



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.: 5/10/2018

45 Day Lock Exp.: 5/25/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/10/2018

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	98.560	98.410	98.260	3.500	97.991	97.841	97.691	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.963	98.813	98.663	3.625	98.359	98.209	98.059	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.270	100.098	99.948	3.750	99.823	99.651	99.501	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.719	100.547	100.397	3.875	100.236	100.064	99.914	2.250	94.515	94.365	94.215	3.500	101.656	101.506	101.356
4.000	101.163	100.992	100.842	4.000	100.645	100.473	100.323	2.375	94.920	94.770	94.620	3.625	102.059	101.909	101.759
4.125	101.549	101.377	101.227	4.125	100.995	100.823	100.673	2.500	94.002	93.852	93.702	Margin = 2.250		Index = 2.070	
4.250	102.496	102.324	102.199	4.250	101.798	101.626	101.501	2.625	94.952	94.802	94.652				
4.375	102.895	102.723	102.598	4.375	102.162	101.990	101.865	2.750	97.542	97.392	97.242				
4.500	103.259	103.088	102.963	4.500	102.491	102.319	102.194	2.875	97.936	97.786	97.636				
4.625	103.550	103.378	103.253	4.625	102.746	102.574	102.449	3.000	98.329	98.179	98.029				
4.750	103.675	103.487	103.331	4.750	102.943	102.755	102.599	3.125	98.673	98.523	98.373				
4.875	103.869	103.682	103.525	4.875	103.236	103.049	102.893	3.250	99.392	99.242	99.092				
5.000	104.363	104.175	104.019	5.000	103.494	103.307	103.150	3.375	99.781	99.631	99.481				
5.125	104.670	104.483	104.327	5.125	103.586	103.399	103.242	3.500	100.166	100.016	99.866				
5.250	104.839	104.542	104.386	5.250	103.721	103.424	103.268	3.625	100.493	100.343	100.193				
5.375	105.114	104.817	104.660	5.375	104.077	103.780	103.624	3.750	101.070	100.898	100.727				
5.500	105.233	104.936	104.780	5.500	104.335	104.038	103.881	3.875	101.410	101.238	101.067				
5.625	105.361	105.064	104.908	5.625	104.527	104.230	104.073	4.000	101.715	101.544	101.372				
5.750	105.650	105.369	105.269	5.750	105.473	105.192	105.092	4.125	101.946	101.775	101.603				

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	97.360	97.210	97.060	3.500	96.991	96.841	96.691	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.763	97.613	97.463	3.625	97.359	97.209	97.059	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	99.070	98.898	98.748	3.750	98.823	98.651	98.501	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.519	99.347	99.197	3.875	99.236	99.064	98.914	2.250	93.515	93.365	93.215	3.500	100.656	100.506	100.356
4.000	99.963	99.792	99.642	4.000	99.645	99.473	99.323	2.375	93.920	93.770	93.620	3.625	101.059	100.909	100.759
4.125	100.349	100.177	100.027	4.125	99.995	99.823	99.673	2.500	93.002	92.852	92.702	Margin = 2.250		Index = 2.070	
4.250	101.296	101.124	100.999	4.250	100.798	100.626	100.501	2.625	93.952	93.802	93.652	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.695	101.523	101.398	4.375	101.162	100.990	100.865	2.750	96.542	96.392	96.242	Rate	30 Day	45 Day	60 Day
4.500	102.059	101.888	101.763	4.500	101.491	101.319	101.194	2.875	96.936	96.786	96.636	4.500	100.759	100.509	100.259
4.625	102.350	102.178	102.053	4.625	101.746	101.574	101.449	3.000	97.329	97.179	97.029	4.625	101.050	100.800	100.550
4.750	102.490	102.303	102.146	4.750	101.943	101.755	101.599	3.125	97.673	97.523	97.373	4.750	101.140	100.890	100.640
4.875	102.919	102.732	102.575	4.875	102.236	102.049	101.893	3.250	98.392	98.242	98.092	4.875	101.469	101.219	100.969
5.000	103.213	103.025	102.869	5.000	102.494	102.307	102.150	3.375	98.781	98.631	98.481	5.000	101.763	101.513	101.263
5.125	103.520	103.333	103.177	5.125	102.686	102.499	102.342	3.500	99.166	99.016	98.866	5.125	101.990	101.740	101.490
5.250	104.409	104.112	103.956	5.250	102.721	102.424	102.268	3.625	99.493	99.343	99.193	5.250	101.828	101.531	101.281
5.375	104.684	104.387	104.230	5.375	103.077	102.780	102.624	3.750	100.070	99.898	99.727	5.375	102.430	102.133	101.883
5.500	104.803	104.506	104.350	5.500	103.335	103.038	102.881	3.875	100.410	100.238	100.067	5.500	102.493	102.196	101.946
5.625	104.931	104.634	104.478	5.625	103.527	103.230	103.073	4.000	100.715	100.544	100.372	5.625	102.671	102.374	102.124
5.750	105.570	105.289	105.189	5.750	104.473	104.192	104.092	4.125	100.946	100.775	100.603	5.750	103.080	102.799	102.549

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	101.700	101.403	101.153	5.375	101.257	100.960	100.710
5.500	102.454	102.157	101.907	5.500	101.515	101.218	100.968
5.625	102.604	102.307	102.057	5.625	101.707	101.410	101.160
5.750	102.761	102.480	102.230	5.750	102.653	102.372	102.122

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

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:	4/10/2018	5.250%

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



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30 Day Lock Exp.:

5/10/2018

45 Day Lock Exp.:

5/25/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/10/2018

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	97.997	97.847	97.697	3.500	97.429	97.279	97.129	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.400	98.250	98.100	3.625	97.796	97.646	97.496	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.801	99.630	99.480	3.750	99.354	99.182	99.032	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.250	100.079	99.929	3.875	99.768	99.596	99.446	2.250	92.515	92.365	92.215	3.500	101.09	100.943	100.793
4.000	100.695	100.523	100.373	4.000	100.176	100.004	99.854	2.375	92.920	92.770	92.620	3.625	101.50	101.346	101.196
4.125	101.081	100.909	100.759	4.125	100.526	100.355	100.205	2.500	92.002	91.852	91.702	Margin = 2.250		Index = 2.070	
4.250	101.917	101.746	101.621	4.250	101.220	101.048	100.923	2.625	92.952	92.802	92.652				
4.375	102.317	102.145	102.020	4.375	101.584	101.412	101.287	2.750	95.854	95.704	95.554				
4.500	102.681	102.509	102.384	4.500	101.913	101.741	101.616	2.875	96.248	96.098	95.948				
4.625	102.972	102.800	102.675	4.625	102.168	101.996	101.871	3.000	96.641	96.491	96.341				
4.750	102.269	102.081	101.925	4.750	101.537	101.349	101.193	3.125	96.985	96.835	96.685				
4.875	102.463	102.275	102.119	4.875	101.830	101.643	101.486	3.250	98.829	98.679	98.529				
5.000	102.956	102.769	102.613	5.000	102.088	101.900	101.744	3.375	99.219	99.069	98.919				
5.125	103.264	103.077	102.920	5.125	102.180	101.992	101.836	3.500	99.604	99.454	99.304				
5.250	102.183	101.886	101.730	5.250	101.064	100.768	100.611	3.625	99.930	99.780	99.630				
5.375	102.457	102.160	102.004	5.375	101.420	101.124	100.967	3.750	100.602	100.430	100.258				
5.500	102.577	102.280	102.124	5.500	101.678	101.381	101.225	3.875	100.942	100.770	100.598				
5.625	102.704	102.408	102.251	5.625	101.870	101.573	101.417	4.000	101.247	101.075	100.903				
5.750	102.650	102.369	102.269	5.750	102.473	102.192	102.092	4.125	101.478	101.306	101.134				

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	96.797	96.647	96.497	3.500	96.429	96.279	96.129	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.200	97.050	96.900	3.625	96.796	96.646	96.496	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.601	98.430	98.280	3.750	98.354	98.182	98.032	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	99.050	98.879	98.729	3.875	98.768	98.596	98.446	2.250	91.765	91.615	91.465	3.500	100.093	99.943	99.793
4.000	99.495	99.323	99.173	4.000	99.176	99.004	98.854	2.375	92.170	92.020	91.870	3.625	100.496	100.346	100.196
4.125	99.881	99.709	99.559	4.125	99.526	99.355	99.205	2.500	91.252	91.102	90.952	Margin = 2.250		Index = 2.070	
4.250	100.717	100.546	100.421	4.250	100.220	100.048	99.923	2.625	92.202	92.052	91.902	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.117	100.945	100.820	4.375	100.584	100.412	100.287	2.750	95.635	95.485	95.335	Rate	30 Day	45 Day	60 Day
4.500	101.481	101.309	101.184	4.500	100.913	100.741	100.616	2.875	96.029	95.879	95.729	4.500	100.181	99.931	99.681
4.625	101.772	101.600	101.475	4.625	101.168	100.996	100.871	3.000	96.423	96.273	96.123	4.625	100.472	100.222	99.972
4.750	101.084	100.896	100.740	4.750	100.537	100.349	100.193	3.125	96.766	96.616	96.466	4.750	99.734	99.484	99.234
4.875	101.513	101.325	101.169	4.875	100.830	100.643	100.486	3.250	96.923	96.773	96.623	4.875	100.063	99.813	99.563
5.000	101.806	101.619	101.463	5.000	101.088	100.900	100.744	3.375	97.313	97.163	97.013	5.000	100.356	100.106	99.856
5.125	102.114	101.927	101.770	5.125	101.280	101.092	100.936	3.500	97.698	97.548	97.398	5.125	100.584	100.334	100.084
5.250	101.753	101.456	101.300	5.250	100.064	99.768	99.611	3.625	98.024	97.874	97.724	5.250	99.172	98.875	98.625
5.375	102.027	101.730	101.574	5.375	100.420	100.124	99.967	3.750	97.883	97.711	97.539	5.375	99.773	99.476	99.226
5.500	102.147	101.850	101.694	5.500	100.678	100.381	100.225	3.875	98.223	98.051	97.879	5.500	99.837	99.540	99.290
5.625	102.274	101.978	101.821	5.625	100.870	100.573	100.417	4.000	98.528	98.356	98.184	5.625	100.014	99.717	99.467
5.750	102.570	102.289	102.189	5.750	101.473	101.192	101.092	4.125	98.759	98.587	98.415	5.750	100.080	99.799	99.549

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:	4/10/2018 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	99.043	98.746	98.496	5.375	98.600	98.304	98.054
5.500	99.798	99.501	99.251	5.500	98.858	98.561	98.311
5.625	99.947	99.651	99.401	5.625	99.050	98.753	98.503
5.750	99.761	99.480	99.230	5.750	99.653	99.372	99.122

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)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/10/2018

45 Day Lock Exp.: 5/25/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/10/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.132	99.032	98.932	4.250	101.079	100.979	100.879	3.000	97.627	97.527	97.427	3.000	97.934	97.834	97.734
4.125	99.733	99.633	99.533	4.375	101.574	101.474	101.374	3.125	98.119	98.019	97.919	3.125	98.267	98.167	98.067
4.250	100.331	100.231	100.131	4.500	102.252	102.152	102.052	3.250	98.637	98.537	98.437	3.250	99.031	98.931	98.831
4.375	100.944	100.844	100.744	4.625	102.799	102.699	102.599	3.375	99.071	98.971	98.871	3.375	99.384	99.284	99.184
4.500	101.500	101.400	101.300	4.750	103.237	103.137	103.037	3.500	99.497	99.397	99.297	3.500	99.737	99.637	99.537
4.625	102.048	101.948	101.848	4.875	103.596	103.496	103.396	3.625	99.947	99.847	99.747	3.625	100.042	99.942	99.842
4.750	102.667	102.567	102.467	4.990	103.937	103.837	103.737	3.750	100.433	100.333	100.233	3.750	100.793	100.693	100.593
4.875	103.184	103.084	102.984	5.000	104.037	103.937	103.837	3.875	100.970	100.870	100.770	3.875	101.136	101.036	100.936
4.990	103.457	103.357	103.257	5.125	104.571	104.471	104.371	3.990	101.370	101.270	101.170	3.990	101.359	101.259	101.159
5.000	103.557	103.457	103.357	5.250	105.030	104.930	104.830	4.000	101.470	101.370	101.270	4.000	101.459	101.359	101.259
5.125	104.150	104.050	103.950	5.375	105.374	105.274	105.174	4.125	101.917	101.817	101.717	4.125	101.747	101.647	101.547
5.250	104.795	104.695	104.595	5.500	105.700	105.600	105.500	4.250	102.245	102.145	102.045	4.250	102.175	102.075	101.975
5.375	105.217	105.117	105.017	5.625	105.978	105.878	105.778	4.375	102.539	102.439	102.339	4.375	102.452	102.352	102.252
5.500	105.668	105.568	105.468	5.750	106.307	106.207	106.107	4.500	102.932	102.832	102.732	4.500	102.717	102.617	102.517
5.625	106.039	105.939	105.839	5.875	106.655	106.555	106.455	4.625	103.316	103.213	103.110	4.625	102.957	102.854	102.723
5.750	106.712	106.612	106.512	5.990	106.883	106.783	106.683	4.750	103.601	103.498	103.395	4.750	103.119	103.002	102.886
5.875	107.170	107.070	106.970	6.000	106.983	106.883	106.783	4.875	103.856	103.754	103.651	4.875	103.299	103.182	103.065
5.990	107.522	107.422	107.322	6.125	107.203	107.103	107.003	4.990	104.033	103.931	103.828	4.990	103.372	103.255	103.138
6.000	107.622	107.522	107.422	6.250	107.250	107.117	106.989	5.000	104.133	104.031	103.928	5.000	103.472	103.355	103.238

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.343	99.243	99.143	3.000	96.852	96.752	96.652
4.375	99.923	99.823	99.723	3.125	97.295	97.195	97.095
4.500	100.442	100.342	100.242	3.250	97.559	97.459	97.359
4.625	100.786	100.686	100.586	3.375	97.890	97.790	97.690
4.750	101.451	101.351	101.251	3.500	98.339	98.239	98.139
4.875	101.950	101.850	101.750	3.625	98.758	98.658	98.558
4.990	102.300	102.200	102.100	3.750	99.138	99.038	98.938
5.000	102.400	102.300	102.200	3.875	99.602	99.502	99.402
5.125	102.635	102.535	102.435	3.990	99.941	99.841	99.741
5.250	102.644	102.544	102.444	4.000	100.041	99.941	99.841
5.375	103.131	103.031	102.931	4.125	100.438	100.338	100.238
5.500	103.633	103.533	103.433	4.250	100.662	100.562	100.462
5.625	103.888	103.788	103.688	4.375	100.857	100.757	100.657
5.750	103.140	103.040	102.940	4.500	101.078	100.977	100.878
5.875	103.663	103.563	103.463	4.625	101.420	101.318	101.215
5.990	104.068	103.968	103.868	4.750	101.609	101.506	101.403
6.000	104.168	104.068	103.968	4.875	101.774	101.672	101.569
6.125	104.412	104.312	104.212	4.990	101.862	101.759	101.656
6.250	104.095	103.978	103.866	5.000	101.962	101.859	101.756

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to 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@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/10/2018

45 Day Lock Exp.:

5/25/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/10/2018

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	97.292	97.192	97.092	3.750	94.587	94.487	94.387	4.250	99.629	99.529	99.429	4.250	98.358	98.258	98.158
4.125	98.036	97.936	97.836	3.875	95.251	95.151	95.051	4.375	100.124	100.024	99.924	4.375	98.938	98.838	98.738
4.250	98.733	98.633	98.533	3.990	96.069	95.969	95.869	4.500	100.802	100.702	100.602	4.500	99.453	99.353	99.253
4.375	99.272	99.172	99.072	4.000	96.169	96.069	95.969	4.625	101.349	101.249	101.149	4.625	99.968	99.868	99.768
4.500	99.945	99.845	99.745	4.125	97.174	97.074	96.974	4.750	101.787	101.687	101.587	4.750	100.704	100.604	100.504
4.625	100.598	100.498	100.398	4.250	98.107	98.007	97.907	4.875	102.146	102.046	101.946	4.875	101.211	101.111	101.011
4.750	101.217	101.117	101.017	4.375	98.730	98.630	98.530	4.990	102.487	102.387	102.287	4.990	101.559	101.459	101.359
4.875	101.677	101.577	101.477	4.500	99.653	99.553	99.453	5.000	102.587	102.487	102.387	5.000	101.659	101.559	101.459
4.990	102.007	101.907	101.807	4.625	100.540	100.440	100.340	5.125	103.121	103.021	102.921	5.125	102.058	101.958	101.858
5.000	102.107	102.007	101.907	4.750	101.371	101.271	101.171	5.250	103.580	103.480	103.380	5.250	102.592	102.492	102.392
5.125	102.700	102.600	102.500	4.875	101.881	101.781	101.681	5.375	103.924	103.824	103.724	5.375	103.091	102.991	102.891
5.250	103.345	103.245	103.145	4.990	102.257	102.157	102.057	5.500	104.250	104.150	104.050	5.500	103.563	103.463	103.363
5.375	103.767	103.667	103.567	5.000	102.357	102.257	102.157	5.625	104.528	104.428	104.328	5.625	103.964	103.864	103.764
5.500	104.218	104.118	104.018	5.125	102.904	102.804	102.704	5.750	104.857	104.757	104.657	5.750	104.525	104.425	104.325
5.625	104.589	104.489	104.389	5.250	103.780	103.680	103.580	5.875	105.205	105.105	105.005	5.875	105.030	104.930	104.830
5.750	105.262	105.162	105.062	5.375	104.249	104.149	104.049	5.990	105.433	105.333	105.233	5.990	105.405	105.305	105.205
5.875	105.720	105.620	105.520	5.500	104.745	104.645	104.545	6.000	105.533	105.433	105.333	6.000	105.505	105.405	105.305
5.990	106.072	105.972	105.872	5.625	105.146	105.046	104.946	6.125	105.753	105.653	105.553	6.125	105.489	105.389	105.289
6.000	106.172	106.072	105.972	5.750	105.932	105.832	105.732	6.250	105.800	105.667	105.539	6.250	105.473	105.355	105.237

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	96.852	96.752	96.652	3.000	94.520	94.420	94.320	3.000	96.434	96.334	96.234	3.000	94.259	94.159	94.059
3.125	97.295	97.195	97.095	3.125	95.168	95.068	94.968	3.125	96.767	96.667	96.567	3.125	94.897	94.797	94.697
3.250	97.559	97.459	97.359	3.250	95.585	95.485	95.385	3.250	97.531	97.431	97.331	3.250	95.325	95.225	95.125
3.375	97.890	97.790	97.690	3.375	96.053	95.953	95.853	3.375	97.884	97.784	97.684	3.375	95.783	95.683	95.583
3.500	98.339	98.239	98.139	3.500	96.724	96.624	96.524	3.500	98.237	98.137	98.037	3.500	96.463	96.363	96.263
3.625	98.758	98.658	98.558	3.625	97.318	97.218	97.118	3.625	98.542	98.442	98.342	3.625	97.048	96.948	96.848
3.750	99.138	99.038	98.938	3.750	97.853	97.753	97.653	3.750	99.293	99.193	99.093	3.750	97.582	97.482	97.382
3.875	99.602	99.502	99.402	3.875	98.542	98.442	98.342	3.875	99.636	99.536	99.436	3.875	98.261	98.161	98.061
3.990	99.941	99.841	99.741	3.990	99.085	98.985	98.885	3.990	99.859	99.759	99.659	3.990	98.804	98.704	98.604
4.000	100.041	99.941	99.841	4.000	99.185	99.085	98.985	4.000	99.959	99.859	99.759	4.000	98.904	98.804	98.704
4.125	100.438	100.338	100.238	4.125	99.747	99.647	99.547	4.125	100.247	100.147	100.047	4.125	99.467	99.367	99.267
4.250	100.662	100.562	100.462	4.250	100.108	100.008	99.908	4.250	100.675	100.575	100.475	4.250	99.808	99.708	99.608
4.375	100.857	100.757	100.657	4.375	100.469	100.369	100.269	4.375	100.952	100.852	100.752	4.375	100.168	100.068	99.968
4.500	101.078	100.975	100.873	4.500	101.014	100.914	100.809	4.500	101.217	101.100	100.983	4.500	100.713	100.611	100.508
4.625	101.420	101.318	101.215	4.625	101.504	101.401	101.298	4.625	101.457	101.340	101.223	4.625	101.203	101.101	100.998
4.750	101.609	101.506	101.403	4.750	101.821	101.718	101.616	4.750	101.619	101.502	101.386	4.750	101.510	101.408	101.305
4.875	101.774	101.672	101.569	4.875	102.108	102.006	101.903	4.875	101.799	101.682	101.565	4.875	101.828	101.725	101.623
4.990	101.862	101.759	101.656	4.990	102.314	102.212	102.109	4.990	101.872	101.755	101.638	4.990	102.034	101.931	101.829
5.000	101.962	101.859	101.756	5.000	102.414	102.312	102.209	5.000	101.972	101.855	101.738	5.000	102.134	102.031	101.929

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

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



AFR Loan Center
Lockdesk e-mail: Lockdesk@afnwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/10/2018
45 Day Lock Exp.: 5/25/2018
60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/10/2018

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	98.703	98.594	98.503	2.750	96.409	96.309	96.209
3.875	98.531	98.431	98.331	3.875	99.407	99.307	99.207	2.875	97.071	96.971	96.871
3.990	99.114	99.014	98.914	3.990	99.973	99.868	99.773	2.990	97.527	97.427	97.327
4.000	99.214	99.114	99.014	4.000	100.073	99.968	99.873	3.000	97.627	97.527	97.427
4.125	99.774	99.674	99.574	4.125	100.702	100.595	100.502	3.125	98.119	98.019	97.919
4.250	100.427	100.327	100.227	4.250	101.354	101.244	101.154	3.250	98.637	98.537	98.437
4.375	101.111	101.011	100.911	4.375	101.963	101.850	101.763	3.375	99.231	99.131	99.031
4.500	101.720	101.620	101.520	4.500	102.539	102.424	102.339	3.500	99.497	99.397	99.297
4.625	102.275	102.175	102.075	4.625	102.948	102.829	102.735	3.625	100.044	99.944	99.844
4.750	102.858	102.758	102.658	4.750	103.509	103.387	103.293	3.750	100.579	100.479	100.379
4.875	103.351	103.251	103.151	4.875	104.045	103.921	103.827	3.875	101.101	101.001	100.901
4.990	103.705	103.605	103.505	4.990	104.457	104.333	104.239	3.990	101.486	101.386	101.286
5.000	103.805	103.705	103.605	5.000	104.557	104.433	104.339	4.000	101.586	101.486	101.386
5.125	104.339	104.239	104.126	5.125	104.622	104.463	104.347	4.125	102.053	101.953	101.853
5.250	104.816	104.716	104.604	5.250	105.139	104.979	104.863	4.250	102.425	102.325	102.225
5.375	105.233	105.133	105.025	5.375	105.649	105.488	105.371	4.375	102.771	102.671	102.571
5.500	105.642	105.542	105.418	5.500	106.137	105.976	105.860	4.500	102.895	102.795	102.695
5.625	106.092	105.992	105.871	5.625	106.400	106.300	106.180	4.625	103.245	103.145	103.045
5.750	106.552	106.452	106.335	5.750	106.907	106.807	106.688	4.750	103.660	103.560	103.460

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	96.065	95.965	95.865
3.875	97.577	97.477	97.377	2.875	96.727	96.627	96.527
3.990	98.160	98.060	97.960	2.990	97.183	97.083	96.983
4.000	98.260	98.160	98.060	3.000	97.283	97.183	97.083
4.125	98.820	98.720	98.620	3.125	97.775	97.675	97.575
4.250	99.473	99.373	99.273	3.250	98.293	98.193	98.093
4.375	100.157	100.057	99.957	3.375	98.668	98.568	98.468
4.500	100.766	100.666	100.566	3.500	98.934	98.834	98.734
4.625	101.368	101.268	101.168	3.625	99.481	99.381	99.281
4.750	101.951	101.851	101.751	3.750	100.016	99.916	99.816
4.875	102.444	102.344	102.244	3.875	100.538	100.438	100.338
4.990	102.798	102.698	102.598	3.990	100.298	100.198	100.098
5.000	102.898	102.798	102.698	4.000	100.398	100.298	100.198
5.125	102.909	102.809	102.696	4.125	100.865	100.765	100.665
5.250	103.386	103.286	103.174	4.250	101.237	101.137	101.037
5.375	103.803	103.703	103.595	4.375	101.583	101.483	101.383
5.500	103.212	103.112	102.988	4.500	101.645	101.545	101.445
5.625	103.662	103.562	103.441	4.625	101.932	101.832	101.732
5.750	104.122	104.022	103.905	4.750	103.660	103.560	103.460

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

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

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

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

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	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.: 5/10/2018

45 Day Lock Exp.: 5/25/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/10/2018

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	96.132	96.032	95.932	3.750	96.032	95.932	95.832	3.750	97.253	97.144	97.053	3.750	97.153	97.044	96.953
3.875	96.946	96.846	96.746	3.875	96.846	96.746	96.646	3.875	97.957	97.857	97.757	3.875	97.857	97.757	97.657
3.990	97.664	97.564	97.464	3.990	97.564	97.464	97.364	3.990	98.523	98.418	98.323	3.990	98.423	98.318	98.223
4.000	97.764	97.664	97.564	4.000	97.664	97.564	97.464	4.000	98.623	98.518	98.423	4.000	98.523	98.418	98.323
4.125	98.324	98.224	98.124	4.125	98.224	98.124	98.024	4.125	99.252	99.145	99.052	4.125	99.152	99.045	98.952
4.250	98.977	98.877	98.777	4.250	98.877	98.777	98.677	4.250	99.904	99.794	99.704	4.250	99.804	99.694	99.604
4.375	99.661	99.561	99.461	4.375	99.561	99.461	99.361	4.375	100.513	100.400	100.313	4.375	100.413	100.300	100.213
4.500	100.270	100.170	100.070	4.500	100.170	100.070	99.970	4.500	101.089	100.974	100.889	4.500	100.989	100.874	100.789
4.625	100.825	100.725	100.625	4.625	100.725	100.625	100.525	4.625	101.498	101.379	101.285	4.625	101.398	101.279	101.185
4.750	101.408	101.308	101.208	4.750	101.308	101.208	101.108	4.750	102.059	101.937	101.843	4.750	101.959	101.837	101.743
4.875	101.901	101.801	101.701	4.875	101.801	101.701	101.601	4.875	102.595	102.471	102.377	4.875	102.495	102.371	102.277
4.990	102.255	102.155	102.055	4.990	102.155	102.055	101.955	4.990	103.007	102.883	102.789	4.990	102.907	102.783	102.689
5.000	102.355	102.255	102.155	5.000	102.255	102.155	102.055	5.000	103.107	102.983	102.889	5.000	103.007	102.883	102.789
5.125	102.889	102.789	102.676	5.125	102.789	102.689	102.576	5.125	103.172	103.013	102.897	5.125	103.072	102.913	102.797
5.250	103.366	103.266	103.154	5.250	103.266	103.166	103.054	5.250	103.689	103.529	103.413	5.250	103.589	103.429	103.313
5.375	103.783	103.683	103.575	5.375	103.683	103.583	103.475	5.375	104.199	104.038	103.921	5.375	104.099	103.938	103.821
5.500	104.192	104.092	103.968	5.500	104.092	103.992	103.868	5.500	104.687	104.526	104.410	5.500	104.587	104.426	104.310
5.625	104.642	104.542	104.421	5.625	104.542	104.442	104.321	5.625	104.950	104.850	104.730	5.625	104.850	104.750	104.630
5.750	105.102	105.002	104.885	5.750	105.002	104.902	104.785	5.750	105.457	105.357	105.238	5.750	105.357	105.257	105.138

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.605	94.505	94.405	2.750	94.505	94.405	94.305
2.875	95.293	95.193	95.093	2.875	95.193	95.093	94.993
2.990	95.878	95.778	95.678	2.990	95.778	95.678	95.578
3.000	95.978	95.878	95.778	3.000	95.878	95.778	95.678
3.125	96.609	96.509	96.409	3.125	96.509	96.409	96.309
3.250	97.096	96.996	96.896	3.250	96.996	96.896	96.796
3.375	97.731	97.631	97.531	3.375	97.631	97.531	97.431
3.500	97.994	97.894	97.794	3.500	97.894	97.794	97.694
3.625	98.544	98.444	98.344	3.625	98.444	98.344	98.244
3.750	99.079	98.979	98.879	3.750	98.979	98.879	98.779
3.875	99.601	99.501	99.401	3.875	99.501	99.401	99.301
3.990	99.986	99.886	99.786	3.990	99.886	99.786	99.686
4.000	100.086	99.986	99.886	4.000	99.986	99.886	99.786
4.125	100.553	100.453	100.353	4.125	100.453	100.353	100.253
4.250	100.925	100.825	100.725	4.250	100.825	100.725	100.625
4.375	101.271	101.171	101.071	4.375	101.171	101.071	100.971
4.500	101.395	101.295	101.195	4.500	101.295	101.195	101.095
4.625	101.745	101.645	101.545	4.625	101.645	101.545	101.445
4.750	102.160	102.060	101.960	4.750	102.060	101.960	101.860

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	95.374	95.274	95.174	3.750	95.274	95.174	95.074	2.750	94.261	94.161	94.061	2.750	94.161	94.061	93.961
3.875	95.992	95.892	95.792	3.875	95.892	95.792	95.692	2.875	94.949	94.849	94.749	2.875	94.849	94.749	94.649
3.990	96.710	96.610	96.510	3.990	96.610	96.510	96.410	2.990	95.534	95.434	95.334	2.990	95.434	95.334	95.234
4.000	96.810	96.710	96.610	4.000	96.710	96.610	96.510	3.000	95.634	95.534	95.434	3.000	95.534	95.434	95.334
4.125	97.370	97.270	97.170	4.125	97.270	97.170	97.070	3.125	96.265	96.165	96.065	3.125	96.165	96.065	95.965
4.250	98.023	97.923	97.823	4.250	97.923	97.823	97.723	3.250	96.752	96.652	96.552	3.250	96.652	96.552	96.452
4.375	98.707	98.607	98.507	4.375	98.607	98.507	98.407	3.375	97.168	97.068	96.968	3.375	97.068	96.968	96.868
4.500	99.316	99.216	99.116	4.500	99.216	99.116	99.016	3.500	97.431	97.331	97.231	3.500	97.331	97.231	97.131
4.625	99.918	99.818	99.718	4.625	99.818	99.718	99.618	3.625	97.981	97.881	97.781	3.625	97.881	97.781	97.681
4.750	100.501	100.401	100.301	4.750	100.401	100.301	100.201	3.750	98.516	98.416	98.316	3.750	98.416	98.316	98.216
4.875	100.994	100.894	100.794	4.875	100.894	100.794	100.694	3.875	99.038	98.938	98.838	3.875	98.938	98.838	98.738
4.990	101.348	101.248	101.148	4.990	101.248	101.148	101.048	3.990	98.798	98.698	98.598	3.990	98.698	98.598	98.498
5.000	101.448	101.348	101.248	5.000	101.348	101.248	101.148	4.000	98.898	98.798	98.698	4.000	98.798	98.698	98.598
5.125	101.459	101.359	101.246	5.125	101.359	101.259	101.146	4.125	99.365	99.265	99.165	4.125	99.265	99.165	99.065
5.250	101.936	101.836	101.724	5.250	101.836	101.736	101.624	4.250	99.737	99.637	99.537	4.250	99.637	99.537	99.437
5.375	102.353	102.253	102.145	5.375	102.253	102.153	102.045	4.375	100.083	99.983	99.883	4.375	99.983	99.883	99.783
5.500	101.762	101.662	101.538	5.500	101.662	101.562	101.438	4.500	100.145	100.045	99.945	4.500	100.045	99.945	99.845
5.625	102.212	102.112	101.991	5.625	102.112	102.012	101.891	4.625	100.432	100.332	100.232	4.625	100.332	100.232	100.132
5.750	102.672	102.572	102.455	5.750	102.572	102.472	102.355	4.750	102.160	102.060	101.960	4.750	102.060	101.960	101.860

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/10/2018

45 Day Lock Exp.:

5/25/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/10/2018

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	97.582	97.482	97.382	3.750	98.703	98.594	98.503	2.750	96.105	96.005	95.905	3.750	96.824	96.724	96.624	2.750	95.761	95.661	95.561
3.875	98.396	98.296	98.196	3.875	99.407	99.307	99.207	2.875	96.793	96.693	96.593	3.875	97.442	97.342	97.242	2.875	96.449	96.349	96.249
3.990	99.114	99.014	98.914	3.990	99.973	99.868	99.773	2.990	97.378	97.278	97.178	3.990	98.160	98.060	97.960	2.990	97.034	96.934	96.834
4.000	99.214	99.114	99.014	4.000	100.073	99.968	99.873	3.000	97.478	97.378	97.278	4.000	98.260	98.160	98.060	3.000	97.134	97.034	96.934
4.125	99.774	99.674	99.574	4.125	100.702	100.595	100.502	3.125	98.109	98.009	97.909	4.125	98.820	98.720	98.620	3.125	97.765	97.665	97.565
4.250	100.427	100.327	100.227	4.250	101.354	101.244	101.154	3.250	98.596	98.496	98.396	4.250	99.473	99.373	99.273	3.250	98.252	98.152	98.052
4.375	101.111	101.011	100.911	4.375	101.963	101.850	101.763	3.375	99.231	99.131	99.031	4.375	100.157	100.057	99.957	3.375	98.668	98.568	98.468
4.500	101.720	101.620	101.520	4.500	102.539	102.424	102.339	3.500	99.494	99.394	99.294	4.500	100.766	100.666	100.566	3.500	98.931	98.831	98.731
4.625	102.275	102.175	102.075	4.625	102.948	102.829	102.735	3.625	100.044	99.944	99.844	4.625	101.368	101.268	101.168	3.625	99.481	99.381	99.281
4.750	102.858	102.758	102.658	4.750	103.509	103.387	103.293	3.750	100.579	100.479	100.379	4.750	101.951	101.851	101.751	3.750	100.016	99.916	99.816
4.875	103.351	103.251	103.151	4.875	104.045	103.921	103.827	3.875	101.101	101.001	100.901	4.875	102.444	102.344	102.244	3.875	100.538	100.438	100.338
4.990	103.705	103.605	103.505	4.990	104.457	104.333	104.239	3.990	101.486	101.386	101.286	4.990	102.798	102.698	102.598	3.990	100.298	100.198	100.098
5.000	103.805	103.705	103.605	5.000	104.557	104.433	104.339	4.000	101.586	101.486	101.386	5.000	102.898	102.798	102.698	4.000	100.398	100.298	100.198
5.125	104.339	104.239	104.126	5.125	104.622	104.463	104.347	4.125	102.053	101.953	101.853	5.125	102.909	102.809	102.696	4.125	100.865	100.765	100.665
5.250	104.816	104.716	104.604	5.250	105.139	104.979	104.863	4.250	102.425	102.325	102.225	5.250	103.386	103.286	103.174	4.250	101.237	101.137	101.037
5.375	105.233	105.133	105.025	5.375	105.649	105.488	105.371	4.375	102.771	102.671	102.571	5.375	103.803	103.703	103.595	4.375	101.583	101.483	101.383
5.500	105.642	105.542	105.418	5.500	106.137	105.976	105.860	4.500	102.895	102.795	102.695	5.500	103.212	103.112	102.988	4.500	101.645	101.545	101.445
5.625	106.092	105.992	105.871	5.625	106.400	106.300	106.180	4.625	103.245	103.145	103.045	5.625	103.662	103.562	103.441	4.625	101.932	101.832	101.732
5.750	106.552	106.452	106.335	5.750	106.907	106.807	106.688	4.750	103.660	103.560	103.460	5.750	104.122	104.022	103.905	4.750	103.660	103.560	103.460

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.: 5/10/2018

45 Day Lock Exp.: 5/25/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/10/2018

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	97.927	97.872	97.685	
4.125	98.417	98.361	98.168	
4.250	99.025	98.967	98.769	
4.375	99.796	99.736	99.533	
4.500	100.334	100.272	100.064	
4.625	100.795	100.732	100.518	
4.750	101.284	101.218	101.000	
4.875	101.613	101.545	101.321	
5.000	101.977	101.907	101.678	
5.125	102.312	102.241	102.007	
5.250	102.522	102.449	102.210	
5.375	102.806	102.731	102.486	
5.500	103.037	102.960	102.710	

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	97.403	97.355	97.188	
3.625	97.850	97.801	97.629	
3.750	98.258	98.207	98.030	
3.875	98.857	98.804	98.622	
4.000	99.187	99.133	98.945	
4.125	99.428	99.372	99.179	
4.250	99.703	99.645	99.447	
4.375	99.952	99.891	99.688	
4.500	100.187	100.125	99.917	
4.625	100.434	100.370	100.156	
4.750	100.704	100.638	100.419	

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	97.583	97.539	97.383	
3.375	98.050	98.005	97.843	
3.500	98.489	98.442	98.275	
3.625	98.894	98.845	98.673	
3.750	99.265	99.214	99.037	
3.875	99.608	99.555	99.373	
4.000	99.921	99.867	99.679	
4.125	100.262	100.206	100.013	
4.250	100.580	100.521	100.323	
4.375	100.892	100.831	100.628	
4.500	101.204	101.142	100.934	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.500	-0.750	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.750	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	0.000	0.000	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.000	0.000	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
Refi	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
Purchase	0.500	0.500	0.375	0.375	0.250	0.000	0.000	0.000	n/a
Other									
Interest Only ²	-0.500	-0.500	-1.000	-1.000	-1.500	n/a	n/a	n/a	n/a
Investor ¹	-1.000	-1.000	-1.500	-1.500	-2.000	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

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