



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/9/2018

45 Day Lock Exp.: 5/24/2018

60 Day Lock Exp.: 6/8/2018

W. Rate Sheet Dated: 4/9/2018

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	98.544	98.394	98.244	3.500	97.975	97.825	97.675	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.947	98.797	98.647	3.625	98.343	98.193	98.043	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.208	100.051	99.901	3.750	99.761	99.604	99.454	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.657	100.500	100.350	3.875	100.174	100.018	99.868	2.250	94.468	94.318	94.168	3.500	101.656	101.506	101.356
4.000	101.101	100.945	100.795	4.000	100.582	100.426	100.276	2.375	94.873	94.723	94.573	3.625	102.059	101.909	101.759
4.125	101.487	101.331	101.181	4.125	100.933	100.776	100.626	2.500	93.955	93.805	93.655	Margin = 2.250		Index = 2.090	
4.250	102.417	102.277	102.136	4.250	101.720	101.580	101.439	2.625	94.905	94.755	94.605				
4.375	102.817	102.676	102.536	4.375	102.084	101.943	101.803	2.750	97.526	97.376	97.226				
4.500	103.181	103.041	102.900	4.500	102.413	102.272	102.132	2.875	97.920	97.770	97.620				
4.625	103.472	103.331	103.190	4.625	102.668	102.527	102.386	3.000	98.313	98.163	98.013				
4.750	103.597	103.378	103.206	4.750	102.849	102.630	102.458	3.125	98.657	98.507	98.357				
4.875	103.775	103.557	103.385	4.875	103.143	102.924	102.752	3.250	99.345	99.195	99.045				
5.000	104.269	104.050	103.878	5.000	103.400	103.182	103.010	3.375	99.735	99.585	99.435				
5.125	104.577	104.358	104.186	5.125	103.492	103.274	103.102	3.500	100.119	99.969	99.819				
5.250	104.964	104.792	104.692	5.250	103.846	103.674	103.574	3.625	100.446	100.296	100.146				
5.375	105.239	105.067	104.967	5.375	104.202	104.030	103.930	3.750	100.984	100.816	100.648				
5.500	105.358	105.186	105.086	5.500	104.460	104.288	104.188	3.875	101.324	101.156	100.988				
5.625	105.486	105.314	105.214	5.625	104.652	104.480	104.380	4.000	101.630	101.462	101.294				
5.750	105.728	105.628	105.528	5.750	105.551	105.451	105.351	4.125	101.861	101.693	101.525				

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	97.344	97.194	97.044	3.500	96.975	96.825	96.675	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.747	97.597	97.447	3.625	97.343	97.193	97.043	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	99.008	98.851	98.701	3.750	98.761	98.604	98.454	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.457	99.300	99.150	3.875	99.174	99.018	98.868	2.250	93.468	93.318	93.168	3.500	100.656	100.506	100.356
4.000	99.901	99.745	99.595	4.000	99.582	99.426	99.276	2.375	93.873	93.723	93.573	3.625	101.059	100.909	100.759
4.125	100.287	100.131	99.981	4.125	99.933	99.776	99.626	2.500	92.955	92.805	92.655	Margin = 2.250		Index = 2.090	
4.250	101.217	101.077	100.936	4.250	100.720	100.580	100.439	2.625	93.905	93.755	93.605	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.617	101.476	101.336	4.375	101.084	100.943	100.803	2.750	96.526	96.376	96.226	Rate	30 Day	45 Day	60 Day
4.500	101.981	101.841	101.700	4.500	101.413	101.272	101.132	2.875	96.920	96.770	96.620	4.500	100.681	100.431	100.181
4.625	102.272	102.131	101.990	4.625	101.668	101.527	101.386	3.000	97.313	97.163	97.013	4.625	100.972	100.722	100.472
4.750	102.396	102.178	102.006	4.750	101.849	101.630	101.458	3.125	97.657	97.507	97.357	4.750	101.046	100.796	100.546
4.875	102.825	102.607	102.435	4.875	102.143	101.924	101.752	3.250	98.345	98.195	98.045	4.875	101.375	101.125	100.875
5.000	103.119	102.900	102.728	5.000	102.400	102.182	102.010	3.375	98.735	98.585	98.435	5.000	101.669	101.419	101.169
5.125	103.427	103.208	103.036	5.125	102.592	102.374	102.202	3.500	99.119	98.969	98.819	5.125	101.897	101.647	101.397
5.250	104.534	104.362	104.262	5.250	102.846	102.674	102.574	3.625	99.446	99.296	99.146	5.250	101.953	101.703	101.453
5.375	104.809	104.637	104.537	5.375	103.202	103.030	102.930	3.750	99.984	99.816	99.648	5.375	102.555	102.305	102.055
5.500	104.928	104.756	104.656	5.500	103.460	103.288	103.188	3.875	100.324	100.156	99.988	5.500	102.618	102.368	102.118
5.625	105.056	104.884	104.784	5.625	103.652	103.480	103.380	4.000	100.630	100.462	100.294	5.625	102.796	102.546	102.296
5.750	105.648	105.548	105.448	5.750	104.551	104.451	104.351	4.125	100.861	100.693	100.525	5.750	103.158	102.908	102.658

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.500	\$0 - \$49,999	-2.500
FICO 680 - 719	0.375	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.250	\$85,001 - \$125,000	-0.500
FICO 640 - 659	0.000	\$125,001 - \$175,000	-0.125
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	-1.500	\$275,001 up to HB	0.375
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
5.375	101.785	101.535	101.285	5.375	101.382	101.132	100.882
5.500	102.539	102.289	102.039	5.500	101.640	101.390	101.140
5.625	102.689	102.439	102.189	5.625	101.832	101.582	101.332
5.750	102.799	102.549	102.299	5.750	102.731	102.481	102.231

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	4/9/2018	5.250%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/9/2018

45 Day Lock Exp.:

5/24/2018

60 Day Lock Exp.:

6/8/2018

W. Rate Sheet Dated: 4/9/2018

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	97.981	97.831	97.681	3.500	97.413	97.263	97.113	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.384	98.234	98.084	3.625	97.780	97.630	97.480	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.739	99.583	99.433	3.750	99.292	99.136	98.986	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.188	100.032	99.882	3.875	99.705	99.549	99.399	2.250	92.468	92.318	92.168	3.500	101.09	100.943	100.793
4.000	100.632	100.476	100.326	4.000	100.114	99.957	99.807	2.375	92.873	92.723	92.573	3.625	101.50	101.346	101.196
4.125	101.018	100.862	100.712	4.125	100.464	100.308	100.158	2.500	91.955	91.805	91.655	Margin = 2.250		Index = 2.090	
4.250	101.839	101.699	101.558	4.250	101.142	101.001	100.861	2.625	92.905	92.755	92.605				
4.375	102.239	102.098	101.957	4.375	101.506	101.365	101.225	2.750	95.838	95.688	95.538				
4.500	102.603	102.463	102.322	4.500	101.835	101.694	101.553	2.875	96.232	96.082	95.932				
4.625	102.894	102.753	102.612	4.625	102.089	101.949	101.808	3.000	96.626	96.476	96.326				
4.750	102.190	101.972	101.800	4.750	101.443	101.224	101.052	3.125	96.969	96.819	96.669				
4.875	102.369	102.150	101.979	4.875	101.736	101.518	101.346	3.250	98.782	98.632	98.482				
5.000	102.863	102.644	102.472	5.000	101.994	101.775	101.604	3.375	99.172	99.022	98.872				
5.125	103.170	102.952	102.780	5.125	102.086	101.867	101.696	3.500	99.557	99.407	99.257				
5.250	102.308	102.136	102.036	5.250	101.189	101.018	100.918	3.625	99.883	99.733	99.583				
5.375	102.582	102.410	102.310	5.375	101.545	101.374	101.274	3.750	100.516	100.348	100.180				
5.500	102.702	102.530	102.430	5.500	101.803	101.631	101.531	3.875	100.856	100.688	100.520				
5.625	102.829	102.658	102.558	5.625	101.995	101.823	101.723	4.000	101.161	100.993	100.825				
5.750	102.728	102.628	102.528	5.750	102.551	102.451	102.351	4.125	101.392	101.224	101.056				

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	96.781	96.631	96.481	3.500	96.413	96.263	96.113	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.184	97.034	96.884	3.625	96.780	96.630	96.480	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.539	98.383	98.233	3.750	98.292	98.136	97.986	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.988	98.832	98.682	3.875	98.705	98.549	98.399	2.250	91.718	91.568	91.418	3.500	100.093	99.943	99.793
4.000	99.432	99.276	99.126	4.000	99.114	98.957	98.807	2.375	92.123	91.973	91.823	3.625	100.496	100.346	100.196
4.125	99.818	99.662	99.512	4.125	99.464	99.308	99.158	2.500	91.205	91.055	90.905	Margin = 2.250		Index = 2.090	
4.250	100.639	100.499	100.358	4.250	100.142	100.001	99.861	2.625	92.155	92.005	91.855	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.039	100.898	100.757	4.375	100.506	100.365	100.225	2.750	95.620	95.470	95.320	Rate	30 Day	45 Day	60 Day
4.500	101.403	101.263	101.122	4.500	100.835	100.694	100.553	2.875	96.014	95.864	95.714	4.500	100.103	99.853	99.603
4.625	101.694	101.553	101.412	4.625	101.089	100.949	100.808	3.000	96.407	96.257	96.107	4.625	100.394	100.144	99.894
4.750	100.990	100.771	100.599	4.750	100.443	100.224	100.052	3.125	96.751	96.601	96.451	4.750	99.640	99.390	99.140
4.875	101.419	101.200	101.029	4.875	100.736	100.518	100.346	3.250	96.876	96.726	96.576	4.875	99.969	99.719	99.469
5.000	101.713	101.494	101.322	5.000	100.994	100.775	100.604	3.375	97.266	97.116	96.966	5.000	100.263	100.013	99.763
5.125	102.020	101.802	101.630	5.125	101.186	100.967	100.796	3.500	97.651	97.501	97.351	5.125	100.490	100.240	99.990
5.250	101.878	101.706	101.606	5.250	100.189	100.018	99.918	3.625	97.977	97.827	97.677	5.250	99.297	99.047	98.797
5.375	102.152	101.980	101.880	5.375	100.545	100.374	100.274	3.750	97.797	97.629	97.461	5.375	99.898	99.648	99.398
5.500	102.272	102.100	102.000	5.500	100.803	100.631	100.531	3.875	98.137	97.969	97.801	5.500	99.962	99.712	99.462
5.625	102.399	102.228	102.128	5.625	100.995	100.823	100.723	4.000	98.442	98.274	98.106	5.625	100.139	99.889	99.639
5.750	102.648	102.548	102.448	5.750	101.551	101.451	101.351	4.125	98.673	98.505	98.337	5.750	100.158	99.908	99.658

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 680 - 719	0.375	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate	
Today:	4/9/2018 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	99.128	98.878	98.628	5.375	98.725	98.475	98.225
5.500	99.883	99.633	99.383	5.500	98.983	98.733	98.483
5.625	100.032	99.782	99.532	5.625	99.175	98.925	98.675
5.750	99.799	99.549	99.299	5.750	99.731	99.481	99.231

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

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/9/2018

45 Day Lock Exp.:

5/24/2018

60 Day Lock Exp.:

6/8/2018

W. Rate Sheet Dated: 4/9/2018

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	100.331	100.231	100.131	4.375	101.578	101.478	101.378	3.000	97.658	97.558	97.458	3.000	97.922	97.822	97.722
4.375	100.944	100.844	100.744	4.500	102.254	102.154	102.054	3.125	98.151	98.051	97.951	3.125	98.256	98.156	98.056
4.500	101.500	101.400	101.300	4.625	102.800	102.700	102.600	3.250	98.668	98.568	98.468	3.250	99.036	98.936	98.836
4.625	102.053	101.953	101.853	4.750	103.237	103.137	103.037	3.375	99.103	99.003	98.903	3.375	99.389	99.289	99.189
4.750	102.672	102.572	102.472	4.875	103.594	103.494	103.394	3.500	99.528	99.428	99.328	3.500	99.741	99.641	99.541
4.875	103.184	103.084	102.984	4.990	103.776	103.676	103.576	3.625	99.978	99.878	99.778	3.625	100.047	99.947	99.847
4.990	103.462	103.362	103.262	5.000	103.876	103.776	103.676	3.750	100.440	100.340	100.240	3.750	100.736	100.636	100.536
5.000	103.562	103.462	103.362	5.125	104.389	104.289	104.189	3.875	100.914	100.814	100.714	3.875	101.078	100.978	100.878
5.125	103.968	103.868	103.768	5.250	104.848	104.748	104.648	3.990	101.372	101.272	101.172	3.990	101.301	101.201	101.101
5.250	104.614	104.514	104.414	5.375	105.193	105.093	104.993	4.000	101.472	101.372	101.272	4.000	101.401	101.301	101.201
5.375	105.035	104.935	104.835	5.500	105.516	105.416	105.316	4.125	101.859	101.759	101.659	4.125	101.689	101.589	101.489
5.500	105.484	105.384	105.284	5.625	105.792	105.692	105.592	4.250	102.186	102.086	101.986	4.250	102.120	102.003	101.886
5.625	105.858	105.758	105.658	5.750	106.125	106.025	105.925	4.375	102.482	102.382	102.282	4.375	102.397	102.280	102.163
5.750	106.531	106.431	106.331	5.875	106.474	106.374	106.274	4.500	102.876	102.773	102.671	4.500	102.662	102.545	102.428
5.875	106.989	106.889	106.789	5.990	106.699	106.599	106.499	4.625	103.260	103.157	103.055	4.625	102.902	102.785	102.668
5.990	107.341	107.241	107.141	6.000	106.799	106.699	106.599	4.750	103.545	103.442	103.340	4.750	103.065	102.947	102.830
6.000	107.441	107.341	107.241	6.125	107.021	106.921	106.821	4.875	103.800	103.698	103.595	4.875	103.244	103.127	103.010
6.125	104.425	104.325	104.225	6.250	106.983	106.866	106.747	4.990	103.977	103.875	103.772	4.990	103.317	103.200	103.083
6.250	107.409	107.291	107.173	6.375	107.310	107.193	107.074	5.000	104.077	103.975	103.872	5.000	103.417	103.300	103.183

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	100.787	100.687	100.587	3.000	96.840	96.740	96.640
4.750	101.451	101.351	101.251	3.125	97.282	97.182	97.082
4.875	101.949	101.849	101.749	3.250	97.545	97.445	97.345
4.990	102.300	102.200	102.100	3.375	97.894	97.794	97.694
5.000	102.400	102.300	102.200	3.500	98.343	98.243	98.143
5.125	102.635	102.535	102.435	3.625	98.761	98.661	98.561
5.250	102.457	102.356	102.257	3.750	99.083	98.983	98.883
5.375	102.944	102.842	102.744	3.875	99.544	99.444	99.344
5.500	103.443	103.342	103.243	3.990	99.883	99.783	99.683
5.625	103.698	103.596	103.498	4.000	99.983	99.883	99.783
5.750	102.953	102.844	102.738	4.125	100.380	100.280	100.180
5.875	103.477	103.367	103.262	4.250	100.605	100.505	100.405
5.990	103.881	103.772	103.667	4.375	100.800	100.700	100.600
6.000	103.981	103.872	103.767	4.500	101.023	100.920	100.818
6.125	104.226	104.116	104.011	4.625	101.364	101.262	101.159
6.250	103.858	103.757	103.648	4.750	101.553	101.450	101.348
6.375	104.373	104.271	104.163	4.875	101.718	101.616	101.513
6.500	104.831	104.729	104.621	4.990	101.806	101.703	101.601
6.625	105.033	104.931	104.823	5.000	101.906	101.803	101.701

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	-1.125
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.:

5/9/2018

45 Day Lock Exp.:

5/24/2018

60 Day Lock Exp.:

6/8/2018

W. Rate Sheet Dated: 4/9/2018

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
4.250	98.754	98.654	98.554	3.750	94.625	94.525	94.425	4.375	100.128	100.028	99.928	4.375	98.957	98.857	98.757
4.375	99.291	99.191	99.091	3.875	95.287	95.187	95.087	4.500	100.804	100.704	100.604	4.500	99.471	99.371	99.271
4.500	99.952	99.852	99.752	3.990	96.094	95.994	95.894	4.625	101.350	101.250	101.150	4.625	99.974	99.874	99.774
4.625	100.603	100.503	100.403	4.000	96.194	96.094	95.994	4.750	101.787	101.687	101.587	4.750	100.709	100.609	100.509
4.750	101.222	101.122	101.022	4.125	97.196	97.096	96.996	4.875	102.144	102.044	101.944	4.875	101.216	101.116	101.016
4.875	101.682	101.582	101.482	4.250	98.127	98.027	97.927	4.990	102.326	102.226	102.126	4.990	101.561	101.461	101.361
4.990	102.012	101.912	101.812	4.375	98.738	98.638	98.538	5.000	102.426	102.326	102.226	5.000	101.661	101.561	101.461
5.000	102.112	102.012	101.912	4.500	99.661	99.561	99.461	5.125	102.939	102.839	102.739	5.125	102.063	101.963	101.863
5.125	102.518	102.418	102.318	4.625	100.546	100.446	100.346	5.250	103.398	103.298	103.198	5.250	102.410	102.310	102.210
5.250	103.164	103.064	102.964	4.750	101.376	101.276	101.176	5.375	103.743	103.643	103.543	5.375	102.908	102.808	102.708
5.375	103.585	103.485	103.385	4.875	101.886	101.786	101.686	5.500	104.066	103.966	103.866	5.500	103.378	103.278	103.178
5.500	104.034	103.934	103.834	4.990	102.260	102.160	102.060	5.625	104.342	104.242	104.142	5.625	103.778	103.678	103.578
5.625	104.408	104.308	104.208	5.000	102.360	102.260	102.160	5.750	104.675	104.575	104.475	5.750	104.344	104.244	104.144
5.750	105.081	104.981	104.881	5.125	102.761	102.661	102.561	5.875	105.024	104.924	104.824	5.875	104.849	104.749	104.649
5.875	105.539	105.439	105.339	5.250	103.599	103.499	103.399	5.990	105.249	105.149	105.049	5.990	105.223	105.123	105.023
5.990	105.891	105.791	105.691	5.375	104.066	103.966	103.866	6.000	105.349	105.249	105.149	6.000	105.323	105.223	105.123
6.000	105.991	105.891	105.791	5.500	104.560	104.460	104.360	6.125	105.571	105.471	105.371	6.125	105.645	105.545	105.445
6.125	106.085	105.985	105.885	5.625	104.960	104.860	104.760	6.250	105.533	105.433	105.333	6.250	105.230	105.130	105.030
6.250	105.959	105.841	105.723	5.750	105.751	105.651	105.551	6.375	105.860	105.743	105.624	6.375	105.703	105.586	105.467

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	96.840	96.740	96.640	3.000	94.507	94.407	94.307	3.000	96.422	96.322	96.222	3.000	94.247	94.147	94.047
3.125	97.282	97.182	97.082	3.125	95.155	95.055	94.955	3.125	96.756	96.656	96.556	3.125	94.885	94.785	94.685
3.250	97.545	97.445	97.345	3.250	95.572	95.472	95.372	3.250	97.536	97.436	97.336	3.250	95.311	95.211	95.111
3.375	97.894	97.794	97.694	3.375	96.059	95.959	95.859	3.375	97.889	97.789	97.689	3.375	95.788	95.688	95.588
3.500	98.343	98.243	98.143	3.500	96.728	96.628	96.528	3.500	98.241	98.141	98.041	3.500	96.468	96.368	96.268
3.625	98.761	98.661	98.561	3.625	97.322	97.222	97.122	3.625	98.547	98.447	98.347	3.625	97.051	96.951	96.851
3.750	99.083	98.983	98.883	3.750	97.798	97.698	97.598	3.750	99.236	99.136	99.036	3.750	97.528	97.428	97.328
3.875	99.544	99.444	99.344	3.875	98.486	98.386	98.286	3.875	99.578	99.478	99.378	3.875	98.206	98.106	98.006
3.990	99.883	99.783	99.683	3.990	99.028	98.928	98.828	3.990	99.801	99.701	99.601	3.990	98.747	98.647	98.547
4.000	99.983	99.883	99.783	4.000	99.128	99.028	98.928	4.000	99.901	99.801	99.701	4.000	98.847	98.747	98.647
4.125	100.380	100.280	100.180	4.125	99.689	99.589	99.489	4.125	100.189	100.089	99.989	4.125	99.409	99.309	99.209
4.250	100.605	100.505	100.405	4.250	100.051	99.951	99.851	4.250	100.620	100.503	100.386	4.250	99.750	99.650	99.550
4.375	100.800	100.700	100.600	4.375	100.412	100.312	100.212	4.375	100.897	100.780	100.663	4.375	100.112	100.012	99.912
4.500	101.023	100.920	100.818	4.500	100.959	100.857	100.754	4.500	101.162	101.045	100.928	4.500	100.659	100.556	100.454
4.625	101.364	101.262	101.159	4.625	101.448	101.345	101.243	4.625	101.402	101.285	101.168	4.625	101.147	101.045	100.942
4.750	101.553	101.450	101.348	4.750	101.765	101.663	101.560	4.750	101.565	101.447	101.330	4.750	101.455	101.352	101.250
4.875	101.718	101.616	101.513	4.875	102.050	101.947	101.845	4.875	101.744	101.627	101.510	4.875	101.769	101.667	101.564
4.990	101.806	101.703	101.601	4.990	102.255	102.152	102.050	4.990	101.817	101.700	101.583	4.990	101.974	101.872	101.769
5.000	101.906	101.803	101.701	5.000	102.355	102.252	102.150	5.000	101.917	101.800	101.683	5.000	102.074	101.972	101.869

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%	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	

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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.:

5/9/2018

45 Day Lock Exp.:

5/24/2018

60 Day Lock Exp.:

6/8/2018

W. Rate Sheet Dated: 4/9/2018

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	97.728	97.628	97.528	3.750	98.742	98.629	98.542	2.750	96.440	96.340	96.240
3.875	98.531	98.431	98.331	3.875	99.472	99.372	99.272	2.875	97.102	97.002	96.902
3.990	99.097	98.997	98.897	3.990	100.042	99.938	99.842	2.990	97.558	97.458	97.358
4.000	99.197	99.097	98.997	4.000	100.142	100.038	99.942	3.000	97.658	97.558	97.458
4.125	99.778	99.678	99.578	4.125	100.714	100.606	100.514	3.125	98.151	98.051	97.951
4.250	100.432	100.332	100.232	4.250	101.367	101.257	101.167	3.250	98.668	98.568	98.468
4.375	101.120	101.020	100.920	4.375	101.978	101.865	101.778	3.375	99.235	99.135	99.035
4.500	101.732	101.632	101.532	4.500	102.555	102.439	102.355	3.500	99.528	99.428	99.328
4.625	102.269	102.169	102.069	4.625	102.953	102.846	102.753	3.625	100.043	99.943	99.843
4.750	102.854	102.754	102.654	4.750	103.516	103.405	103.316	3.750	100.580	100.480	100.380
4.875	103.349	103.249	103.149	4.875	104.054	103.942	103.854	3.875	101.103	101.003	100.903
4.990	103.706	103.606	103.506	4.990	104.467	104.355	104.267	3.990	101.372	101.272	101.172
5.000	103.806	103.706	103.606	5.000	104.567	104.455	104.367	4.000	101.472	101.372	101.272
5.125	104.256	104.156	104.056	5.125	104.538	104.407	104.304	4.125	101.934	101.834	101.734
5.250	104.735	104.635	104.535	5.250	105.058	104.925	104.822	4.250	102.348	102.248	102.148
5.375	105.154	105.054	104.954	5.375	105.569	105.435	105.333	4.375	102.695	102.595	102.495
5.500	105.708	105.608	105.508	5.500	106.059	105.926	105.823	4.500	102.748	102.648	102.548
5.625	106.173	106.073	105.973	5.625	106.376	106.276	106.176	4.625	103.098	102.998	102.898
5.750	106.598	106.498	106.398	5.750	106.886	106.786	106.686	4.750	103.514	103.414	103.314

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	96.970	96.870	96.770	2.750	96.096	95.996	95.896
3.875	97.593	97.493	97.393	2.875	96.758	96.658	96.558
3.990	98.159	98.059	97.959	2.990	97.214	97.114	97.014
4.000	98.259	98.159	98.059	3.000	97.314	97.214	97.114
4.125	98.840	98.740	98.640	3.125	97.807	97.707	97.607
4.250	99.494	99.394	99.294	3.250	98.324	98.224	98.124
4.375	100.182	100.082	99.982	3.375	98.664	98.564	98.464
4.500	100.794	100.694	100.594	3.500	98.957	98.857	98.757
4.625	101.394	101.294	101.194	3.625	99.472	99.372	99.272
4.750	101.979	101.879	101.779	3.750	100.009	99.909	99.809
4.875	102.474	102.374	102.274	3.875	100.532	100.432	100.332
4.990	102.831	102.731	102.631	3.990	100.184	100.084	99.984
5.000	102.931	102.831	102.731	4.000	100.284	100.184	100.084
5.125	102.865	102.765	102.665	4.125	100.746	100.646	100.546
5.250	102.344	102.244	102.144	4.250	101.160	101.060	100.960
5.375	102.763	102.663	102.563	4.375	101.507	101.407	101.307
5.500	103.317	103.217	103.117	4.500	101.498	101.398	101.298
5.625	103.782	103.682	103.582	4.625	101.785	101.685	101.585
5.750	104.207	104.107	104.007	4.750	103.514	103.414	103.314

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	0.000	-0.250	-0.500	-0.250	-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	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.500
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

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

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

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

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

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$453,100*	-0.600	-0.600	-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.			



30 Day Lock Exp.: 5/9/2018
45 Day Lock Exp.: 5/24/2018
60 Day Lock Exp.: 6/8/2018

Prices are subject to change without notice

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

For use by mortgage professionals only and should not be distributed to borrowers.



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/9/2018

45 Day Lock Exp.:

5/24/2018

60 Day Lock Exp.:

6/8/2018

W. Rate Sheet Dated: 4/9/2018

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	97.632	97.532	97.432	3.750	98.742	98.629	98.542	2.750	96.107	96.007	95.907	3.750	96.874	96.774	96.674	2.750	95.763	95.663	95.563
3.875	98.383	98.283	98.183	3.875	99.472	99.372	99.272	2.875	96.794	96.694	96.594	3.875	97.445	97.345	97.245	2.875	96.450	96.350	96.250
3.990	99.097	98.997	98.897	3.990	100.042	99.938	99.842	2.990	97.380	97.280	97.180	3.990	98.159	98.059	97.959	2.990	97.036	96.936	96.836
4.000	99.197	99.097	98.997	4.000	100.142	100.038	99.942	3.000	97.480	97.380	97.280	4.000	98.259	98.159	98.059	3.000	97.136	97.036	96.936
4.125	99.778	99.678	99.578	4.125	100.714	100.606	100.514	3.125	98.111	98.011	97.911	4.125	98.840	98.740	98.640	3.125	97.767	97.667	97.567
4.250	100.432	100.332	100.232	4.250	101.367	101.257	101.167	3.250	98.599	98.499	98.399	4.250	99.494	99.394	99.294	3.250	98.255	98.155	98.055
4.375	101.120	101.020	100.920	4.375	101.978	101.865	101.778	3.375	99.235	99.135	99.035	4.375	100.182	100.082	99.982	3.375	98.664	98.564	98.464
4.500	101.732	101.632	101.532	4.500	102.555	102.439	102.355	3.500	99.455	99.355	99.255	4.500	100.794	100.694	100.594	3.500	98.884	98.784	98.684
4.625	102.269	102.169	102.069	4.625	102.953	102.846	102.753	3.625	100.043	99.943	99.843	4.625	101.394	101.294	101.194	3.625	99.472	99.372	99.272
4.750	102.854	102.754	102.654	4.750	103.516	103.405	103.316	3.750	100.580	100.480	100.380	4.750	101.979	101.879	101.779	3.750	100.009	99.909	99.809
4.875	103.349	103.249	103.149	4.875	104.054	103.942	103.854	3.875	101.103	101.003	100.903	4.875	102.474	102.374	102.274	3.875	100.532	100.432	100.332
4.990	103.706	103.606	103.506	4.990	104.467	104.355	104.267	3.990	101.321	101.221	101.121	4.990	102.831	102.731	102.631	3.990	100.133	100.033	99.933
5.000	103.806	103.706	103.606	5.000	104.567	104.455	104.367	4.000	101.421	101.321	101.221	5.000	102.931	102.831	102.731	4.000	100.233	100.133	100.033
5.125	104.256	104.156	104.056	5.125	104.538	104.407	104.304	4.125	101.934	101.834	101.734	5.125	102.865	102.765	102.665	4.125	100.746	100.646	100.546
5.250	104.735	104.635	104.535	5.250	105.058	104.925	104.822	4.250	102.348	102.248	102.148	5.250	102.344	102.244	102.144	4.250	101.160	101.060	100.960
5.375	105.154	105.054	104.954	5.375	105.569	105.435	105.333	4.375	102.695	102.595	102.495	5.375	102.763	102.663	102.563	4.375	101.507	101.407	101.307
5.500	105.708	105.608	105.508	5.500	106.059	105.926	105.823	4.500	102.748	102.648	102.548	5.500	103.317	103.217	103.117	4.500	101.498	101.398	101.298
5.625	106.173	106.073	105.973	5.625	106.376	106.276	106.176	4.625	103.098	102.998	102.898	5.625	103.782	103.682	103.582	4.625	101.785	101.685	101.585
5.750	106.598	106.498	106.398	5.750	106.886	106.786	106.686	4.750	103.514	103.414	103.314	5.750	104.207	104.107	104.007	4.750	103.514	103.414	103.314

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤ 80%	> 80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

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

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

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/9/2018

45 Day Lock Exp.: 5/24/2018

60 Day Lock Exp.: 6/8/2018

W. Rate Sheet Dated: 4/9/2018

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	97.917	97.863	97.675	
4.125	98.412	98.355	98.162	
4.250	99.020	98.962	98.764	
4.375	99.793	99.732	99.529	
4.500	100.331	100.269	100.061	
4.625	100.793	100.729	100.516	
4.750	101.282	101.217	100.998	
4.875	101.612	101.544	101.320	
5.000	101.977	101.908	101.679	
5.125	102.314	102.243	102.009	
5.250	102.525	102.452	102.213	
5.375	102.809	102.734	102.489	
5.500	103.043	102.966	102.716	

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	97.440	97.393	97.226	
3.625	97.887	97.838	97.666	
3.750	98.294	98.242	98.065	
3.875	98.893	98.841	98.658	
4.000	99.223	99.168	98.981	
4.125	99.463	99.406	99.214	
4.250	99.737	99.678	99.480	
4.375	99.984	99.924	99.721	
4.500	100.218	100.156	99.948	
4.625	100.465	100.401	100.187	
4.750	100.735	100.670	100.451	

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	97.621	97.578	97.421	
3.375	98.088	98.042	97.881	
3.500	98.526	98.479	98.312	
3.625	98.930	98.880	98.708	
3.750	99.300	99.249	99.072	
3.875	99.642	99.589	99.407	
4.000	99.955	99.900	99.712	
4.125	100.295	100.238	100.045	
4.250	100.611	100.553	100.355	
4.375	100.923	100.863	100.660	
4.500	101.235	101.173	100.965	
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)