



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.: 5/3/2018

45 Day Lock Exp.: 5/18/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/3/2018

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	98.575	98.425	98.275	3.500	98.007	97.857	97.707	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.978	98.828	98.678	3.625	98.374	98.224	98.074	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.161	100.005	99.855	3.750	99.714	99.557	99.407	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.610	100.454	100.304	3.875	100.127	99.971	99.821	2.250	94.487	94.337	94.187	3.500	101.656	101.506	101.356
4.000	101.054	100.898	100.748	4.000	100.536	100.379	100.229	2.375	94.893	94.743	94.593	3.625	102.059	101.909	101.759
4.125	101.440	101.284	101.134	4.125	100.886	100.730	100.580	2.500	93.974	93.824	93.674	Margin = 2.250		Index = 2.090	
4.250	102.214	102.058	101.917	4.250	101.517	101.361	101.220	2.625	94.924	94.774	94.624				
4.375	102.614	102.457	102.317	4.375	101.881	101.725	101.584	2.750	97.581	97.431	97.281				
4.500	102.978	102.822	102.681	4.500	102.210	102.053	101.913	2.875	97.975	97.825	97.675				
4.625	103.269	103.112	102.972	4.625	102.464	102.308	102.168	3.000	98.368	98.218	98.068				
4.750	103.394	103.222	103.081	4.750	102.630	102.458	102.318	3.125	98.712	98.562	98.412				
4.875	103.557	103.385	103.244	4.875	102.924	102.752	102.611	3.250	99.357	99.207	99.057				
5.000	104.050	103.878	103.738	5.000	103.182	103.010	102.869	3.375	99.746	99.596	99.446				
5.125	104.358	104.186	104.045	5.125	103.274	103.102	102.961	3.500	100.131	99.981	99.831				
5.250	104.542	104.355	104.089	5.250	103.424	103.236	102.971	3.625	100.458	100.308	100.158				
5.375	104.817	104.629	104.364	5.375	103.780	103.592	103.327	3.750	100.988	100.820	100.652				
5.500	104.936	104.749	104.483	5.500	104.038	103.850	103.585	3.875	101.328	101.160	100.992				
5.625	105.064	104.876	104.611	5.625	104.230	104.042	103.777	4.000	101.633	101.465	101.297				
5.750	105.697	105.597	105.497	5.750	105.520	105.420	105.320	4.125	101.864	101.696	101.528				

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	97.375	97.225	97.075	3.500	97.007	96.857	96.707	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.778	97.628	97.478	3.625	97.374	97.224	97.074	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	98.961	98.805	98.655	3.750	98.714	98.557	98.407	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.410	99.254	99.104	3.875	99.127	98.971	98.821	2.250	93.487	93.337	93.187	3.500	100.656	100.506	100.356
4.000	99.854	99.698	99.548	4.000	99.536	99.379	99.229	2.375	93.893	93.743	93.593	3.625	101.059	100.909	100.759
4.125	100.240	100.084	99.934	4.125	99.886	99.730	99.580	2.500	92.974	92.824	92.674	Margin = 2.250		Index = 2.090	
4.250	101.014	100.858	100.717	4.250	100.517	100.361	100.220	2.625	93.924	93.774	93.624	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.414	101.257	101.117	4.375	100.881	100.725	100.584	2.750	96.581	96.431	96.281	Rate	30 Day	45 Day	60 Day
4.500	101.778	101.622	101.481	4.500	101.210	101.053	100.913	2.875	96.975	96.825	96.675	4.500	100.478	100.228	99.978
4.625	102.069	101.912	101.772	4.625	101.464	101.308	101.168	3.000	97.368	97.218	97.068	4.625	100.769	100.519	100.269
4.750	102.178	102.006	101.865	4.750	101.630	101.458	101.318	3.125	97.712	97.562	97.412	4.750	100.828	100.578	100.328
4.875	102.607	102.435	102.294	4.875	101.924	101.752	101.611	3.250	98.357	98.207	98.057	4.875	101.157	100.907	100.657
5.000	102.900	102.728	102.588	5.000	102.182	102.010	101.869	3.375	98.746	98.596	98.446	5.000	101.450	101.200	100.950
5.125	103.208	103.036	102.895	5.125	102.374	102.202	102.061	3.500	99.131	98.981	98.831	5.125	101.678	101.428	101.178
5.250	104.112	103.925	103.659	5.250	102.424	102.236	101.971	3.625	99.458	99.308	99.158	5.250	101.531	101.281	101.015
5.375	104.387	104.199	103.934	5.375	102.780	102.592	102.327	3.750	99.988	99.820	99.652	5.375	102.133	101.883	101.617
5.500	104.506	104.319	104.053	5.500	103.038	102.850	102.585	3.875	100.328	100.160	99.992	5.500	102.196	101.946	101.680
5.625	104.634	104.446	104.181	5.625	103.230	103.042	102.777	4.000	100.633	100.465	100.297	5.625	102.374	102.124	101.858
5.750	105.617	105.517	105.417	5.750	104.520	104.420	104.320	4.125	100.864	100.696	100.528	5.750	103.127	102.877	102.627

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	100.847	5.375	100.960	100.710	100.444
5.500	102.117	101.867	101.602	5.500	101.218	100.968	100.702
5.625	102.267	102.017	101.751	5.625	101.410	101.160	100.894
5.750	102.768	102.518	102.268	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:	4/3/2018 5.250%

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

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



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30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/3/2018

5/18/2018

6/4/2018

W. Rate Sheet Dated: 4/3/2018

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	98.013	97.863	97.713	3.500	97.444	97.294	97.144	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.416	98.266	98.116	3.625	97.812	97.662	97.512	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.692	99.536	99.386	3.750	99.245	99.089	98.939	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.141	99.985	99.835	3.875	99.658	99.502	99.352	2.250	92.487	92.337	92.187	3.500	101.09	100.943	100.793
4.000	100.585	100.429	100.279	4.000	100.067	99.911	99.761	2.375	92.893	92.743	92.593	3.625	101.50	101.346	101.196
4.125	100.971	100.815	100.665	4.125	100.417	100.261	100.111	2.500	91.974	91.824	91.674	Margin = 2.250		Index = 2.090	
4.250	101.636	101.480	101.339	4.250	100.939	100.783	100.642	2.625	92.924	92.774	92.624				
4.375	102.036	101.879	101.739	4.375	101.303	101.146	101.006	2.750	95.893	95.743	95.593				
4.500	102.400	102.244	102.103	4.500	101.632	101.475	101.335	2.875	96.287	96.137	95.987				
4.625	102.690	102.534	102.394	4.625	101.886	101.730	101.589	3.000	96.680	96.530	96.380				
4.750	101.987	101.815	101.675	4.750	101.224	101.052	100.912	3.125	97.024	96.874	96.724				
4.875	102.150	101.979	101.838	4.875	101.518	101.346	101.205	3.250	98.794	98.644	98.494				
5.000	102.644	102.472	102.331	5.000	101.775	101.604	101.463	3.375	99.184	99.034	98.884				
5.125	102.952	102.780	102.639	5.125	101.867	101.696	101.555	3.500	99.569	99.419	99.269				
5.250	101.730	101.542	101.276	5.250	100.611	100.424	100.158	3.625	99.895	99.745	99.595				
5.375	102.004	101.817	101.551	5.375	100.967	100.780	100.514	3.750	100.520	100.352	100.184				
5.500	102.124	101.936	101.671	5.500	101.225	101.038	100.772	3.875	100.860	100.692	100.524				
5.625	102.251	102.064	101.798	5.625	101.417	101.230	100.964	4.000	101.165	100.997	100.829				
5.750	103.697	103.597	103.497	5.750	103.520	103.420	103.320	4.125	101.396	101.228	101.060				

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	96.813	96.663	96.513	3.500	96.444	96.294	96.144	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.216	97.066	96.916	3.625	96.812	96.662	96.512	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.492	98.336	98.186	3.750	98.245	98.089	97.939	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.941	98.785	98.635	3.875	98.658	98.502	98.352	2.250	91.737	91.587	91.437	3.500	100.093	99.943	99.793
4.000	99.385	99.229	99.079	4.000	99.067	98.911	98.761	2.375	92.143	91.993	91.843	3.625	100.496	100.346	100.196
4.125	99.771	99.615	99.465	4.125	99.417	99.261	99.111	2.500	91.224	91.074	90.924	Margin = 2.250		Index = 2.090	
4.250	100.436	100.280	100.139	4.250	99.939	99.783	99.642	2.625	92.174	92.024	91.874	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.836	100.679	100.539	4.375	100.303	100.146	100.006	2.750	95.674	95.524	95.374	Rate	30 Day	45 Day	60 Day
4.500	101.200	101.044	100.903	4.500	100.632	100.475	100.335	2.875	96.068	95.918	95.768	4.500	99.900	99.650	99.400
4.625	101.490	101.334	101.194	4.625	100.886	100.730	100.589	3.000	96.462	96.312	96.162	4.625	100.190	99.940	99.690
4.750	100.771	100.599	100.459	4.750	100.224	100.052	99.912	3.125	96.805	96.655	96.505	4.750	99.421	99.171	98.921
4.875	101.200	101.029	100.888	4.875	100.518	100.346	100.205	3.250	96.888	96.738	96.588	4.875	99.750	99.500	99.250
5.000	101.494	101.322	101.181	5.000	100.775	100.604	100.463	3.375	97.278	97.128	96.978	5.000	100.044	99.794	99.544
5.125	101.802	101.630	101.489	5.125	100.967	100.796	100.655	3.500	97.662	97.512	97.362	5.125	100.272	100.022	99.772
5.250	101.300	101.112	100.846	5.250	99.611	99.424	99.158	3.625	97.989	97.839	97.689	5.250	98.719	98.469	98.203
5.375	101.574	101.387	101.121	5.375	99.967	99.780	99.514	3.750	97.801	97.633	97.465	5.375	99.320	99.070	98.804
5.500	101.694	101.506	101.241	5.500	100.225	100.038	99.772	3.875	98.141	97.973	97.805	5.500	99.384	99.134	98.868
5.625	101.821	101.634	101.368	5.625	100.417	100.230	99.964	4.000	98.446	98.278	98.110	5.625	99.561	99.311	99.045
5.750	103.617	103.517	103.417	5.750	102.520	102.420	102.320	4.125	98.677	98.509	98.341	5.750	101.127	100.877	100.627

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:	4/3/2018 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	98.035	5.375	98.147	97.897	97.632
5.500	99.305	99.055	98.789	5.500	98.405	98.155	97.890
5.625	99.454	99.204	98.939	5.625	98.597	98.347	98.082
5.750	100.768	100.518	100.268	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	
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline 11A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

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Lockdesk Hours:

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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/3/2018

45 Day Lock Exp.:

5/18/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/3/2018

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	99.163	99.063	98.963	4.250	101.078	100.978	100.878	3.000	97.627	97.527	97.427	3.000	98.023	97.923	97.823
4.125	99.765	99.665	99.565	4.375	101.511	101.411	101.311	3.125	98.119	98.019	97.919	3.125	98.356	98.256	98.156
4.250	100.362	100.262	100.162	4.500	102.178	102.078	101.978	3.250	98.605	98.505	98.405	3.250	99.064	98.964	98.864
4.375	100.913	100.813	100.713	4.625	102.726	102.626	102.526	3.375	99.040	98.940	98.840	3.375	99.415	99.315	99.215
4.500	101.469	101.369	101.269	4.750	103.163	103.063	102.963	3.500	99.466	99.366	99.266	3.500	99.766	99.666	99.566
4.625	102.014	101.914	101.814	4.875	103.522	103.422	103.322	3.625	99.916	99.816	99.716	3.625	100.071	99.971	99.871
4.750	102.593	102.493	102.393	4.990	103.726	103.626	103.526	3.750	100.426	100.326	100.226	3.750	100.786	100.686	100.586
4.875	103.153	103.053	102.953	5.000	103.826	103.726	103.626	3.875	100.962	100.862	100.762	3.875	101.125	101.025	100.925
4.990	103.383	103.283	103.183	5.125	104.360	104.260	104.160	3.990	101.359	101.259	101.159	3.990	101.348	101.248	101.148
5.000	103.483	103.383	103.283	5.250	104.819	104.719	104.619	4.000	101.459	101.359	101.259	4.000	101.448	101.348	101.248
5.125	103.939	103.839	103.739	5.375	105.162	105.062	104.962	4.125	101.906	101.806	101.706	4.125	101.737	101.637	101.537
5.250	104.584	104.484	104.384	5.500	105.487	105.387	105.287	4.250	102.233	102.133	102.033	4.250	102.048	101.939	101.822
5.375	105.004	104.904	104.804	5.625	105.763	105.663	105.563	4.375	102.529	102.429	102.329	4.375	102.326	102.217	102.100
5.500	105.452	105.352	105.252	5.750	106.161	106.061	105.959	4.500	102.802	102.702	102.602	4.500	102.590	102.481	102.364
5.625	105.895	105.794	105.693	5.875	106.510	106.410	106.308	4.625	103.186	103.086	102.985	4.625	102.830	102.721	102.604
5.750	106.567	106.467	106.365	5.990	106.735	106.635	106.533	4.750	103.471	103.371	103.270	4.750	102.993	102.884	102.767
5.875	107.025	106.924	106.822	6.000	106.835	106.735	106.633	4.875	103.727	103.627	103.526	4.875	103.172	103.063	102.946
5.990	107.377	107.276	107.175	6.125	107.057	106.957	106.855	4.990	103.900	103.800	103.699	4.990	103.245	103.136	103.019
6.000	107.477	107.376	107.275	6.250	107.030	106.911	106.794	5.000	104.000	103.900	103.799	5.000	103.345	103.236	103.119

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	100.901	100.801	100.701	3.000	96.939	96.839	96.739
4.750	101.565	101.465	101.365	3.125	97.381	97.281	97.181
4.875	102.064	101.964	101.864	3.250	97.644	97.544	97.444
4.990	102.417	102.317	102.217	3.375	97.919	97.819	97.719
5.000	102.517	102.417	102.317	3.500	98.365	98.265	98.165
5.125	102.748	102.648	102.548	3.625	98.783	98.683	98.583
5.250	102.958	102.858	102.758	3.750	99.131	99.031	98.931
5.375	103.143	103.043	102.943	3.875	99.592	99.492	99.392
5.500	103.404	103.304	103.204	3.990	99.930	99.830	99.730
5.625	103.699	103.599	103.499	4.000	100.030	99.930	99.830
5.750	103.994	103.894	103.794	4.125	100.428	100.328	100.228
5.875	104.317	104.217	104.117	4.250	100.852	100.752	100.652
5.990	104.667	104.567	104.467	4.375	101.307	101.207	101.107
6.000	105.044	104.944	104.844	4.500	101.794	101.694	101.594
6.125	105.459	105.359	105.259	4.625	102.319	102.219	102.119
6.250	105.914	105.814	105.714	4.750	102.879	102.779	102.679
6.375	106.419	106.319	106.219	4.875	103.474	103.374	103.274
6.500	106.964	106.864	106.764	4.990	104.104	104.004	103.904
6.625	107.549	107.449	107.349	5.000	104.774	104.674	104.574

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 buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/3/2018

45 Day Lock Exp.:

5/18/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/3/2018

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	96.579	96.479	96.379	3.750	94.665	94.565	94.465	4.250	99.628	99.528	99.428	4.250	98.358	98.258	98.158
3.990	97.198	97.098	96.998	3.875	95.325	95.225	95.125	4.375	100.061	99.961	99.861	4.375	98.937	98.837	98.737
4.000	97.298	97.198	97.098	3.990	95.923	95.823	95.723	4.500	100.728	100.628	100.528	4.500	99.451	99.351	99.251
4.125	98.039	97.939	97.839	4.000	96.023	95.923	95.823	4.625	101.276	101.176	101.076	4.625	99.894	99.794	99.694
4.250	98.734	98.634	98.534	4.125	97.022	96.922	96.822	4.750	101.713	101.613	101.513	4.750	100.630	100.530	100.430
4.375	99.271	99.171	99.071	4.250	97.951	97.851	97.751	4.875	102.072	101.972	101.872	4.875	101.137	101.037	100.937
4.500	99.873	99.773	99.673	4.375	98.597	98.497	98.397	4.990	102.276	102.176	102.076	4.990	101.485	101.385	101.285
4.625	100.524	100.424	100.324	4.500	99.519	99.419	99.319	5.000	102.376	102.276	102.176	5.000	101.585	101.485	101.385
4.750	101.143	101.043	100.943	4.625	100.404	100.304	100.204	5.125	102.910	102.810	102.710	5.125	101.984	101.884	101.784
4.875	101.603	101.503	101.403	4.750	101.235	101.135	101.035	5.250	103.369	103.269	103.169	5.250	102.381	102.281	102.181
4.990	101.933	101.833	101.733	4.875	101.745	101.645	101.545	5.375	103.712	103.612	103.512	5.375	102.879	102.779	102.679
5.000	102.033	101.933	101.833	4.990	102.121	102.021	101.921	5.500	104.037	103.937	103.837	5.500	103.349	103.249	103.149
5.125	102.489	102.389	102.289	5.000	102.221	102.121	102.021	5.625	104.313	104.213	104.113	5.625	103.749	103.649	103.549
5.250	103.134	103.034	102.934	5.125	102.620	102.520	102.420	5.750	104.711	104.611	104.509	5.750	104.380	104.279	104.177
5.375	103.554	103.454	103.354	5.250	103.413	103.313	103.213	5.875	105.060	104.960	104.858	5.875	104.885	104.785	104.683
5.500	104.002	103.902	103.802	5.375	103.881	103.781	103.681	5.990	105.285	105.185	105.083	5.990	105.259	105.159	105.057
5.625	104.445	104.344	104.243	5.500	104.375	104.275	104.175	6.000	105.385	105.285	105.183	6.000	105.359	105.259	105.157
5.750	105.117	105.017	104.915	5.625	104.788	104.688	104.588	6.125	105.607	105.507	105.405	6.125	105.598	105.497	105.396
5.875	105.575	105.474	105.372	5.750	105.693	105.592	105.491	6.250	105.580	105.461	105.344	6.250	105.276	105.159	105.042

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	96.939	96.839	96.739	3.000	94.607	94.507	94.407	3.000	96.523	96.423	96.323	3.000	94.346	94.246	94.146
3.125	97.381	97.281	97.181	3.125	95.254	95.154	95.054	3.125	96.856	96.756	96.656	3.125	94.983	94.883	94.783
3.250	97.644	97.544	97.444	3.250	95.670	95.570	95.470	3.250	97.564	97.464	97.364	3.250	95.410	95.310	95.210
3.375	97.919	97.819	97.719	3.375	96.089	95.989	95.889	3.375	97.915	97.815	97.715	3.375	95.819	95.719	95.619
3.500	98.365	98.265	98.165	3.500	96.751	96.651	96.551	3.500	98.266	98.166	98.066	3.500	96.491	96.391	96.291
3.625	98.783	98.683	98.583	3.625	97.344	97.244	97.144	3.625	98.571	98.471	98.371	3.625	97.073	96.973	96.873
3.750	99.131	99.031	98.931	3.750	97.849	97.749	97.649	3.750	99.286	99.186	99.086	3.750	97.579	97.479	97.379
3.875	99.592	99.492	99.392	3.875	98.534	98.434	98.334	3.875	99.625	99.525	99.425	3.875	98.253	98.153	98.053
3.990	99.930	99.830	99.730	3.990	99.075	98.975	98.875	3.990	99.848	99.748	99.648	3.990	98.795	98.695	98.595
4.000	100.030	99.930	99.830	4.000	99.175	99.075	98.975	4.000	99.948	99.848	99.748	4.000	98.895	98.795	98.695
4.125	100.428	100.328	100.228	4.125	99.737	99.637	99.537	4.125	100.237	100.137	100.037	4.125	99.456	99.356	99.256
4.250	100.652	100.552	100.452	4.250	100.098	99.998	99.898	4.250	100.548	100.448	100.348	4.250	99.798	99.698	99.598
4.375	100.847	100.747	100.647	4.375	100.427	100.327	100.227	4.375	100.826	100.726	100.626	4.375	100.127	100.027	99.927
4.500	101.014	100.914	100.814	4.500	100.884	100.784	100.684	4.500	101.090	100.990	100.890	4.500	100.584	100.484	100.384
4.625	101.290	101.190	101.090	4.625	101.374	101.274	101.174	4.625	101.330	101.230	101.130	4.625	101.073	100.973	100.873
4.750	101.479	101.379	101.278	4.750	101.691	101.591	101.491	4.750	101.493	101.393	101.293	4.750	101.381	101.281	101.181
4.875	101.644	101.544	101.444	4.875	101.976	101.876	101.776	4.875	101.672	101.572	101.472	4.875	101.695	101.595	101.495
4.990	101.732	101.632	101.531	4.990	102.181	102.081	101.981	4.990	101.745	101.645	101.545	4.990	101.901	101.801	101.701
5.000	101.832	101.732	101.631	5.000	102.281	102.181	102.081	5.000	101.845	101.745	101.645	5.000	102.001	101.901	101.801

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

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	-0.250
\$0 - \$49,999	-2.500		
\$50,000 - \$85,000	-1.375		
\$85,001 - \$125,000	-0.500		
\$125,001 - \$175,000	-0.375		
\$175,001 - \$275,000	0.000		
\$275,001 up to HB	0.125		



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afnwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/3/2018

45 Day Lock Exp.:

5/18/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/3/2018

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	97.838	97.738	97.638	3.750	98.891	98.778	98.691	2.750	96.409	96.309	96.209
3.875	98.653	98.553	98.453	3.875	99.621	99.507	99.421	2.875	97.071	96.971	96.871
3.990	99.349	99.249	99.149	3.990	100.188	100.069	99.988	2.990	97.527	97.427	97.327
4.000	99.449	99.349	99.249	4.000	100.288	100.169	100.088	3.000	97.627	97.527	97.427
4.125	99.776	99.676	99.576	4.125	100.761	100.638	100.561	3.125	98.167	98.067	97.967
4.250	100.479	100.379	100.279	4.250	101.407	101.282	101.207	3.250	98.750	98.650	98.550
4.375	101.153	101.053	100.953	4.375	102.011	101.883	101.810	3.375	99.319	99.219	99.119
4.500	101.750	101.650	101.550	4.500	102.582	102.451	102.378	3.500	99.474	99.374	99.274
4.625	102.214	102.114	102.014	4.625	102.926	102.815	102.720	3.625	100.057	99.957	99.857
4.750	102.778	102.678	102.578	4.750	103.481	103.368	103.273	3.750	100.592	100.492	100.392
4.875	103.287	103.187	103.087	4.875	104.011	103.896	103.801	3.875	101.112	101.012	100.912
4.990	103.612	103.512	103.412	4.990	104.418	104.302	104.208	3.990	101.372	101.272	101.172
5.000	103.712	103.612	103.512	5.000	104.518	104.402	104.308	4.000	101.472	101.372	101.272
5.125	104.212	104.097	103.980	5.125	104.777	104.699	103.982	4.125	101.980	101.880	101.780
5.250	104.725	104.622	104.483	5.250	104.789	104.610	104.493	4.250	102.390	102.290	102.190
5.375	105.140	105.038	104.899	5.375	105.293	105.114	104.997	4.375	102.771	102.671	102.571
5.500	105.620	105.519	105.380	5.500	105.778	105.599	105.482	4.500	103.129	103.005	102.911
5.625	106.064	105.964	105.828	5.625	106.372	106.272	106.137	4.625	103.475	103.349	103.255
5.750	106.520	106.420	106.288	5.750	106.875	106.775	106.641	4.750	103.886	103.759	103.665

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	97.111	97.011	96.911	2.750	96.065	95.965	95.865
3.875	97.848	97.748	97.648	2.875	96.727	96.627	96.527
3.990	98.544	98.444	98.344	2.990	97.183	97.083	96.983
4.000	98.644	98.544	98.444	3.000	97.283	97.183	97.083
4.125	98.971	98.871	98.771	3.125	97.823	97.723	97.623
4.250	99.674	99.574	99.474	3.250	98.406	98.306	98.206
4.375	100.348	100.248	100.148	3.375	98.756	98.656	98.556
4.500	100.945	100.845	100.745	3.500	98.911	98.811	98.711
4.625	101.346	101.246	101.146	3.625	99.494	99.394	99.294
4.750	101.910	101.810	101.710	3.750	100.029	99.929	99.829
4.875	102.419	102.319	102.219	3.875	100.549	100.449	100.349
4.990	102.744	102.644	102.544	3.990	100.200	100.100	100.000
5.000	102.844	102.744	102.644	4.000	100.300	100.200	100.100
5.125	102.751	102.636	102.519	4.125	100.808	100.708	100.608
5.250	102.264	102.161	102.022	4.250	101.218	101.118	101.018
5.375	102.679	102.577	102.438	4.375	101.599	101.499	101.399
5.500	103.159	103.058	102.919	4.500	101.894	101.770	101.676
5.625	103.603	103.503	103.367	4.625	102.178	102.052	101.958
5.750	104.059	103.959	103.827	4.750	103.886	103.759	103.665

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/3/2018

5/18/2018

6/4/2018

W. Rate Sheet Dated: 4/3/2018

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	96.388	96.288	96.188	3.750	96.288	96.188	96.088	3.750	97.441	97.328	97.241	3.750	97.341	97.228	97.141
3.875	97.203	97.103	97.003	3.875	97.103	97.003	96.903	3.875	98.171	98.057	97.971	3.875	98.071	97.957	97.871
3.990	97.899	97.799	97.699	3.990	97.799	97.699	97.599	3.990	98.738	98.619	98.538	3.990	98.638	98.519	98.438
4.000	97.999	97.899	97.799	4.000	97.899	97.799	97.699	4.000	98.838	98.719	98.638	4.000	98.738	98.619	98.538
4.125	98.326	98.226	98.126	4.125	98.226	98.126	98.026	4.125	99.311	99.188	99.111	4.125	99.211	99.088	99.011
4.250	99.029	98.929	98.829	4.250	98.929	98.829	98.729	4.250	99.957	99.832	99.757	4.250	99.857	99.732	99.657
4.375	99.703	99.603	99.503	4.375	99.603	99.503	99.403	4.375	100.561	100.433	100.360	4.375	100.461	100.333	100.260
4.500	100.300	100.200	100.100	4.500	100.200	100.100	100.000	4.500	101.132	101.001	100.928	4.500	101.032	100.901	100.828
4.625	100.764	100.664	100.564	4.625	100.664	100.564	100.464	4.625	101.476	101.365	101.270	4.625	101.376	101.265	101.170
4.750	101.128	101.028	100.928	4.750	101.028	100.928	100.828	4.750	102.031	101.918	101.823	4.750	101.931	101.818	101.723
4.875	101.837	101.737	101.637	4.875	101.737	101.637	101.537	4.875	102.561	102.446	102.351	4.875	102.461	102.346	102.251
4.990	102.162	102.062	101.962	4.990	102.062	101.962	101.862	4.990	102.968	102.852	102.758	4.990	102.868	102.752	102.658
5.000	102.262	102.162	102.062	5.000	102.162	102.062	101.962	5.000	103.068	102.952	102.858	5.000	102.968	102.852	102.758
5.125	102.762	102.662	102.562	5.125	102.662	102.562	102.462	5.125	102.827	102.649	102.532	5.125	102.727	102.549	102.432
5.250	103.275	103.172	103.033	5.250	103.175	103.072	102.933	5.250	103.339	103.160	103.043	5.250	103.239	103.060	102.943
5.375	103.690	103.588	103.449	5.375	103.590	103.488	103.349	5.375	103.843	103.664	103.547	5.375	103.743	103.564	103.447
5.500	104.170	104.069	103.930	5.500	104.070	103.969	103.830	5.500	104.328	104.149	104.032	5.500	104.228	104.049	103.932
5.625	104.614	104.514	104.378	5.625	104.514	104.414	104.278	5.625	104.822	104.643	104.527	5.625	104.722	104.543	104.427
5.750	105.070	104.970	104.838	5.750	104.970	104.870	104.738	5.750	105.425	105.245	105.129	5.750	105.325	105.145	105.019

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.664	94.564	94.464	2.750	94.564	94.464	94.364
2.875	95.351	95.251	95.151	2.875	95.251	95.151	95.051
2.990	95.937	95.837	95.737	2.990	95.837	95.737	95.637
3.000	96.037	95.937	95.837	3.000	95.937	95.837	95.737
3.125	96.667	96.567	96.467	3.125	96.567	96.467	96.367
3.250	97.250	97.150	97.050	3.250	97.150	97.050	96.950
3.375	97.819	97.719	97.619	3.375	97.719	97.619	97.519
3.500	97.974	97.874	97.774	3.500	97.874	97.774	97.674
3.625	98.557	98.457	98.357	3.625	98.457	98.357	98.257
3.750	99.092	98.992	98.892	3.750	98.992	98.892	98.792
3.875	99.612	99.512	99.412	3.875	99.512	99.412	99.312
3.990	99.872	99.772	99.672	3.990	99.772	99.672	99.572
4.000	99.972	99.872	99.772	4.000	99.872	99.772	99.672
4.125	100.480	100.380	100.280	4.125	100.380	100.280	100.180
4.250	100.890	100.790	100.690	4.250	100.790	100.690	100.590
4.375	101.271	101.171	101.071	4.375	101.171	101.071	100.971
4.500	101.629	101.505	101.411	4.500	101.529	101.405	101.311
4.625	101.975	101.849	101.755	4.625	101.875	101.749	101.655
4.750	102.386	102.259	102.165	4.750	102.286	102.159	102.065

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	95.661	95.561	95.461	3.750	95.561	95.461	95.361	2.750	94.320	94.220	94.120	2.750	94.220	94.120	94.020
3.875	96.398	96.298	96.198	3.875	96.298	96.198	96.098	2.875	95.007	94.907	94.807	2.875	94.907	94.807	94.707
3.990	97.094	96.994	96.894	3.990	96.994	96.894	96.794	2.990	95.593	95.493	95.393	2.990	95.493	95.393	95.293
4.000	97.194	97.094	96.994	4.000	97.094	96.994	96.894	3.000	95.693	95.593	95.493	3.000	95.593	95.493	95.393
4.125	97.521	97.421	97.321	4.125	97.421	97.321	97.221	3.125	96.323	96.223	96.123	3.125	96.223	96.123	96.023
4.250	98.224	98.124	98.024	4.250	98.124	98.024	97.924	3.250	96.906	96.806	96.706	3.250	96.806	96.706	96.606
4.375	98.898	98.798	98.698	4.375	98.798	98.698	98.598	3.375	97.256	97.156	97.056	3.375	97.156	97.056	96.956
4.500	99.495	99.395	99.295	4.500	99.395	99.295	99.195	3.500	97.411	97.311	97.211	3.500	97.311	97.211	97.111
4.625	99.896	99.796	99.696	4.625	99.796	99.696	99.596	3.625	97.994	97.894	97.794	3.625	97.894	97.794	97.694
4.750	100.460	100.360	100.260	4.750	100.360	100.260	100.160	3.750	98.529	98.429	98.329	3.750	98.429	98.329	98.229
4.875	100.969	100.869	100.769	4.875	100.869	100.769	100.669	3.875	99.049	98.949	98.849	3.875	98.949	98.849	98.749
4.990	101.294	101.194	101.094	4.990	101.194	101.094	100.994	3.990	98.600	98.500	98.400	3.990	98.600	98.500	98.400
5.000	101.394	101.294	101.194	5.000	101.294	101.194	101.094	4.000	98.800	98.700	98.600	4.000	98.700	98.600	98.500
5.125	101.301	101.186	101.069	5.125	101.201	101.086	100.969	4.125	99.308	99.208	99.108	4.125	99.208	99.108	99.008
5.250	100.814	100.711	100.572	5.250	100.714	100.611	100.472	4.250	99.718	99.618	99.518	4.250	99.618	99.518	99.418
5.375	101.229	101.127	100.988	5.375	101.129	101.027	100.888	4.375	100.099	99.999	99.899	4.375	99.999	99.899	99.799
5.500	101.709	101.608	101.469	5.500	101.609	101.508	101.369	4.500	100.394	100.270	100.176	4.500	100.294	100.170	100.076
5.625	102.153	102.053	101.917	5.625	102.053	101.953	101.817	4.625	100.678	100.552	100.458	4.625	100.578	100.452	100.358
5.750	102.609	102.509	102.377	5.750	102.509	102.409	102.277	4.750	102.386	102.259	102.165	4.750	102.286	102.159	102.065

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	-0.500	-0.500	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/3/2018

45 Day Lock Exp.:

5/18/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/3/2018

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	97.838	97.738	97.638	3.750	98.891	98.778	98.691	2.750	96.164	96.064	95.964	3.750	97.111	97.011	96.911	2.750	95.820	95.720	95.620
3.875	98.653	98.553	98.453	3.875	99.621	99.507	99.421	2.875	96.851	96.751	96.651	3.875	97.848	97.748	97.648	2.875	96.507	96.407	96.307
3.990	99.349	99.249	99.149	3.990	100.188	100.069	99.988	2.990	97.437	97.337	97.237	3.990	98.544	98.444	98.344	2.990	97.093	96.993	96.893
4.000	99.449	99.349	99.249	4.000	100.288	100.169	100.088	3.000	97.537	97.437	97.337	4.000	98.644	98.544	98.444	3.000	97.193	97.093	96.993
4.125	99.776	99.676	99.576	4.125	100.761	100.638	100.561	3.125	98.167	98.067	97.967	4.125	98.971	98.871	98.771	3.125	97.823	97.723	97.623
4.250	100.479	100.379	100.279	4.250	101.407	101.282	101.207	3.250	98.750	98.650	98.550	4.250	99.674	99.574	99.474	3.250	98.406	98.306	98.206
4.375	101.153	101.053	100.953	4.375	102.011	101.883	101.810	3.375	99.319	99.219	99.119	4.375	100.348	100.248	100.148	3.375	98.756	98.656	98.556
4.500	101.750	101.650	101.550	4.500	102.582	102.451	102.378	3.500	99.474	99.374	99.274	4.500	100.945	100.845	100.745	3.500	98.911	98.811	98.711
4.625	102.214	102.114	102.014	4.625	102.926	102.815	102.720	3.625	100.057	99.957	99.857	4.625	101.346	101.246	101.146	3.625	99.494	99.394	99.294
4.750	102.778	102.678	102.578	4.750	103.481	103.368	103.273	3.750	100.592	100.492	100.392	4.750	101.910	101.810	101.710	3.750	100.029	99.929	99.829
4.875	103.287	103.187	103.087	4.875	104.011	103.896	103.801	3.875	101.112	101.012	100.912	4.875	102.419	102.319	102.219	3.875	100.549	100.449	100.349
4.990	103.612	103.512	103.412	4.990	104.418	104.302	104.208	3.990	101.372	101.272	101.172	4.990	102.744	102.644	102.544	3.990	100.200	100.100	100.000
5.000	103.712	103.612	103.512	5.000	104.518	104.402	104.308	4.000	101.472	101.372	101.272	5.000	102.844	102.744	102.644	4.000	100.300	100.200	100.100
5.125	104.212	104.097	103.980	5.125	104.277	104.099	103.982	4.125	101.980	101.880	101.780	5.125	102.751	102.636	102.519	4.125	100.808	100.708	100.608
5.250	104.725	104.622	104.483	5.250	104.789	104.610	104.493	4.250	102.390	102.290	102.190	5.250	102.264	102.161	102.022	4.250	101.218	101.118	101.018
5.375	105.140	105.038	104.899	5.375	105.293	105.114	104.997	4.375	102.771	102.671	102.571	5.375	102.679	102.577	102.438	4.375	101.599	101.499	101.399
5.500	105.620	105.519	105.380	5.500	105.778	105.599	105.482	4.500	103.129	103.005	102.911	5.500	103.159	103.058	102.919	4.500	101.894	101.770	101.676
5.625	106.064	105.964	105.828	5.625	106.372	106.272	106.137	4.625	103.475	103.349	103.255	5.625	103.603	103.503	103.367	4.625	102.178	102.052	101.958
5.750	106.520	106.420	106.288	5.750	106.875	106.775	106.641	4.750	103.886	103.759	103.665	5.750	104.059	103.959	103.827	4.750	103.886	103.759	103.665

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.: 5/3/2018

45 Day Lock Exp.: 5/18/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/3/2018

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 *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)