093
3.990	99.658	99.558	99.339	3.990	99.558	99.458	99.239
4.000	99.758	99.658	99.439	4.000	99.658	99.558	99.339
4.125	100.273	100.173	99.953	4.125	100.173	100.073	99.853
4.250	100.689	100.589	100.368	4.250	100.589	100.489	100.268
4.375	101.093	100.993	100.770	4.375	100.993	100.893	100.670
4.500	101.341	101.241	101.025	4.500	101.241	101.141	100.925
4.625	101.731	101.631	101.413	4.625	101.631	101.531	101.313
4.750	102.147	102.047	101.828	4.750	102.047	101.947	101.728

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	96.051	95.951	95.851	3.750	95.951	95.851	95.751	2.750	94.319	94.219	94.119	2.750	94.219	94.119	94.019
3.875	96.847	96.747	96.647	3.875	96.747	96.647	96.547	2.875	95.003	94.903	94.803	2.875	94.903	94.803	94.703
3.990	97.559	97.459	97.359	3.990	97.459	97.359	97.259	2.990	95.587	95.487	95.387	2.990	95.487	95.387	95.287
4.000	97.659	97.559	97.459	4.000	97.559	97.459	97.359	3.000	95.687	95.587	95.487	3.000	95.587	95.487	95.387
4.125	98.090	97.990	97.890	4.125	97.990	97.890	97.790	3.125	96.319	96.219	96.119	3.125	96.219	96.119	96.019
4.250	98.773	98.673	98.573	4.250	98.673	98.573	98.473	3.250	96.918	96.818	96.718	3.250	96.818	96.718	96.618
4.375	99.461	99.361	99.261	4.375	99.361	99.261	99.161	3.375	97.499	97.399	97.299	3.375	97.399	97.299	97.199
4.500	100.084	99.984	99.884	4.500	99.984	99.884	99.784	3.500	97.744	97.644	97.544	3.500	97.644	97.544	97.444
4.625	100.616	100.516	100.416	4.625	100.516	100.416	100.316	3.625	98.330	98.230	98.130	3.625	98.230	98.130	98.030
4.750	101.184	101.084	100.984	4.750	101.084	100.984	100.884	3.750	98.868	98.768	98.668	3.750	98.768	98.668	98.568
4.875	101.751	101.651	101.551	4.875	101.651	101.551	101.451	3.875	99.393	99.293	99.193	3.875	99.293	99.193	99.093
4.990	102.195	102.092	101.991	4.990	102.092	101.991	101.891	3.990	99.658	99.558	99.458	3.990	99.558	99.458	99.358
5.000	102.295	102.192	102.091	5.000	102.192	102.092	101.991	4.000	99.758	99.658	99.558	4.000	99.658	99.558	99.458
5.125	102.850	102.746	102.647	5.125	102.750	102.646	102.547	4.125	100.273	100.173	99.953	4.125	100.173	100.073	99.853
5.250	103.347	103.244	103.146	5.250	103.247	103.144	103.046	4.250	100.689	100.589	100.368	4.250	100.589	100.489	100.268
5.375	103.766	103.663	103.565	5.375	103.666	103.563	103.466	4.375	101.093	100.993	100.770	4.375	100.993	100.893	100.670
5.500	104.261	104.159	104.061	5.500	104.161	104.059	103.961	4.500	101.341	101.241	101.025	4.500	101.241	101.141	100.925
5.625	104.760	104.657	104.560	5.625	104.660	104.557	104.460	4.625	101.731	101.631	101.413	4.625	101.631	101.531	101.313
5.750	105.225	105.102	105.025	5.750	105.125	105.002	104.925	4.750	102.147	102.047	101.828	4.750	102.047	101.947	101.728

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/25/2018

45 Day Lock Exp.:

5/10/2018

60 Day Lock Exp.:

5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	97.501	97.401	97.301	3.750	98.571	98.471	98.371	2.750	95.819	95.719	95.619	3.750	97.501	97.401	97.301	2.750	95.819	95.719	95.619
3.875	98.291	98.191	98.091	3.875	99.278	99.178	99.078	2.875	96.503	96.403	96.303	3.875	98.297	98.197	98.097	2.875	96.503	96.403	96.303
3.990	99.003	98.903	98.803	3.990	99.864	99.764	99.664	2.990	97.087	96.987	96.887	3.990	99.009	98.909	98.809	2.990	97.087	96.987	96.887
4.000	99.103	99.003	98.903	4.000	99.964	99.864	99.764	3.000	97.187	97.087	96.987	4.000	99.109	99.009	98.909	3.000	97.187	97.087	96.987
4.125	99.534	99.434	99.334	4.125	100.484	100.384	100.284	3.125	97.819	97.719	97.619	4.125	99.540	99.440	99.340	3.125	97.819	97.719	97.619
4.250	100.217	100.117	100.017	4.250	101.141	101.041	100.941	3.250	98.418	98.318	98.218	4.250	100.223	100.123	100.023	3.250	98.418	98.318	98.218
4.375	100.905	100.805	100.705	4.375	101.754	101.654	101.554	3.375	98.999	98.899	98.799	4.375	100.911	100.811	100.711	3.375	98.999	98.899	98.799
4.500	101.528	101.428	101.328	4.500	102.335	102.235	102.135	3.500	99.244	99.144	99.044	4.500	101.534	101.434	101.334	3.500	99.244	99.144	99.044
4.625	102.066	101.966	101.866	4.625	102.754	102.654	102.544	3.625	99.830	99.730	99.630	4.625	102.066	101.966	101.866	3.625	99.830	99.730	99.630
4.750	102.634	102.534	102.434	4.750	103.319	103.219	103.106	3.750	100.368	100.268	100.168	4.750	102.634	102.534	102.434	3.750	100.368	100.268	100.168
4.875	103.175	103.075	102.975	4.875	103.859	103.759	103.645	3.875	100.893	100.793	100.693	4.875	103.201	103.101	103.001	3.875	100.893	100.793	100.693
4.990	103.510	103.407	103.306	4.990	104.276	104.176	104.061	3.990	101.158	101.058	100.939	4.990	103.645	103.542	103.441	3.990	101.158	101.058	100.939
5.000	103.610	103.507	103.406	5.000	104.376	104.276	104.161	4.000	101.258	101.158	101.039	5.000	103.745	103.642	103.541	4.000	101.258	101.158	101.039
5.125	104.165	104.061	103.962	5.125	104.248	104.144	103.983	4.125	101.773	101.673	101.453	5.125	104.300	104.196	104.097	4.125	101.773	101.673	101.453
5.250	104.648	104.545	104.447	5.250	104.769	104.666	104.503	4.250	102.189	102.089	101.868	5.250	104.797	104.694	104.596	4.250	102.189	102.089	101.868
5.375	105.081	104.978	104.881	5.375	105.283	105.180	105.016	4.375	102.593	102.493	102.270	5.375	105.216	105.113	105.016	4.375	102.593	102.493	102.270
5.500	105.562	105.440	105.362	5.500	105.775	105.672	105.509	4.500	102.841	102.741	102.525	5.500	105.711	105.589	105.511	4.500	102.841	102.741	102.525
5.625	106.061	105.938	105.861	5.625	106.349	106.227	106.149	4.625	103.231	103.131	102.913	5.625	106.210	106.087	106.010	4.625	103.231	103.131	102.913
5.750	106.526	106.403	106.326	5.750	106.861	106.739	106.661	4.750	103.647	103.547	103.328	5.750	106.675	106.552	106.475	4.750	103.647	103.547	103.328

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

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	-0.250
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/25/2018

45 Day Lock Exp.: 5/10/2018

60 Day Lock Exp.: 5/25/2018

W. Rate Sheet Dated: 3/26/2018

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	97.162	97.109	96.927	
4.000	97.699	97.644	97.456	
4.125	98.334	98.277	98.085	
4.250	99.129	99.071	98.873	
4.375	99.788	99.728	99.524	
4.500	100.282	100.220	100.012	
4.625	100.800	100.736	100.522	
4.750	101.159	101.093	100.875	
4.875	101.536	101.469	101.245	
5.000	101.908	101.839	101.609	
5.125	102.153	102.082	101.848	
5.250	102.457	102.385	102.145	
5.375	102.725	102.650	102.406	

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	97.271	97.224	97.057	
3.625	97.732	97.683	97.511	
3.750	98.154	98.103	97.926	
3.875	98.745	98.692	98.509	
4.000	99.086	99.031	98.844	
4.125	99.337	99.281	99.088	
4.250	99.620	99.562	99.364	
4.375	99.876	99.816	99.613	
4.500	100.125	100.063	99.854	
4.625	100.370	100.306	100.092	
4.750	100.640	100.574	100.355	

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	97.387	97.343	97.187	
3.375	97.868	97.823	97.661	
3.500	98.321	98.274	98.107	
3.625	98.738	98.689	98.517	
3.750	99.120	99.069	98.892	
3.875	99.473	99.420	99.238	
4.000	99.796	99.741	99.554	
4.125	100.145	100.088	99.895	
4.250	100.475	100.417	100.219	
4.375	100.787	100.727	100.524	
4.500	101.099	101.037	100.829	
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)