



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@af wholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/11/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/11/2018

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	98.591	98.441	98.291	3.500	98.022	97.872	97.722	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.994	98.844	98.694	3.625	98.390	98.240	98.090	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.255	100.105	99.955	3.750	99.807	99.657	99.507	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.704	100.554	100.404	3.875	100.221	100.071	99.921	2.250	94.530	94.380	94.230	3.500	101.656	101.506	101.356
4.000	101.148	100.998	100.848	4.000	100.629	100.479	100.329	2.375	94.936	94.786	94.636	3.625	102.059	101.909	101.759
4.125	101.534	101.384	101.234	4.125	100.980	100.830	100.680	2.500	94.017	93.867	93.717	Margin = 2.250		Index = 2.070	
4.250	102.464	102.308	102.167	4.250	101.767	101.611	101.470	2.625	94.967	94.817	94.667				
4.375	102.864	102.707	102.567	4.375	102.131	101.975	101.834	2.750	97.546	97.396	97.246				
4.500	103.228	103.072	102.931	4.500	102.460	102.303	102.163	2.875	97.939	97.789	97.639				
4.625	103.519	103.362	103.222	4.625	102.714	102.558	102.418	3.000	98.333	98.183	98.033				
4.750	103.644	103.425	103.253	4.750	102.896	102.677	102.505	3.125	98.676	98.526	98.376				
4.875	103.822	103.604	103.432	4.875	103.189	102.971	102.799	3.250	99.415	99.265	99.115				
5.000	104.316	104.097	103.925	5.000	103.447	103.229	103.057	3.375	99.805	99.655	99.505				
5.125	104.623	104.405	104.233	5.125	103.539	103.321	103.149	3.500	100.190	100.040	99.890				
5.250	104.995	104.855	104.714	5.250	103.877	103.736	103.596	3.625	100.516	100.366	100.216				
5.375	105.270	105.129	104.989	5.375	104.233	104.092	103.952	3.750	101.070	100.898	100.727				
5.500	105.389	105.249	105.108	5.500	104.491	104.350	104.210	3.875	101.410	101.238	101.067				
5.625	105.517	105.376	105.236	5.625	104.683	104.542	104.402	4.000	101.715	101.544	101.372				
5.750	105.603	105.503	105.403	5.750	105.426	105.326	105.226	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	97.391	97.241	97.091	3.500	97.022	96.872	96.722	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.794	97.644	97.494	3.625	97.390	97.240	97.090	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	99.055	98.905	98.755	3.750	98.807	98.657	98.507	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.504	99.354	99.204	3.875	99.221	99.071	98.921	2.250	93.530	93.380	93.230	3.500	100.656	100.506	100.356
4.000	99.948	99.798	99.648	4.000	99.629	99.479	99.329	2.375	93.936	93.786	93.636	3.625	101.059	100.909	100.759
4.125	100.334	100.184	100.034	4.125	99.980	99.830	99.680	2.500	93.017	92.867	92.717	Margin = 2.250		Index = 2.070	
4.250	101.264	101.108	100.967	4.250	100.767	100.611	100.470	2.625	93.967	93.817	93.667	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.664	101.507	101.367	4.375	101.131	100.975	100.834	2.750	96.546	96.396	96.246	Rate	30 Day	45 Day	60 Day
4.500	102.028	101.872	101.731	4.500	101.460	101.303	101.163	2.875	96.939	96.789	96.639	4.500	100.728	100.478	100.228
4.625	102.319	102.162	102.022	4.625	101.714	101.558	101.418	3.000	97.333	97.183	97.033	4.625	101.019	100.769	100.519
4.750	102.443	102.224	102.053	4.750	101.896	101.677	101.505	3.125	97.676	97.526	97.376	4.750	101.093	100.843	100.593
4.875	102.872	102.654	102.482	4.875	102.189	101.971	101.799	3.250	98.415	98.265	98.115	4.875	101.422	101.172	100.922
5.000	103.166	102.947	102.775	5.000	102.447	102.229	102.057	3.375	98.805	98.655	98.505	5.000	101.716	101.466	101.216
5.125	103.473	103.255	103.083	5.125	102.639	102.421	102.249	3.500	99.190	99.040	98.890	5.125	101.943	101.693	101.443
5.250	104.565	104.425	104.284	5.250	102.877	102.736	102.596	3.625	99.516	99.366	99.216	5.250	101.984	101.734	101.484
5.375	104.840	104.699	104.559	5.375	103.233	103.092	102.952	3.750	100.070	99.898	99.727	5.375	102.586	102.336	102.086
5.500	104.959	104.819	104.678	5.500	103.491	103.350	103.210	3.875	100.410	100.238	100.067	5.500	102.649	102.399	102.149
5.625	105.087	104.946	104.806	5.625	103.683	103.542	103.402	4.000	100.715	100.544	100.372	5.625	102.827	102.577	102.327
5.750	105.523	105.423	105.323	5.750	104.426	104.326	104.226	4.125	100.946	100.775	100.603	5.750	103.033	102.783	102.533

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	101.856	101.606	101.356	5.375	101.413	101.163	100.913
5.500	102.610	102.360	102.110	5.500	101.671	101.421	101.171
5.625	102.700	102.450	102.200	5.625	101.863	101.613	101.363
5.750	102.750	102.500	102.250	5.750	102.606	102.356	102.106

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:	4/11/2018	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 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
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.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/11/2018

5/28/2018

6/11/2018

W. Rate Sheet Dated: 4/11/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	98.028	97.878	97.728	3.500	97.460	97.310	97.160	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.431	98.281	98.131	3.625	97.827	97.677	97.527	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.786	99.636	99.486	3.750	99.339	99.189	99.039	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.235	100.085	99.935	3.875	99.752	99.602	99.452	2.250	92.530	92.380	92.230	3.500	101.09	100.943	100.793
4.000	100.679	100.529	100.379	4.000	100.161	100.011	99.861	2.375	92.936	92.786	92.636	3.625	101.50	101.346	101.196
4.125	101.065	100.915	100.765	4.125	100.511	100.361	100.211	2.500	92.017	91.867	91.717	Margin = 2.250		Index = 2.070	
4.250	101.886	101.730	101.589	4.250	101.189	101.033	100.892	2.625	92.967	92.817	92.667				
4.375	102.286	102.129	101.989	4.375	101.553	101.396	101.256	2.750	95.858	95.708	95.558				
4.500	102.650	102.494	102.353	4.500	101.882	101.725	101.585	2.875	96.252	96.102	95.952				
4.625	102.940	102.784	102.644	4.625	102.136	101.980	101.839	3.000	96.645	96.495	96.345				
4.750	102.237	102.019	101.847	4.750	101.490	101.271	101.099	3.125	96.989	96.839	96.689				
4.875	102.416	102.197	102.025	4.875	101.783	101.564	101.393	3.250	98.853	98.703	98.553				
5.000	102.910	102.691	102.519	5.000	102.041	101.822	101.650	3.375	99.242	99.092	98.942				
5.125	103.217	102.998	102.827	5.125	102.133	101.914	101.742	3.500	99.627	99.477	99.327				
5.250	102.339	102.198	102.058	5.250	101.221	101.080	100.939	3.625	99.954	99.804	99.654				
5.375	102.614	102.473	102.332	5.375	101.577	101.436	101.295	3.750	100.602	100.430	100.258				
5.500	102.733	102.592	102.452	5.500	101.835	101.694	101.553	3.875	100.942	100.770	100.598				
5.625	102.861	102.720	102.579	5.625	102.027	101.886	101.745	4.000	101.247	101.075	100.903				
5.750	102.603	102.503	102.403	5.750	102.426	102.326	102.226	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	96.828	96.678	96.528	3.500	96.460	96.310	96.160	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.231	97.081	96.931	3.625	96.827	96.677	96.527	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.586	98.436	98.286	3.750	98.339	98.189	98.039	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	99.035	98.885	98.735	3.875	98.752	98.602	98.452	2.250	91.780	91.630	91.480	3.500	100.093	99.943	99.793
4.000	99.479	99.329	99.179	4.000	99.161	99.011	98.861	2.375	92.186	92.036	91.886	3.625	100.496	100.346	100.196
4.125	99.865	99.715	99.565	4.125	99.511	99.361	99.211	2.500	91.267	91.117	90.967	Margin = 2.250		Index = 2.070	
4.250	100.686	100.530	100.389	4.250	100.189	100.033	99.892	2.625	92.217	92.067	91.917	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.086	100.929	100.789	4.375	100.553	100.396	100.256	2.750	95.639	95.489	95.339	Rate	30 Day	45 Day	60 Day
4.500	101.450	101.294	101.153	4.500	100.882	100.725	100.585	2.875	96.033	95.883	95.733	4.500	100.150	99.900	99.650
4.625	101.740	101.584	101.444	4.625	101.136	100.980	100.839	3.000	96.426	96.276	96.126	4.625	100.440	100.190	99.940
4.750	101.037	100.818	100.646	4.750	100.490	100.271	100.099	3.125	96.770	96.620	96.470	4.750	99.687	99.437	99.187
4.875	101.466	101.247	101.075	4.875	100.783	100.564	100.393	3.250	96.947	96.797	96.647	4.875	100.016	99.766	99.516
5.000	101.760	101.541	101.369	5.000	101.041	100.822	100.650	3.375	97.336	97.186	97.036	5.000	100.310	100.060	99.810
5.125	102.067	101.848	101.677	5.125	101.233	101.014	100.842	3.500	97.721	97.571	97.421	5.125	100.537	100.287	100.037
5.250	101.909	101.768	101.628	5.250	100.221	100.080	99.939	3.625	98.047	97.897	97.747	5.250	99.328	99.078	98.828
5.375	102.184	102.043	101.902	5.375	100.577	100.436	100.295	3.750	97.883	97.711	97.539	5.375	99.930	99.680	99.430
5.500	102.303	102.162	102.022	5.500	100.835	100.694	100.553	3.875	98.223	98.051	97.879	5.500	99.993	99.743	99.493
5.625	102.431	102.290	102.149	5.625	101.027	100.886	100.745	4.000	98.528	98.356	98.184	5.625	100.171	99.921	99.671
5.750	102.523	102.423	102.323	5.750	101.426	101.326	101.226	4.125	98.759	98.587	98.415	5.750	100.033	99.783	99.533

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

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	99.200	98.950	98.700	5.375	98.757	98.507	98.257
5.500	99.954	99.704	99.454	5.500	99.015	98.765	98.515
5.625	100.044	99.794	99.544	5.625	99.207	98.957	98.707
5.750	99.750	99.500	99.250	5.750	99.606	99.356	99.106

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:	4/11/2018 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 11A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

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Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/11/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/11/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	98.624	98.524	98.424	4.250	101.308	101.208	101.108	3.000	97.721	97.621	97.521	3.000	98.144	98.044	97.944
3.990	99.126	99.026	98.926	4.375	101.743	101.643	101.543	3.125	98.213	98.113	98.013	3.125	98.477	98.377	98.277
4.000	99.226	99.126	99.026	4.500	102.401	102.301	102.201	3.250	98.730	98.630	98.530	3.250	99.132	99.032	98.932
4.125	99.827	99.727	99.627	4.625	102.949	102.849	102.749	3.375	99.165	99.065	98.965	3.375	99.483	99.383	99.283
4.250	100.425	100.325	100.225	4.750	103.388	103.288	103.188	3.500	99.591	99.491	99.391	3.500	99.837	99.737	99.637
4.375	100.976	100.876	100.776	4.875	103.748	103.648	103.548	3.625	100.041	99.941	99.841	3.625	100.143	100.043	99.943
4.500	101.531	101.431	101.331	4.990	103.976	103.876	103.776	3.750	100.502	100.402	100.302	3.750	100.843	100.743	100.643
4.625	102.103	102.003	101.903	5.000	104.076	103.976	103.876	3.875	100.994	100.894	100.794	3.875	101.187	101.087	100.987
4.750	102.724	102.624	102.524	5.125	104.611	104.511	104.411	3.990	101.435	101.335	101.235	3.990	101.411	101.311	101.211
4.875	103.215	103.115	103.015	5.250	105.044	104.944	104.844	4.000	101.535	101.435	101.335	4.000	101.511	101.411	101.311
4.990	103.516	103.416	103.316	5.375	105.382	105.282	105.182	4.125	101.943	101.843	101.743	4.125	101.801	101.701	101.601
5.000	103.616	103.516	103.416	5.500	105.696	105.596	105.496	4.250	102.271	102.171	102.071	4.250	102.206	102.075	101.946
5.125	104.158	104.058	103.958	5.625	105.954	105.854	105.754	4.375	102.568	102.468	102.368	4.375	102.485	102.353	102.225
5.250	104.796	104.696	104.596	5.750	106.250	106.150	106.050	4.500	102.908	102.808	102.708	4.500	102.751	102.619	102.491
5.375	105.191	105.091	104.991	5.875	106.599	106.499	106.399	4.625	103.293	103.191	103.088	4.625	102.992	102.860	102.732
5.500	105.621	105.521	105.421	5.990	106.813	106.713	106.613	4.750	103.488	103.385	103.282	4.750	103.096	102.964	102.836
5.625	105.990	105.890	105.790	6.000	106.913	106.813	106.713	4.875	103.784	103.682	103.579	4.875	103.304	103.172	103.044
5.750	106.726	106.626	106.526	6.125	107.180	107.080	106.980	4.990	103.956	103.854	103.751	4.990	103.372	103.240	103.112
5.875	107.158	107.058	106.958	6.250	107.240	107.139	107.028	5.000	104.056	103.954	103.851	5.000	103.472	103.340	103.212

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	99.479	99.379	99.279	3.000	97.094	96.994	96.894
4.375	100.061	99.961	99.861	3.125	97.537	97.437	97.337
4.500	100.583	100.483	100.383	3.250	97.811	97.711	97.611
4.625	100.842	100.742	100.642	3.375	98.273	98.173	98.073
4.750	101.509	101.409	101.309	3.500	98.721	98.621	98.521
4.875	102.008	101.908	101.808	3.625	99.141	99.041	98.941
4.990	102.360	102.260	102.160	3.750	99.504	99.404	99.304
5.000	102.460	102.360	102.260	3.875	99.966	99.866	99.766
5.125	102.695	102.595	102.495	3.990	100.305	100.205	100.105
5.250	102.873	102.773	102.673	4.000	100.405	100.305	100.205
5.375	103.360	103.260	103.160	4.125	100.804	100.704	100.604
5.500	103.864	103.764	103.664	4.250	101.028	100.928	100.828
5.625	104.119	104.019	103.919	4.375	101.226	101.126	101.026
5.750	103.180	103.080	102.980	4.500	101.401	101.301	101.201
5.875	103.705	103.605	103.505	4.625	101.737	101.620	101.504
5.990	104.111	104.011	103.911	4.750	101.863	101.745	101.630
6.000	104.211	104.111	104.011	4.875	102.056	101.939	101.823
6.125	104.456	104.356	104.256	4.990	102.140	102.023	101.907
6.250	104.134	104.017	103.890	5.000	102.240	102.123	102.007

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/11/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/11/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	96.641	96.541	96.441	3.750	94.722	94.622	94.522	4.250	99.858	99.758	99.658	4.250	98.494	98.394	98.294
3.990	97.310	97.210	97.110	3.875	95.388	95.288	95.188	4.375	100.293	100.193	100.093	4.375	99.075	98.975	98.875
4.000	97.410	97.310	97.210	3.990	96.202	96.102	96.002	4.500	100.951	100.851	100.751	4.500	99.592	99.492	99.392
4.125	98.155	98.055	97.955	4.000	96.302	96.202	96.102	4.625	101.499	101.399	101.299	4.625	100.023	99.923	99.823
4.250	98.854	98.754	98.654	4.125	97.308	97.208	97.108	4.750	101.938	101.838	101.738	4.750	100.762	100.662	100.562
4.375	99.395	99.295	99.195	4.250	98.242	98.142	98.042	4.875	102.298	102.198	102.098	4.875	101.270	101.170	101.070
4.500	99.999	99.899	99.799	4.375	98.837	98.737	98.637	4.990	102.526	102.426	102.326	4.990	101.619	101.519	101.419
4.625	100.653	100.553	100.453	4.500	99.705	99.605	99.505	5.000	102.626	102.526	102.426	5.000	101.719	101.619	101.519
4.750	101.274	101.174	101.074	4.625	100.595	100.495	100.395	5.125	103.161	103.061	102.961	5.125	102.123	102.023	101.923
4.875	101.735	101.635	101.535	4.750	101.428	101.328	101.228	5.250	103.594	103.494	103.394	5.250	102.595	102.495	102.395
4.990	102.066	101.966	101.866	4.875	101.939	101.839	101.739	5.375	103.932	103.832	103.732	5.375	103.083	102.983	102.883
5.000	102.166	102.066	101.966	4.990	102.317	102.217	102.117	5.500	104.246	104.146	104.046	5.500	103.539	103.439	103.339
5.125	102.708	102.608	102.508	5.000	102.417	102.317	102.217	5.625	104.504	104.404	104.304	5.625	103.917	103.817	103.717
5.250	103.346	103.246	103.146	5.125	102.944	102.844	102.744	5.750	104.800	104.700	104.600	5.750	104.517	104.417	104.317
5.375	103.741	103.641	103.541	5.250	103.812	103.712	103.612	5.875	105.149	105.049	104.949	5.875	105.021	104.921	104.821
5.500	104.171	104.071	103.971	5.375	104.250	104.150	104.050	5.990	105.363	105.263	105.163	5.990	105.377	105.277	105.177
5.625	104.540	104.440	104.340	5.500	104.726	104.626	104.526	6.000	105.463	105.363	105.263	6.000	105.477	105.377	105.277
5.750	105.276	105.176	105.076	5.625	105.104	105.004	104.904	6.125	105.730	105.630	105.530	6.125	105.489	105.389	105.289
5.875	105.708	105.608	105.508	5.750	105.960	105.860	105.760	6.250	105.790	105.689	105.578	6.250	105.511	105.394	105.275

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	97.094	96.994	96.894	3.000	94.542	94.442	94.342	3.000	96.644	96.544	96.444	3.000	94.282	94.182	94.082
3.125	97.537	97.437	97.337	3.125	95.191	95.091	94.991	3.125	96.977	96.877	96.777	3.125	94.921	94.821	94.721
3.250	97.811	97.711	97.611	3.250	95.611	95.511	95.411	3.250	97.632	97.532	97.432	3.250	95.350	95.250	95.150
3.375	98.273	98.173	98.073	3.375	96.059	95.959	95.859	3.375	97.983	97.883	97.783	3.375	95.788	95.688	95.588
3.500	98.721	98.621	98.521	3.500	96.731	96.631	96.531	3.500	98.337	98.237	98.137	3.500	96.470	96.370	96.270
3.625	99.141	99.041	98.941	3.625	97.327	97.227	97.127	3.625	98.643	98.543	98.443	3.625	97.056	96.956	96.856
3.750	99.504	99.404	99.304	3.750	97.809	97.709	97.609	3.750	99.343	99.243	99.143	3.750	97.538	97.438	97.338
3.875	99.966	99.866	99.766	3.875	98.499	98.399	98.299	3.875	99.687	99.587	99.487	3.875	98.219	98.119	98.019
3.990	100.305	100.205	100.105	3.990	99.043	98.943	98.843	3.990	99.911	99.811	99.711	3.990	98.763	98.663	98.563
4.000	100.405	100.305	100.205	4.000	99.143	99.043	98.943	4.000	100.011	99.911	99.811	4.000	98.863	98.763	98.663
4.125	100.804	100.704	100.604	4.125	99.707	99.607	99.507	4.125	100.301	100.201	100.101	4.125	99.426	99.326	99.226
4.250	101.028	100.928	100.828	4.250	100.070	99.970	99.870	4.250	100.706	100.575	100.446	4.250	99.769	99.669	99.569
4.375	101.226	101.126	101.026	4.375	100.440	100.330	100.227	4.375	100.985	100.853	100.725	4.375	100.139	100.030	99.927
4.500	101.401	101.299	101.199	4.500	100.987	100.870	100.754	4.500	101.251	101.119	100.991	4.500	100.687	100.570	100.454
4.625	101.737	101.635	101.532	4.625	101.477	101.360	101.244	4.625	101.492	101.360	101.232	4.625	101.177	101.059	100.944
4.750	101.863	101.760	101.657	4.750	101.695	101.578	101.462	4.750	101.596	101.464	101.336	4.750	101.385	101.267	101.152
4.875	102.056	101.953	101.850	4.875	102.027	101.910	101.794	4.875	101.804	101.672	101.544	4.875	101.747	101.629	101.514
4.990	102.140	102.038	101.935	4.990	102.226	102.109	101.993	4.990	101.872	101.740	101.612	4.990	101.946	101.828	101.713
5.000	102.240	102.138	102.035	5.000	102.326	102.209	102.093	5.000	101.972	101.840	101.712	5.000	102.046	101.928	101.813

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

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

LLPA Cap			
Characteristic	30/25 yr	20 - 10 yr	
Owner Occupied LTV < 80%	2.000	2.000	
Owner Occupied LTV ≥ 80%	0.750	0.000	
Investment & 2nd Home LTV ≤ 105%	2.000	2.000	
Investment & 2nd Home LTV > 105%	2.000	1.500	
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA			

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

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.00



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.:

5/11/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/11/2018

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	97.880	97.780	97.680	3.750	98.879	98.761	98.679	2.750	96.503	96.403	96.303
3.875	98.624	98.524	98.424	3.875	99.562	99.439	99.362	2.875	97.165	97.065	96.965
3.990	99.181	99.081	98.981	3.990	100.125	100.000	99.925	2.990	97.621	97.521	97.421
4.000	99.281	99.181	99.081	4.000	100.225	100.100	100.025	3.000	97.721	97.621	97.521
4.125	99.874	99.774	99.674	4.125	100.831	100.707	100.631	3.125	98.213	98.113	98.013
4.250	100.528	100.428	100.328	4.250	101.479	101.353	101.279	3.250	98.730	98.630	98.530
4.375	101.204	101.104	101.004	4.375	102.083	101.955	101.883	3.375	99.195	99.095	98.995
4.500	101.798	101.696	101.598	4.500	102.652	102.523	102.452	3.500	99.591	99.491	99.391
4.625	102.359	102.226	102.154	4.625	103.065	102.902	102.830	3.625	100.116	100.016	99.916
4.750	102.926	102.796	102.723	4.750	103.614	103.449	103.377	3.750	100.647	100.547	100.447
4.875	103.409	103.280	103.207	4.875	104.133	103.967	103.895	3.875	101.166	101.066	100.966
4.990	103.768	103.641	103.568	4.990	104.527	104.362	104.290	3.990	101.529	101.429	101.329
5.000	103.868	103.741	103.668	5.000	104.627	104.462	104.390	4.000	101.629	101.529	101.429
5.125	104.391	104.243	104.153	5.125	104.670	104.459	104.370	4.125	102.091	101.991	101.891
5.250	104.871	104.725	104.636	5.250	105.171	104.960	104.871	4.250	102.452	102.352	102.252
5.375	105.306	105.162	105.073	5.375	105.665	105.454	105.365	4.375	102.790	102.690	102.590
5.500	105.756	105.617	105.528	5.500	106.134	105.924	105.835	4.500	102.939	102.830	102.739
5.625	106.343	106.243	106.139	5.625	106.463	106.363	106.259	4.625	103.284	103.173	103.084
5.750	106.781	106.681	106.581	5.750	106.965	106.865	106.763	4.750	103.695	103.583	103.495

Conforming FHLMC Super Conforming							
SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	97.122	97.022	96.922	2.750	96.159	96.059	95.959
3.875	97.866	97.766	97.666	2.875	96.821	96.721	96.621
3.990	98.423	98.323	98.223	2.990	97.277	97.177	97.077
4.000	98.523	98.423	98.323	3.000	97.377	97.277	97.177
4.125	98.928	98.828	98.728	3.125	97.869	97.769	97.669
4.250	99.582	99.482	99.382	3.250	98.386	98.286	98.186
4.375	100.258	100.158	100.058	3.375	98.851	98.751	98.651
4.500	100.852	100.750	100.652	3.500	98.903	98.803	98.703
4.625	101.452	101.319	101.247	3.625	99.428	99.328	99.228
4.750	102.019	101.889	101.816	3.750	99.959	99.859	99.759
4.875	102.502	102.373	102.300	3.875	100.478	100.378	100.278
4.990	102.861	102.734	102.661	3.990	100.341	100.241	100.141
5.000	102.961	102.834	102.761	4.000	100.441	100.341	100.241
5.125	103.000	102.852	102.762	4.125	100.903	100.803	100.703
5.250	103.480	103.334	103.245	4.250	101.264	101.164	101.064
5.375	103.915	103.771	103.682	4.375	101.602	101.502	101.402
5.500	104.365	104.226	104.137	4.500	101.689	101.580	101.489
5.625	103.952	103.852	103.748	4.625	101.971	101.860	101.771
5.750	104.390	104.290	104.190	4.750	103.695	103.583	103.495

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	0.000	-0.250	-0.500	-0.250	-0.250	-0.250
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-3.000	-3.250	-3.250	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-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%
High-LTV	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
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-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
SC Fixed Purchase or R/T Refi	-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%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/11/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/11/2018

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	96.308	96.208	96.108	3.750	96.208	96.108	96.008	3.750	97.429	97.311	97.229	3.750	97.329	97.211	97.129
3.875	97.065	96.965	96.865	3.875	96.965	96.865	96.765	3.875	98.112	97.989	97.912	3.875	98.012	97.889	97.812
3.990	97.731	97.631	97.531	3.990	97.631	97.531	97.431	3.990	98.675	98.550	98.475	3.990	98.575	98.450	98.375
4.000	97.831	97.731	97.631	4.000	97.731	97.631	97.531	4.000	98.775	98.650	98.575	4.000	98.675	98.550	98.475
4.125	98.424	98.324	98.224	4.125	98.324	98.224	98.124	4.125	99.381	99.257	99.181	4.125	99.281	99.157	99.081
4.250	99.078	98.978	98.878	4.250	98.978	98.878	98.778	4.250	100.029	99.903	99.829	4.250	99.929	99.803	99.729
4.375	99.754	99.654	99.554	4.375	99.654	99.554	99.454	4.375	100.633	100.505	100.433	4.375	100.533	100.405	100.333
4.500	100.348	100.246	100.148	4.500	100.248	100.146	100.048	4.500	101.202	101.073	101.002	4.500	101.102	100.973	100.902
4.625	100.909	100.776	100.704	4.625	100.809	100.676	100.604	4.625	101.615	101.452	101.380	4.625	101.515	101.352	101.280
4.750	101.476	101.346	101.273	4.750	101.376	101.246	101.173	4.750	102.164	101.999	101.927	4.750	102.064	101.899	101.827
4.875	101.959	101.830	101.757	4.875	101.859	101.730	101.657	4.875	102.683	102.517	102.445	4.875	102.583	102.417	102.345
4.990	102.318	102.191	102.118	4.990	102.218	102.091	102.018	4.990	103.077	102.912	102.840	4.990	102.977	102.812	102.740
5.000	102.418	102.291	102.218	5.000	102.318	102.191	102.118	5.000	103.177	103.012	102.940	5.000	103.077	102.912	102.840
5.125	102.941	102.793	102.703	5.125	102.841	102.693	102.603	5.125	103.220	103.009	102.920	5.125	103.120	102.909	102.820
5.250	103.421	103.275	103.186	5.250	103.321	103.175	103.086	5.250	103.721	103.510	103.421	5.250	103.621	103.410	103.321
5.375	103.856	103.712	103.623	5.375	103.756	103.612	103.523	5.375	104.215	104.004	103.915	5.375	104.115	103.904	103.815
5.500	104.306	104.167	104.078	5.500	104.206	104.067	103.978	5.500	104.684	104.474	104.385	5.500	104.584	104.374	104.285
5.625	104.893	104.793	104.689	5.625	104.793	104.693	104.589	5.625	105.013	104.913	104.809	5.625	104.913	104.813	104.709
5.750	105.331	105.231	105.131	5.750	105.231	105.131	105.031	5.750	105.515	105.415	105.313	5.750	105.415	105.315	105.213

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.684	94.584	94.484	2.750	94.584	94.484	94.384
2.875	95.370	95.270	95.170	2.875	95.270	95.170	95.070
2.990	95.955	95.855	95.755	2.990	95.855	95.755	95.655
3.000	96.055	95.955	95.855	3.000	95.955	95.855	95.755
3.125	96.684	96.584	96.484	3.125	96.584	96.484	96.384
3.250	97.170	97.070	96.970	3.250	97.070	96.970	96.870
3.375	97.695	97.595	97.495	3.375	97.595	97.495	97.395
3.500	98.070	97.970	97.870	3.500	97.970	97.870	97.770
3.625	98.616	98.516	98.416	3.625	98.516	98.416	98.316
3.750	99.147	99.047	98.947	3.750	99.047	98.947	98.847
3.875	99.666	99.566	99.466	3.875	99.566	99.466	99.366
3.990	100.029	99.929	99.829	3.990	99.929	99.829	99.729
4.000	100.129	100.029	99.929	4.000	100.029	99.929	99.829
4.125	100.591	100.491	100.391	4.125	100.491	100.391	100.291
4.250	100.952	100.852	100.752	4.250	100.852	100.752	100.652
4.375	101.290	101.190	101.090	4.375	101.190	101.090	100.990
4.500	101.439	101.330	101.239	4.500	101.339	101.230	101.139
4.625	101.784	101.673	101.584	4.625	101.684	101.573	101.484
4.750	102.195	102.083	101.995	4.750	102.095	101.983	101.895

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	95.550	95.450	95.350	3.750	95.450	95.350	95.250	2.750	94.340	94.240	94.140	2.750	94.240	94.140	94.040
3.875	96.307	96.207	96.107	3.875	96.207	96.107	96.007	2.875	95.026	94.926	94.826	2.875	94.926	94.826	94.726
3.990	96.973	96.873	96.773	3.990	96.873	96.773	96.673	2.990	95.611	95.511	95.411	2.990	95.511	95.411	95.311
4.000	97.073	96.973	96.873	4.000	96.973	96.873	96.773	3.000	95.711	95.611	95.511	3.000	95.611	95.511	95.411
4.125	97.478	97.378	97.278	4.125	97.378	97.278	97.178	3.125	96.340	96.240	96.140	3.125	96.240	96.140	96.040
4.250	98.132	98.032	97.932	4.250	98.032	97.932	97.832	3.250	96.826	96.726	96.626	3.250	96.726	96.626	96.526
4.375	98.808	98.708	98.608	4.375	98.708	98.608	98.508	3.375	97.351	97.251	97.151	3.375	97.251	97.151	97.051
4.500	99.402	99.300	99.202	4.500	99.302	99.200	99.102	3.500	97.382	97.282	97.182	3.500	97.282	97.182	97.082
4.625	100.002	99.869	99.797	4.625	99.902	99.769	99.697	3.625	97.928	97.828	97.728	3.625	97.828	97.728	97.628
4.750	100.569	100.439	100.366	4.750	100.469	100.339	100.266	3.750	98.459	98.359	98.259	3.750	98.359	98.259	98.159
4.875	101.052	100.923	100.850	4.875	100.952	100.823	100.750	3.875	98.978	98.878	98.778	3.875	98.878	98.778	98.678
4.990	101.411	101.284	101.211	4.990	101.311	101.184	101.111	3.990	98.841	98.741	98.641	3.990	98.741	98.641	98.541
5.000	101.511	101.384	101.311	5.000	101.411	101.284	101.211	4.000	98.941	98.841	98.741	4.000	98.841	98.741	98.641
5.125	101.550	101.402	101.312	5.125	101.450	101.302	101.212	4.125	99.403	99.303	99.203	4.125	99.303	99.203	99.103
5.250	102.030	101.884	101.795	5.250	101.930	101.784	101.695	4.250	99.764	99.664	99.564	4.250	99.664	99.564	99.464
5.375	102.465	102.321	102.232	5.375	102.365	102.221	102.132	4.375	100.102	100.002	99.902	4.375	100.002	99.902	99.802
5.500	102.915	102.776	102.687	5.500	102.815	102.676	102.587	4.500	100.189	100.089	99.989	4.500	100.089	99.989	99.889
5.625	102.502	102.402	102.298	5.625	102.402	102.302	102.198	4.625	100.471	100.360	100.271	4.625	100.371	100.260	100.171
5.750	102.940	102.840	102.740	5.750	102.840	102.740	102.640	4.750	102.195	102.083	101.995	4.750	102.095	101.983	101.895

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/11/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/11/2018

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	97.758	97.658	97.558	3.750	98.879	98.761	98.679	2.750	96.184	96.084	95.984	3.750	97.000	96.900	96.800	2.750	95.840	95.740	95.640
3.875	98.515	98.415	98.315	3.875	99.562	99.439	99.362	2.875	96.870	96.770	96.670	3.875	97.757	97.657	97.557	2.875	96.526	96.426	96.326
3.990	99.181	99.081	98.981	3.990	100.125	100.000	99.925	2.990	97.455	97.355	97.255	3.990	98.423	98.323	98.223	2.990	97.111	97.011	96.911
4.000	99.281	99.181	99.081	4.000	100.225	100.100	100.025	3.000	97.555	97.455	97.355	4.000	98.523	98.423	98.323	3.000	97.211	97.111	97.011
4.125	99.874	99.774	99.674	4.125	100.831	100.707	100.631	3.125	98.184	98.084	97.984	4.125	98.928	98.828	98.728	3.125	97.840	97.740	97.640
4.250	100.528	100.428	100.328	4.250	101.479	101.353	101.279	3.250	98.670	98.570	98.470	4.250	99.582	99.482	99.382	3.250	98.326	98.226	98.126
4.375	101.204	101.104	101.004	4.375	102.083	101.955	101.883	3.375	99.195	99.095	98.995	4.375	100.258	100.158	100.058	3.375	98.851	98.751	98.651
4.500	101.798	101.696	101.598	4.500	102.652	102.523	102.452	3.500	99.570	99.470	99.370	4.500	100.852	100.750	100.652	3.500	98.882	98.782	98.682
4.625	102.359	102.226	102.154	4.625	103.065	102.902	102.830	3.625	100.116	100.016	99.916	4.625	101.452	101.319	101.247	3.625	99.428	99.328	99.228
4.750	102.926	102.796	102.723	4.750	103.614	103.449	103.377	3.750	100.647	100.547	100.447	4.750	102.019	101.889	101.816	3.750	99.959	99.859	99.759
4.875	103.409	103.280	103.207	4.875	104.133	103.967	103.895	3.875	101.166	101.066	100.966	4.875	102.502	102.373	102.300	3.875	100.478	100.378	100.278
4.990	103.768	103.641	103.568	4.990	104.527	104.362	104.290	3.990	101.529	101.429	101.329	4.990	102.861	102.734	102.661	3.990	100.341	100.241	100.141
5.000	103.868	103.741	103.668	5.000	104.627	104.462	104.390	4.000	101.629	101.529	101.429	5.000	102.961	102.834	102.761	4.000	100.441	100.341	100.241
5.125	104.391	104.243	104.153	5.125	104.670	104.459	104.370	4.125	102.091	101.991	101.891	5.125	103.000	102.852	102.762	4.125	100.903	100.803	100.703
5.250	104.871	104.725	104.636	5.250	105.171	104.960	104.871	4.250	102.452	102.352	102.252	5.250	103.480	103.334	103.245	4.250	101.264	101.164	101.064
5.375	105.306	105.162	105.073	5.375	105.665	105.454	105.365	4.375	102.790	102.690	102.590	5.375	103.915	103.771	103.682	4.375	101.602	101.502	101.402
5.500	105.756	105.617	105.528	5.500	106.134	105.924	105.835	4.500	102.939	102.830	102.739	5.500	104.365	104.226	104.137	4.500	101.689	101.580	101.489
5.625	106.343	106.243	106.159	5.625	106.463	106.363	106.259	4.625	103.284	103.173	103.084	5.625	103.952	103.852	103.748	4.625	101.971	101.860	101.771
5.750	106.781	106.681	106.581	5.750	106.965	106.865	106.763	4.750	103.695	103.583	103.495	5.750	104.390	104.290	104.190	4.750	103.695	103.583	103.495

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/11/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/11/2018

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	97.938	97.883	97.696	
4.125	98.427	98.370	98.178	
4.250	99.036	98.977	98.779	
4.375	99.807	99.747	99.544	
4.500	100.343	100.281	100.073	
4.625	100.803	100.739	100.526	
4.750	101.290	101.225	101.006	
4.875	101.618	101.551	101.327	
5.000	101.979	101.910	101.681	
5.125	102.312	102.241	102.007	
5.250	102.520	102.447	102.207	
5.375	102.802	102.727	102.482	
5.500	103.028	102.951	102.701	

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	97.457	97.410	97.243	
3.625	97.900	97.851	97.679	
3.750	98.304	98.252	98.075	
3.875	98.898	98.845	98.663	
4.000	99.225	99.171	98.983	
4.125	99.464	99.407	99.214	
4.250	99.736	99.678	99.480	
4.375	99.982	99.921	99.718	
4.500	100.215	100.153	99.944	
4.625	100.461	100.397	100.184	
4.750	100.732	100.666	100.447	

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	97.625	97.581	97.425	
3.375	98.089	98.043	97.882	
3.500	98.525	98.478	98.311	
3.625	98.927	98.877	98.706	
3.750	99.296	99.245	99.068	
3.875	99.636	99.583	99.401	
4.000	99.947	99.893	99.705	
4.125	100.286	100.230	100.037	
4.250	100.602	100.544	100.346	
4.375	100.914	100.854	100.651	
4.500	101.227	101.165	100.956	
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)