



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.: 5/4/2018

45 Day Lock Exp.: 5/21/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/4/2018

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	98.716	98.566	98.416	3.500	98.147	97.997	97.847	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	99.119	98.969	98.819	3.625	98.515	98.365	98.215	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.286	100.130	99.980	3.750	99.839	99.682	99.532	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.735	100.579	100.429	3.875	100.252	100.096	99.946	2.250	94.393	94.243	94.093	3.500	101.656	101.506	101.356
4.000	101.179	101.023	100.873	4.000	100.661	100.504	100.354	2.375	94.799	94.649	94.499	3.625	102.059	101.909	101.759
4.125	101.565	101.409	101.259	4.125	101.011	100.855	100.705	2.500	93.880	93.730	93.580	Margin = 2.250		Index = 2.090	
4.250	102.308	102.152	102.011	4.250	101.611	101.455	101.314	2.625	94.830	94.680	94.530				
4.375	102.707	102.551	102.411	4.375	101.975	101.818	101.678	2.750	97.659	97.509	97.359				
4.500	103.072	102.916	102.775	4.500	102.303	102.147	102.007	2.875	98.053	97.903	97.753				
4.625	103.362	103.206	103.065	4.625	102.558	102.402	102.261	3.000	98.446	98.296	98.146				
4.750	103.487	103.315	103.175	4.750	102.787	102.615	102.474	3.125	98.790	98.640	98.490				
4.875	103.713	103.541	103.400	4.875	103.080	102.908	102.768	3.250	99.439	99.289	99.139				
5.000	104.206	104.035	103.894	5.000	103.338	103.166	103.025	3.375	99.828	99.678	99.528				
5.125	104.514	104.342	104.202	5.125	103.430	103.258	103.117	3.500	100.213	100.063	99.913				
5.250	104.589	104.417	104.183	5.250	103.471	103.299	103.064	3.625	100.540	100.390	100.240				
5.375	104.864	104.692	104.457	5.375	103.827	103.655	103.420	3.750	101.035	100.871	100.707				
5.500	104.983	104.811	104.577	5.500	104.085	103.913	103.678	3.875	101.375	101.211	101.047				
5.625	105.111	104.939	104.704	5.625	104.277	104.105	103.870	4.000	101.680	101.516	101.352				
5.750	105.681	105.581	105.481	5.750	105.504	105.404	105.304	4.125	101.911	101.747	101.583				

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	97.516	97.366	97.216	3.500	97.147	96.997	96.847	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.919	97.769	97.619	3.625	97.515	97.365	97.215	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	99.086	98.930	98.780	3.750	98.839	98.682	98.532	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.535	99.379	99.229	3.875	99.252	99.096	98.946	2.250	93.393	93.243	93.093	3.500	100.656	100.506	100.356
4.000	99.979	99.823	99.673	4.000	99.661	99.504	99.354	2.375	93.799	93.649	93.499	3.625	101.059	100.909	100.759
4.125	100.365	100.209	100.059	4.125	100.011	99.855	99.705	2.500	92.880	92.730	92.580	Margin = 2.250		Index = 2.090	
4.250	101.108	100.952	100.811	4.250	100.611	100.455	100.314	2.625	93.830	93.680	93.530	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.507	101.351	101.211	4.375	100.975	100.818	100.678	2.750	96.659	96.509	96.359	Rate	30 Day	45 Day	60 Day
4.500	101.872	101.716	101.575	4.500	101.303	101.147	101.007	2.875	97.053	96.903	96.753	4.500	100.572	100.322	100.072
4.625	102.162	102.006	101.865	4.625	101.558	101.402	101.261	3.000	97.446	97.296	97.146	4.625	100.862	100.612	100.362
4.750	102.334	102.162	102.021	4.750	101.787	101.615	101.474	3.125	97.790	97.640	97.490	4.750	100.984	100.734	100.484
4.875	102.763	102.591	102.450	4.875	102.080	101.908	101.768	3.250	98.439	98.289	98.139	4.875	101.313	101.063	100.813
5.000	103.056	102.885	102.744	5.000	102.338	102.166	102.025	3.375	98.828	98.678	98.528	5.000	101.606	101.356	101.106
5.125	103.364	103.192	103.052	5.125	102.530	102.358	102.217	3.500	99.213	99.063	98.913	5.125	101.834	101.584	101.334
5.250	104.159	103.987	103.753	5.250	102.471	102.299	102.064	3.625	99.540	99.390	99.240	5.250	101.578	101.328	101.078
5.375	104.434	104.262	104.027	5.375	102.827	102.655	102.420	3.750	100.035	99.871	99.707	5.375	102.180	101.930	101.680
5.500	104.553	104.381	104.147	5.500	103.085	102.913	102.678	3.875	100.375	100.211	100.047	5.500	102.243	101.993	101.743
5.625	104.681	104.509	104.274	5.625	103.277	103.105	102.870	4.000	100.680	100.516	100.352	5.625	102.421	102.171	101.921
5.750	105.601	105.501	105.401	5.750	104.504	104.404	104.304	4.125	100.911	100.747	100.583	5.750	103.111	102.861	102.611

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	101.410	101.160	100.910	5.375	101.007	100.757	100.507
5.500	102.164	101.914	101.664	5.500	101.265	101.015	100.765
5.625	102.314	102.064	101.814	5.625	101.457	101.207	100.957
5.750	102.752	102.502	102.252	5.750	102.684	102.434	102.184

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:	4/4/2018 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.:

5/4/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/4/2018

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	98.153	98.003	97.853	3.500	97.585	97.435	97.285	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.556	98.406	98.256	3.625	97.952	97.802	97.652	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.817	99.661	99.511	3.750	99.370	99.214	99.064	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.266	100.110	99.960	3.875	99.783	99.627	99.477	2.250	92.393	92.243	92.093	3.500	101.09	100.943	100.793
4.000	100.710	100.554	100.404	4.000	100.192	100.036	99.886	2.375	92.799	92.649	92.499	3.625	101.50	101.346	101.196
4.125	101.096	100.940	100.790	4.125	100.542	100.386	100.236	2.500	91.880	91.730	91.580	Margin = 2.250		Index = 2.090	
4.250	101.730	101.574	101.433	4.250	101.033	100.876	100.736	2.625	92.830	92.680	92.530				
4.375	102.129	101.973	101.832	4.375	101.396	101.240	101.100	2.750	95.971	95.821	95.671				
4.500	102.494	102.338	102.197	4.500	101.725	101.569	101.428	2.875	96.365	96.215	96.065				
4.625	102.784	102.628	102.487	4.625	101.980	101.824	101.683	3.000	96.759	96.609	96.459				
4.750	102.081	101.909	101.769	4.750	101.380	101.208	101.068	3.125	97.102	96.952	96.802				
4.875	102.307	102.135	101.994	4.875	101.674	101.502	101.361	3.250	98.876	98.726	98.576				
5.000	102.800	102.628	102.488	5.000	101.932	101.760	101.619	3.375	99.266	99.116	98.966				
5.125	103.108	102.936	102.795	5.125	102.024	101.852	101.711	3.500	99.651	99.501	99.351				
5.250	101.776	101.605	101.370	5.250	100.658	100.486	100.252	3.625	99.977	99.827	99.677				
5.375	102.051	101.879	101.645	5.375	101.014	100.842	100.608	3.750	100.566	100.402	100.238				
5.500	102.171	101.999	101.764	5.500	101.272	101.100	100.866	3.875	100.906	100.742	100.578				
5.625	102.298	102.126	101.892	5.625	101.464	101.292	101.058	4.000	101.212	101.047	100.883				
5.750	103.681	103.581	103.481	5.750	103.504	103.404	103.304	4.125	101.443	101.278	101.114				

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	96.953	96.803	96.653	3.500	96.585	96.435	96.285	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.356	97.206	97.056	3.625	96.952	96.802	96.652	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.617	98.461	98.311	3.750	98.370	98.214	98.064	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	99.066	98.910	98.760	3.875	98.783	98.627	98.477	2.250	91.643	91.493	91.343	3.500	100.093	99.943	99.793
4.000	99.510	99.354	99.204	4.000	99.192	99.036	98.886	2.375	92.049	91.899	91.749	3.625	100.496	100.346	100.196
4.125	99.896	99.740	99.590	4.125	99.542	99.386	99.236	2.500	91.130	90.980	90.830	Margin = 2.250		Index = 2.090	
4.250	100.530	100.374	100.233	4.250	100.033	99.876	99.736	2.625	92.080	91.930	91.780	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.929	100.773	100.632	4.375	100.396	100.240	100.100	2.750	95.753	95.603	95.453	Rate	30 Day	45 Day	60 Day
4.500	101.294	101.138	100.997	4.500	100.725	100.569	100.428	2.875	96.146	95.996	95.846	4.500	99.994	99.744	99.494
4.625	101.584	101.428	101.287	4.625	100.980	100.824	100.683	3.000	96.540	96.390	96.240	4.625	100.284	100.034	99.784
4.750	100.928	100.756	100.615	4.750	100.380	100.208	100.068	3.125	96.883	96.733	96.583	4.750	99.578	99.328	99.078
4.875	101.357	101.185	101.044	4.875	100.674	100.502	100.361	3.250	96.970	96.820	96.670	4.875	99.907	99.657	99.407
5.000	101.650	101.478	101.338	5.000	100.932	100.760	100.619	3.375	97.360	97.210	97.060	5.000	100.200	99.950	99.700
5.125	101.958	101.786	101.645	5.125	101.124	100.952	100.811	3.500	97.744	97.594	97.444	5.125	100.428	100.178	99.928
5.250	101.346	101.175	100.940	5.250	99.658	99.486	99.252	3.625	98.071	97.921	97.771	5.250	98.765	98.515	98.265
5.375	101.621	101.449	101.215	5.375	100.014	99.842	99.608	3.750	97.848	97.684	97.520	5.375	99.367	99.117	98.867
5.500	101.741	101.569	101.334	5.500	100.272	100.100	99.866	3.875	98.188	98.024	97.860	5.500	99.431	99.181	98.931
5.625	101.868	101.696	101.462	5.625	100.464	100.292	100.058	4.000	98.493	98.329	98.165	5.625	99.608	99.358	99.108
5.750	103.601	103.501	103.401	5.750	102.504	102.404	102.304	4.125	98.724	98.560	98.396	5.750	101.111	100.861	100.611

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:	4/4/2018 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	98.597	98.347	98.097	5.375	98.194	97.944	97.694
5.500	99.352	99.102	98.852	5.500	98.452	98.202	97.952
5.625	99.501	99.251	99.001	5.625	98.644	98.394	98.144
5.750	100.752	100.502	100.252	5.750	100.684	100.434	100.184

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 1A, 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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/4/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/4/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	98.531	98.431	98.331	4.125	100.636	100.536	100.436	3.000	97.658	97.558	97.458	3.000	98.035	97.935	97.835
3.990	99.032	98.932	98.832	4.250	101.168	101.068	100.968	3.125	98.151	98.051	97.951	3.125	98.368	98.268	98.168
4.000	99.132	99.032	98.932	4.375	101.603	101.503	101.403	3.250	98.668	98.568	98.468	3.250	99.103	99.003	98.903
4.125	99.733	99.633	99.533	4.500	102.280	102.180	102.080	3.375	99.103	99.003	98.903	3.375	99.456	99.356	99.256
4.250	100.331	100.231	100.131	4.625	102.829	102.729	102.629	3.500	99.528	99.428	99.328	3.500	99.808	99.708	99.608
4.375	100.882	100.782	100.682	4.750	103.267	103.167	103.067	3.625	99.978	99.878	99.778	3.625	100.114	100.014	99.914
4.500	101.437	101.337	101.237	4.875	103.628	103.528	103.428	3.750	100.448	100.348	100.248	3.750	100.808	100.708	100.608
4.625	102.076	101.976	101.876	4.990	103.903	103.803	103.703	3.875	100.985	100.885	100.785	3.875	101.149	101.049	100.949
4.750	102.697	102.597	102.497	5.000	104.003	103.903	103.803	3.990	101.384	101.284	101.184	3.990	101.373	101.273	101.173
4.875	103.160	103.060	102.960	5.125	104.540	104.440	104.340	4.000	101.484	101.384	101.284	4.000	101.473	101.373	101.273
4.990	103.492	103.392	103.292	5.250	105.001	104.901	104.801	4.125	101.932	101.832	101.732	4.125	101.762	101.662	101.562
5.000	103.592	103.492	103.392	5.375	105.347	105.247	105.147	4.250	102.261	102.161	102.061	4.250	102.070	101.959	101.842
5.125	104.118	104.018	103.918	5.500	105.671	105.571	105.471	4.375	102.557	102.457	102.357	4.375	102.349	102.238	102.121
5.250	104.766	104.666	104.566	5.625	105.948	105.848	105.748	4.500	102.827	102.727	102.627	4.500	102.615	102.504	102.387
5.375	105.189	105.089	104.989	5.750	106.343	106.242	106.140	4.625	103.212	103.112	103.010	4.625	102.856	102.745	102.628
5.500	105.639	105.539	105.439	5.875	106.692	106.590	106.489	4.750	103.498	103.398	103.296	4.750	103.020	102.909	102.792
5.625	106.074	105.973	105.871	5.990	106.920	106.818	106.717	4.875	103.755	103.655	103.553	4.875	103.201	103.090	102.972
5.750	106.749	106.647	106.546	6.000	107.020	106.918	106.817	4.990	103.929	103.829	103.727	4.990	103.275	103.164	103.047
5.875	107.206	107.105	107.003	6.125	107.239	107.137	107.036	5.000	104.029	103.929	103.827	5.000	103.375	103.264	103.147

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	101.001	100.901	100.801	3.000	96.950	96.850	96.750
4.750	101.669	101.569	101.469	3.125	97.393	97.293	97.193
4.875	102.170	102.070	101.970	3.250	97.657	97.557	97.457
4.990	102.526	102.426	102.326	3.375	97.959	97.859	97.759
5.000	102.626	102.526	102.426	3.500	98.407	98.307	98.207
5.125	102.859	102.759	102.659	3.625	98.826	98.726	98.626
5.250	102.240	102.139	102.037	3.750	99.153	99.053	98.953
5.375	102.728	102.626	102.525	3.875	99.615	99.515	99.415
5.500	103.229	103.127	103.026	3.990	99.955	99.855	99.755
5.625	103.483	103.382	103.280	4.000	100.055	99.955	99.855
5.750	103.176	103.059	102.942	4.125	100.453	100.353	100.253
5.875	103.700	103.582	103.465	4.250	100.679	100.579	100.479
5.990	104.104	103.987	103.870	4.375	100.875	100.775	100.675
6.000	104.204	104.087	103.970	4.500	101.044	100.944	100.844
6.125	104.452	104.335	104.217	4.625	101.316	101.216	101.115
6.250	104.078	103.977	103.875	4.750	101.506	101.406	101.304
6.375	104.594	104.493	104.391	4.875	101.673	101.573	101.471
6.500	105.051	104.950	104.848	4.990	101.758	101.658	101.556
6.625	105.256	105.155	105.053	5.000	101.858	101.758	101.656

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/4/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/4/2018

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	96.671	96.571	96.471	3.750	94.754	94.654	94.554	4.125	99.186	99.086	98.986	4.250	98.448	98.348	98.248
3.990	97.282	97.182	97.082	3.875	95.419	95.319	95.219	4.250	99.718	99.618	99.518	4.375	99.029	98.929	98.829
4.000	97.382	97.282	97.182	3.990	96.002	95.902	95.802	4.375	100.153	100.053	99.953	4.500	99.546	99.446	99.346
4.125	98.126	98.026	97.926	4.000	96.102	96.002	95.902	4.500	100.830	100.730	100.630	4.625	99.997	99.897	99.797
4.250	98.823	98.723	98.623	4.125	97.107	97.007	96.907	4.625	101.379	101.279	101.179	4.750	100.735	100.635	100.535
4.375	99.363	99.263	99.163	4.250	98.040	97.940	97.840	4.750	101.817	101.717	101.617	4.875	101.244	101.144	101.044
4.500	99.972	99.872	99.772	4.375	98.694	98.594	98.494	4.875	102.178	102.078	101.978	4.990	101.595	101.495	101.395
4.625	100.626	100.526	100.426	4.500	99.616	99.516	99.416	4.990	102.453	102.353	102.253	5.000	101.695	101.595	101.495
4.750	101.247	101.147	101.047	4.625	100.505	100.405	100.305	5.000	102.553	102.453	102.353	5.125	102.096	101.996	101.896
4.875	101.710	101.610	101.510	4.750	101.339	101.239	101.139	5.125	103.090	102.990	102.890	5.250	102.563	102.463	102.363
4.990	102.042	101.942	101.842	4.875	101.851	101.751	101.651	5.250	103.551	103.451	103.351	5.375	103.064	102.964	102.864
5.000	102.142	102.042	101.942	4.990	102.230	102.130	102.030	5.375	103.897	103.797	103.697	5.500	103.536	103.436	103.336
5.125	102.668	102.568	102.468	5.000	102.330	102.230	102.130	5.500	104.221	104.121	104.021	5.625	103.938	103.838	103.738
5.250	103.316	103.216	103.116	5.125	102.731	102.631	102.531	5.625	104.498	104.398	104.298	5.750	104.562	104.462	104.359
5.375	103.739	103.639	103.539	5.250	103.595	103.495	103.395	5.750	104.893	104.792	104.690	5.875	105.067	104.965	104.864
5.500	104.189	104.089	103.989	5.375	104.065	103.965	103.865	5.875	105.242	105.140	105.039	5.990	105.441	105.339	105.238
5.625	104.624	104.523	104.421	5.500	104.562	104.462	104.362	5.990	105.470	105.368	105.267	6.000	105.541	105.439	105.338
5.750	105.029	104.927	104.825	5.625	104.967	104.867	104.767	6.000	105.570	105.468	105.367	6.125	105.598	105.498	105.398
5.875	105.756	105.655	105.553	5.750	105.875	105.773	105.672	6.125	105.789	105.687	105.586	6.250	105.456	105.356	105.256

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	96.950	96.850	96.750	3.000	94.618	94.518	94.418	3.000	96.535	96.435	96.335	3.000	94.357	94.257	94.157
3.125	97.393	97.293	97.193	3.125	95.266	95.166	95.066	3.125	96.868	96.768	96.668	3.125	94.995	94.895	94.795
3.250	97.657	97.557	97.457	3.250	95.684	95.584	95.484	3.250	97.603	97.503	97.403	3.250	95.423	95.323	95.223
3.375	97.959	97.859	97.759	3.375	96.122	96.022	95.922	3.375	97.956	97.856	97.756	3.375	95.851	95.751	95.651
3.500	98.407	98.307	98.207	3.500	96.792	96.692	96.592	3.500	98.308	98.208	98.108	3.500	96.532	96.432	96.332
3.625	98.826	98.726	98.626	3.625	97.387	97.287	97.187	3.625	98.614	98.514	98.414	3.625	97.116	97.016	96.916
3.750	99.153	99.053	98.953	3.750	97.868	97.768	97.668	3.750	99.308	99.208	99.108	3.750	97.597	97.497	97.397
3.875	99.615	99.515	99.415	3.875	98.555	98.455	98.355	3.875	99.649	99.549	99.449	3.875	98.274	98.174	98.074
3.990	99.955	99.855	99.755	3.990	99.099	98.999	98.899	3.990	99.873	99.773	99.673	3.990	98.818	98.718	98.618
4.000	100.055	99.955	99.855	4.000	99.199	99.099	98.999	4.000	99.973	99.873	99.773	4.000	98.918	98.818	98.718
4.125	100.453	100.353	100.253	4.125	99.762	99.662	99.562	4.125	100.262	100.162	100.062	4.125	99.482	99.382	99.282
4.250	100.679	100.579	100.479	4.250	100.125	100.025	99.925	4.250	100.570	100.459	100.342	4.250	99.825	99.725	99.625
4.375	100.875	100.775	100.675	4.375	100.455	100.355	100.255	4.375	100.849	100.738	100.621	4.375	100.155	100.055	99.955
4.500	101.044	100.944	100.844	4.500	100.909	100.809	100.707	4.500	101.115	101.004	100.887	4.500	100.608	100.508	100.407
4.625	101.316	101.216	101.115	4.625	101.400	101.300	101.198	4.625	101.356	101.245	101.128	4.625	101.100	101.000	100.898
4.750	101.506	101.406	101.304	4.750	101.718	101.618	101.516	4.750	101.520	101.409	101.292	4.750	101.408	101.308	101.206
4.875	101.673	101.573	101.471	4.875	102.007	101.907	101.805	4.875	101.701	101.590	101.472	4.875	101.726	101.626	101.525
4.990	101.758	101.658	101.556	4.990	102.210	102.110	102.009	4.990	101.775	101.664	101.547	4.990	101.930	101.830	101.728
5.000	101.858	101.758	101.656	5.000	102.310	102.210	102.109	5.000	101.875	101.764	101.647	5.000	102.030	101.930	101.828

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	-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.:

5/4/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/4/2018

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	97.901	97.801	97.701	3.750	98.957	98.838	98.757	2.750	96.440	96.340	96.240
3.875	98.685	98.585	98.485	3.875	99.612	99.507	99.412	2.875	97.102	97.002	96.902
3.990	99.352	99.252	99.152	3.990	100.164	100.055	99.964	2.990	97.558	97.458	97.358
4.000	99.452	99.352	99.252	4.000	100.264	100.155	100.064	3.000	97.658	97.558	97.458
4.125	99.842	99.742	99.642	4.125	100.815	100.703	100.615	3.125	98.228	98.128	98.028
4.250	100.546	100.446	100.346	4.250	101.462	101.348	101.262	3.250	98.810	98.710	98.610
4.375	101.220	101.120	101.020	4.375	102.066	101.949	101.866	3.375	99.401	99.301	99.201
4.500	101.819	101.719	101.619	4.500	102.638	102.517	102.438	3.500	99.534	99.434	99.334
4.625	102.290	102.190	102.090	4.625	102.924	102.801	102.724	3.625	100.116	100.016	99.916
4.750	102.855	102.755	102.655	4.750	103.480	103.355	103.277	3.750	100.650	100.550	100.450
4.875	103.364	103.264	103.164	4.875	104.011	103.884	103.807	3.875	101.169	101.069	100.969
4.990	103.690	103.590	103.490	4.990	104.418	104.291	104.213	3.990	101.395	101.295	101.195
5.000	103.790	103.690	103.590	5.000	104.518	104.391	104.313	4.000	101.495	101.395	101.295
5.125	104.310	104.181	104.085	5.125	104.574	104.382	104.286	4.125	102.003	101.903	101.803
5.250	104.820	104.720	104.620	5.250	105.087	104.894	104.798	4.250	102.413	102.313	102.213
5.375	105.238	105.138	105.038	5.375	105.592	105.398	105.303	4.375	102.794	102.694	102.594
5.500	105.720	105.620	105.520	5.500	106.076	105.883	105.787	4.500	103.150	103.031	102.950
5.625	106.170	106.070	105.970	5.625	106.434	106.334	106.234	4.625	103.497	103.375	103.297
5.750	106.609	106.509	106.409	5.750	106.937	106.837	106.737	4.750	103.908	103.785	103.708

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	97.143	97.043	96.943	2.750	96.096	95.996	95.896
3.875	97.903	97.803	97.703	2.875	96.758	96.658	96.558
3.990	98.570	98.470	98.370	2.990	97.214	97.114	97.014
4.000	98.670	98.570	98.470	3.000	97.314	97.214	97.114
4.125	99.060	98.960	98.860	3.125	97.884	97.784	97.684
4.250	99.764	99.664	99.564	3.250	98.466	98.366	98.266
4.375	100.438	100.338	100.238	3.375	98.830	98.730	98.630
4.500	101.037	100.937	100.837	3.500	98.963	98.863	98.763
4.625	101.446	101.346	101.246	3.625	99.545	99.445	99.345
4.750	102.011	101.911	101.811	3.750	100.079	99.979	99.879
4.875	102.520	102.420	102.320	3.875	100.598	100.498	100.398
4.990	102.846	102.746	102.646	3.990	100.199	100.099	99.999
5.000	102.946	102.846	102.746	4.000	100.299	100.199	100.099
5.125	102.864	102.735	102.639	4.125	100.807	100.707	100.607
5.250	102.374	102.274	102.174	4.250	101.217	101.117	101.017
5.375	102.792	102.692	102.592	4.375	101.598	101.498	101.398
5.500	103.274	103.174	103.074	4.500	101.892	101.773	101.692
5.625	103.724	103.624	103.524	4.625	102.176	102.054	101.976
5.750	104.163	104.063	103.963	4.750	103.908	103.785	103.708

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.: 5/4/2018

45 Day Lock Exp.: 5/23/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/4/2018

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	96.451	96.351	96.251	3.750	96.351	96.251	96.151	3.750	97.507	97.388	97.307	3.750	97.407	97.288	97.207
3.875	97.235	97.135	97.035	3.875	97.135	97.035	96.935	3.875	98.162	98.057	97.962	3.875	98.062	97.957	97.862
3.990	97.902	97.802	97.702	3.990	97.802	97.702	97.602	3.990	98.714	98.605	98.514	3.990	98.614	98.505	98.414
4.000	98.002	97.902	97.802	4.000	97.902	97.802	97.702	4.000	98.814	98.705	98.614	4.000	98.714	98.605	98.514
4.125	98.392	98.292	98.192	4.125	98.292	98.192	98.092	4.125	99.365	99.253	99.165	4.125	99.265	99.153	99.065
4.250	99.096	98.996	98.896	4.250	98.996	98.896	98.796	4.250	100.012	99.898	99.812	4.250	99.912	99.798	99.712
4.375	99.770	99.670	99.570	4.375	99.670	99.570	99.470	4.375	100.616	100.499	100.416	4.375	100.516	100.399	100.316
4.500	100.369	100.269	100.169	4.500	100.269	100.169	100.069	4.500	101.188	101.067	100.988	4.500	101.088	100.967	100.888
4.625	100.840	100.740	100.640	4.625	100.740	100.640	100.540	4.625	101.474	101.351	101.274	4.625	101.374	101.251	101.174
4.750	101.405	101.305	101.205	4.750	101.305	101.205	101.105	4.750	102.030	101.905	101.827	4.750	101.930	101.805	101.727
4.875	101.914	101.814	101.714	4.875	101.814	101.714	101.614	4.875	102.561	102.434	102.357	4.875	102.461	102.334	102.257
4.990	102.240	102.140	102.040	4.990	102.140	102.040	101.940	4.990	102.968	102.841	102.763	4.990	102.868	102.741	102.663
5.000	102.340	102.240	102.140	5.000	102.240	102.140	102.040	5.000	103.068	102.941	102.863	5.000	102.968	102.841	102.763
5.125	102.860	102.731	102.635	5.125	102.760	102.631	102.535	5.125	103.124	102.932	102.836	5.125	103.024	102.832	102.736
5.250	103.370	103.270	103.170	5.250	103.270	103.170	103.070	5.250	103.637	103.444	103.348	5.250	103.537	103.344	103.248
5.375	103.788	103.688	103.588	5.375	103.688	103.588	103.488	5.375	104.142	103.948	103.853	5.375	104.042	103.848	103.753
5.500	104.270	104.170	104.070	5.500	104.170	104.070	103.970	5.500	104.626	104.433	104.337	5.500	104.526	104.333	104.237
5.625	104.720	104.620	104.520	5.625	104.620	104.520	104.420	5.625	104.984	104.884	104.784	5.625	104.884	104.784	104.684
5.750	105.159	105.059	104.959	5.750	105.059	104.959	104.859	5.750	105.487	105.387	105.287	5.750	105.387	105.287	105.187

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.726	94.626	94.526	2.750	94.626	94.526	94.426
2.875	95.412	95.312	95.212	2.875	95.312	95.212	95.112
2.990	95.997	95.897	95.797	2.990	95.897	95.797	95.697
3.000	96.097	95.997	95.897	3.000	95.997	95.897	95.797
3.125	96.728	96.628	96.528	3.125	96.628	96.528	96.428
3.250	97.310	97.210	97.110	3.250	97.210	97.110	97.010
3.375	97.901	97.801	97.701	3.375	97.801	97.701	97.601
3.500	98.034	97.934	97.834	3.500	97.934	97.834	97.734
3.625	98.616	98.516	98.416	3.625	98.516	98.416	98.316
3.750	99.150	99.050	98.950	3.750	99.050	98.950	98.850
3.875	99.669	99.569	99.469	3.875	99.569	99.469	99.369
3.990	99.895	99.795	99.695	3.990	99.795	99.695	99.595
4.000	99.995	99.895	99.795	4.000	99.895	99.795	99.695
4.125	100.503	100.403	100.303	4.125	100.403	100.303	100.203
4.250	100.913	100.813	100.713	4.250	100.813	100.713	100.613
4.375	101.294	101.194	101.094	4.375	101.194	101.094	100.994
4.500	101.650	101.531	101.450	4.500	101.550	101.431	101.350
4.625	101.997	101.875	101.797	4.625	101.897	101.775	101.697
4.750	102.408	102.285	102.208	4.750	102.308	102.185	102.108

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	95.693	95.593	95.493	3.750	95.593	95.493	95.393	2.750	94.382	94.282	94.182	2.750	94.282	94.182	94.082
3.875	96.453	96.353	96.253	3.875	96.353	96.253	96.153	2.875	95.068	94.968	94.868	2.875	94.968	94.868	94.768
3.990	97.120	97.020	96.920	3.990	97.020	96.920	96.820	2.990	95.653	95.553	95.453	2.990	95.553	95.453	95.353
4.000	97.220	97.120	97.020	4.000	97.120	97.020	96.920	3.000	95.753	95.653	95.553	3.000	95.653	95.553	95.453
4.125	97.610	97.510	97.410	4.125	97.510	97.410	97.310	3.125	96.384	96.284	96.184	3.125	96.284	96.184	96.084
4.250	98.314	98.214	98.114	4.250	98.214	98.114	98.014	3.250	96.966	96.866	96.766	3.250	96.866	96.766	96.666
4.375	98.988	98.888	98.788	4.375	98.888	98.788	98.688	3.375	97.330	97.230	97.130	3.375	97.230	97.130	97.030
4.500	99.587	99.487	99.387	4.500	99.487	99.387	99.287	3.500	97.463	97.363	97.263	3.500	97.363	97.263	97.163
4.625	99.996	99.896	99.796	4.625	99.896	99.796	99.696	3.625	98.045	97.945	97.845	3.625	97.945	97.845	97.745
4.750	100.561	100.461	100.361	4.750	100.461	100.361	100.261	3.750	98.579	98.479	98.379	3.750	98.479	98.379	98.279
4.875	101.070	100.970	100.870	4.875	100.970	100.870	100.770	3.875	99.098	98.998	98.898	3.875	98.998	98.898	98.798
4.990	101.396	101.296	101.196	4.990	101.296	101.196	101.096	3.990	99.699	99.599	99.499	3.990	99.599	99.499	99.399
5.000	101.496	101.396	101.296	5.000	101.396	101.296	101.196	4.000	99.799	99.699	99.599	4.000	99.699	99.599	99.499
5.125	101.414	101.285	101.189	5.125	101.314	101.185	101.089	4.125	99.307	99.207	99.107	4.125	99.207	99.107	99.007
5.250	100.924	100.824	100.724	5.250	100.824	100.724	100.624	4.250	99.717	99.617	99.517	4.250	99.617	99.517	99.417
5.375	101.342	101.242	101.142	5.375	101.242	101.142	101.042	4.375	100.098	99.998	99.898	4.375	99.998	99.898	99.798
5.500	101.824	101.724	101.624	5.500	101.724	101.624	101.524	4.500	100.392	100.273	100.192	4.500	100.292	100.173	100.092
5.625	102.274	102.174	102.074	5.625	102.174	102.074	101.974	4.625	100.676	100.554	100.476	4.625	100.576	100.454	100.376
5.750	102.713	102.613	102.513	5.750	102.613	102.513	102.413	4.750	102.408	102.285	102.208	4.750	102.308	102.185	102.108

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

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

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

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

5/4/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/4/2018

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	97.901	97.801	97.701	3.750	98.957	98.838	98.757	2.750	96.226	96.126	96.026	3.750	97.143	97.043	96.943	2.750	95.882	95.782	95.682
3.875	98.685	98.585	98.485	3.875	99.612	99.507	99.412	2.875	96.912	96.812	96.712	3.875	97.903	97.803	97.703	2.875	96.568	96.468	96.368
3.990	99.352	99.252	99.152	3.990	100.164	100.055	99.964	2.990	97.497	97.397	97.297	3.990	98.570	98.470	98.370	2.990	97.153	97.053	96.953
4.000	99.452	99.352	99.252	4.000	100.264	100.155	100.064	3.000	97.597	97.497	97.397	4.000	98.670	98.570	98.470	3.000	97.253	97.153	97.053
4.125	99.842	99.742	99.642	4.125	100.815	100.703	100.615	3.125	98.228	98.128	98.028	4.125	99.060	98.960	98.860	3.125	97.884	97.784	97.684
4.250	100.546	100.446	100.346	4.250	101.462	101.348	101.262	3.250	98.810	98.710	98.610	4.250	99.764	99.664	99.564	3.250	98.466	98.366	98.266
4.375	101.220	101.120	101.020	4.375	102.066	101.949	101.866	3.375	99.401	99.301	99.201	4.375	100.438	100.338	100.238	3.375	98.830	98.730	98.630
4.500	101.819	101.719	101.619	4.500	102.638	102.517	102.438	3.500	99.534	99.434	99.334	4.500	101.037	100.937	100.837	3.500	98.963	98.863	98.763
4.625	102.290	102.190	102.090	4.625	102.924	102.801	102.724	3.625	100.116	100.016	99.916	4.625	101.446	101.346	101.246	3.625	99.545	99.445	99.345
4.750	102.855	102.755	102.655	4.750	103.480	103.355	103.277	3.750	100.650	100.550	100.450	4.750	102.011	101.911	101.811	3.750	100.079	99.979	99.879
4.875	103.364	103.264	103.164	4.875	104.011	103.884	103.807	3.875	101.169	101.069	100.969	4.875	102.520	102.420	102.320	3.875	100.598	100.498	100.398
4.990	103.690	103.590	103.490	4.990	104.418	104.291	104.213	3.990	101.395	101.295	101.195	4.990	102.846	102.746	102.646	3.990	100.199	100.099	99.999
5.000	103.790	103.690	103.590	5.000	104.518	104.391	104.313	4.000	101.495	101.395	101.295	5.000	102.946	102.846	102.746	4.000	100.299	100.199	100.099
5.125	104.310	104.181	104.085	5.125	104.574	104.382	104.286	4.125	102.003	101.903	101.803	5.125	102.864	102.735	102.639	4.125	100.807	100.707	100.607
5.250	104.820	104.720	104.620	5.250	105.087	104.894	104.798	4.250	102.413	102.313	102.213	5.250	102.374	102.274	102.174	4.250	101.217	101.117	101.017
5.375	105.238	105.138	105.038	5.375	105.592	105.398	105.303	4.375	102.794	102.694	102.594	5.375	102.792	102.692	102.592	4.375	101.598	101.498	101.398
5.500	105.720	105.620	105.520	5.500	106.076	105.883	105.787	4.500	103.150	103.031	102.950	5.500	103.274	103.174	103.074	4.500	101.892	101.792	101.692
5.625	106.170	106.070	105.970	5.625	106.434	106.334	106.234	4.625	103.497	103.375	103.297	5.625	103.724	103.624	103.524	4.625	102.176	102.054	101.976
5.750	106.609	106.509	106.409	5.750	106.937	106.837	106.737	4.750	103.908	103.785	103.708	5.750	104.163	104.063	103.963	4.750	103.908	103.785	103.708

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.: 5/4/2018

45 Day Lock Exp.: 5/21/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/4/2018

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)