



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.: 4/30/2018

45 Day Lock Exp.: 5/14/2018

60 Day Lock Exp.: 5/28/2018

W. Rate Sheet Dated: 3/29/2018

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	98.591	98.441	98.291	3.500	98.022	97.872	97.722	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.994	98.844	98.694	3.625	98.390	98.240	98.090	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.176	100.020	99.870	3.750	99.729	99.573	99.423	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.625	100.469	100.319	3.875	100.143	99.986	99.836	2.250	94.370	94.220	94.070	3.500	101.656	101.506	101.356
4.000	101.070	100.913	100.763	4.000	100.551	100.395	100.245	2.375	94.775	94.625	94.475	3.625	102.059	101.909	101.759
4.125	101.456	101.299	101.149	4.125	100.901	100.745	100.595	2.500	93.857	93.707	93.557	Margin = 2.250		Index = 2.060	
4.250	102.277	102.105	101.980	4.250	101.580	101.408	101.283	2.625	94.807	94.657	94.507				
4.375	102.676	102.504	102.379	4.375	101.943	101.771	101.646	2.750	97.596	97.446	97.296				
4.500	103.041	102.869	102.744	4.500	102.272	102.100	101.975	2.875	97.990	97.840	97.690				
4.625	103.331	103.159	103.034	4.625	102.527	102.355	102.230	3.000	98.384	98.234	98.084				
4.750	103.456	103.269	103.128	4.750	102.662	102.474	102.333	3.125	98.727	98.577	98.427				
4.875	103.588	103.400	103.260	4.875	102.955	102.768	102.627	3.250	99.388	99.238	99.088				
5.000	104.081	103.894	103.753	5.000	103.213	103.025	102.885	3.375	99.778	99.628	99.478				
5.125	104.389	104.202	104.061	5.125	103.305	103.117	102.977	3.500	100.162	100.012	99.862				
5.250	104.730	104.558	104.370	5.250	103.611	103.439	103.252	3.625	100.489	100.339	100.189				
5.375	105.004	104.832	104.645	5.375	103.967	103.795	103.608	3.750	101.035	100.867	100.699				
5.500	105.124	104.952	104.764	5.500	104.225	104.053	103.866	3.875	101.375	101.207	101.039				
5.625	105.251	105.079	104.892	5.625	104.417	104.245	104.058	4.000	101.680	101.512	101.344				
5.750	106.047	105.947	105.847	5.750	105.520	105.420	105.320	4.125	101.911	101.743	101.575				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.391	97.241	97.091	3.500	97.022	96.872	96.722	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.794	97.644	97.494	3.625	97.390	97.240	97.090	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	98.976	98.820	98.670	3.750	98.729	98.573	98.423	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.425	99.269	99.119	3.875	99.143	98.986	98.836	2.250	93.370	93.220	93.070	3.500	100.656	100.506	100.356
4.000	99.870	99.713	99.563	4.000	99.551	99.395	99.245	2.375	93.775	93.625	93.475	3.625	101.059	100.909	100.759
4.125	100.256	100.099	99.949	4.125	99.901	99.745	99.595	2.500	92.857	92.707	92.557	Margin = 2.250		Index = 2.060	
4.250	101.077	100.905	100.780	4.250	100.580	100.408	100.283	2.625	93.807	93.657	93.507	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.476	101.304	101.179	4.375	100.943	100.771	100.646	2.750	96.596	96.446	96.296	Rate	30 Day	45 Day	60 Day
4.500	101.841	101.669	101.544	4.500	101.272	101.100	100.975	2.875	96.990	96.840	96.690	4.500	100.541	100.291	100.041
4.625	102.131	101.959	101.834	4.625	101.527	101.355	101.230	3.000	97.384	97.234	97.084	4.625	100.831	100.581	100.331
4.750	102.209	102.021	101.881	4.750	101.662	101.474	101.333	3.125	97.727	97.577	97.427	4.750	100.859	100.609	100.359
4.875	102.638	102.450	102.310	4.875	101.955	101.768	101.627	3.250	98.388	98.238	98.088	4.875	101.188	100.938	100.688
5.000	102.931	102.744	102.603	5.000	102.213	102.025	101.885	3.375	98.778	98.628	98.478	5.000	101.481	101.231	100.981
5.125	103.239	103.052	102.911	5.125	102.405	102.217	102.077	3.500	99.162	99.012	98.862	5.125	101.709	101.459	101.209
5.250	104.300	104.128	103.940	5.250	102.611	102.439	102.252	3.625	99.489	99.339	99.189	5.250	101.719	101.469	101.219
5.375	104.574	104.402	104.215	5.375	102.967	102.795	102.608	3.750	100.035	99.867	99.699	5.375	102.320	102.070	101.820
5.500	104.694	104.522	104.334	5.500	103.225	103.053	102.866	3.875	100.375	100.207	100.039	5.500	102.384	102.134	101.884
5.625	104.821	104.649	104.462	5.625	103.417	103.245	103.058	4.000	100.680	100.512	100.344	5.625	102.561	102.311	102.061
5.750	105.617	105.517	105.417	5.750	104.520	104.420	104.320	4.125	100.911	100.743	100.575	5.750	103.177	102.927	102.677

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	101.550	101.300	101.050	5.375	101.147	100.897	100.647
5.500	102.305	102.055	101.805	5.500	101.405	101.155	100.905
5.625	102.454	102.204	101.954	5.625	101.597	101.347	101.097
5.750	102.773	102.523	102.273	5.750	102.700	102.450	102.200

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:	3/29/2018	5.250%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

4/30/2018

5/14/2018

5/28/2018

W. Rate Sheet Dated: 3/29/2018

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	98.028	97.878	97.728	3.500	97.460	97.310	97.160	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.431	98.281	98.131	3.625	97.827	97.677	97.527	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.708	99.551	99.401	3.750	99.261	99.104	98.954	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.157	100.000	99.850	3.875	99.674	99.518	99.368	2.250	92.370	92.220	92.070	3.500	101.09	100.943	100.793
4.000	100.601	100.445	100.295	4.000	100.082	99.926	99.776	2.375	92.775	92.625	92.475	3.625	101.50	101.346	101.196
4.125	100.987	100.831	100.681	4.125	100.433	100.276	100.126	2.500	91.857	91.707	91.557	Margin = 2.250		Index = 2.060	
4.250	101.699	101.527	101.402	4.250	101.001	100.830	100.705	2.625	92.807	92.657	92.507				
4.375	102.098	101.926	101.801	4.375	101.365	101.193	101.068	2.750	95.909	95.759	95.609				
4.500	102.463	102.291	102.166	4.500	101.694	101.522	101.397	2.875	96.303	96.153	96.003				
4.625	102.753	102.581	102.456	4.625	101.949	101.777	101.652	3.000	96.696	96.546	96.396				
4.750	102.050	101.862	101.722	4.750	101.255	101.068	100.927	3.125	97.040	96.890	96.740				
4.875	102.182	101.994	101.854	4.875	101.549	101.361	101.221	3.250	98.825	98.675	98.525				
5.000	102.675	102.488	102.347	5.000	101.807	101.619	101.479	3.375	99.215	99.065	98.915				
5.125	102.983	102.795	102.655	5.125	101.899	101.711	101.571	3.500	99.600	99.450	99.300				
5.250	101.917	101.745	101.558	5.250	100.799	100.627	100.439	3.625	99.926	99.776	99.626				
5.375	102.192	102.020	101.832	5.375	101.155	100.983	100.795	3.750	100.566	100.398	100.230				
5.500	102.311	102.139	101.952	5.500	101.413	101.241	101.053	3.875	100.906	100.738	100.570				
5.625	102.439	102.267	102.079	5.625	101.605	101.433	101.245	4.000	101.212	101.044	100.876				
5.750	104.047	103.947	103.847	5.750	103.520	103.420	103.320	4.125	101.443	101.275	101.107				

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	96.828	96.678	96.528	3.500	96.460	96.310	96.160	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.231	97.081	96.931	3.625	96.827	96.677	96.527	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.508	98.351	98.201	3.750	98.261	98.104	97.954	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.957	98.800	98.650	3.875	98.674	98.518	98.368	2.250	91.620	91.470	91.320	3.500	100.093	99.943	99.793
4.000	99.401	99.245	99.095	4.000	99.082	98.926	98.776	2.375	92.025	91.875	91.725	3.625	100.496	100.346	100.196
4.125	99.787	99.631	99.481	4.125	99.433	99.276	99.126	2.500	91.107	90.957	90.807	Margin = 2.250	Index = 2.060		
4.250	100.499	100.327	100.202	4.250	100.001	99.830	99.705	2.625	92.057	91.907	91.757	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.898	100.726	100.601	4.375	100.365	100.193	100.068	2.750	95.690	95.540	95.390	Rate	30 Day	45 Day	60 Day
4.500	101.263	101.091	100.966	4.500	100.694	100.522	100.397	2.875	96.084	95.934	95.784	4.500	99.963	99.713	99.463
4.625	101.553	101.381	101.256	4.625	100.949	100.777	100.652	3.000	96.477	96.327	96.177	4.625	100.253	100.003	99.753
4.750	100.803	100.615	100.474	4.750	100.255	100.068	99.927	3.125	96.821	96.671	96.521	4.750	99.453	99.203	98.953
4.875	101.232	101.044	100.904	4.875	100.549	100.361	100.221	3.250	96.919	96.769	96.619	4.875	99.782	99.532	99.282
5.000	101.525	101.338	101.197	5.000	100.807	100.619	100.479	3.375	97.309	97.159	97.009	5.000	100.075	99.825	99.575
5.125	101.833	101.645	101.505	5.125	100.999	100.811	100.671	3.500	97.694	97.544	97.394	5.125	100.303	100.053	99.803
5.250	101.487	101.315	101.128	5.250	99.799	99.627	99.439	3.625	98.020	97.870	97.720	5.250	98.906	98.656	98.406
5.375	101.762	101.590	101.402	5.375	100.155	99.983	99.795	3.750	97.848	97.680	97.512	5.375	99.508	99.258	99.008
5.500	101.881	101.709	101.522	5.500	100.413	100.241	100.053	3.875	98.188	98.020	97.852	5.500	99.571	99.321	99.071
5.625	102.009	101.837	101.649	5.625	100.605	100.433	100.245	4.000	98.493	98.325	98.157	5.625	99.749	99.499	99.249
5.750	103.617	103.517	103.417	5.750	102.520	102.420	102.320	4.125	98.724	98.556	98.388	5.750	101.177	100.927	100.677

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:	3/29/2018 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	98.738	98.488	98.238	5.375	98.335	98.085	97.835
5.500	99.492	99.242	98.992	5.500	98.593	98.343	98.093
5.625	99.642	99.392	99.142	5.625	98.785	98.535	98.285
5.750	100.773	100.523	100.273	5.750	100.700	100.450	100.200

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.:

4/30/2018

45 Day Lock Exp.:

5/14/2018

60 Day Lock Exp.:

5/28/2018

W. Rate Sheet Dated: 3/29/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	98.592	98.492	98.392	4.125	100.605	100.505	100.405	3.000	97.595	97.495	97.395	3.000	97.954	97.854	97.754
3.990	99.093	98.993	98.893	4.250	101.154	101.054	100.954	3.125	98.088	97.988	97.888	3.125	98.297	98.197	98.097
4.000	99.193	99.093	98.993	4.375	101.608	101.508	101.408	3.250	98.636	98.536	98.436	3.250	98.995	98.895	98.795
4.125	99.795	99.695	99.595	4.500	102.229	102.129	102.029	3.375	99.071	98.971	98.871	3.375	99.349	99.249	99.149
4.250	100.392	100.292	100.192	4.625	102.783	102.683	102.583	3.500	99.496	99.396	99.296	3.500	99.705	99.605	99.505
4.375	101.006	100.906	100.806	4.750	103.237	103.137	103.037	3.625	99.946	99.846	99.746	3.625	100.014	99.914	99.814
4.500	101.561	101.461	101.361	4.875	103.599	103.499	103.399	3.750	100.479	100.379	100.279	3.750	100.754	100.654	100.554
4.625	102.106	102.006	101.906	4.990	103.816	103.716	103.616	3.875	101.018	100.918	100.818	3.875	101.099	100.999	100.899
4.750	102.680	102.580	102.480	5.000	103.916	103.816	103.716	3.990	101.421	101.321	101.221	3.990	101.326	101.226	101.126
4.875	103.245	103.145	103.045	5.125	104.452	104.352	104.252	4.000	101.521	101.421	101.321	4.000	101.426	101.326	101.226
4.990	103.504	103.404	103.304	5.250	104.948	104.848	104.748	4.125	101.977	101.877	101.777	4.125	101.722	101.622	101.522
5.000	103.604	103.504	103.404	5.375	105.293	105.193	105.093	4.250	102.317	102.217	102.117	4.250	102.010	101.910	101.810
5.125	104.072	103.972	103.872	5.500	105.629	105.529	105.429	4.375	102.620	102.520	102.420	4.375	102.289	102.189	102.089
5.250	104.739	104.639	104.539	5.625	105.906	105.806	105.706	4.500	102.876	102.776	102.676	4.500	102.556	102.456	102.356
5.375	105.180	105.080	104.980	5.750	106.320	106.220	106.120	4.625	103.145	103.045	102.945	4.625	102.808	102.708	102.608
5.500	105.637	105.537	105.437	5.875	106.670	106.570	106.470	4.750	103.434	103.334	103.234	4.750	102.974	102.874	102.774
5.625	106.059	105.959	105.859	5.990	106.911	106.811	106.711	4.875	103.697	103.597	103.497	4.875	103.158	103.058	102.958
5.750	106.752	106.652	106.552	6.000	107.011	106.911	106.811	4.990	103.871	103.771	103.671	4.990	103.232	103.132	103.032
5.875	107.231	107.131	107.031	6.125	107.234	107.134	107.034	5.000	103.971	103.871	103.771	5.000	103.332	103.232	103.132

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	101.715	101.615	101.515	3.000	96.976	96.876	96.776
4.875	102.229	102.129	102.029	3.125	97.443	97.343	97.243
4.990	102.607	102.507	102.407	3.250	97.712	97.612	97.512
5.000	102.707	102.607	102.507	3.375	97.985	97.885	97.785
5.125	102.961	102.861	102.761	3.500	98.409	98.309	98.209
5.250	103.196	103.096	102.996	3.625	98.848	98.748	98.648
5.375	102.678	102.578	102.478	3.750	99.208	99.108	99.008
5.500	103.200	103.100	103.000	3.875	99.671	99.571	99.471
5.625	103.479	103.379	103.279	3.990	100.012	99.912	99.812
5.750	103.736	103.636	103.536	4.000	100.112	100.012	99.912
5.875	103.682	103.577	103.460	4.125	100.534	100.434	100.334
5.990	104.111	104.005	103.888	4.250	100.767	100.667	100.567
6.000	104.211	104.105	103.988	4.375	100.968	100.868	100.768
6.125	104.478	104.373	104.256	4.500	101.138	101.038	100.938
6.250	104.721	104.615	104.498	4.625	101.390	101.290	101.190
6.375	104.525	104.417	104.315	4.750	101.582	101.482	101.382
6.500	105.004	104.896	104.794	4.875	101.751	101.651	101.551
6.625	105.230	105.122	105.021	4.990	101.838	101.738	101.638
6.750	105.431	105.323	105.221	5.000	101.938	101.838	101.738

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only 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 LLPAs*	
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 LLPAs: State; Extension; LPMI, Loan Size	

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/30/2018

45 Day Lock Exp.:

5/14/2018

60 Day Lock Exp.:

5/28/2018

W. Rate Sheet Dated: 3/29/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	96.696	96.596	96.496	3.750	94.641	94.541	94.441	4.125	99.155	99.055	98.955	4.250	98.347	98.247	98.147
3.990	97.286	97.186	97.086	3.875	95.339	95.239	95.139	4.250	99.704	99.604	99.504	4.375	98.931	98.831	98.731
4.000	97.386	97.286	97.186	3.990	95.862	95.762	95.662	4.375	100.141	100.041	99.941	4.500	99.469	99.369	99.269
4.125	98.133	98.033	97.933	4.000	95.962	95.862	95.762	4.500	100.779	100.679	100.579	4.625	99.886	99.786	99.686
4.250	98.847	98.747	98.647	4.125	96.857	96.757	96.657	4.625	101.333	101.233	101.133	4.750	100.618	100.518	100.418
4.375	99.399	99.299	99.199	4.250	97.821	97.721	97.621	4.750	101.787	101.687	101.587	4.875	101.129	101.029	100.929
4.500	99.949	99.849	99.749	4.375	98.533	98.433	98.333	4.875	102.149	102.049	101.949	4.990	101.499	101.399	101.299
4.625	100.605	100.505	100.405	4.500	99.462	99.362	99.262	4.990	102.366	102.266	102.166	5.000	101.599	101.499	101.399
4.750	101.230	101.130	101.030	4.625	100.353	100.253	100.153	5.000	102.466	102.366	102.266	5.125	101.999	101.899	101.799
4.875	101.712	101.612	101.512	4.750	101.204	101.104	101.004	5.125	103.002	102.902	102.802	5.250	102.438	102.338	102.238
4.990	102.054	101.954	101.854	4.875	101.752	101.652	101.552	5.250	103.498	103.398	103.298	5.375	102.937	102.837	102.737
5.000	102.154	102.054	101.954	4.990	102.141	102.041	101.941	5.375	103.843	103.743	103.643	5.500	103.424	103.324	103.224
5.125	102.622	102.522	102.422	5.000	102.241	102.141	102.041	5.500	104.179	104.079	103.979	5.625	103.829	103.729	103.629
5.250	103.289	103.189	103.089	5.125	102.650	102.550	102.450	5.625	104.456	104.356	104.256	5.750	104.483	104.383	104.283
5.375	103.730	103.630	103.530	5.250	103.451	103.351	103.251	5.750	104.870	104.770	104.670	5.875	104.990	104.890	104.790
5.500	104.187	104.087	103.987	5.375	103.954	103.854	103.754	5.875	105.220	105.120	105.020	5.990	105.384	105.284	105.184
5.625	104.609	104.509	104.409	5.500	104.458	104.358	104.258	5.990	105.461	105.361	105.261	6.000	105.484	105.384	105.284
5.750	105.032	104.932	104.832	5.625	104.870	104.770	104.670	6.000	105.561	105.461	105.361	6.125	105.598	105.498	105.398
5.875	105.781	105.681	105.581	5.750	105.776	105.676	105.576	6.125	105.784	105.684	105.584	6.250	105.393	105.276	105.159

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	96.976	96.876	96.776	3.000	94.547	94.447	94.347	3.000	96.454	96.354	96.254	3.000	94.287	94.187	94.087
3.125	97.443	97.343	97.243	3.125	95.226	95.126	95.026	3.125	96.797	96.697	96.597	3.125	94.955	94.855	94.755
3.250	97.712	97.612	97.512	3.250	95.652	95.552	95.452	3.250	97.495	97.395	97.295	3.250	95.391	95.291	95.191
3.375	97.985	97.885	97.785	3.375	96.078	95.978	95.878	3.375	97.849	97.749	97.649	3.375	95.808	95.708	95.608
3.500	98.409	98.309	98.209	3.500	96.703	96.603	96.503	3.500	98.205	98.105	98.005	3.500	96.443	96.343	96.243
3.625	98.848	98.748	98.648	3.625	97.318	97.218	97.118	3.625	98.514	98.414	98.314	3.625	97.047	96.947	96.847
3.750	99.208	99.108	99.008	3.750	97.825	97.725	97.625	3.750	99.154	99.054	98.954	3.750	97.554	97.454	97.354
3.875	99.671	99.571	99.471	3.875	98.519	98.419	98.319	3.875	99.599	99.499	99.399	3.875	98.238	98.138	98.038
3.990	100.012	99.912	99.812	3.990	99.067	98.967	98.867	3.990	99.826	99.726	99.626	3.990	98.787	98.687	98.587
4.000	100.112	100.012	99.912	4.000	99.167	99.067	98.967	4.000	99.926	99.826	99.726	4.000	98.887	98.787	98.687
4.125	100.534	100.434	100.334	4.125	99.754	99.654	99.554	4.125	100.222	100.122	100.022	4.125	99.473	99.373	99.273
4.250	100.767	100.667	100.567	4.250	100.128	100.028	99.928	4.250	100.510	100.410	100.310	4.250	99.828	99.728	99.628
4.375	100.968	100.868	100.768	4.375	100.466	100.366	100.266	4.375	100.789	100.689	100.589	4.375	100.165	100.065	99.965
4.500	101.138	101.038	100.938	4.500	100.869	100.769	100.669	4.500	101.056	100.956	100.856	4.500	100.568	100.468	100.368
4.625	101.390	101.290	101.190	4.625	101.390	101.290	101.190	4.625	101.308	101.208	101.108	4.625	101.089	100.989	100.889
4.750	101.582	101.482	101.382	4.750	101.711	101.611	101.511	4.750	101.474	101.374	101.274	4.750	101.401	101.301	101.201
4.875	101.751	101.651	101.551	4.875	102.004	101.904	101.804	4.875	101.658	101.558	101.458	4.875	101.724	101.624	101.524
4.990	101.838	101.738	101.638	4.990	102.210	102.110	102.010	4.990	101.732	101.632	101.532	4.990	101.929	101.829	101.729
5.000	101.938	101.838	101.738	5.000	102.310	102.210	102.110	5.000	101.832	101.732	101.632	5.000	102.029	101.929	101.829

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

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 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	
NY		High Balance	
TX		Escrow Waiver	
All Subordinate Financing		Texas Equity 50(a)(6)	
Loan Size Adjuster		Texas Equity 50(a)(4)	
\$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.:

4/30/2018

45 Day Lock Exp.:

5/14/2018

60 Day Lock Exp.:

5/28/2018

W. Rate Sheet Dated: 3/29/2018

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	97.866	97.766	97.666	3.750	98.899	98.789	98.699	2.750	96.378	96.278	96.178
3.875	98.710	98.610	98.510	3.875	99.659	99.559	99.459	2.875	97.040	96.940	96.840
3.990	99.387	99.287	99.187	3.990	100.231	100.131	100.031	2.990	97.495	97.395	97.295
4.000	99.487	99.387	99.287	4.000	100.331	100.231	100.131	3.000	97.595	97.495	97.395
4.125	99.883	99.783	99.683	4.125	100.805	100.705	100.605	3.125	98.183	98.083	97.983
4.250	100.567	100.467	100.367	4.250	101.451	101.349	101.251	3.250	98.764	98.664	98.564
4.375	101.189	101.089	100.989	4.375	102.054	101.950	101.854	3.375	99.323	99.223	99.123
4.500	101.748	101.648	101.548	4.500	102.623	102.516	102.423	3.500	99.511	99.411	99.311
4.625	102.272	102.172	102.072	4.625	102.974	102.868	102.774	3.625	100.091	99.991	99.891
4.750	102.823	102.723	102.623	4.750	103.528	103.420	103.328	3.750	100.624	100.524	100.424
4.875	103.328	103.228	103.128	4.875	104.057	103.947	103.857	3.875	101.143	101.043	100.943
4.990	103.632	103.532	103.432	4.990	104.462	104.352	104.262	3.990	101.432	101.332	101.232
5.000	103.732	103.632	103.532	5.000	104.562	104.452	104.362	4.000	101.532	101.432	101.332
5.125	104.270	104.170	104.070	5.125	104.391	104.251	104.149	4.125	102.039	101.939	101.839
5.250	104.860	104.760	104.660	5.250	104.902	104.761	104.658	4.250	102.448	102.348	102.248
5.375	105.167	105.067	104.967	5.375	105.405	105.263	105.160	4.375	102.846	102.746	102.646
5.500	105.744	105.644	105.544	5.500	105.888	105.746	105.644	4.500	103.193	103.093	102.993
5.625	106.233	106.133	106.033	5.625	106.513	106.413	106.313	4.625	103.578	103.478	103.378
5.750	106.676	106.576	106.476	5.750	107.015	106.915	106.815	4.750	103.987	103.887	103.787

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	97.170	97.070	96.970	2.750	96.034	95.934	95.834
3.875	97.920	97.820	97.720	2.875	96.696	96.596	96.496
3.990	98.597	98.497	98.397	2.990	97.151	97.051	96.951
4.000	98.697	98.597	98.497	3.000	97.251	97.151	97.051
4.125	99.093	98.993	98.893	3.125	97.839	97.739	97.639
4.250	99.777	99.677	99.577	3.250	98.201	98.101	98.001
4.375	100.399	100.299	100.199	3.375	98.760	98.660	98.560
4.500	100.958	100.858	100.758	3.500	98.948	98.848	98.748
4.625	101.412	101.312	101.212	3.625	99.528	99.428	99.328
4.750	101.963	101.863	101.763	3.750	100.061	99.961	99.861
4.875	102.468	102.368	102.268	3.875	100.580	100.480	100.380
4.990	102.163	102.063	101.963	3.990	100.260	100.160	100.060
5.000	102.263	102.163	102.063	4.000	100.360	100.260	100.160
5.125	102.801	102.701	102.601	4.125	100.867	100.767	100.667
5.250	103.391	103.291	103.191	4.250	101.276	101.176	101.076
5.375	103.698	103.598	103.498	4.375	101.674	101.574	101.474
5.500	103.275	103.175	103.075	4.500	101.958	101.858	101.758
5.625	103.764	103.664	103.564	4.625	102.281	102.181	102.081
5.750	104.207	104.107	104.007	4.750	103.987	103.887	103.787

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

Program Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

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

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

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

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



AFR Loan Center
Lockdesk e-mail: Lockdesk@afrrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 4/30/2018
45 Day Lock Exp.: 5/14/2018
60 Day Lock Exp.: 5/28/2018

W. Rate Sheet Dated: 3/29/2018

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	96.416	96.316	96.216	3.750	96.316	96.216	96.116	3.750	97.449	97.339	97.249	3.750	97.349	97.239	97.149
3.875	97.260	97.160	97.060	3.875	97.160	97.060	96.960	3.875	98.209	98.109	98.009	3.875	98.109	98.009	97.909
3.990	97.937	97.837	97.737	3.990	97.837	97.737	97.637	3.990	98.781	98.681	98.581	3.990	98.681	98.581	98.481
4.000	98.037	97.937	97.837	4.000	97.937	97.837	97.737	4.000	98.881	98.781	98.681	4.000	98.781	98.681	98.581
4.125	98.433	98.333	98.233	4.125	98.333	98.233	98.133	4.125	99.355	99.255	99.155	4.125	99.255	99.155	99.055
4.250	99.117	99.017	98.917	4.250	99.017	98.917	98.817	4.250	100.001	99.899	99.801	4.250	99.901	99.799	99.701
4.375	99.739	99.639	99.539	4.375	99.639	99.539	99.439	4.375	100.604	100.500	100.404	4.375	100.504	100.400	100.304
4.500	100.298	100.198	100.098	4.500	100.198	100.098	99.998	4.500	101.173	101.066	100.973	4.500	101.073	100.966	100.873
4.625	100.822	100.722	100.622	4.625	100.722	100.622	100.522	4.625	101.524	101.418	101.324	4.625	101.424	101.318	101.224
4.750	101.373	101.273	101.173	4.750	101.273	101.173	101.073	4.750	102.078	101.970	101.878	4.750	101.978	101.870	101.778
4.875	101.878	101.778	101.678	4.875	101.778	101.678	101.578	4.875	102.607	102.497	102.407	4.875	102.507	102.397	102.307
4.990	102.182	102.082	101.982	4.990	102.082	101.982	101.882	4.990	103.012	102.902	102.812	4.990	102.912	102.802	102.712
5.000	102.282	102.182	102.082	5.000	102.182	102.082	101.982	5.000	103.112	103.002	102.912	5.000	103.012	102.902	102.812
5.125	102.820	102.720	102.620	5.125	102.720	102.620	102.520	5.125	102.941	102.801	102.699	5.125	102.841	102.701	102.599
5.250	103.410	103.310	103.210	5.250	103.310	103.210	103.110	5.250	103.452	103.311	103.208	5.250	103.352	103.211	103.108
5.375	103.717	103.617	103.517	5.375	103.617	103.517	103.417	5.375	103.955	103.813	103.710	5.375	103.855	103.713	103.610
5.500	104.294	104.194	104.094	5.500	104.194	104.094	103.994	5.500	104.438	104.296	104.194	5.500	104.338	104.196	104.094
5.625	104.783	104.683	104.583	5.625	104.683	104.583	104.483	5.625	105.063	104.963	104.863	5.625	104.963	104.863	104.763
5.750	105.226	105.126	105.026	5.750	105.126	105.026	104.926	5.750	105.565	105.465	105.365	5.750	105.465	105.365	105.265

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.684	94.584	94.484	2.750	94.584	94.484	94.384
2.875	95.370	95.270	95.170	2.875	95.270	95.170	95.070
2.990	95.954	95.854	95.754	2.990	95.854	95.754	95.654
3.000	96.054	95.954	95.854	3.000	95.954	95.854	95.754
3.125	96.683	96.583	96.483	3.125	96.583	96.483	96.383
3.250	97.264	97.164	97.064	3.250	97.164	97.064	96.964
3.375	97.823	97.723	97.623	3.375	97.723	97.623	97.523
3.500	98.011	97.911	97.811	3.500	97.911	97.811	97.711
3.625	98.591	98.491	98.391	3.625	98.491	98.391	98.291
3.750	99.124	99.024	98.924	3.750	99.024	98.924	98.824
3.875	99.643	99.543	99.443	3.875	99.543	99.443	99.343
3.990	99.932	99.832	99.732	3.990	99.832	99.732	99.632
4.000	100.032	99.932	99.832	4.000	99.932	99.832	99.732
4.125	100.539	100.439	100.339	4.125	100.439	100.339	100.239
4.250	100.948	100.848	100.748	4.250	100.848	100.748	100.648
4.375	101.346	101.246	101.146	4.375	101.246	101.146	101.046
4.500	101.693	101.593	101.493	4.500	101.593	101.493	101.393
4.625	102.078	101.978	101.878	4.625	101.978	101.878	101.778
4.750	102.487	102.387	102.287	4.750	102.387	102.287	102.187

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	95.720	95.620	95.520	3.750	95.620	95.520	95.420	2.750	94.340	94.240	94.140	2.750	94.240	94.140	94.040
3.875	96.470	96.370	96.270	3.875	96.370	96.270	96.170	2.875	95.026	94.926	94.826	2.875	94.926	94.826	94.726
3.990	97.147	97.047	96.947	3.990	97.047	96.947	96.847	2.990	95.610	95.510	95.410	2.990	95.510	95.410	95.310
4.000	97.247	97.147	97.047	4.000	97.147	97.047	96.947	3.000	95.710	95.610	95.510	3.000	95.610	95.510	95.410
4.125	97.643	97.543	97.443	4.125	97.543	97.443	97.343	3.125	96.339	96.239	96.139	3.125	96.239	96.139	96.039
4.250	98.327	98.227	98.127	4.250	98.227	98.127	98.027	3.250	96.701	96.601	96.501	3.250	96.601	96.501	96.401
4.375	98.949	98.849	98.749	4.375	98.849	98.749	98.649	3.375	97.260	97.160	97.060	3.375	97.160	97.060	96.960
4.500	99.508	99.408	99.308	4.500	99.408	99.308	99.208	3.500	97.448	97.348	97.248	3.500	97.348	97.248	97.148
4.625	99.962	99.862	99.762	4.625	99.862	99.762	99.662	3.625	98.028	97.928	97.828	3.625	97.928	97.828	97.728
4.750	100.513	100.413	100.313	4.750	100.413	100.313	100.213	3.750	98.561	98.461	98.361	3.750	98.461	98.361	98.261
4.875	101.018	100.918	100.818	4.875	100.918	100.818	100.718	3.875	99.080	98.980	98.880	3.875	98.980	98.880	98.780
4.990	100.713	100.613	100.513	4.990	100.613	100.513	100.413	3.990	98.760	98.660	98.560	3.990	98.660	98.560	98.460
5.000	100.813	100.713	100.613	5.000	100.713	100.613	100.513	4.000	98.860	98.760	98.660	4.000	98.760	98.660	98.560
5.125	101.351	101.251	101.151	5.125	101.251	101.151	101.051	4.125	99.367	99.267	99.167	4.125	99.267	99.167	99.067
5.250	101.941	101.841	101.741	5.250	101.841	101.741	101.641	4.250	99.776	99.676	99.576	4.250	99.676	99.576	99.476
5.375	102.248	102.148	102.048	5.375	102.148	102.048	101.948	4.375	100.174	100.074	99.974	4.375	100.074	99.974	99.874
5.500	101.825	101.725	101.625	5.500	101.725	101.625	101.525	4.500	100.458	100.358	100.258	4.500	100.358	100.258	100.158
5.625	102.314	102.214	102.114	5.625	102.214	102.114	102.014	4.625	100.781	100.681	100.581	4.625	100.681	100.581	100.481
5.750	102.757	102.657	102.557	5.750	102.657	102.557	102.457	4.750	102.487	102.387	102.287	4.750	102.387	102.287	102.187

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%
High-LTV	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	-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 C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
SC Purchase or RY Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Cash-Out Refinance Texas Equity 50(a)(6) Only	
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AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

4/30/2018

45 Day Lock Exp.:

5/14/2018

60 Day Lock Exp.:

5/28/2018

W. Rate Sheet Dated: 3/29/2018

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	97.866	97.766	97.666	3.750	98.899	98.789	98.699	2.750	96.184	96.084	95.984	3.750	97.170	97.070	96.970	2.750	95.840	95.740	95.640
3.875	98.710	98.610	98.510	3.875	99.659	99.559	99.459	2.875	96.870	96.770	96.670	3.875	97.920	97.820	97.720	2.875	96.526	96.426	96.326
3.990	99.387	99.287	99.187	3.990	100.231	100.131	100.031	2.990	97.454	97.354	97.254	3.990	98.597	98.497	98.397	2.990	97.110	97.010	96.910
4.000	99.487	99.387	99.287	4.000	100.331	100.231	100.131	3.000	97.554	97.454	97.354	4.000	98.697	98.597	98.497	3.000	97.210	97.110	97.010
4.125	99.883	99.783	99.683	4.125	100.805	100.705	100.605	3.125	98.183	98.083	97.983	4.125	99.093	98.993	98.893	3.125	97.839	97.739	97.639
4.250	100.567	100.467	100.367	4.250	101.451	101.349	101.251	3.250	98.764	98.664	98.564	4.250	99.777	99.677	99.577	3.250	98.201	98.101	98.001
4.375	101.189	101.089	100.989	4.375	102.054	101.950	101.854	3.375	99.323	99.223	99.123	4.375	100.399	100.299	100.199	3.375	98.760	98.660	98.560
4.500	101.748	101.648	101.548	4.500	102.623	102.516	102.423	3.500	99.511	99.411	99.311	4.500	100.958	100.858	100.758	3.500	98.948	98.848	98.748
4.625	102.272	102.172	102.072	4.625	102.974	102.868	102.774	3.625	100.091	99.991	99.891	4.625	101.412	101.312	101.212	3.625	99.528	99.428	99.328
4.750	102.823	102.723	102.623	4.750	103.528	103.420	103.328	3.750	100.624	100.524	100.424	4.750	101.963	101.863	101.763	3.750	100.061	99.961	99.861
4.875	103.328	103.228	103.128	4.875	104.057	103.947	103.857	3.875	101.143	101.043	100.943	4.875	102.468	102.368	102.268	3.875	100.580	100.480	100.380
4.990	103.632	103.532	103.432	4.990	104.462	104.352	104.262	3.990	101.432	101.332	101.232	4.990	102.163	102.063	101.963	3.990	100.260	100.160	100.060
5.000	103.732	103.632	103.532	5.000	104.562	104.452	104.362	4.000	101.532	101.432	101.332	5.000	102.263	102.163	102.063	4.000	100.360	100.260	100.160
5.125	104.270	104.170	104.070	5.125	104.391	104.251	104.149	4.125	102.039	101.939	101.839	5.125	102.801	102.701	102.601	4.125	100.867	100.767	100.667
5.250	104.860	104.760	104.660	5.250	104.902	104.761	104.658	4.250	102.448	102.348	102.248	5.250	103.391	103.291	103.191	4.250	101.276	101.176	101.076
5.375	105.167	105.067	104.967	5.375	105.405	105.263	105.160	4.375	102.846	102.746	102.646	5.375	103.698	103.598	103.498	4.375	101.674	101.574	101.474
5.500	105.744	105.644	105.544	5.500	105.888	105.746	105.644	4.500	103.193	103.093	102.993	5.500	103.275	103.175	103.075	4.500	101.958	101.858	101.758
5.625	106.233	106.133	106.033	5.625	106.513	106.413	106.313	4.625	103.578	103.478	103.378	5.625	103.764	103.664	103.564	4.625	102.281	102.181	102.081
5.750	106.676	106.576	106.476	5.750	107.015	106.915	106.815	4.750	103.987	103.887	103.787	5.750	104.207	104.107	104.007	4.750	103.987	103.887	103.787

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.: **4/30/2018**

45 Day Lock Exp.: **5/14/2018**

60 Day Lock Exp.: **5/28/2018**

W. Rate Sheet Dated: **3/29/2018**

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	
4.000	98.168	98.114	97.926	
4.125	98.642	98.585	98.393	
4.250	99.243	99.185	98.987	
4.375	100.004	99.944	99.741	
4.500	100.532	100.470	100.262	
4.625	100.984	100.920	100.707	
4.750	101.460	101.394	101.176	
4.875	101.757	101.689	101.466	
5.000	102.076	102.007	101.777	
5.125	102.404	102.333	102.099	
5.250	102.609	102.536	102.296	
5.375	102.888	102.813	102.568	
5.500	103.100	103.023	102.773	

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	97.530	97.483	97.316	
3.625	97.972	97.923	97.751	
3.750	98.377	98.326	98.148	
3.875	98.949	98.896	98.714	
4.000	99.274	99.220	99.032	
4.125	99.511	99.455	99.262	
4.250	99.781	99.723	99.525	
4.375	100.025	99.965	99.762	
4.500	100.261	100.199	99.990	
4.625	100.506	100.442	100.229	
4.750	100.777	100.711	100.492	

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	97.668	97.624	97.468	
3.375	98.133	98.088	97.926	
3.500	98.569	98.522	98.355	
3.625	98.970	98.921	98.749	
3.750	99.338	99.287	99.110	
3.875	99.677	99.624	99.442	
4.000	99.987	99.933	99.745	
4.125	100.324	100.268	100.075	
4.250	100.643	100.584	100.386	
4.375	100.955	100.895	100.691	
4.500	101.267	101.205	100.997	
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)