



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.: 5/14/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	98.513	98.363	98.213	3.500	97.944	97.794	97.644	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.916	98.766	98.616	3.625	98.312	98.162	98.012	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.208	100.058	99.908	3.750	99.761	99.611	99.461	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.657	100.507	100.357	3.875	100.174	100.024	99.874	2.250	94.456	94.306	94.156	3.500	101.656	101.506	101.356
4.000	101.101	100.951	100.801	4.000	100.582	100.432	100.282	2.375	94.861	94.711	94.561	3.625	102.059	101.909	101.759
4.125	101.487	101.337	101.187	4.125	100.933	100.783	100.633	2.500	93.943	93.793	93.643	Margin = 2.250		Index = 2.070	
4.250	102.433	102.277	102.152	4.250	101.736	101.580	101.455	2.625	94.893	94.743	94.593				
4.375	102.832	102.676	102.551	4.375	102.100	101.943	101.818	2.750	97.561	97.411	97.261				
4.500	103.197	103.041	102.916	4.500	102.428	102.272	102.147	2.875	97.955	97.805	97.655				
4.625	103.487	103.331	103.206	4.625	102.683	102.527	102.402	3.000	98.348	98.198	98.048				
4.750	103.612	103.362	103.190	4.750	102.865	102.615	102.443	3.125	98.692	98.542	98.392				
4.875	103.791	103.541	103.369	4.875	103.158	102.908	102.736	3.250	99.372	99.222	99.072				
5.000	104.285	104.035	103.863	5.000	103.416	103.166	102.994	3.375	99.762	99.612	99.462				
5.125	104.592	104.342	104.170	5.125	103.508	103.258	103.086	3.500	100.147	99.997	99.847				
5.250	104.886	104.683	104.495	5.250	103.768	103.564	103.377	3.625	100.473	100.323	100.173				
5.375	105.160	104.957	104.770	5.375	104.124	103.920	103.733	3.750	101.035	100.855	100.676				
5.500	105.280	105.077	104.889	5.500	104.381	104.178	103.991	3.875	101.375	101.195	101.016				
5.625	105.408	105.204	105.017	5.625	104.573	104.370	104.183	4.000	101.680	101.501	101.321				
5.750	105.447	105.347	105.247	5.750	105.270	105.170	105.070	4.125	101.911	101.732	101.552				

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	97.313	97.163	97.013	3.500	96.944	96.794	96.644	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.716	97.566	97.416	3.625	97.312	97.162	97.012	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	99.008	98.858	98.708	3.750	98.761	98.611	98.461	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.457	99.307	99.157	3.875	99.174	99.024	98.874	2.250	93.456	93.306	93.156	3.500	100.656	100.506	100.356
4.000	99.901	99.751	99.601	4.000	99.582	99.432	99.282	2.375	93.861	93.711	93.561	3.625	101.059	100.909	100.759
4.125	100.287	100.137	99.987	4.125	99.933	99.783	99.633	2.500	92.943	92.793	92.643	Margin = 2.250		Index = 2.070	
4.250	101.233	101.077	100.952	4.250	100.736	100.580	100.455	2.625	93.893	93.743	93.593	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.632	101.476	101.351	4.375	101.100	100.943	100.818	2.750	96.561	96.411	96.261	Rate	30 Day	45 Day	60 Day
4.500	101.997	101.841	101.716	4.500	101.428	101.272	101.147	2.875	96.955	96.805	96.655	4.500	100.697	100.447	100.197
4.625	102.287	102.131	102.006	4.625	101.683	101.527	101.402	3.000	97.348	97.198	97.048	4.625	100.987	100.737	100.487
4.750	102.412	102.162	101.990	4.750	101.865	101.615	101.443	3.125	97.692	97.542	97.392	4.750	101.062	100.812	100.562
4.875	102.841	102.591	102.419	4.875	102.158	101.908	101.736	3.250	98.372	98.222	98.072	4.875	101.391	101.141	100.891
5.000	103.135	102.885	102.713	5.000	102.416	102.166	101.994	3.375	98.762	98.612	98.462	5.000	101.685	101.435	101.185
5.125	103.442	103.192	103.020	5.125	102.608	102.358	102.186	3.500	99.147	98.997	98.847	5.125	101.912	101.662	101.412
5.250	104.456	104.253	104.065	5.250	102.768	102.564	102.377	3.625	99.473	99.323	99.173	5.250	101.875	101.625	101.375
5.375	104.730	104.527	104.340	5.375	103.124	102.920	102.733	3.750	100.035	99.855	99.676	5.375	102.476	102.226	101.976
5.500	104.850	104.647	104.459	5.500	103.381	103.178	102.991	3.875	100.375	100.195	100.016	5.500	102.540	102.290	102.040
5.625	104.978	104.774	104.587	5.625	103.573	103.370	103.183	4.000	100.680	100.501	100.321	5.625	102.718	102.468	102.218
5.750	105.367	105.267	105.167	5.750	104.270	104.170	104.070	4.125	100.911	100.732	100.552	5.750	103.027	102.777	102.527

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	101.746	101.496	101.246	5.375	101.304	101.054	100.804
5.500	102.501	102.251	102.001	5.500	101.561	101.311	101.061
5.625	102.591	102.341	102.091	5.625	101.753	101.503	101.253
5.750	102.744	102.494	102.244	5.750	102.450	102.200	101.950

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:	4/12/2018	5.250%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/14/2018

5/28/2018

6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	97.950	97.800	97.650	3.500	97.382	97.232	97.082	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.353	98.203	98.053	3.625	97.749	97.599	97.449	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.739	99.589	99.439	3.750	99.292	99.142	98.992	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.188	100.038	99.888	3.875	99.705	99.555	99.405	2.250	92.456	92.306	92.156	3.500	101.09	100.943	100.793
4.000	100.632	100.482	100.332	4.000	100.114	99.964	99.814	2.375	92.861	92.711	92.561	3.625	101.50	101.346	101.196
4.125	101.018	100.868	100.718	4.125	100.464	100.314	100.164	2.500	91.943	91.793	91.643	Margin = 2.250		Index = 2.070	
4.250	101.855	101.699	101.574	4.250	101.158	101.001	100.876	2.625	92.893	92.743	92.593				
4.375	102.254	102.098	101.973	4.375	101.521	101.365	101.240	2.750	95.874	95.724	95.574				
4.500	102.619	102.463	102.338	4.500	101.850	101.694	101.569	2.875	96.268	96.118	95.968				
4.625	102.909	102.753	102.628	4.625	102.105	101.949	101.824	3.000	96.661	96.511	96.361				
4.750	102.206	101.956	101.784	4.750	101.458	101.208	101.037	3.125	97.005	96.855	96.705				
4.875	102.385	102.135	101.963	4.875	101.752	101.502	101.330	3.250	98.810	98.660	98.510				
5.000	102.878	102.628	102.456	5.000	102.010	101.760	101.588	3.375	99.199	99.049	98.899				
5.125	103.186	102.936	102.764	5.125	102.102	101.852	101.680	3.500	99.584	99.434	99.284				
5.250	102.230	102.026	101.839	5.250	101.111	100.908	100.721	3.625	99.911	99.761	99.611				
5.375	102.504	102.301	102.114	5.375	101.467	101.264	101.077	3.750	100.566	100.387	100.207				
5.500	102.624	102.421	102.233	5.500	101.725	101.522	101.335	3.875	100.906	100.727	100.547				
5.625	102.751	102.548	102.361	5.625	101.917	101.714	101.527	4.000	101.212	101.032	100.852				
5.750	102.447	102.347	102.247	5.750	102.270	102.170	102.070	4.125	101.443	101.263	101.083				

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	96.750	96.600	96.450	3.500	96.382	96.232	96.082	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.153	97.003	96.853	3.625	96.749	96.599	96.449	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.539	98.389	98.239	3.750	98.292	98.142	97.992	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.988	98.838	98.688	3.875	98.705	98.555	98.405	2.250	91.706	91.556	91.406	3.500	100.093	99.943	99.793
4.000	99.432	99.282	99.132	4.000	99.114	98.964	98.814	2.375	92.111	91.961	91.811	3.625	100.496	100.346	100.196
4.125	99.818	99.668	99.518	4.125	99.464	99.314	99.164	2.500	91.193	91.043	90.893	Margin = 2.250		Index = 2.070	
4.250	100.655	100.499	100.374	4.250	100.158	100.001	99.876	2.625	92.143	91.993	91.843	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.054	100.898	100.773	4.375	100.521	100.365	100.240	2.750	95.655	95.505	95.355	Rate	30 Day	45 Day	60 Day
4.500	101.419	101.263	101.138	4.500	100.850	100.694	100.569	2.875	96.049	95.899	95.749	4.500	100.119	99.869	99.619
4.625	101.709	101.553	101.428	4.625	101.105	100.949	100.824	3.000	96.442	96.292	96.142	4.625	100.409	100.159	99.909
4.750	101.006	100.756	100.584	4.750	100.458	100.208	100.037	3.125	96.786	96.636	96.486	4.750	99.656	99.406	99.156
4.875	101.435	101.185	101.013	4.875	100.752	100.502	100.330	3.250	96.904	96.754	96.604	4.875	99.985	99.735	99.485
5.000	101.728	101.478	101.306	5.000	101.010	100.760	100.588	3.375	97.293	97.143	96.993	5.000	100.278	100.028	99.778
5.125	102.036	101.786	101.614	5.125	101.202	100.952	100.780	3.500	97.678	97.528	97.378	5.125	100.506	100.256	100.006
5.250	101.800	101.596	101.409	5.250	100.111	99.908	99.721	3.625	98.005	97.855	97.705	5.250	99.219	98.969	98.719
5.375	102.074	101.871	101.684	5.375	100.467	100.264	100.077	3.750	97.848	97.668	97.488	5.375	99.820	99.570	99.320
5.500	102.194	101.991	101.803	5.500	100.725	100.522	100.335	3.875	98.188	98.008	97.828	5.500	99.884	99.634	99.384
5.625	102.321	102.118	101.931	5.625	100.917	100.714	100.527	4.000	98.493	98.313	98.133	5.625	100.061	99.811	99.561
5.750	102.367	102.267	102.167	5.750	101.270	101.170	101.070	4.125	98.724	98.544	98.364	5.750	100.027	99.777	99.527

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:	4/12/2018 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	99.090	98.840	98.590	5.375	98.647	98.397	98.147
5.500	99.845	99.595	99.345	5.500	98.905	98.655	98.405
5.625	99.934	99.684	99.434	5.625	99.097	98.847	98.597
5.750	99.744	99.494	99.244	5.750	99.450	99.200	98.950

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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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/14/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	99.226	99.126	99.026	4.250	101.207	101.107	101.007	3.000	97.721	97.621	97.521	3.000	98.044	97.944	97.844
4.125	99.827	99.727	99.627	4.375	101.668	101.568	101.468	3.125	98.213	98.113	98.013	3.125	98.378	98.278	98.178
4.250	100.425	100.325	100.225	4.500	102.351	102.251	102.151	3.250	98.730	98.630	98.530	3.250	99.076	98.976	98.876
4.375	100.976	100.876	100.776	4.625	102.885	102.785	102.685	3.375	99.165	99.065	98.965	3.375	99.431	99.331	99.231
4.500	101.531	101.431	101.331	4.750	103.328	103.228	103.128	3.500	99.591	99.491	99.391	3.500	99.783	99.683	99.583
4.625	102.076	101.976	101.876	4.875	103.694	103.594	103.494	3.625	100.041	99.941	99.841	3.625	100.091	99.991	99.891
4.750	102.704	102.604	102.504	4.990	103.880	103.780	103.680	3.750	100.502	100.402	100.302	3.750	100.799	100.699	100.599
4.875	103.215	103.115	103.015	5.000	103.980	103.880	103.780	3.875	100.951	100.851	100.751	3.875	101.145	101.045	100.945
4.990	103.508	103.408	103.308	5.125	104.490	104.390	104.290	3.990	101.435	101.335	101.235	3.990	101.371	101.271	101.171
5.000	103.608	103.508	103.408	5.250	104.957	104.857	104.757	4.000	101.535	101.435	101.335	4.000	101.471	101.371	101.271
5.125	104.083	103.983	103.883	5.375	105.299	105.199	105.099	4.125	101.908	101.808	101.708	4.125	101.764	101.664	101.564
5.250	104.729	104.629	104.529	5.500	105.619	105.519	105.419	4.250	102.241	102.141	102.041	4.250	102.159	102.057	101.901
5.375	105.128	105.028	104.928	5.625	105.881	105.781	105.681	4.375	102.540	102.440	102.340	4.375	102.440	102.308	102.182
5.500	105.565	105.465	105.365	5.750	106.386	106.286	106.186	4.500	102.867	102.764	102.666	4.500	102.709	102.577	102.450
5.625	105.920	105.820	105.720	5.875	106.738	106.638	106.538	4.625	103.256	103.153	103.050	4.625	102.952	102.821	102.694
5.750	106.662	106.562	106.462	5.990	106.956	106.856	106.756	4.750	103.453	103.350	103.247	4.750	103.059	102.927	102.800
5.875	107.099	106.999	106.899	6.000	107.056	106.956	106.856	4.875	103.757	103.655	103.552	4.875	103.269	103.137	103.011
5.990	107.436	107.336	107.236	6.125	107.330	107.230	107.130	4.990	103.930	103.827	103.724	4.990	103.340	103.208	103.081
6.000	107.536	107.436	107.336	6.250	107.313	107.102	106.939	5.000	104.030	103.927	103.824	5.000	103.440	103.308	103.181

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	99.396	99.296	99.196	3.000	96.995	96.895	96.795
4.375	99.985	99.885	99.785	3.125	97.439	97.339	97.239
4.500	100.513	100.413	100.313	3.250	97.756	97.656	97.556
4.625	100.813	100.713	100.613	3.375	98.220	98.120	98.020
4.750	101.488	101.388	101.288	3.500	98.668	98.568	98.468
4.875	101.994	101.894	101.794	3.625	99.090	98.990	98.890
4.990	102.354	102.254	102.154	3.750	99.459	99.359	99.259
5.000	102.454	102.354	102.254	3.875	99.924	99.824	99.724
5.125	102.693	102.593	102.493	3.990	100.266	100.166	100.066
5.250	102.805	102.705	102.605	4.000	100.366	100.266	100.166
5.375	103.300	103.200	103.100	4.125	100.768	100.668	100.568
5.500	103.811	103.711	103.611	4.250	100.996	100.896	100.796
5.625	104.070	103.970	103.870	4.375	101.194	101.094	100.994
5.750	103.116	103.016	102.916	4.500	101.365	101.265	101.165
5.875	103.647	103.547	103.447	4.625	101.699	101.582	101.467
5.990	104.056	103.956	103.856	4.750	101.827	101.709	101.595
6.000	104.156	104.056	103.956	4.875	102.025	101.908	101.793
6.125	104.407	104.307	104.207	4.990	102.113	101.996	101.881
6.250	104.064	103.947	103.819	5.000	102.213	102.096	101.981

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/14/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	97.320	97.220	97.120	3.750	94.640	94.540	94.440	4.250	99.757	99.657	99.557	4.250	98.393	98.293	98.193
4.125	98.069	97.969	97.869	3.875	95.308	95.208	95.108	4.375	100.218	100.118	100.018	4.375	98.981	98.881	98.781
4.250	98.771	98.671	98.571	3.990	96.112	96.012	95.912	4.500	100.901	100.801	100.701	4.500	99.506	99.406	99.306
4.375	99.317	99.217	99.117	4.000	96.212	96.112	96.012	4.625	101.435	101.335	101.235	4.625	99.957	99.857	99.757
4.500	99.966	99.866	99.766	4.125	97.221	97.121	97.021	4.750	101.878	101.778	101.678	4.750	100.703	100.603	100.503
4.625	100.626	100.526	100.426	4.250	98.160	98.060	97.960	4.875	102.244	102.144	102.044	4.875	101.219	101.119	101.019
4.750	101.254	101.154	101.054	4.375	98.761	98.661	98.561	4.990	102.430	102.330	102.230	4.990	101.572	101.472	101.372
4.875	101.723	101.623	101.523	4.500	99.667	99.567	99.467	5.000	102.530	102.430	102.330	5.000	101.672	101.572	101.472
4.990	102.058	101.958	101.858	4.625	100.566	100.466	100.366	5.125	103.040	102.940	102.840	5.125	102.071	101.971	101.871
5.000	102.158	102.058	101.958	4.750	101.408	101.308	101.208	5.250	103.507	103.407	103.307	5.250	102.508	102.408	102.308
5.125	102.633	102.533	102.433	4.875	101.927	101.827	101.727	5.375	103.849	103.749	103.649	5.375	103.004	102.904	102.804
5.250	103.279	103.179	103.079	4.990	102.309	102.209	102.109	5.500	104.169	104.069	103.969	5.500	103.464	103.364	103.264
5.375	103.678	103.578	103.478	5.000	102.409	102.309	102.209	5.625	104.431	104.331	104.231	5.625	103.848	103.748	103.648
5.500	104.115	104.015	103.915	5.125	102.868	102.768	102.668	5.750	104.936	104.836	104.736	5.750	104.434	104.334	104.234
5.625	104.470	104.370	104.270	5.250	103.744	103.644	103.544	5.875	105.288	105.188	105.088	5.875	104.943	104.843	104.743
5.750	105.212	105.112	105.012	5.375	104.189	104.089	103.989	5.990	105.506	105.406	105.306	5.990	105.304	105.204	105.104
5.875	105.649	105.549	105.449	5.500	104.671	104.571	104.471	6.000	105.606	105.506	105.406	6.000	105.404	105.304	105.204
5.990	105.986	105.886	105.786	5.625	105.054	104.954	104.854	6.125	105.880	105.780	105.680	6.125	105.469	105.369	105.269
6.000	106.086	105.986	105.886	5.750	105.896	105.796	105.696	6.250	105.863	105.763	105.663	6.250	105.423	105.323	105.223

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	96.995	96.895	96.795	3.000	94.443	94.343	94.243	3.000	96.544	96.444	96.344	3.000	94.183	94.083	93.983
3.125	97.439	97.339	97.239	3.125	95.094	94.994	94.894	3.125	96.878	96.778	96.678	3.125	94.823	94.723	94.623
3.250	97.756	97.656	97.556	3.250	95.514	95.414	95.314	3.250	97.576	97.476	97.376	3.250	95.253	95.153	95.053
3.375	98.220	98.120	98.020	3.375	96.003	95.903	95.803	3.375	97.931	97.831	97.731	3.375	95.733	95.633	95.533
3.500	98.668	98.568	98.468	3.500	96.677	96.577	96.477	3.500	98.283	98.183	98.083	3.500	96.417	96.317	96.217
3.625	99.090	98.990	98.890	3.625	97.276	97.176	97.076	3.625	98.591	98.491	98.391	3.625	97.006	96.906	96.806
3.750	99.459	99.359	99.259	3.750	97.761	97.661	97.561	3.750	99.299	99.199	99.099	3.750	97.491	97.391	97.291
3.875	99.924	99.824	99.724	3.875	98.453	98.353	98.253	3.875	99.645	99.545	99.445	3.875	98.173	98.073	97.973
3.990	100.266	100.166	100.066	3.990	99.001	98.901	98.801	3.990	99.871	99.771	99.671	3.990	98.721	98.621	98.521
4.000	100.366	100.266	100.166	4.000	99.101	99.001	98.901	4.000	99.971	99.871	99.771	4.000	98.821	98.721	98.621
4.125	100.768	100.668	100.568	4.125	99.671	99.571	99.471	4.125	100.264	100.164	100.064	4.125	99.391	99.291	99.191
4.250	100.996	100.896	100.796	4.250	100.039	99.939	99.839	4.250	100.659	100.559	100.459	4.250	99.738	99.638	99.538
4.375	101.194	101.094	100.994	4.375	100.395	100.295	100.195	4.375	100.940	100.840	100.740	4.375	100.095	99.995	99.895
4.500	101.365	101.265	101.165	4.500	100.943	100.843	100.743	4.500	101.209	101.109	101.009	4.500	100.643	100.543	100.443
4.625	101.699	101.599	101.499	4.625	101.439	101.339	101.239	4.625	101.452	101.352	101.252	4.625	101.139	101.039	100.939
4.750	101.827	101.727	101.627	4.750	101.661	101.561	101.461	4.750	101.559	101.459	101.359	4.750	101.350	101.250	101.150
4.875	102.025	101.925	101.825	4.875	101.999	101.899	101.799	4.875	101.769	101.669	101.569	4.875	101.718	101.618	101.518
4.990	102.113	102.013	101.913	4.990	102.203	102.103	102.003	4.990	101.840	101.740	101.640	4.990	101.922	101.822	101.722
5.000	102.213	102.113	102.013	5.000	102.303	102.203	102.103	5.000	101.940	101.840	101.740	5.000	102.022	101.922	101.822

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%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

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

All Loan



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.:

5/14/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	98.749	98.649	98.549	2.750	96.503	96.403	96.303
3.875	98.624	98.524	98.424	3.875	99.405	99.305	99.205	2.875	97.165	97.065	96.965
3.990	99.126	99.026	98.926	3.990	99.964	99.864	99.764	2.990	97.621	97.521	97.421
4.000	99.226	99.126	99.026	4.000	100.064	99.964	99.864	3.000	97.721	97.621	97.521
4.125	99.827	99.727	99.627	4.125	100.679	100.579	100.479	3.125	98.213	98.113	98.013
4.250	100.436	100.336	100.236	4.250	101.317	101.217	101.117	3.250	98.730	98.630	98.530
4.375	101.112	101.012	100.912	4.375	101.921	101.821	101.721	3.375	99.165	99.065	98.965
4.500	101.708	101.608	101.508	4.500	102.491	102.391	102.291	3.500	99.591	99.491	99.391
4.625	102.282	102.182	102.082	4.625	102.905	102.805	102.705	3.625	100.041	99.941	99.841
4.750	102.856	102.756	102.656	4.750	103.455	103.355	103.255	3.750	100.569	100.469	100.369
4.875	103.344	103.244	103.144	4.875	103.977	103.877	103.777	3.875	101.084	100.984	100.884
4.990	103.708	103.608	103.508	4.990	104.376	104.276	104.176	3.990	101.446	101.346	101.246
5.000	103.808	103.708	103.608	5.000	104.476	104.376	104.276	4.000	101.546	101.446	101.346
5.125	104.318	104.215	104.118	5.125	104.498	104.396	104.298	4.125	102.009	101.909	101.809
5.250	104.805	104.702	104.605	5.250	105.033	104.931	104.833	4.250	102.370	102.270	102.170
5.375	105.246	105.143	105.046	5.375	105.530	105.428	105.330	4.375	102.708	102.608	102.508
5.500	105.704	105.602	105.504	5.500	106.004	105.901	105.804	4.500	102.849	102.749	102.649
5.625	106.367	106.245	106.139	5.625	106.466	106.344	106.239	4.625	103.193	103.093	102.993
5.750	106.812	106.690	106.584	5.750	106.972	106.850	106.745	4.750	103.605	103.505	103.405

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	98.368	98.268	98.168	2.990	97.277	97.177	97.077
4.000	98.468	98.368	98.268	3.000	97.377	97.277	97.177
4.125	98.889	98.789	98.689	3.125	97.869	97.769	97.669
4.250	99.498	99.398	99.298	3.250	98.386	98.286	98.186
4.375	100.174	100.074	99.974	3.375	98.821	98.721	98.621
4.500	100.770	100.670	100.570	3.500	98.887	98.787	98.687
4.625	101.383	101.283	101.183	3.625	99.337	99.237	99.137
4.750	101.957	101.857	101.757	3.750	99.865	99.765	99.665
4.875	102.445	102.345	102.245	3.875	100.380	100.280	100.180
4.990	102.809	102.709	102.609	3.990	100.250	100.150	100.050
5.000	102.909	102.809	102.709	4.000	100.350	100.250	100.150
5.125	102.966	102.863	102.766	4.125	100.813	100.713	100.613
5.250	103.453	103.350	103.253	4.250	101.174	101.074	100.974
5.375	103.894	103.791	103.694	4.375	101.512	101.412	101.312
5.500	104.352	104.250	104.152	4.500	101.591	101.491	101.391
5.625	104.015	103.893	103.787	4.625	101.872	101.772	101.672
5.750	104.460	104.338	104.232	4.750	102.222	102.122	102.022

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/14/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	96.191	96.091	95.991	3.750	96.091	95.991	95.891	3.750	97.267	97.167	97.067	3.750	97.167	97.067	96.967
3.875	96.946	96.846	96.746	3.875	96.846	96.746	96.646	3.875	97.955	97.855	97.755	3.875	97.855	97.755	97.655
3.990	97.621	97.521	97.421	3.990	97.521	97.421	97.321	3.990	98.514	98.414	98.314	3.990	98.414	98.314	98.214
4.000	97.721	97.621	97.521	4.000	97.621	97.521	97.421	4.000	98.614	98.514	98.414	4.000	98.514	98.414	98.314
4.125	98.329	98.229	98.129	4.125	98.229	98.129	98.029	4.125	99.229	99.129	99.029	4.125	99.129	99.029	98.929
4.250	98.986	98.886	98.786	4.250	98.886	98.786	98.686	4.250	99.867	99.767	99.667	4.250	99.767	99.667	99.567
4.375	99.662	99.562	99.462	4.375	99.562	99.462	99.362	4.375	100.471	100.371	100.271	4.375	100.371	100.271	100.171
4.500	100.258	100.158	100.058	4.500	100.158	100.058	99.958	4.500	101.041	100.941	100.841	4.500	100.941	100.841	100.741
4.625	100.832	100.732	100.632	4.625	100.732	100.632	100.532	4.625	101.455	101.355	101.255	4.625	101.355	101.255	101.155
4.750	101.406	101.306	101.206	4.750	101.306	101.206	101.106	4.750	102.005	101.905	101.805	4.750	101.905	101.805	101.705
4.875	101.894	101.794	101.694	4.875	101.794	101.694	101.594	4.875	102.527	102.427	102.327	4.875	102.427	102.327	102.227
4.990	102.258	102.158	102.058	4.990	102.158	102.058	101.958	4.990	102.926	102.826	102.726	4.990	102.826	102.726	102.626
5.000	102.358	102.258	102.158	5.000	102.258	102.158	102.058	5.000	103.026	102.926	102.826	5.000	102.926	102.826	102.726
5.125	102.868	102.768	102.668	5.125	102.768	102.668	102.568	5.125	103.048	102.948	102.848	5.125	102.948	102.848	102.748
5.250	103.355	103.255	103.155	5.250	103.255	103.155	103.055	5.250	103.583	103.483	103.383	5.250	103.483	103.383	103.283
5.375	103.796	103.696	103.596	5.375	103.696	103.596	103.496	5.375	104.080	103.978	103.880	5.375	103.980	103.878	103.780
5.500	104.254	104.152	104.054	5.500	104.154	104.052	103.954	5.500	104.554	104.451	104.354	5.500	104.454	104.351	104.254
5.625	104.917	104.795	104.689	5.625	104.817	104.695	104.589	5.625	105.016	104.894	104.789	5.625	104.916	104.794	104.689
5.750	105.362	105.240	105.134	5.750	105.262	105.140	105.034	5.750	105.522	105.400	105.295	5.750	105.422	105.300	105.195

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.602	94.502	94.402	2.750	94.502	94.402	94.302
2.875	95.285	95.185	95.085	2.875	95.185	95.085	94.985
2.990	95.867	95.767	95.667	2.990	95.767	95.667	95.567
3.000	95.967	95.867	95.767	3.000	95.867	95.767	95.667
3.125	96.596	96.496	96.396	3.125	96.496	96.396	96.296
3.250	97.080	96.980	96.880	3.250	96.980	96.880	96.780
3.375	97.604	97.504	97.404	3.375	97.504	97.404	97.304
3.500	97.994	97.894	97.794	3.500	97.894	97.794	97.694
3.625	98.541	98.441	98.341	3.625	98.441	98.341	98.241
3.750	99.069	98.969	98.869	3.750	98.969	98.869	98.769
3.875	99.584	99.484	99.384	3.875	99.484	99.384	99.284
3.990	99.946	99.846	99.746	3.990	99.846	99.746	99.646
4.000	100.046	99.946	99.846	4.000	99.946	99.846	99.746
4.125	100.509	100.409	100.309	4.125	100.409	100.309	100.209
4.250	100.870	100.770	100.670	4.250	100.770	100.670	100.570
4.375	101.208	101.108	101.008	4.375	101.108	101.008	100.908
4.500	101.349	101.249	101.149	4.500	101.249	101.149	101.049
4.625	101.693	101.593	101.493	4.625	101.593	101.493	101.393
4.750	102.105	102.005	101.905	4.750	102.005	101.905	101.805

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	95.433	95.333	95.233	3.750	95.333	95.233	95.133	2.750	94.258	94.158	94.058	2.750	94.158	94.058	93.958
3.875	96.188	96.088	95.988	3.875	96.088	95.988	95.888	2.875	94.941	94.841	94.741	2.875	94.841	94.741	94.641
3.990	96.863	96.763	96.663	3.990	96.763	96.663	96.563	2.990	95.523	95.423	95.323	2.990	95.423	95.323	95.223
4.000	96.963	96.863	96.763	4.000	96.863	96.763	96.663	3.000	95.623	95.523	95.423	3.000	95.523	95.423	95.323
4.125	97.391	97.291	97.191	4.125	97.291	97.191	97.091	3.125	96.252	96.152	96.052	3.125	96.152	96.052	95.952
4.250	98.048	97.948	97.848	4.250	97.948	97.848	97.748	3.250	96.736	96.636	96.536	3.250	96.636	96.536	96.436
4.375	98.724	98.624	98.524	4.375	98.624	98.524	98.424	3.375	97.260	97.160	97.060	3.375	97.160	97.060	96.960
4.500	99.320	99.220	99.120	4.500	99.220	99.120	99.020	3.500	97.290	97.190	97.090	3.500	97.190	97.090	96.990
4.625	99.933	99.833	99.733	4.625	99.833	99.733	99.633	3.625	97.837	97.737	97.637	3.625	97.737	97.637	97.537
4.750	100.507	100.407	100.307	4.750	100.407	100.307	100.207	3.750	98.365	98.265	98.165	3.750	98.265	98.165	98.065
4.875	100.995	100.895	100.795	4.875	100.895	100.795	100.695	3.875	98.880	98.780	98.680	3.875	98.780	98.680	98.580
4.990	101.359	101.259	101.159	4.990	101.259	101.159	101.059	3.990	98.750	98.650	98.550	3.990	98.650	98.550	98.450
5.000	101.459	101.359	101.259	5.000	101.359	101.259	101.159	4.000	98.850	98.750	98.650	4.000	98.750	98.650	98.550
5.125	101.516	101.416	101.316	5.125	101.416	101.316	101.216	4.125	99.313	99.213	99.113	4.125	99.213	99.113	99.013
5.250	102.003	101.903	101.803	5.250	101.903	101.803	101.703	4.250	99.674	99.574	99.474	4.250	99.574	99.474	99.374
5.375	102.444	102.344	102.244	5.375	102.344	102.244	102.144	4.375	100.012	99.912	99.812	4.375	99.912	99.812	99.712
5.500	102.902	102.802	102.702	5.500	102.802	102.702	102.602	4.500	100.091	99.991	99.891	4.500	99.991	99.891	99.791
5.625	102.565	102.465	102.365	5.625	102.465	102.365	102.265	4.625	100.372	100.272	100.172	4.625	100.272	100.172	100.072
5.750	103.010	102.888	102.788	5.750	102.910	102.788	102.688	4.750	100.722	100.622	100.522	4.750	100.622	100.522	100.422

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/14/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	97.641	97.541	97.441	3.750	98.717	98.617	98.517	2.750	96.102	96.002	95.902	3.750	96.883	96.783	96.683	2.750	95.758	95.658	95.558
3.875	98.396	98.296	98.196	3.875	99.405	99.305	99.205	2.875	96.785	96.685	96.585	3.875	97.638	97.538	97.438	2.875	96.441	96.341	96.241
3.990	99.071	98.971	98.871	3.990	99.964	99.864	99.764	2.990	97.367	97.267	97.167	3.990	98.313	98.213	98.113	2.990	97.023	96.923	96.823
4.000	99.171	99.071	98.971	4.000	100.064	99.964	99.864	3.000	97.467	97.367	97.267	4.000	98.413	98.313	98.213	3.000	97.123	97.023	96.923
4.125	99.779	99.679	99.579	4.125	100.679	100.579	100.479	3.125	98.096	97.996	97.896	4.125	98.841	98.741	98.641	3.125	97.752	97.652	97.552
4.250	100.436	100.336	100.236	4.250	101.317	101.217	101.117	3.250	98.580	98.480	98.380	4.250	99.498	99.398	99.298	3.250	98.236	98.136	98.036
4.375	101.112	101.012	100.912	4.375	101.921	101.821	101.721	3.375	99.104	99.004	98.904	4.375	100.174	100.074	99.974	3.375	98.760	98.660	98.560
4.500	101.708	101.608	101.508	4.500	102.491	102.391	102.291	3.500	99.494	99.394	99.294	4.500	100.770	100.670	100.570	3.500	98.790	98.690	98.590
4.625	102.282	102.182	102.082	4.625	102.905	102.805	102.705	3.625	100.041	99.941	99.841	4.625	101.383	101.283	101.183	3.625	99.337	99.237	99.137
4.750	102.856	102.756	102.656	4.750	103.455	103.355	103.255	3.750	100.569	100.469	100.369	4.750	101.957	101.857	101.757	3.750	99.865	99.765	99.665
4.875	103.344	103.244	103.144	4.875	103.977	103.877	103.777	3.875	101.084	100.984	100.884	4.875	102.445	102.345	102.245	3.875	100.380	100.280	100.180
4.990	103.708	103.608	103.508	4.990	104.376	104.276	104.176	3.990	101.446	101.346	101.246	4.990	102.809	102.709	102.609	3.990	100.250	100.150	100.050
5.000	103.808	103.708	103.608	5.000	104.476	104.376	104.276	4.000	101.546	101.446	101.346	5.000	102.909	102.809	102.709	4.000	100.350	100.250	100.150
5.125	104.318	104.215	104.118	5.125	104.498	104.396	104.298	4.125	102.009	101.909	101.809	5.125	102.966	102.863	102.766	4.125	100.813	100.713	100.613
5.250	104.805	104.702	104.605	5.250	105.033	104.931	104.833	4.250	102.370	102.270	102.170	5.250	103.453	103.350	103.253	4.250	101.174	101.074	100.974
5.375	105.246	105.143	105.046	5.375	105.530	105.428	105.330	4.375	102.708	102.608	102.508	5.375	103.894	103.791	103.694	4.375	101.512	101.412	101.312
5.500	105.704	105.602	105.504	5.500	106.004	105.901	105.804	4.500	102.849	102.749	102.649	5.500	104.352	104.250	104.152	4.500	101.591	101.491	101.391
5.625	106.367	106.245	106.139	5.625	106.466	106.344	106.239	4.625	103.193	103.093	102.993	5.625	104.015	103.893	103.787	4.625	101.872	101.772	101.672
5.750	106.812	106.690	106.584	5.750	106.972	106.850	106.745	4.750	103.605	103.505	103.405	5.750	104.460	104.338	104.232	4.750	102.222	102.122	102.022

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.: 5/14/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/11/2018

W. Rate Sheet Dated: 4/12/2018

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	97.928	97.873	97.685	
4.125	98.411	98.354	98.162	
4.250	99.017	98.958	98.761	
4.375	99.785	99.724	99.521	
4.500	100.319	100.257	100.048	
4.625	100.777	100.713	100.500	
4.750	101.263	101.198	100.979	
4.875	101.591	101.523	101.299	
5.000	101.950	101.880	101.651	
5.125	102.282	102.211	101.976	
5.250	102.489	102.416	102.177	
5.375	102.771	102.696	102.452	
5.500	102.999	102.922	102.672	

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	97.382	97.335	97.168	
3.625	97.827	97.777	97.606	
3.750	98.233	98.182	98.005	
3.875	98.828	98.775	98.593	
4.000	99.157	99.103	98.915	
4.125	99.398	99.342	99.149	
4.250	99.671	99.613	99.415	
4.375	99.921	99.861	99.657	
4.500	100.156	100.094	99.886	
4.625	100.403	100.339	100.125	
4.750	100.673	100.607	100.388	

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	97.549	97.505	97.349	
3.375	98.015	97.969	97.808	
3.500	98.453	98.406	98.239	
3.625	98.857	98.808	98.636	
3.750	99.229	99.178	99.001	
3.875	99.571	99.518	99.336	
4.000	99.885	99.830	99.642	
4.125	100.225	100.169	99.976	
4.250	100.543	100.485	100.287	
4.375	100.855	100.795	100.592	
4.500	101.168	101.106	100.897	
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)