



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.: 5/2/2018

45 Day Lock Exp.: 5/17/2018

60 Day Lock Exp.: 6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	98.497	98.347	98.197	3.500	97.929	97.779	97.629	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.900	98.750	98.600	3.625	98.296	98.146	97.996	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.098	99.948	99.798	3.750	99.651	99.501	99.351	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.547	100.397	100.247	3.875	100.064	99.914	99.764	2.250	94.436	94.286	94.136	3.500	101.656	101.506	101.356
4.000	100.992	100.842	100.692	4.000	100.473	100.323	100.173	2.375	94.842	94.692	94.542	3.625	102.059	101.909	101.759
4.125	101.377	101.227	101.077	4.125	100.823	100.673	100.523	2.500	93.923	93.773	93.623	Margin = 2.250		Index = 2.060	
4.250	102.167	102.042	101.902	4.250	101.470	101.345	101.205	2.625	94.873	94.723	94.573				
4.375	102.567	102.442	102.301	4.375	101.834	101.709	101.568	2.750	97.510	97.360	97.210				
4.500	102.931	102.806	102.666	4.500	102.163	102.038	101.897	2.875	97.904	97.754	97.604				
4.625	103.222	103.097	102.956	4.625	102.418	102.293	102.152	3.000	98.298	98.148	97.998				
4.750	103.347	103.247	103.106	4.750	102.599	102.499	102.358	3.125	98.641	98.491	98.341				
4.875	103.525	103.425	103.285	4.875	102.893	102.793	102.652	3.250	99.302	99.152	99.002				
5.000	104.019	103.919	103.778	5.000	103.150	103.050	102.910	3.375	99.692	99.542	99.392				
5.125	104.327	104.227	104.086	5.125	103.242	103.142	103.002	3.500	100.076	99.926	99.776				
5.250	104.542	104.355	104.073	5.250	103.424	103.236	102.955	3.625	100.403	100.253	100.103				
5.375	104.817	104.629	104.348	5.375	103.780	103.592	103.311	3.750	100.945	100.773	100.602				
5.500	104.936	104.749	104.467	5.500	104.038	103.850	103.569	3.875	101.285	101.113	100.942				
5.625	105.064	104.876	104.595	5.625	104.230	104.042	103.761	4.000	101.590	101.419	101.247				
5.750	105.728	105.628	105.528	5.750	105.551	105.451	105.351	4.125	101.821	101.650	101.478				

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	97.297	97.147	96.997	3.500	96.929	96.779	96.629	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.700	97.550	97.400	3.625	97.296	97.146	96.996	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	98.898	98.748	98.598	3.750	98.651	98.501	98.351	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.347	99.197	99.047	3.875	99.064	98.914	98.764	2.250	93.436	93.286	93.136	3.500	100.656	100.506	100.356
4.000	99.792	99.642	99.492	4.000	99.473	99.323	99.173	2.375	93.842	93.692	93.542	3.625	101.059	100.909	100.759
4.125	100.177	100.027	99.877	4.125	99.823	99.673	99.523	2.500	92.923	92.773	92.623	Margin = 2.250		Index = 2.060	
4.250	100.967	100.842	100.702	4.250	100.470	100.345	100.205	2.625	93.873	93.723	93.573	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.367	101.242	101.101	4.375	100.834	100.709	100.568	2.750	96.510	96.360	96.210	Rate	30 Day	45 Day	60 Day
4.500	101.731	101.606	101.466	4.500	101.163	101.038	100.897	2.875	96.904	96.754	96.604	4.500	100.431	100.181	99.931
4.625	102.022	101.897	101.756	4.625	101.418	101.293	101.152	3.000	97.298	97.148	96.998	4.625	100.722	100.472	100.222
4.750	102.146	102.046	101.906	4.750	101.599	101.499	101.358	3.125	97.641	97.491	97.341	4.750	100.796	100.546	100.296
4.875	102.575	102.475	102.335	4.875	101.893	101.793	101.652	3.250	98.302	98.152	98.002	4.875	101.125	100.875	100.625
5.000	102.869	102.769	102.628	5.000	102.150	102.050	101.910	3.375	98.692	98.542	98.392	5.000	101.419	101.169	100.919
5.125	103.177	103.077	102.936	5.125	102.342	102.242	102.102	3.500	99.076	98.926	98.776	5.125	101.647	101.397	101.147
5.250	104.112	103.925	103.643	5.250	102.424	102.236	101.955	3.625	99.403	99.253	99.103	5.250	101.531	101.281	101.000
5.375	104.387	104.199	103.918	5.375	102.780	102.592	102.311	3.750	99.945	99.773	99.602	5.375	102.133	101.883	101.602
5.500	104.506	104.319	104.037	5.500	103.038	102.850	102.569	3.875	100.285	100.113	99.942	5.500	102.196	101.946	101.665
5.625	104.634	104.446	104.165	5.625	103.230	103.042	102.761	4.000	100.590	100.419	100.247	5.625	102.374	102.124	101.843
5.750	105.648	105.548	105.448	5.750	104.551	104.451	104.351	4.125	100.821	100.650	100.478	5.750	103.158	102.908	102.658

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	101.363	101.113	100.831	5.375	100.960	100.710	100.429
5.500	102.117	101.867	101.586	5.500	101.218	100.968	100.686
5.625	102.267	102.017	101.736	5.625	101.410	101.160	100.878
5.750	102.799	102.549	102.299	5.750	102.731	102.481	102.231

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:	4/2/2018	5.250%

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

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



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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/2/2018

45 Day Lock Exp.:

5/17/2018

60 Day Lock Exp.:

6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	97.935	97.785	97.635	3.500	97.366	97.216	97.066	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.338	98.188	98.038	3.625	97.734	97.584	97.434	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.630	99.480	99.330	3.750	99.182	99.032	98.882	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.079	99.929	99.779	3.875	99.596	99.446	99.296	2.250	92.436	92.286	92.136	3.500	101.09	100.943	100.793
4.000	100.523	100.373	100.223	4.000	100.004	99.854	99.704	2.375	92.842	92.692	92.542	3.625	101.50	101.346	101.196
4.125	100.909	100.759	100.609	4.125	100.355	100.205	100.055	2.500	91.923	91.773	91.623	Margin = 2.250		Index = 2.060	
4.250	101.589	101.464	101.324	4.250	100.892	100.767	100.626	2.625	92.873	92.723	92.573				
4.375	101.989	101.864	101.723	4.375	101.256	101.131	100.990	2.750	95.823	95.673	95.523				
4.500	102.353	102.228	102.088	4.500	101.585	101.460	101.319	2.875	96.217	96.067	95.917				
4.625	102.644	102.519	102.378	4.625	101.839	101.714	101.574	3.000	96.610	96.460	96.310				
4.750	101.940	101.840	101.700	4.750	101.193	101.093	100.952	3.125	96.954	96.804	96.654				
4.875	102.119	102.019	101.879	4.875	101.486	101.386	101.246	3.250	98.740	98.590	98.440				
5.000	102.613	102.513	102.372	5.000	101.744	101.644	101.504	3.375	99.129	98.979	98.829				
5.125	102.920	102.820	102.680	5.125	101.836	101.736	101.596	3.500	99.514	99.364	99.214				
5.250	101.730	101.542	101.261	5.250	100.611	100.424	100.143	3.625	99.840	99.690	99.540				
5.375	102.004	101.817	101.535	5.375	100.967	100.780	100.499	3.750	100.477	100.305	100.133				
5.500	102.124	101.936	101.655	5.500	101.225	101.038	100.756	3.875	100.817	100.645	100.473				
5.625	102.251	102.064	101.783	5.625	101.417	101.230	100.948	4.000	101.122	100.950	100.778				
5.750	103.728	103.628	103.528	5.750	103.551	103.451	103.351	4.125	101.353	101.181	101.009				

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	96.735	96.585	96.435	3.500	96.366	96.216	96.066	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.138	96.988	96.838	3.625	96.734	96.584	96.434	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.430	98.280	98.130	3.750	98.182	98.032	97.882	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.879	98.729	98.579	3.875	98.596	98.446	98.296	2.250	91.686	91.536	91.386	3.500	100.093	99.943	99.793
4.000	99.323	99.173	99.023	4.000	99.004	98.854	98.704	2.375	92.092	91.942	91.792	3.625	100.496	100.346	100.196
4.125	99.709	99.559	99.409	4.125	99.355	99.205	99.055	2.500	91.173	91.023	90.873	Margin = 2.250		Index = 2.060	
4.250	100.389	100.264	100.124	4.250	99.892	99.767	99.626	2.625	92.123	91.973	91.823	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.789	100.664	100.523	4.375	100.256	100.131	99.990	2.750	95.604	95.454	95.304	Rate	30 Day	45 Day	60 Day
4.500	101.153	101.028	100.888	4.500	100.585	100.460	100.319	2.875	95.998	95.848	95.698	4.500	99.853	99.603	99.353
4.625	101.444	101.319	101.178	4.625	100.839	100.714	100.574	3.000	96.391	96.241	96.091	4.625	100.144	99.894	99.644
4.750	100.740	100.640	100.499	4.750	100.193	100.093	99.952	3.125	96.735	96.585	96.435	4.750	99.390	99.140	98.890
4.875	101.169	101.069	100.929	4.875	100.486	100.386	100.246	3.250	96.833	96.683	96.533	4.875	99.719	99.469	99.219
5.000	101.463	101.363	101.222	5.000	100.744	100.644	100.504	3.375	97.223	97.073	96.923	5.000	100.013	99.763	99.513
5.125	101.770	101.670	101.530	5.125	100.936	100.836	100.696	3.500	97.608	97.458	97.308	5.125	100.240	99.990	99.740
5.250	101.300	101.112	100.831	5.250	99.611	99.424	99.143	3.625	97.934	97.784	97.634	5.250	98.719	98.469	98.188
5.375	101.574	101.387	101.105	5.375	99.967	99.780	99.499	3.750	97.758	97.586	97.414	5.375	99.320	99.070	98.789
5.500	101.694	101.506	101.225	5.500	100.225	100.038	99.756	3.875	98.098	97.926	97.754	5.500	99.384	99.134	98.853
5.625	101.821	101.634	101.353	5.625	100.417	100.230	99.948	4.000	98.403	98.231	98.059	5.625	99.561	99.311	99.030
5.750	103.648	103.548	103.448	5.750	102.551	102.451	102.351	4.125	98.634	98.462	98.290	5.750	101.158	100.908	100.658

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:	4/2/2018 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	98.550	98.300	98.019	5.375	98.147	97.897	97.616
5.500	99.305	99.055	98.773	5.500	98.405	98.155	97.874
5.625	99.454	99.204	98.923	5.625	98.597	98.347	98.066
5.750	100.799	100.549	100.299	5.750	100.731	100.481	100.231

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.:

5/2/2018

45 Day Lock Exp.:

5/17/2018

60 Day Lock Exp.:

6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	99.287	99.187	99.087	4.125	100.539	100.439	100.339	3.000	97.720	97.620	97.520	3.000	97.965	97.865	97.765
4.125	99.888	99.788	99.688	4.250	101.069	100.969	100.869	3.125	98.213	98.113	98.013	3.125	98.298	98.198	98.098
4.250	100.486	100.386	100.286	4.375	101.670	101.570	101.470	3.250	98.730	98.630	98.530	3.250	99.037	98.937	98.837
4.375	101.068	100.968	100.868	4.500	102.185	102.085	101.984	3.375	99.165	99.065	98.965	3.375	99.389	99.289	99.189
4.500	101.624	101.524	101.424	4.625	102.733	102.633	102.531	3.500	99.590	99.490	99.390	3.500	99.740	99.640	99.540
4.625	102.169	102.069	101.969	4.750	103.170	103.070	102.969	3.625	100.040	99.940	99.840	3.625	100.044	99.944	99.844
4.750	102.723	102.623	102.523	4.875	103.591	103.491	103.390	3.750	100.502	100.402	100.302	3.750	100.758	100.658	100.558
4.875	103.308	103.208	103.108	4.990	103.840	103.740	103.640	3.875	100.937	100.837	100.737	3.875	101.101	101.001	100.901
4.990	103.393	103.293	103.193	5.000	103.940	103.840	103.740	3.990	101.402	101.302	101.202	3.990	101.324	101.224	101.124
5.000	103.493	103.393	103.293	5.125	104.475	104.375	104.275	4.000	101.502	101.402	101.302	4.000	101.424	101.324	101.224
5.125	104.054	103.954	103.854	5.250	104.935	104.835	104.735	4.125	101.882	101.782	101.682	4.125	101.712	101.612	101.512
5.250	104.701	104.601	104.501	5.375	105.279	105.179	105.079	4.250	102.210	102.110	102.010	4.250	102.020	101.920	101.820
5.375	105.122	105.022	104.922	5.500	105.603	105.503	105.403	4.375	102.504	102.404	102.304	4.375	102.301	102.201	102.101
5.500	105.570	105.470	105.370	5.625	105.879	105.779	105.679	4.500	102.776	102.676	102.576	4.500	102.565	102.465	102.365
5.625	106.010	105.910	105.809	5.750	106.277	106.177	106.076	4.625	103.161	103.061	102.961	4.625	102.806	102.706	102.606
5.750	106.683	106.583	106.482	5.875	106.626	106.526	106.425	4.750	103.446	103.346	103.246	4.750	102.968	102.868	102.768
5.875	107.141	107.041	106.939	5.990	106.854	106.754	106.653	4.875	103.702	103.602	103.502	4.875	103.148	103.048	102.948
5.990	107.493	107.393	107.292	6.000	106.954	106.854	106.753	4.990	103.875	103.775	103.675	4.990	103.221	103.121	103.021
6.000	107.593	107.493	107.392	6.125	107.173	107.073	106.972	5.000	103.975	103.875	103.775	5.000	103.321	103.221	103.121

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.625	100.907	100.807	100.705	3.000	96.881	96.781	96.681
4.750	101.572	101.472	101.371	3.125	97.323	97.223	97.123
4.875	102.071	101.971	101.870	3.250	97.586	97.486	97.386
4.990	102.424	102.324	102.222	3.375	97.892	97.792	97.692
5.000	102.524	102.424	102.322	3.500	98.339	98.239	98.139
5.125	102.755	102.655	102.554	3.625	98.757	98.657	98.557
5.250	102.175	102.075	101.973	3.750	99.106	99.006	98.906
5.375	102.661	102.561	102.459	3.875	99.567	99.467	99.367
5.500	103.161	103.061	102.959	3.990	99.905	99.805	99.705
5.625	103.415	103.315	103.213	4.000	100.005	99.905	99.805
5.750	103.110	102.997	102.880	4.125	100.403	100.303	100.203
5.875	103.634	103.521	103.404	4.250	100.627	100.527	100.427
5.990	104.038	103.925	103.808	4.375	100.822	100.722	100.622
6.000	104.138	104.025	103.908	4.500	100.990	100.890	100.790
6.125	104.383	104.270	104.153	4.625	101.266	101.166	101.066
6.250	104.017	103.913	103.811	4.750	101.454	101.354	101.254
6.375	104.531	104.427	104.326	4.875	101.620	101.520	101.420
6.500	104.989	104.886	104.784	4.990	101.707	101.607	101.507
6.625	105.195	105.091	104.989	5.000	101.807	101.707	101.607

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	-0.750	-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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/2/2018

45 Day Lock Exp.:

5/17/2018

60 Day Lock Exp.:

6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	96.570	96.470	96.370	3.750	94.561	94.461	94.361	4.125	99.089	98.989	98.889	4.250	98.348	98.248	98.148
3.990	97.188	97.088	96.988	3.875	95.221	95.121	95.021	4.250	99.619	99.519	99.419	4.375	98.927	98.827	98.727
4.000	97.288	97.188	97.088	3.990	95.727	95.627	95.527	4.375	100.058	99.958	99.858	4.500	99.444	99.344	99.244
4.125	98.029	97.929	97.829	4.000	95.827	95.727	95.627	4.500	100.735	100.635	100.534	4.625	99.901	99.801	99.701
4.250	98.724	98.624	98.524	4.125	96.793	96.693	96.593	4.625	101.283	101.183	101.081	4.750	100.638	100.538	100.438
4.375	99.263	99.163	99.063	4.250	97.722	97.622	97.522	4.750	101.720	101.620	101.519	4.875	101.146	101.046	100.946
4.500	99.878	99.778	99.678	4.375	98.507	98.407	98.307	4.875	102.079	101.979	101.878	4.990	101.495	101.395	101.295
4.625	100.530	100.430	100.330	4.500	99.430	99.330	99.230	4.990	102.390	102.290	102.190	5.000	101.595	101.495	101.395
4.750	101.150	101.050	100.950	4.625	100.316	100.216	100.116	5.000	102.490	102.390	102.290	5.125	101.995	101.895	101.795
4.875	101.612	101.512	101.412	4.750	101.148	101.048	100.948	5.125	103.025	102.925	102.825	5.250	102.497	102.397	102.297
4.990	101.943	101.843	101.743	4.875	101.659	101.559	101.459	5.250	103.485	103.385	103.285	5.375	102.995	102.895	102.795
5.000	102.043	101.943	101.843	4.990	102.037	101.937	101.837	5.375	103.829	103.729	103.629	5.500	103.465	103.365	103.265
5.125	102.604	102.504	102.404	5.000	102.137	102.037	101.937	5.500	104.153	104.053	103.953	5.625	103.865	103.765	103.665
5.250	103.251	103.151	103.051	5.125	102.560	102.460	102.360	5.625	104.429	104.329	104.229	5.750	104.496	104.396	104.295
5.375	103.672	103.572	103.472	5.250	103.436	103.336	103.236	5.750	104.827	104.727	104.626	5.875	105.001	104.901	104.800
5.500	104.120	104.020	103.920	5.375	103.903	103.803	103.703	5.875	105.176	105.076	104.975	5.990	105.375	105.275	105.174
5.625	104.560	104.460	104.359	5.500	104.397	104.297	104.197	5.990	105.404	105.304	105.203	6.000	105.475	105.375	105.274
5.750	105.233	105.133	105.032	5.625	104.842	104.742	104.640	6.000	105.504	105.404	105.303	6.125	105.598	105.498	105.396
5.875	105.691	105.591	105.489	5.750	105.746	105.646	105.545	6.125	105.723	105.623	105.522	6.250	105.394	105.277	105.160

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	96.881	96.781	96.681	3.000	94.643	94.543	94.443	3.000	96.465	96.365	96.265	3.000	94.382	94.282	94.182
3.125	97.323	97.223	97.123	3.125	95.289	95.189	95.089	3.125	96.798	96.698	96.598	3.125	95.019	94.919	94.819
3.250	97.586	97.486	97.386	3.250	95.706	95.606	95.506	3.250	97.537	97.437	97.337	3.250	95.445	95.345	95.245
3.375	97.892	97.792	97.692	3.375	96.135	96.035	95.935	3.375	97.889	97.789	97.689	3.375	95.865	95.765	95.665
3.500	98.339	98.239	98.139	3.500	96.803	96.703	96.603	3.500	98.240	98.140	98.040	3.500	96.543	96.443	96.343
3.625	98.757	98.657	98.557	3.625	97.396	97.296	97.196	3.625	98.544	98.444	98.344	3.625	97.125	97.025	96.925
3.750	99.106	99.006	98.906	3.750	97.899	97.799	97.699	3.750	99.258	99.158	99.058	3.750	97.629	97.529	97.429
3.875	99.567	99.467	99.367	3.875	98.587	98.487	98.387	3.875	99.601	99.501	99.401	3.875	98.307	98.207	98.107
3.990	99.905	99.805	99.705	3.990	99.128	99.028	98.928	3.990	99.824	99.724	99.624	3.990	98.847	98.747	98.647
4.000	100.005	99.905	99.805	4.000	99.228	99.128	99.028	4.000	99.924	99.824	99.724	4.000	98.947	98.847	98.747
4.125	100.403	100.303	100.203	4.125	99.790	99.690	99.590	4.125	100.212	100.112	100.012	4.125	99.510	99.410	99.310
4.250	100.627	100.527	100.427	4.250	100.152	100.052	99.952	4.250	100.520	100.420	100.320	4.250	99.851	99.751	99.651
4.375	100.822	100.722	100.622	4.375	100.481	100.381	100.281	4.375	100.801	100.701	100.601	4.375	100.180	100.080	99.980
4.500	100.990	100.890	100.790	4.500	100.922	100.822	100.722	4.500	101.065	100.965	100.865	4.500	100.622	100.522	100.422
4.625	101.266	101.166	101.066	4.625	101.412	101.312	101.212	4.625	101.306	101.206	101.106	4.625	101.112	101.012	100.912
4.750	101.454	101.354	101.254	4.750	101.729	101.629	101.529	4.750	101.468	101.368	101.268	4.750	101.419	101.319	101.219
4.875	101.620	101.520	101.420	4.875	102.017	101.917	101.817	4.875	101.648	101.548	101.448	4.875	101.736	101.636	101.536
4.990	101.707	101.607	101.507	4.990	102.219	102.119	102.019	4.990	101.721	101.621	101.521	4.990	101.938	101.838	101.738
5.000	101.807	101.707	101.607	5.000	102.319	102.219	102.119	5.000	101.821	101.721	101.621	5.000	102.038	101.938	101.838

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%	97.01 - 105.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms



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.:

5/2/2018

45 Day Lock Exp.:

5/17/2018

60 Day Lock Exp.:

6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	97.941	97.841	97.741	3.750	98.874	98.746	98.674	2.750	96.503	96.403	96.303
3.875	98.686	98.586	98.486	3.875	99.575	99.461	99.375	2.875	97.165	97.065	96.965
3.990	99.273	99.173	99.073	3.990	100.137	100.018	99.937	2.990	97.620	97.520	97.420
4.000	99.373	99.273	99.173	4.000	100.237	100.118	100.037	3.000	97.720	97.620	97.520
4.125	99.888	99.788	99.688	4.125	100.714	100.591	100.514	3.125	98.213	98.113	98.013
4.250	100.486	100.386	100.286	4.250	101.361	101.236	101.161	3.250	98.730	98.630	98.530
4.375	101.122	101.022	100.922	4.375	101.966	101.838	101.766	3.375	99.261	99.161	99.061
4.500	101.722	101.622	101.522	4.500	102.539	102.408	102.339	3.500	99.590	99.490	99.390
4.625	102.215	102.115	102.015	4.625	102.915	102.796	102.713	3.625	100.040	99.940	99.840
4.750	102.782	102.682	102.582	4.750	103.472	103.350	103.267	3.750	100.548	100.448	100.348
4.875	103.308	103.208	103.108	4.875	104.004	103.880	103.797	3.875	101.069	100.969	100.869
4.990	103.620	103.520	103.420	4.990	104.413	104.288	104.205	3.990	101.402	101.302	101.202
5.000	103.720	103.620	103.520	5.000	104.513	104.388	104.305	4.000	101.502	101.402	101.302
5.125	104.231	104.131	104.028	5.125	104.310	104.148	104.045	4.125	101.938	101.838	101.738
5.250	104.820	104.711	104.589	5.250	104.824	104.661	104.558	4.250	102.349	102.249	102.149
5.375	105.241	105.131	105.009	5.375	105.331	105.166	105.064	4.375	102.731	102.631	102.531
5.500	105.725	105.617	105.495	5.500	105.817	105.653	105.550	4.500	102.994	102.894	102.794
5.625	106.179	106.074	105.952	5.625	106.426	106.321	106.200	4.625	103.340	103.240	103.140
5.750	106.616	106.514	106.392	5.750	106.931	106.827	106.705	4.750	103.752	103.652	103.552

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	97.245	97.145	97.045	2.750	96.159	96.059	95.959
3.875	97.896	97.796	97.696	2.875	96.821	96.721	96.621
3.990	98.483	98.383	98.283	2.990	97.276	97.176	97.076
4.000	98.583	98.483	98.383	3.000	97.376	97.276	97.176
4.125	99.098	98.998	98.898	3.125	97.869	97.769	97.669
4.250	99.696	99.596	99.496	3.250	98.386	98.286	98.186
4.375	100.332	100.232	100.132	3.375	98.698	98.598	98.498
4.500	100.932	100.832	100.732	3.500	99.027	98.927	98.827
4.625	101.355	101.255	101.155	3.625	99.477	99.377	99.277
4.750	101.922	101.822	101.722	3.750	99.985	99.885	99.785
4.875	102.448	102.348	102.248	3.875	100.506	100.406	100.306
4.990	102.760	102.660	102.560	3.990	100.230	100.130	100.030
5.000	102.860	102.760	102.660	4.000	100.330	100.230	100.130
5.125	102.762	102.662	102.559	4.125	100.766	100.666	100.566
5.250	102.351	102.242	102.120	4.250	101.177	101.077	100.977
5.375	102.772	102.662	102.540	4.375	101.559	101.459	101.359
5.500	103.256	103.148	103.026	4.500	101.759	101.659	101.559
5.625	103.710	103.605	103.483	4.625	102.043	101.943	101.843
5.750	104.147	104.045	103.923	4.750	103.752	103.652	103.552

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.000	-0.250	-0.500	-0.500	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
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	N/A	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

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

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

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

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

5/2/2018

45 Day Lock Exp.:

5/17/2018

60 Day Lock Exp.:

6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	96.317	96.217	96.117	3.750	96.217	96.117	96.017	3.750	97.381	97.253	97.181	3.750	97.281	97.153	97.081
3.875	97.150	97.050	96.950	3.875	97.050	96.950	96.850	3.875	98.125	98.011	97.925	3.875	98.025	97.911	97.825
3.990	97.823	97.723	97.623	3.990	97.723	97.623	97.523	3.990	98.687	98.568	98.487	3.990	98.587	98.468	98.387
4.000	97.923	97.823	97.723	4.000	97.823	97.723	97.623	4.000	98.787	98.668	98.587	4.000	98.687	98.568	98.487
4.125	98.291	98.191	98.091	4.125	98.191	98.091	97.991	4.125	99.264	99.141	99.064	4.125	99.164	99.041	98.964
4.250	98.996	98.896	98.796	4.250	98.896	98.796	98.696	4.250	99.911	99.786	99.711	4.250	99.811	99.686	99.611
4.375	99.672	99.572	99.472	4.375	99.572	99.472	99.372	4.375	100.516	100.388	100.316	4.375	100.416	100.288	100.216
4.500	100.272	100.172	100.072	4.500	100.172	100.072	99.972	4.500	101.089	100.958	100.889	4.500	100.989	100.858	100.789
4.625	100.765	100.665	100.565	4.625	100.665	100.565	100.465	4.625	101.465	101.346	101.263	4.625	101.365	101.246	101.163
4.750	101.332	101.232	101.132	4.750	101.232	101.132	101.032	4.750	102.022	101.900	101.817	4.750	101.922	101.800	101.717
4.875	101.843	101.743	101.643	4.875	101.743	101.643	101.543	4.875	102.554	102.430	102.347	4.875	102.454	102.330	102.247
4.990	102.170	102.070	101.970	4.990	102.070	101.970	101.870	4.990	102.963	102.838	102.755	4.990	102.863	102.738	102.655
5.000	102.270	102.170	102.070	5.000	102.170	102.070	101.970	5.000	103.063	102.938	102.855	5.000	102.963	102.838	102.755
5.125	102.781	102.681	102.578	5.125	102.681	102.581	102.478	5.125	102.860	102.698	102.595	5.125	102.760	102.598	102.495
5.250	103.370	103.261	103.139	5.250	103.270	103.161	103.039	5.250	103.374	103.211	103.108	5.250	103.274	103.111	103.008
5.375	103.791	103.681	103.559	5.375	103.691	103.581	103.459	5.375	103.881	103.716	103.614	5.375	103.781	103.616	103.514
5.500	104.275	104.167	104.045	5.500	104.175	104.067	103.945	5.500	104.367	104.203	104.100	5.500	104.267	104.103	104.000
5.625	104.729	104.624	104.502	5.625	104.629	104.524	104.402	5.625	104.976	104.871	104.750	5.625	104.876	104.771	104.650
5.750	105.166	105.064	104.942	5.750	105.066	104.964	104.842	5.750	105.481	105.377	105.255	5.750	105.381	105.277	105.155

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.588	94.488	94.388	2.750	94.488	94.388	94.288
2.875	95.275	95.175	95.075	2.875	95.175	95.075	94.975
2.990	95.860	95.760	95.660	2.990	95.760	95.660	95.560
3.000	95.960	95.860	95.760	3.000	95.860	95.760	95.660
3.125	96.591	96.491	96.391	3.125	96.491	96.391	96.291
3.250	97.173	97.073	96.973	3.250	97.073	96.973	96.873
3.375	97.761	97.661	97.561	3.375	97.661	97.561	97.461
3.500	97.930	97.830	97.730	3.500	97.830	97.730	97.630
3.625	98.513	98.413	98.313	3.625	98.413	98.313	98.213
3.750	99.048	98.948	98.848	3.750	98.948	98.848	98.748
3.875	99.569	99.469	99.369	3.875	99.469	99.369	99.269
3.990	99.829	99.729	99.629	3.990	99.729	99.629	99.529
4.000	99.929	99.829	99.729	4.000	99.829	99.729	99.629
4.125	100.438	100.338	100.238	4.125	100.338	100.238	100.138
4.250	100.849	100.749	100.649	4.250	100.749	100.649	100.549
4.375	101.231	101.131	101.031	4.375	101.131	101.031	100.931
4.500	101.494	101.394	101.294	4.500	101.394	101.294	101.194
4.625	101.840	101.740	101.640	4.625	101.740	101.640	101.540
4.750	102.252	102.152	102.052	4.750	102.152	102.052	101.952

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	95.621	95.521	95.421	3.750	95.521	95.421	95.321	2.750	94.244	94.144	94.044	2.750	94.144	94.044	93.944
3.875	96.360	96.260	96.160	3.875	96.260	96.160	96.060	2.875	94.931	94.831	94.731	2.875	94.831	94.731	94.631
3.990	97.033	96.933	96.833	3.990	96.933	96.833	96.733	2.990	95.516	95.416	95.316	2.990	95.416	95.316	95.216
4.000	97.133	97.033	96.933	4.000	97.033	96.933	96.833	3.000	95.616	95.516	95.416	3.000	95.516	95.416	95.316
4.125	97.501	97.401	97.301	4.125	97.401	97.301	97.201	3.125	96.247	96.147	96.047	3.125	96.147	96.047	95.947
4.250	98.206	98.106	98.006	4.250	98.106	98.006	97.906	3.250	96.829	96.729	96.629	3.250	96.729	96.629	96.529
4.375	98.882	98.782	98.682	4.375	98.782	98.682	98.582	3.375	97.198	97.098	96.998	3.375	97.098	96.998	96.898
4.500	99.482	99.382	99.282	4.500	99.382	99.282	99.182	3.500	97.367	97.267	97.167	3.500	97.267	97.167	97.067
4.625	99.905	99.805	99.705	4.625	99.805	99.705	99.605	3.625	97.950	97.850	97.750	3.625	97.850	97.750	97.650
4.750	100.472	100.372	100.272	4.750	100.372	100.272	100.172	3.750	98.485	98.385	98.285	3.750	98.385	98.285	98.185
4.875	100.983	100.883	100.783	4.875	100.883	100.783	100.683	3.875	99.006	98.906	98.806	3.875	98.906	98.806	98.706
4.990	101.310	101.210	101.110	4.990	101.210	101.110	101.010	3.990	98.657	98.557	98.457	3.990	98.557	98.457	98.357
5.000	101.410	101.310	101.210	5.000	101.310	101.210	101.110	4.000	98.757	98.657	98.557	4.000	98.657	98.557	98.457
5.125	101.312	101.212	101.109	5.125	101.212	101.112	101.009	4.125	99.266	99.166	99.066	4.125	99.166	99.066	98.966
5.250	100.901	100.792	100.670	5.250	100.801	100.692	100.570	4.250	99.677	99.577	99.477	4.250	99.577	99.477	99.377
5.375	101.322	101.212	101.090	5.375	101.222	101.112	100.990	4.375	100.059	99.959	99.859	4.375	99.859	99.759	99.659
5.500	101.806	101.698	101.576	5.500	101.706	101.598	101.476	4.500	100.259	100.159	100.059	4.500	100.159	100.059	99.959
5.625	102.260	102.155	102.033	5.625	102.160	102.055	101.933	4.625	100.543	100.443	100.343	4.625	100.443	100.343	100.243
5.750	102.697	102.595	102.473	5.750	102.597	102.495	102.373	4.750	102.252	102.152	102.052	4.750	102.152	102.052	101.952

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	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

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

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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		



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.:

5/2/2018

45 Day Lock Exp.:

5/17/2018

60 Day Lock Exp.:

6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	97.767	97.667	97.567	3.750	98.831	98.703	98.631	2.750	96.088	95.988	95.888	3.750	97.071	96.971	96.871	2.750	95.744	95.644	95.544
3.875	98.600	98.500	98.400	3.875	99.575	99.461	99.375	2.875	96.775	96.675	96.575	3.875	97.810	97.710	97.610	2.875	96.431	96.331	96.231
3.990	99.273	99.173	99.073	3.990	100.137	100.018	99.937	2.990	97.360	97.260	97.160	3.990	98.483	98.383	98.283	2.990	97.016	96.916	96.816
4.000	99.373	99.273	99.173	4.000	100.237	100.118	100.037	3.000	97.460	97.360	97.260	4.000	98.583	98.483	98.383	3.000	97.116	97.016	96.916
4.125	99.741	99.641	99.541	4.125	100.714	100.591	100.514	3.125	98.091	97.991	97.891	4.125	98.951	98.851	98.751	3.125	97.747	97.647	97.547
4.250	100.446	100.346	100.246	4.250	101.361	101.236	101.161	3.250	98.673	98.573	98.473	4.250	99.656	99.556	99.456	3.250	98.329	98.229	98.129
4.375	101.122	101.022	100.922	4.375	101.966	101.838	101.766	3.375	99.261	99.161	99.061	4.375	100.332	100.232	100.132	3.375	98.698	98.598	98.498
4.500	101.722	101.622	101.522	4.500	102.539	102.408	102.339	3.500	99.430	99.330	99.230	4.500	100.932	100.832	100.732	3.500	98.867	98.767	98.667
4.625	102.215	102.115	102.015	4.625	102.915	102.796	102.713	3.625	100.013	99.913	99.813	4.625	101.355	101.255	101.155	3.625	99.450	99.350	99.250
4.750	102.782	102.682	102.582	4.750	103.472	103.350	103.267	3.750	100.548	100.448	100.348	4.750	101.922	101.822	101.722	3.750	99.985	99.885	99.785
4.875	103.293	103.193	103.093	4.875	104.004	103.880	103.797	3.875	101.069	100.969	100.869	4.875	102.433	102.333	102.233	3.875	100.506	100.406	100.306
4.990	103.620	103.520	103.420	4.990	104.413	104.288	104.205	3.990	101.329	101.229	101.129	4.990	102.760	102.660	102.560	3.990	100.157	100.057	99.957
5.000	103.720	103.620	103.520	5.000	104.513	104.388	104.305	4.000	101.429	101.329	101.229	5.000	102.860	102.760	102.660	4.000	100.257	100.157	100.057
5.125	104.231	104.131	104.028	5.125	104.310	104.148	104.045	4.125	101.938	101.838	101.738	5.125	102.762	102.662	102.559	4.125	100.766	100.666	100.566
5.250	104.820	104.711	104.589	5.250	104.824	104.661	104.558	4.250	102.349	102.249	102.149	5.250	102.351	102.242	102.120	4.250	101.177	101.077	100.977
5.375	105.241	105.131	105.009	5.375	105.331	105.166	105.064	4.375	102.731	102.631	102.531	5.375	102.772	102.662	102.540	4.375	101.559	101.459	101.359
5.500	105.725	105.617	105.495	5.500	105.817	105.653	105.550	4.500	102.994	102.894	102.794	5.500	103.256	103.148	103.026	4.500	101.759	101.659	101.559
5.625	106.179	106.074	105.952	5.625	106.426	106.321	106.200	4.625	103.340	103.240	103.140	5.625	103.710	103.605	103.483	4.625	102.043	101.943	101.843
5.750	106.616	106.514	106.392	5.750	106.931	106.827	106.705	4.750	103.752	103.652	103.552	5.750	104.147	104.045	103.923	4.750	103.752	103.652	103.552

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.: 5/2/2018

45 Day Lock Exp.: 5/17/2018

60 Day Lock Exp.: 6/1/2018

W. Rate Sheet Dated: 4/2/2018

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	98.152	98.098	97.910	
4.125	98.616	98.560	98.367	
4.250	99.213	99.154	98.957	
4.375	99.969	99.909	99.706	
4.500	100.492	100.430	100.221	
4.625	100.940	100.876	100.662	
4.750	101.416	101.351	101.132	
4.875	101.715	101.647	101.423	
5.000	102.062	101.992	101.763	
5.125	102.392	102.321	102.086	
5.250	102.597	102.524	102.284	
5.375	102.877	102.802	102.558	
5.500	103.093	103.016	102.766	

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	97.467	97.420	97.253	
3.625	97.910	97.860	97.688	
3.750	98.311	98.260	98.083	
3.875	98.917	98.864	98.681	
4.000	99.243	99.189	99.001	
4.125	99.481	99.424	99.232	
4.250	99.753	99.694	99.496	
4.375	99.999	99.938	99.735	
4.500	100.230	100.168	99.959	
4.625	100.477	100.413	100.200	
4.750	100.747	100.682	100.463	

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	97.659	97.615	97.459	
3.375	98.122	98.076	97.915	
3.500	98.556	98.508	98.342	
3.625	98.957	98.907	98.735	
3.750	99.325	99.274	99.097	
3.875	99.664	99.611	99.429	
4.000	99.975	99.920	99.733	
4.125	100.313	100.257	100.064	
4.250	100.627	100.568	100.370	
4.375	100.939	100.878	100.675	
4.500	101.251	101.189	100.981	
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 <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)