



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.: 5/7/2018

45 Day Lock Exp.: 5/21/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/5/2018

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	98.528	98.378	98.228	3.500	97.960	97.810	97.660	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.931	98.781	98.631	3.625	98.327	98.177	98.027	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.176	100.020	99.870	3.750	99.729	99.573	99.423	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.625	100.469	100.319	3.875	100.143	99.986	99.836	2.250	94.425	94.275	94.125	3.500	101.656	101.506	101.356
4.000	101.070	100.913	100.763	4.000	100.551	100.395	100.245	2.375	94.830	94.680	94.530	3.625	102.059	101.909	101.759
4.125	101.456	101.299	101.149	4.125	100.901	100.745	100.595	2.500	93.912	93.762	93.612	Margin = 2.250		Index = 2.090	
4.250	102.339	102.183	102.042	4.250	101.642	101.486	101.345	2.625	94.862	94.712	94.562				
4.375	102.739	102.582	102.442	4.375	102.006	101.850	101.709	2.750	97.514	97.364	97.214				
4.500	103.103	102.947	102.806	4.500	102.335	102.178	102.038	2.875	97.908	97.758	97.608				
4.625	103.394	103.237	103.097	4.625	102.589	102.433	102.293	3.000	98.301	98.151	98.001				
4.750	103.519	103.347	103.190	4.750	102.802	102.630	102.474	3.125	98.645	98.495	98.345				
4.875	103.729	103.557	103.400	4.875	103.096	102.924	102.768	3.250	99.329	99.179	99.029				
5.000	104.222	104.050	103.894	5.000	103.354	103.182	103.025	3.375	99.719	99.569	99.419				
5.125	104.530	104.358	104.202	5.125	103.446	103.274	103.117	3.500	100.104	99.954	99.804				
5.250	104.636	104.480	104.167	5.250	103.518	103.361	103.049	3.625	100.430	100.280	100.130				
5.375	104.910	104.754	104.442	5.375	103.874	103.717	103.405	3.750	101.000	100.836	100.672				
5.500	105.030	104.874	104.561	5.500	104.131	103.975	103.663	3.875	101.340	101.176	101.012				
5.625	105.158	105.001	104.689	5.625	104.323	104.167	103.855	4.000	101.645	101.481	101.317				
5.750	105.681	105.581	105.481	5.750	105.504	105.404	105.304	4.125	101.876	101.712	101.548				

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	97.328	97.178	97.028	3.500	96.960	96.810	96.660	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.731	97.581	97.431	3.625	97.327	97.177	97.027	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	98.976	98.820	98.670	3.750	98.729	98.573	98.423	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.425	99.269	99.119	3.875	99.143	98.986	98.836	2.250	93.425	93.275	93.125	3.500	100.656	100.506	100.356
4.000	99.870	99.713	99.563	4.000	99.551	99.395	99.245	2.375	93.830	93.680	93.530	3.625	101.059	100.909	100.759
4.125	100.256	100.099	99.949	4.125	99.901	99.745	99.595	2.500	92.912	92.762	92.612	Margin = 2.250		Index = 2.090	
4.250	101.139	100.983	100.842	4.250	100.642	100.486	100.345	2.625	93.862	93.712	93.562	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.539	101.382	101.242	4.375	101.006	100.850	100.709	2.750	96.514	96.364	96.214	Rate	30 Day	45 Day	60 Day
4.500	101.903	101.747	101.606	4.500	101.335	101.178	101.038	2.875	96.908	96.758	96.608	4.500	100.603	100.353	100.103
4.625	102.194	102.037	101.897	4.625	101.589	101.433	101.293	3.000	97.301	97.151	97.001	4.625	100.894	100.644	100.394
4.750	102.349	102.178	102.021	4.750	101.802	101.630	101.474	3.125	97.645	97.495	97.345	4.750	100.999	100.749	100.499
4.875	102.779	102.607	102.450	4.875	102.096	101.924	101.768	3.250	98.329	98.179	98.029	4.875	101.329	101.079	100.829
5.000	103.072	102.900	102.744	5.000	102.354	102.182	102.025	3.375	98.719	98.569	98.419	5.000	101.622	101.372	101.122
5.125	103.380	103.208	103.052	5.125	102.546	102.374	102.217	3.500	99.104	98.954	98.804	5.125	101.850	101.600	101.350
5.250	104.206	104.050	103.737	5.250	102.518	102.361	102.049	3.625	99.430	99.280	99.130	5.250	101.625	101.375	101.063
5.375	104.480	104.324	104.012	5.375	102.874	102.717	102.405	3.750	100.000	99.836	99.672	5.375	102.226	101.976	101.664
5.500	104.600	104.444	104.131	5.500	103.131	102.975	102.663	3.875	100.340	100.176	100.012	5.500	102.290	102.040	101.728
5.625	104.728	104.571	104.259	5.625	103.323	103.167	102.855	4.000	100.645	100.481	100.317	5.625	102.468	102.218	101.906
5.750	105.601	105.501	105.401	5.750	104.504	104.404	104.304	4.125	100.876	100.712	100.548	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	101.456	101.206	100.894	5.375	101.054	100.804	100.491
5.500	102.211	101.961	101.648	5.500	101.311	101.061	100.749
5.625	102.361	102.111	101.798	5.625	101.503	101.253	100.941
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:	4/5/2018 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.:

5/7/2018

5/21/2018

6/4/2018

W. Rate Sheet Dated: 4/5/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.966	97.816	97.666	3.500	97.397	97.247	97.097	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.369	98.219	98.069	3.625	97.765	97.615	97.465	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.708	99.551	99.401	3.750	99.261	99.104	98.954	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.157	100.000	99.850	3.875	99.674	99.518	99.368	2.250	92.425	92.275	92.125	3.500	101.09	100.943	100.793
4.000	100.601	100.445	100.295	4.000	100.082	99.926	99.776	2.375	92.830	92.680	92.530	3.625	101.50	101.346	101.196
4.125	100.987	100.831	100.681	4.125	100.433	100.276	100.126	2.500	91.912	91.762	91.612	Margin = 2.250		Index = 2.090	
4.250	101.761	101.605	101.464	4.250	101.064	100.908	100.767	2.625	92.862	92.712	92.562				
4.375	102.161	102.004	101.864	4.375	101.428	101.271	101.131	2.750	95.827	95.677	95.527				
4.500	102.525	102.369	102.228	4.500	101.757	101.600	101.460	2.875	96.221	96.071	95.921				
4.625	102.815	102.659	102.519	4.625	102.011	101.855	101.714	3.000	96.614	96.464	96.314				
4.750	102.112	101.940	101.784	4.750	101.396	101.224	101.068	3.125	96.958	96.808	96.658				
4.875	102.322	102.150	101.994	4.875	101.689	101.518	101.361	3.250	98.767	98.617	98.467				
5.000	102.816	102.644	102.488	5.000	101.947	101.775	101.619	3.375	99.156	99.006	98.856				
5.125	103.123	102.952	102.795	5.125	102.039	101.867	101.711	3.500	99.541	99.391	99.241				
5.250	101.980	101.823	101.511	5.250	100.861	100.705	100.393	3.625	99.868	99.718	99.568				
5.375	102.254	102.098	101.785	5.375	101.217	101.061	100.749	3.750	100.531	100.367	100.203				
5.500	102.374	102.217	101.905	5.500	101.475	101.319	101.006	3.875	100.871	100.707	100.543				
5.625	102.501	102.345	102.033	5.625	101.667	101.511	101.198	4.000	101.176	101.012	100.848				
5.750	102.681	102.581	102.481	5.750	102.504	102.404	102.304	4.125	101.407	101.243	101.079				

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	96.766	96.616	96.466	3.500	96.397	96.247	96.097	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.169	97.019	96.869	3.625	96.765	96.615	96.465	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.508	98.351	98.201	3.750	98.261	98.104	97.954	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.957	98.800	98.650	3.875	98.674	98.518	98.368	2.250	91.675	91.525	91.375	3.500	100.093	99.943	99.793
4.000	99.401	99.245	99.095	4.000	99.082	98.926	98.776	2.375	92.080	91.930	91.780	3.625	100.496	100.346	100.196
4.125	99.787	99.631	99.481	4.125	99.433	99.276	99.126	2.500	91.162	91.012	90.862	Margin = 2.250		Index = 2.090	
4.250	100.561	100.405	100.264	4.250	100.064	99.908	99.767	2.625	92.112	91.962	91.812	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.961	100.804	100.664	4.375	100.428	100.271	100.131	2.750	95.608	95.458	95.308	Rate	30 Day	45 Day	60 Day
4.500	101.325	101.169	101.028	4.500	100.757	100.600	100.460	2.875	96.002	95.852	95.702	4.500	100.025	99.775	99.525
4.625	101.615	101.459	101.319	4.625	101.011	100.855	100.714	3.000	96.395	96.245	96.095	4.625	100.315	100.065	99.815
4.750	100.943	100.771	100.615	4.750	100.396	100.224	100.068	3.125	96.739	96.589	96.439	4.750	99.593	99.343	99.093
4.875	101.372	101.200	101.044	4.875	100.689	100.518	100.361	3.250	96.861	96.711	96.561	4.875	99.922	99.672	99.422
5.000	101.666	101.494	101.338	5.000	100.947	100.775	100.619	3.375	97.250	97.100	96.950	5.000	100.216	99.966	99.716
5.125	101.973	101.802	101.645	5.125	101.139	100.967	100.811	3.500	97.635	97.485	97.335	5.125	100.443	100.193	99.943
5.250	101.550	101.393	101.081	5.250	99.861	99.705	99.393	3.625	97.962	97.812	97.662	5.250	98.969	98.719	98.407
5.375	101.824	101.668	101.355	5.375	100.217	100.061	99.749	3.750	97.813	97.648	97.484	5.375	99.570	99.320	99.008
5.500	101.944	101.787	101.475	5.500	100.475	100.319	100.006	3.875	98.152	97.988	97.824	5.500	99.634	99.384	99.072
5.625	102.071	101.915	101.603	5.625	100.667	100.511	100.198	4.000	98.458	98.294	98.130	5.625	99.811	99.561	99.249
5.750	102.601	102.501	102.401	5.750	101.504	101.404	101.304	4.125	98.689	98.525	98.361	5.750	100.111	99.861	99.611

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:	4/5/2018 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	98.800	98.550	98.238	5.375	98.397	98.147	97.835
5.500	99.555	99.305	98.992	5.500	98.655	98.405	98.093
5.625	99.704	99.454	99.142	5.625	98.847	98.597	98.285
5.750	99.752	99.502	99.252	5.750	99.684	99.434	99.184

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

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/7/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/5/2018

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
4.250	100.425	100.325	100.225	4.125	100.459	100.359	100.259	3.000	97.752	97.652	97.552	3.000	97.984	97.884	97.784
4.375	100.976	100.876	100.776	4.250	101.007	100.907	100.807	3.125	98.244	98.144	98.044	3.125	98.317	98.217	98.117
4.500	101.531	101.431	101.331	4.375	101.546	101.446	101.346	3.250	98.730	98.630	98.530	3.250	99.036	98.936	98.836
4.625	102.076	101.976	101.876	4.500	102.181	102.081	101.981	3.375	99.165	99.065	98.965	3.375	99.389	99.289	99.189
4.750	102.630	102.530	102.430	4.625	102.729	102.629	102.529	3.500	99.591	99.491	99.391	3.500	99.741	99.641	99.541
4.875	103.215	103.115	103.015	4.750	103.168	103.068	102.968	3.625	100.041	99.941	99.841	3.625	100.047	99.947	99.847
4.990	103.394	103.294	103.194	4.875	103.529	103.429	103.329	3.750	100.502	100.402	100.302	3.750	100.757	100.657	100.557
5.000	103.494	103.394	103.294	4.990	103.836	103.736	103.636	3.875	100.933	100.833	100.733	3.875	101.097	100.997	100.897
5.125	104.051	103.951	103.851	5.000	103.936	103.836	103.736	3.990	101.403	101.303	101.203	3.990	101.321	101.221	101.121
5.250	104.699	104.599	104.499	5.125	104.473	104.373	104.273	4.000	101.503	101.403	101.303	4.000	101.421	101.321	101.221
5.375	105.121	105.021	104.921	5.250	104.934	104.834	104.734	4.125	101.880	101.780	101.680	4.125	101.711	101.611	101.511
5.500	105.571	105.471	105.371	5.375	105.279	105.179	105.079	4.250	102.209	102.109	102.009	4.250	102.019	101.906	101.788
5.625	106.005	105.896	105.787	5.500	105.604	105.504	105.404	4.375	102.505	102.405	102.305	4.375	102.297	102.184	102.067
5.750	106.680	106.571	106.462	5.625	105.881	105.781	105.681	4.500	102.775	102.675	102.575	4.500	102.563	102.450	102.333
5.875	107.137	107.028	106.919	5.750	106.274	106.165	106.056	4.625	103.160	103.060	102.957	4.625	102.804	102.691	102.574
5.990	107.489	107.380	107.271	5.875	106.623	106.513	106.404	4.750	103.446	103.346	103.243	4.750	102.968	102.855	102.738
6.000	107.589	107.480	107.371	5.990	106.851	106.741	106.632	4.875	103.703	103.603	103.500	4.875	103.149	103.036	102.919
6.125	107.584	107.467	107.350	6.000	106.951	106.841	106.732	4.990	103.877	103.777	103.674	4.990	103.223	103.110	102.993
6.250	N/A	N/A	N/A	6.125	107.170	107.061	106.951	5.000	103.977	103.877	103.774	5.000	103.323	103.210	103.093

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	100.714	100.614	100.514	3.000	96.900	96.800	96.700
4.750	101.383	101.283	101.183	3.125	97.342	97.242	97.142
4.875	101.884	101.784	101.684	3.250	97.606	97.506	97.406
4.990	102.239	102.139	102.039	3.375	97.892	97.792	97.692
5.000	102.339	102.239	102.139	3.500	98.340	98.240	98.140
5.125	102.572	102.472	102.372	3.625	98.759	98.659	98.559
5.250	102.172	102.070	101.970	3.750	99.101	99.001	98.901
5.375	102.659	102.558	102.457	3.875	99.563	99.463	99.363
5.500	103.160	103.059	102.958	3.990	99.903	99.803	99.703
5.625	103.415	103.313	103.213	4.000	100.003	99.903	99.803
5.750	103.106	102.981	102.857	4.125	100.402	100.302	100.202
5.875	103.630	103.505	103.381	4.250	100.627	100.527	100.427
5.990	104.034	103.909	103.785	4.375	100.823	100.723	100.623
6.000	104.134	104.009	103.885	4.500	100.992	100.892	100.792
6.125	104.382	104.257	104.133	4.625	101.264	101.164	101.062
6.250	104.010	103.908	103.805	4.750	101.454	101.354	101.251
6.375	104.526	104.424	104.321	4.875	101.621	101.521	101.418
6.500	104.983	104.881	104.778	4.990	101.706	101.605	101.503
6.625	105.188	105.086	104.983	5.000	101.806	101.705	101.603

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 (



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.:

5/7/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/5/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	97.206	97.106	97.006	3.750	94.579	94.479	94.379	4.125	99.009	98.909	98.809	4.250	98.272	98.172	98.072
4.125	97.950	97.850	97.750	3.875	95.244	95.144	95.044	4.250	99.557	99.457	99.357	4.375	98.854	98.754	98.654
4.250	98.647	98.547	98.447	3.990	95.827	95.727	95.627	4.375	100.052	99.952	99.852	4.500	99.370	99.270	99.170
4.375	99.194	99.094	98.994	4.000	95.927	95.827	95.727	4.500	100.731	100.631	100.531	4.625	99.898	99.798	99.698
4.500	99.874	99.774	99.674	4.125	96.931	96.831	96.731	4.625	101.279	101.179	101.079	4.750	100.637	100.537	100.437
4.625	100.528	100.428	100.328	4.250	97.864	97.764	97.664	4.750	101.718	101.618	101.518	4.875	101.146	101.046	100.946
4.750	101.149	101.049	100.949	4.375	98.595	98.495	98.395	4.875	102.079	101.979	101.879	4.990	101.496	101.396	101.296
4.875	101.612	101.512	101.412	4.500	99.518	99.418	99.318	4.990	102.386	102.286	102.186	5.000	101.596	101.496	101.396
4.990	101.944	101.844	101.744	4.625	100.407	100.307	100.207	5.000	102.486	102.386	102.286	5.125	101.998	101.898	101.798
5.000	102.044	101.944	101.844	4.750	101.241	101.141	101.041	5.125	103.023	102.923	102.823	5.250	102.495	102.395	102.295
5.125	102.601	102.501	102.401	4.875	101.753	101.653	101.553	5.250	103.484	103.384	103.284	5.375	102.996	102.896	102.796
5.250	103.249	103.149	103.049	4.990	102.132	102.032	101.932	5.375	103.829	103.729	103.629	5.500	103.469	103.369	103.269
5.375	103.671	103.571	103.471	5.000	102.232	102.132	102.032	5.500	104.154	104.054	103.954	5.625	103.871	103.771	103.671
5.500	104.121	104.021	103.921	5.125	102.649	102.549	102.449	5.625	104.431	104.331	104.231	5.750	104.493	104.384	104.275
5.625	104.555	104.446	104.337	5.250	103.528	103.428	103.328	5.750	104.824	104.715	104.606	5.875	104.998	104.888	104.779
5.750	105.230	105.121	105.012	5.375	103.998	103.898	103.798	5.875	105.173	105.063	104.954	5.990	105.372	105.263	105.154
5.875	105.687	105.578	105.469	5.500	104.494	104.394	104.294	5.990	105.401	105.291	105.182	6.000	105.472	105.363	105.254
5.990	106.039	105.930	105.821	5.625	104.900	104.800	104.700	6.000	105.501	105.391	105.282	6.125	105.598	105.488	105.379
6.000	106.139	106.030	105.921	5.750	105.806	105.696	105.587	6.125	105.720	105.611	105.501	6.250	105.386	105.269	105.152

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	96.900	96.800	96.700	3.000	94.567	94.467	94.367	3.000	96.484	96.384	96.284	3.000	94.307	94.207	94.107
3.125	97.342	97.242	97.142	3.125	95.215	95.115	95.015	3.125	96.817	96.717	96.617	3.125	94.945	94.845	94.745
3.250	97.606	97.506	97.406	3.250	95.633	95.533	95.433	3.250	97.536	97.436	97.336	3.250	95.372	95.272	95.172
3.375	97.892	97.792	97.692	3.375	96.055	95.955	95.855	3.375	97.889	97.789	97.689	3.375	95.784	95.684	95.584
3.500	98.340	98.240	98.140	3.500	96.725	96.625	96.525	3.500	98.241	98.141	98.041	3.500	96.465	96.365	96.265
3.625	98.759	98.659	98.559	3.625	97.320	97.220	97.120	3.625	98.547	98.447	98.347	3.625	97.050	96.950	96.850
3.750	99.101	99.001	98.901	3.750	97.816	97.716	97.616	3.750	99.257	99.157	99.057	3.750	97.545	97.445	97.345
3.875	99.563	99.463	99.363	3.875	98.503	98.403	98.303	3.875	99.597	99.497	99.397	3.875	98.222	98.122	98.022
3.990	99.903	99.803	99.703	3.990	99.047	98.947	98.847	3.990	99.821	99.721	99.621	3.990	98.766	98.666	98.566
4.000	100.003	99.903	99.803	4.000	99.147	99.047	98.947	4.000	99.921	99.821	99.721	4.000	98.866	98.766	98.666
4.125	100.402	100.302	100.202	4.125	99.711	99.611	99.511	4.125	100.211	100.111	100.011	4.125	99.430	99.330	99.230
4.250	100.627	100.527	100.427	4.250	100.073	99.973	99.873	4.250	100.519	100.406	100.288	4.250	99.773	99.673	99.573
4.375	100.823	100.723	100.623	4.375	100.404	100.304	100.204	4.375	100.797	100.684	100.567	4.375	100.103	100.003	99.903
4.500	100.992	100.892	100.792	4.500	100.857	100.757	100.654	4.500	101.063	100.950	100.833	4.500	100.557	100.456	100.354
4.625	101.264	101.164	101.062	4.625	101.348	101.248	101.145	4.625	101.304	101.191	101.074	4.625	101.048	100.947	100.845
4.750	101.454	101.354	101.251	4.750	101.666	101.566	101.464	4.750	101.468	101.355	101.238	4.750	101.356	101.256	101.153
4.875	101.621	101.521	101.418	4.875	101.955	101.855	101.752	4.875	101.649	101.536	101.419	4.875	101.675	101.574	101.472
4.990	101.706	101.606	101.503	4.990	102.159	102.058	101.956	4.990	101.723	101.610	101.493	4.990	101.878	101.778	101.675
5.000	101.806	101.706	101.603	5.000	102.259	102.158	102.056	5.000	101.823	101.710	101.593	5.000	101.978	101.878	101.775

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	-2.500	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 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



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.:

5/7/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/5/2018

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	97.943	97.843	97.743	3.750	98.780	98.674	98.580	2.750	96.534	96.434	96.334
3.875	98.624	98.524	98.424	3.875	99.430	99.330	99.230	2.875	97.196	97.096	96.996
3.990	99.183	99.083	98.983	3.990	99.986	99.886	99.786	2.990	97.652	97.552	97.452
4.000	99.283	99.183	99.083	4.000	100.086	99.986	99.886	3.000	97.752	97.652	97.552
4.125	99.827	99.727	99.627	4.125	100.609	100.506	100.409	3.125	98.244	98.144	98.044
4.250	100.425	100.325	100.225	4.250	101.262	101.156	101.062	3.250	98.730	98.630	98.530
4.375	101.059	100.959	100.859	4.375	101.872	101.763	101.672	3.375	99.308	99.208	99.108
4.500	101.667	101.567	101.467	4.500	102.449	102.337	102.249	3.500	99.591	99.491	99.391
4.625	102.140	102.040	101.940	4.625	102.851	102.749	102.651	3.625	100.041	99.941	99.841
4.750	102.724	102.624	102.524	4.750	103.413	103.308	103.213	3.750	100.569	100.469	100.369
4.875	103.241	103.141	103.041	4.875	103.950	103.844	103.750	3.875	101.092	100.992	100.892
4.990	103.573	103.473	103.373	4.990	104.363	104.256	104.163	3.990	101.403	101.303	101.203
5.000	103.673	103.573	103.473	5.000	104.463	104.356	104.263	4.000	101.503	101.403	101.303
5.125	104.230	104.105	104.009	5.125	104.521	104.334	104.238	4.125	101.946	101.846	101.746
5.250	104.727	104.627	104.527	5.250	105.039	104.851	104.755	4.250	102.359	102.259	102.159
5.375	105.152	105.052	104.952	5.375	105.550	105.361	105.265	4.375	102.742	102.642	102.542
5.500	105.641	105.541	105.441	5.500	106.039	105.850	105.755	4.500	103.078	102.971	102.878
5.625	106.093	105.993	105.893	5.625	106.392	106.292	106.192	4.625	103.427	103.318	103.227
5.750	106.551	106.451	106.351	5.750	106.901	106.801	106.701	4.750	103.842	103.732	103.642

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	97.185	97.085	96.985	2.750	96.190	96.090	95.990
3.875	97.717	97.617	97.517	2.875	96.852	96.752	96.652
3.990	98.276	98.176	98.076	2.990	97.308	97.208	97.108
4.000	98.376	98.276	98.176	3.000	97.408	97.308	97.208
4.125	98.920	98.820	98.720	3.125	97.900	97.800	97.700
4.250	99.518	99.418	99.318	3.250	98.386	98.286	98.186
4.375	100.152	100.052	99.952	3.375	98.745	98.645	98.545
4.500	100.760	100.660	100.560	3.500	99.028	98.928	98.828
4.625	101.272	101.172	101.072	3.625	99.478	99.378	99.278
4.750	101.856	101.756	101.656	3.750	100.006	99.906	99.806
4.875	102.373	102.273	102.173	3.875	100.529	100.429	100.329
4.990	102.705	102.605	102.505	3.990	100.231	100.131	100.031
5.000	102.805	102.705	102.605	4.000	100.331	100.231	100.131
5.125	102.823	102.698	102.602	4.125	100.774	100.674	100.574
5.250	102.320	102.220	102.120	4.250	101.187	101.087	100.987
5.375	102.745	102.645	102.545	4.375	101.570	101.470	101.370
5.500	103.234	103.134	103.034	4.500	101.843	101.736	101.643
5.625	103.686	103.586	103.486	4.625	102.130	102.021	101.930
5.750	104.144	104.044	103.944	4.750	103.842	103.732	103.642

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/7/2018

45 Day Lock Exp.: 5/23/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/5/2018

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	96.196	96.096	95.996	3.750	96.096	95.996	95.896	3.750	97.274	97.168	97.074	3.750	97.174	97.068	96.974
3.875	97.036	96.936	96.836	3.875	96.936	96.836	96.736	3.875	97.970	97.870	97.770	3.875	97.870	97.770	97.670
3.990	97.733	97.633	97.533	3.990	97.633	97.533	97.433	3.990	98.536	98.436	98.336	3.990	98.436	98.336	98.236
4.000	97.833	97.733	97.633	4.000	97.733	97.633	97.533	4.000	98.636	98.536	98.436	4.000	98.536	98.436	98.336
4.125	98.212	98.112	98.012	4.125	98.112	98.012	97.912	4.125	99.159	99.056	98.959	4.125	99.059	98.956	98.859
4.250	98.825	98.825	98.725	4.250	98.825	98.725	98.625	4.250	99.812	99.706	99.612	4.250	99.712	99.606	99.512
4.375	99.609	99.509	99.409	4.375	99.509	99.409	99.309	4.375	100.422	100.313	100.222	4.375	100.322	100.213	100.122
4.500	100.217	100.117	100.017	4.500	100.117	100.017	99.917	4.500	100.999	100.887	100.799	4.500	100.899	100.787	100.699
4.625	100.690	100.590	100.490	4.625	100.590	100.490	100.390	4.625	101.401	101.299	101.201	4.625	101.301	101.199	101.101
4.750	101.274	101.174	101.074	4.750	101.174	101.074	100.974	4.750	101.963	101.858	101.763	4.750	101.863	101.758	101.663
4.875	101.791	101.691	101.591	4.875	101.691	101.591	101.491	4.875	102.500	102.394	102.300	4.875	102.400	102.294	102.200
4.990	102.123	102.023	101.923	4.990	102.023	101.923	101.823	4.990	102.913	102.806	102.713	4.990	102.813	102.706	102.613
5.000	102.223	102.123	102.023	5.000	102.123	102.023	101.923	5.000	103.013	102.906	102.813	5.000	102.913	102.806	102.713
5.125	102.780	102.655	102.559	5.125	102.680	102.555	102.459	5.125	103.071	102.884	102.788	5.125	102.971	102.784	102.688
5.250	103.277	103.177	103.077	5.250	103.177	103.077	102.977	5.250	103.589	103.401	103.305	5.250	103.489	103.301	103.205
5.375	103.702	103.602	103.502	5.375	103.602	103.502	103.402	5.375	104.100	103.911	103.815	5.375	104.000	103.811	103.715
5.500	104.191	104.091	103.991	5.500	104.091	103.991	103.891	5.500	104.589	104.400	104.305	5.500	104.489	104.300	104.205
5.625	104.643	104.543	104.443	5.625	104.543	104.443	104.343	5.625	104.942	104.842	104.742	5.625	104.842	104.742	104.642
5.750	105.101	105.001	104.901	5.750	105.001	104.901	104.801	5.750	105.451	105.351	105.251	5.750	105.351	105.251	105.151

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.580	94.480	94.380	2.750	94.480	94.380	94.280
2.875	95.266	95.166	95.066	2.875	95.166	95.066	94.966
2.990	95.852	95.752	95.652	2.990	95.752	95.652	95.552
3.000	95.952	95.852	95.752	3.000	95.852	95.752	95.652
3.125	96.583	96.483	96.383	3.125	96.483	96.383	96.283
3.250	97.167	97.067	96.967	3.250	97.067	96.967	96.867
3.375	97.808	97.708	97.608	3.375	97.708	97.608	97.508
3.500	97.946	97.846	97.746	3.500	97.846	97.746	97.646
3.625	98.532	98.432	98.332	3.625	98.432	98.332	98.232
3.750	99.069	98.969	98.869	3.750	98.969	98.869	98.769
3.875	99.592	99.492	99.392	3.875	99.492	99.392	99.292
3.990	99.834	99.734	99.634	3.990	99.734	99.634	99.534
4.000	99.934	99.834	99.734	4.000	99.834	99.734	99.634
4.125	100.446	100.346	100.246	4.125	100.346	100.246	100.146
4.250	100.859	100.759	100.659	4.250	100.759	100.659	100.559
4.375	101.242	101.142	101.042	4.375	101.142	101.042	100.942
4.500	101.578	101.471	101.378	4.500	101.478	101.371	101.278
4.625	101.927	101.818	101.727	4.625	101.827	101.718	101.627
4.750	102.342	102.232	102.142	4.750	102.242	102.132	102.042

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	95.438	95.338	95.238	3.750	95.338	95.238	95.138	2.750	94.236	94.136	94.036	2.750	94.136	94.036	93.936
3.875	96.129	96.029	95.929	3.875	96.029	95.929	95.829	2.875	94.922	94.822	94.722	2.875	94.822	94.722	94.622
3.990	96.826	96.726	96.626	3.990	96.726	96.626	96.526	2.990	95.508	95.408	95.308	2.990	95.408	95.308	95.208
4.000	96.926	96.826	96.726	4.000	96.826	96.726	96.626	3.000	95.608	95.508	95.408	3.000	95.508	95.408	95.308
4.125	97.305	97.205	97.105	4.125	97.205	97.105	97.005	3.125	96.239	96.139	96.039	3.125	96.139	96.039	95.939
4.250	98.018	97.918	97.818	4.250	97.918	97.818	97.718	3.250	96.823	96.723	96.623	3.250	96.723	96.623	96.523
4.375	98.702	98.602	98.502	4.375	98.602	98.502	98.402	3.375	97.245	97.145	97.045	3.375	97.145	97.045	96.945
4.500	99.310	99.210	99.110	4.500	99.210	99.110	99.010	3.500	97.383	97.283	97.183	3.500	97.283	97.183	97.083
4.625	99.822	99.722	99.622	4.625	99.722	99.622	99.522	3.625	97.969	97.869	97.769	3.625	97.869	97.769	97.669
4.750	100.406	100.306	100.206	4.750	100.306	100.206	100.106	3.750	98.506	98.406	98.306	3.750	98.406	98.306	98.206
4.875	100.923	100.823	100.723	4.875	100.823	100.723	100.623	3.875	99.029	98.929	98.829	3.875	98.929	98.829	98.729
4.990	101.255	101.155	101.055	4.990	101.155	101.055	100.955	3.990	98.662	98.562	98.462	3.990	98.562	98.462	98.362
5.000	101.355	101.255	101.155	5.000	101.255	101.155	101.055	4.000	98.762	98.662	98.562	4.000	98.662	98.562	98.462
5.125	101.373	101.248	101.152	5.125	101.273	101.148	101.052	4.125	99.274	99.174	99.074	4.125	99.174	99.074	98.974
5.250	100.870	100.770	100.670	5.250	100.770	100.670	100.570	4.250	99.687	99.587	99.487	4.250	99.587	99.487	99.387
5.375	101.295	101.195	101.095	5.375	101.195	101.095	100.995	4.375	100.070	99.970	99.870	4.375	99.870	99.770	99.670
5.500	101.784	101.684	101.584	5.500	101.684	101.584	101.484	4.500	100.343	100.243	100.143	4.500	100.243	100.143	100.043
5.625	102.236	102.136	102.036	5.625	102.136	102.036	101.936	4.625	100.630	100.531	100.430	4.625	100.530	100.431	100.330
5.750	102.694	102.594	102.494	5.750	102.594	102.494	102.394	4.750	102.342	102.242	102.142	4.750	102.242	102.142	102.042

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	Credit 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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/7/2018

45 Day Lock Exp.:

5/21/2018

60 Day Lock Exp.:

6/4/2018

W. Rate Sheet Dated: 4/5/2018

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	97.646	97.546	97.446	3.750	98.724	98.618	98.524	2.750	96.080	95.980	95.880	3.750	96.888	96.788	96.688	2.750	95.736	95.636	95.536
3.875	98.486	98.386	98.286	3.875	99.420	99.320	99.220	2.875	96.766	96.666	96.566	3.875	97.579	97.479	97.379	2.875	96.422	96.322	96.222
3.990	99.183	99.083	98.983	3.990	99.986	99.886	99.786	2.990	97.352	97.252	97.152	3.990	98.276	98.176	98.076	2.990	97.008	96.908	96.808
4.000	99.283	99.183	99.083	4.000	100.086	99.986	99.886	3.000	97.452	97.352	97.252	4.000	98.376	98.276	98.176	3.000	97.108	97.008	96.908
4.125	99.662	99.562	99.462	4.125	100.609	100.506	100.409	3.125	98.083	97.983	97.883	4.125	98.755	98.655	98.555	3.125	97.739	97.639	97.539
4.250	100.375	100.275	100.175	4.250	101.262	101.156	101.062	3.250	98.667	98.567	98.467	4.250	99.468	99.368	99.268	3.250	98.323	98.223	98.123
4.375	101.059	100.959	100.859	4.375	101.872	101.763	101.672	3.375	99.308	99.208	99.108	4.375	100.152	100.052	99.952	3.375	98.745	98.645	98.545
4.500	101.667	101.567	101.467	4.500	102.449	102.337	102.249	3.500	99.446	99.346	99.246	4.500	100.760	100.660	100.560	3.500	98.883	98.783	98.683
4.625	102.140	102.040	101.940	4.625	102.851	102.749	102.651	3.625	100.032	99.932	99.832	4.625	101.272	101.172	101.072	3.625	99.469	99.369	99.269
4.750	102.724	102.624	102.524	4.750	103.413	103.308	103.213	3.750	100.569	100.469	100.369	4.750	101.856	101.756	101.656	3.750	100.006	99.906	99.806
4.875	103.241	103.141	103.041	4.875	103.950	103.844	103.750	3.875	101.092	100.992	100.892	4.875	102.373	102.273	102.173	3.875	100.529	100.429	100.329
4.990	103.573	103.473	103.373	4.990	104.363	104.256	104.163	3.990	101.334	101.234	101.134	4.990	102.705	102.605	102.505	3.990	100.162	100.062	99.962
5.000	103.673	103.573	103.473	5.000	104.463	104.356	104.263	4.000	101.434	101.334	101.234	5.000	102.805	102.705	102.605	4.000	100.262	100.162	100.062
5.125	104.230	104.105	104.009	5.125	104.521	104.334	104.238	4.125	101.946	101.846	101.746	5.125	102.823	102.698	102.602	4.125	100.774	100.674	100.574
5.250	104.727	104.627	104.527	5.250	105.039	104.851	104.755	4.250	102.359	102.259	102.159	5.250	102.320	102.220	102.120	4.250	101.187	101.087	100.987
5.375	105.152	105.052	104.952	5.375	105.550	105.361	105.265	4.375	102.742	102.642	102.542	5.375	102.745	102.645	102.545	4.375	101.570	101.470	101.370
5.500	105.641	105.541	105.441	5.500	106.039	105.850	105.755	4.500	103.078	102.971	102.878	5.500	103.234	103.134	103.034	4.500	101.843	101.736	101.643
5.625	106.093	105.993	105.893	5.625	106.392	106.292	106.192	4.625	103.427	103.318	103.227	5.625	103.686	103.586	103.486	4.625	102.130	102.021	101.930
5.750	106.551	106.451	106.351	5.750	106.901	106.801	106.701	4.750	103.842	103.732	103.642	5.750	104.144	104.044	103.944	4.750	103.842	103.732	103.642

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.: 5/7/2018

45 Day Lock Exp.: 5/21/2018

60 Day Lock Exp.: 6/4/2018

W. Rate Sheet Dated: 4/5/2018

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)