



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.: 5/14/2018

45 Day Lock Exp.: 5/28/2018

60 Day Lock Exp.: 6/12/2018

W. Rate Sheet Dated: 4/13/2018

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	98.325	98.175	98.025	3.500	97.757	97.607	97.457	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.728	98.578	98.428	3.625	98.124	97.974	97.824	2.000	N/A	N/A	N/A	3.250	100.833	100.683	100.533
3.750	100.036	99.880	99.730	3.750	99.589	99.432	99.282	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.485	100.329	100.179	3.875	100.002	99.846	99.696	2.250	94.382	94.232	94.082	3.500	101.656	101.506	101.356
4.000	100.929	100.773	100.623	4.000	100.411	100.254	100.104	2.375	94.787	94.637	94.487	3.625	102.059	101.909	101.759
4.125	101.315	101.159	101.009	4.125	100.761	100.605	100.455	2.500	93.869	93.719	93.569	Margin = 2.250		Index = 2.070	
4.250	102.355	102.199	102.058	4.250	101.658	101.501	101.361	2.625	94.819	94.669	94.519				
4.375	102.754	102.598	102.457	4.375	102.021	101.865	101.725	2.750	97.370	97.220	97.070				
4.500	103.119	102.963	102.822	4.500	102.350	102.194	102.053	2.875	97.764	97.614	97.464				
4.625	103.409	103.253	103.112	4.625	102.605	102.449	102.308	3.000	98.157	98.007	97.857				
4.750	103.534	103.269	103.097	4.750	102.771	102.505	102.333	3.125	98.501	98.351	98.201				
4.875	103.697	103.432	103.260	4.875	103.064	102.799	102.627	3.250	99.189	99.039	98.889				
5.000	104.191	103.925	103.753	5.000	103.322	103.057	102.885	3.375	99.578	99.428	99.278				
5.125	104.498	104.233	104.061	5.125	103.414	103.149	102.977	3.500	99.963	99.813	99.663				
5.250	104.698	104.526	104.308	5.250	103.580	103.408	103.189	3.625	100.290	100.140	99.990				
5.375	104.973	104.801	104.582	5.375	103.936	103.764	103.545	3.750	100.848	100.698	100.548				
5.500	105.092	104.921	104.702	5.500	104.194	104.022	103.803	3.875	101.188	101.038	100.888				
5.625	105.220	105.048	104.829	5.625	104.386	104.214	103.995	4.000	101.493	101.343	101.193				
5.750	105.400	105.300	105.200	5.750	105.223	105.123	105.023	4.125	101.724	101.574	101.424				

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	97.125	96.975	96.825	3.500	96.757	96.607	96.457	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.528	97.378	97.228	3.625	97.124	96.974	96.824	2.000	N/A	N/A	N/A	3.250	99.833	99.683	99.533
3.750	98.836	98.680	98.530	3.750	98.589	98.432	98.282	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.285	99.129	98.979	3.875	99.002	98.846	98.696	2.250	93.382	93.232	93.082	3.500	100.656	100.506	100.356
4.000	99.729	99.573	99.423	4.000	99.411	99.254	99.104	2.375	93.787	93.637	93.487	3.625	101.059	100.909	100.759
4.125	100.115	99.959	99.809	4.125	99.761	99.605	99.455	2.500	92.869	92.719	92.569	Margin = 2.250		Index = 2.070	
4.250	101.155	100.999	100.858	4.250	100.658	100.501	100.361	2.625	93.819	93.669	93.519	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.554	101.398	101.257	4.375	101.021	100.865	100.725	2.750	96.370	96.220	96.070	Rate	30 Day	45 Day	60 Day
4.500	101.919	101.763	101.622	4.500	101.350	101.194	101.053	2.875	96.764	96.614	96.464	4.500	100.619	100.369	100.119
4.625	102.209	102.053	101.912	4.625	101.605	101.449	101.308	3.000	97.157	97.007	96.857	4.625	100.909	100.659	100.409
4.750	102.318	102.053	101.881	4.750	101.771	101.505	101.333	3.125	97.501	97.351	97.201	4.750	100.968	100.702	100.452
4.875	102.747	102.482	102.310	4.875	102.064	101.799	101.627	3.250	98.189	98.039	97.889	4.875	101.297	101.031	100.781
5.000	103.041	102.775	102.603	5.000	102.322	102.057	101.885	3.375	98.578	98.428	98.278	5.000	101.591	101.325	101.075
5.125	103.348	103.083	102.911	5.125	102.514	102.249	102.077	3.500	98.963	98.813	98.663	5.125	101.818	101.552	101.302
5.250	104.268	104.096	103.878	5.250	102.580	102.408	102.189	3.625	99.290	99.140	98.990	5.250	101.687	101.437	101.187
5.375	104.543	104.371	104.152	5.375	102.936	102.764	102.545	3.750	99.848	99.698	99.548	5.375	102.289	102.039	101.789
5.500	104.662	104.491	104.272	5.500	103.194	103.022	102.803	3.875	100.188	100.038	99.888	5.500	102.352	102.102	101.852
5.625	104.790	104.618	104.399	5.625	103.386	103.214	102.995	4.000	100.493	100.343	100.193	5.625	102.530	102.280	102.030
5.750	105.320	105.220	105.120	5.750	104.223	104.123	104.023	4.125	100.724	100.574	100.424	5.750	102.980	102.730	102.480

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	101.559	101.309	101.059	5.375	101.116	100.866	100.616
5.500	102.313	102.063	101.813	5.500	101.374	101.124	100.874
5.625	102.403	102.153	101.903	5.625	101.566	101.316	101.066
5.750	102.757	102.507	102.257	5.750	102.403	102.153	101.903

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:	4/13/2018	5.250%

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

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



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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.:

6/12/2018

W. Rate Sheet Dated: 4/13/2018

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	97.763	97.613	97.463	3.500	97.194	97.044	96.894	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.166	98.016	97.866	3.625	97.562	97.412	97.262	2.000	N/A	N/A	N/A	3.250	100.27	100.120	99.970
3.750	99.567	99.411	99.261	3.750	99.120	98.964	98.814	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.016	99.860	99.710	3.875	99.533	99.377	99.227	2.250	92.382	92.232	92.082	3.500	101.09	100.943	100.793
4.000	100.460	100.304	100.154	4.000	99.942	99.786	99.636	2.375	92.787	92.637	92.487	3.625	101.50	101.346	101.196
4.125	100.846	100.690	100.540	4.125	100.292	100.136	99.986	2.500	91.869	91.719	91.569	Margin = 2.250		Index = 2.070	
4.250	101.777	101.621	101.480	4.250	101.080	100.923	100.783	2.625	92.819	92.669	92.519				
4.375	102.176	102.020	101.879	4.375	101.443	101.287	101.146	2.750	95.682	95.532	95.382				
4.500	102.541	102.384	102.244	4.500	101.772	101.616	101.475	2.875	96.076	95.926	95.776				
4.625	102.831	102.675	102.534	4.625	102.027	101.871	101.730	3.000	96.469	96.319	96.169				
4.750	102.128	101.862	101.690	4.750	101.365	101.099	100.927	3.125	96.813	96.663	96.513				
4.875	102.291	102.025	101.854	4.875	101.658	101.393	101.221	3.250	98.626	98.476	98.326				
5.000	102.785	102.519	102.347	5.000	101.916	101.650	101.479	3.375	99.016	98.866	98.716				
5.125	103.092	102.827	102.655	5.125	102.008	101.742	101.571	3.500	99.401	99.251	99.101				
5.250	102.042	101.870	101.651	5.250	100.924	100.752	100.533	3.625	99.727	99.577	99.427				
5.375	102.317	102.145	101.926	5.375	101.280	101.108	100.889	3.750	100.379	100.229	100.079				
5.500	102.436	102.264	102.046	5.500	101.538	101.366	101.147	3.875	100.719	100.569	100.419				
5.625	102.564	102.392	102.173	5.625	101.730	101.558	101.339	4.000	101.024	100.874	100.724				
5.750	102.400	102.300	102.200	5.750	102.223	102.123	102.023	4.125	101.255	101.105	100.955				

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	96.563	96.413	96.263	3.500	96.194	96.044	95.894	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.966	96.816	96.666	3.625	96.562	96.412	96.262	2.000	N/A	N/A	N/A	3.250	99.270	99.120	98.970
3.750	98.367	98.211	98.061	3.750	98.120	97.964	97.814	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.816	98.660	98.510	3.875	98.533	98.377	98.227	2.250	91.632	91.482	91.332	3.500	100.093	99.943	99.793
4.000	99.260	99.104	98.954	4.000	98.942	98.786	98.636	2.375	92.037	91.887	91.737	3.625	100.496	100.346	100.196
4.125	99.646	99.490	99.340	4.125	99.292	99.136	98.986	2.500	91.119	90.969	90.819	Margin = 2.250		Index = 2.070	
4.250	100.577	100.421	100.280	4.250	100.080	99.923	99.783	2.625	92.069	91.919	91.769	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.976	100.820	100.679	4.375	100.443	100.287	100.146	2.750	95.463	95.313	95.163	Rate	30 Day	45 Day	60 Day
4.500	101.341	101.184	101.044	4.500	100.772	100.616	100.475	2.875	95.857	95.707	95.557	4.500	100.041	99.791	99.541
4.625	101.631	101.475	101.334	4.625	101.027	100.871	100.730	3.000	96.251	96.101	95.951	4.625	100.331	100.081	99.831
4.750	100.912	100.646	100.474	4.750	100.365	100.099	99.927	3.125	96.594	96.444	96.294	4.750	99.562	99.296	99.046
4.875	101.341	101.075	100.904	4.875	100.658	100.393	100.221	3.250	96.720	96.570	96.420	4.875	99.891	99.625	99.375
5.000	101.635	101.369	101.197	5.000	100.916	100.650	100.479	3.375	97.110	96.960	96.810	5.000	100.185	99.919	99.669
5.125	101.942	101.677	101.505	5.125	101.108	100.842	100.671	3.500	97.494	97.344	97.194	5.125	100.412	100.146	99.896
5.250	101.612	101.440	101.221	5.250	99.924	99.752	99.533	3.625	97.821	97.671	97.521	5.250	99.031	98.781	98.531
5.375	101.887	101.715	101.496	5.375	100.280	100.108	99.889	3.750	97.660	97.510	97.360	5.375	99.633	99.383	99.133
5.500	102.006	101.834	101.616	5.500	100.538	100.366	100.147	3.875	98.000	97.850	97.700	5.500	99.696	99.446	99.196
5.625	102.134	101.962	101.743	5.625	100.730	100.558	100.339	4.000	98.305	98.155	98.005	5.625	99.874	99.624	99.374
5.750	102.320	102.220	102.120	5.750	101.223	101.123	101.023	4.125	98.536	98.386	98.236	5.750	99.980	99.730	99.480

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:	4/13/2018 5.250%

Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
5.375	98.903	98.653	98.403	5.375	98.460	98.210	97.960
5.500	99.657	99.407	99.157	5.500	98.718	98.468	98.218
5.625	99.747	99.497	99.247	5.625	98.910	98.660	98.410
5.750	99.757	99.507	99.257	5.750	99.403	99.153	98.903

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:

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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.: 6/12/2018

W. Rate Sheet Dated: 4/13/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.132	99.032	98.932	4.250	100.988	100.888	100.788	3.000	97.627	97.527	97.427	3.000	97.908	97.808	97.708
4.125	99.733	99.633	99.533	4.375	101.484	101.384	101.284	3.125	98.119	98.019	97.919	3.125	98.244	98.144	98.044
4.250	100.331	100.231	100.131	4.500	102.141	102.041	101.941	3.250	98.668	98.568	98.468	3.250	98.907	98.807	98.707
4.375	100.944	100.844	100.744	4.625	102.699	102.599	102.499	3.375	99.103	99.003	98.903	3.375	99.261	99.161	99.061
4.500	101.500	101.400	101.300	4.750	103.145	103.045	102.945	3.500	99.528	99.428	99.328	3.500	99.617	99.517	99.417
4.625	102.045	101.945	101.845	4.875	103.513	103.413	103.313	3.625	99.978	99.878	99.778	3.625	99.926	99.826	99.726
4.750	102.599	102.499	102.399	4.990	103.748	103.648	103.548	3.750	100.440	100.340	100.240	3.750	100.624	100.524	100.424
4.875	103.184	103.084	102.984	5.000	103.848	103.748	103.648	3.875	100.858	100.758	100.658	3.875	100.971	100.871	100.771
4.990	103.290	103.190	103.090	5.125	104.391	104.291	104.191	3.990	101.341	101.241	101.141	3.990	101.198	101.098	100.998
5.000	103.390	103.290	103.190	5.250	104.832	104.732	104.632	4.000	101.441	101.341	101.241	4.000	101.298	101.198	101.098
5.125	103.934	103.834	103.734	5.375	105.176	105.076	104.976	4.125	101.732	101.632	101.532	4.125	101.593	101.493	101.393
5.250	104.582	104.482	104.382	5.500	105.496	105.396	105.296	4.250	102.067	101.967	101.867	4.250	101.974	101.874	101.772
5.375	105.048	104.885	104.785	5.625	105.810	105.710	105.610	4.375	102.369	102.269	102.169	4.375	102.256	102.156	102.055
5.500	105.424	105.324	105.224	5.750	106.322	106.222	106.122	4.500	102.674	102.574	102.474	4.500	102.526	102.426	102.324
5.625	105.835	105.735	105.635	5.875	106.676	106.576	106.476	4.625	103.065	102.965	102.865	4.625	102.771	102.671	102.569
5.750	106.578	106.478	106.378	5.990	106.892	106.792	106.692	4.750	103.263	103.163	103.063	4.750	102.777	102.677	102.575
5.875	107.016	106.916	106.816	6.000	106.992	106.892	106.792	4.875	103.568	103.468	103.368	4.875	103.090	102.990	102.889
5.990	107.354	107.254	107.154	6.125	107.266	107.166	107.066	4.990	103.742	103.642	103.542	4.990	103.162	103.062	102.960
6.000	107.454	107.354	107.254	6.250	107.241	107.030	106.873	5.000	103.842	103.742	103.642	5.000	103.262	103.162	103.060

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	99.158	99.058	98.958	3.000	96.855	96.755	96.655
4.375	99.749	99.649	99.549	3.125	97.300	97.200	97.100
4.500	100.282	100.182	100.082	3.250	97.582	97.482	97.382
4.625	100.584	100.484	100.384	3.375	98.045	97.945	97.845
4.750	101.265	101.165	101.065	3.500	98.497	98.397	98.297
4.875	101.775	101.675	101.575	3.625	98.920	98.820	98.720
4.990	102.136	102.036	101.936	3.750	99.284	99.184	99.084
5.000	102.236	102.136	102.036	3.875	99.748	99.648	99.548
5.125	102.475	102.375	102.275	3.990	100.093	99.993	99.893
5.250	102.659	102.559	102.459	4.000	100.193	100.093	99.993
5.375	103.158	103.058	102.958	4.125	100.596	100.496	100.396
5.500	103.670	103.570	103.470	4.250	100.825	100.725	100.625
5.625	103.930	103.830	103.730	4.375	101.025	100.925	100.825
5.750	103.032	102.932	102.832	4.500	101.197	101.097	100.997
5.875	103.565	103.465	103.365	4.625	101.513	101.413	101.313
5.990	103.975	103.875	103.775	4.750	101.640	101.540	101.440
6.000	104.075	103.975	103.875	4.875	101.841	101.741	101.641
6.125	104.326	104.226	104.126	4.990	101.926	101.826	101.726
6.250	103.978	103.878	103.778	5.000	102.026	101.926	101.826

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 LLPAs: State; Extension; LPMI, Loan Size	

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

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

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



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.:

6/12/2018

W. Rate Sheet Dated: 4/13/2018

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	97.076	96.976	96.876	3.750	94.401	94.301	94.201	4.250	99.538	99.438	99.338	4.250	98.175	98.075	97.975
4.125	97.826	97.726	97.626	3.875	95.073	94.973	94.873	4.375	100.004	99.904	99.804	4.375	98.767	98.667	98.567
4.250	98.532	98.432	98.332	3.990	95.864	95.764	95.664	4.500	100.691	100.591	100.491	4.500	99.295	99.195	99.095
4.375	99.082	98.982	98.882	4.000	95.964	95.864	95.764	4.625	101.249	101.149	101.049	4.625	99.769	99.669	99.569
4.500	99.735	99.635	99.535	4.125	96.977	96.877	96.777	4.750	101.695	101.595	101.495	4.750	100.520	100.420	100.320
4.625	100.400	100.300	100.200	4.250	97.921	97.821	97.721	4.875	102.063	101.963	101.863	4.875	101.040	100.940	100.840
4.750	101.030	100.930	100.830	4.375	98.526	98.426	98.326	4.990	102.298	102.198	102.098	4.990	101.396	101.296	101.196
4.875	101.501	101.401	101.301	4.500	99.434	99.334	99.234	5.000	102.398	102.298	102.198	5.000	101.496	101.396	101.296
4.990	101.840	101.740	101.640	4.625	100.337	100.237	100.137	5.125	102.941	102.841	102.741	5.125	101.908	101.808	101.708
5.000	101.940	101.840	101.740	4.750	101.184	101.084	100.984	5.250	103.382	103.282	103.182	5.250	102.382	102.282	102.182
5.125	102.484	102.384	102.284	4.875	101.707	101.607	101.507	5.375	103.726	103.626	103.526	5.375	102.881	102.781	102.681
5.250	103.132	103.032	102.932	4.990	102.093	101.993	101.893	5.500	104.046	103.946	103.846	5.500	103.344	103.244	103.144
5.375	103.535	103.435	103.335	5.000	102.193	102.093	101.993	5.625	104.360	104.260	104.160	5.625	103.729	103.629	103.529
5.500	103.974	103.874	103.774	5.125	102.718	102.618	102.518	5.750	104.872	104.772	104.672	5.750	104.370	104.270	104.170
5.625	104.385	104.285	104.185	5.250	103.598	103.498	103.398	5.875	105.226	105.126	105.026	5.875	104.883	104.783	104.683
5.750	105.128	105.028	104.928	5.375	104.046	103.946	103.846	5.990	105.442	105.342	105.242	5.990	105.243	105.143	105.043
5.875	105.566	105.466	105.366	5.500	104.530	104.430	104.330	6.000	105.542	105.442	105.342	6.000	105.343	105.243	105.143
5.990	105.904	105.804	105.704	5.625	104.915	104.815	104.715	6.125	105.816	105.716	105.616	6.125	105.489	105.389	105.289
6.000	106.004	105.904	105.804	5.750	105.812	105.712	105.612	6.250	105.791	105.691	105.591	6.250	105.588	105.488	105.388

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	96.855	96.755	96.655	3.000	94.302	94.202	94.102	3.000	96.408	96.308	96.208	3.000	94.041	93.941	93.841
3.125	97.300	97.200	97.100	3.125	94.955	94.855	94.755	3.125	96.744	96.644	96.544	3.125	94.684	94.584	94.484
3.250	97.582	97.482	97.382	3.250	95.378	95.278	95.178	3.250	97.407	97.307	97.207	3.250	95.117	95.017	94.917
3.375	98.045	97.945	97.845	3.375	95.828	95.728	95.628	3.375	97.761	97.661	97.561	3.375	95.558	95.458	95.358
3.500	98.497	98.397	98.297	3.500	96.505	96.405	96.305	3.500	98.117	98.017	97.917	3.500	96.245	96.145	96.045
3.625	98.920	98.820	98.720	3.625	97.106	97.006	96.906	3.625	98.426	98.326	98.226	3.625	96.836	96.736	96.636
3.750	99.284	99.184	99.084	3.750	97.579	97.479	97.379	3.750	99.124	99.024	98.924	3.750	97.308	97.208	97.108
3.875	99.748	99.648	99.548	3.875	98.275	98.175	98.075	3.875	99.471	99.371	99.271	3.875	97.994	97.894	97.794
3.990	100.093	99.993	99.893	3.990	98.827	98.727	98.627	3.990	99.698	99.598	99.498	3.990	98.547	98.447	98.347
4.000	100.193	100.093	99.993	4.000	98.927	98.827	98.727	4.000	99.798	99.698	99.598	4.000	98.647	98.547	98.447
4.125	100.596	100.496	100.396	4.125	99.500	99.400	99.300	4.125	100.093	99.993	99.893	4.125	99.219	99.119	99.019
4.250	100.825	100.725	100.625	4.250	99.870	99.770	99.670	4.250	100.474	100.374	100.274	4.250	99.569	99.469	99.369
4.375	101.025	100.925	100.825	4.375	100.207	100.107	100.007	4.375	100.756	100.656	100.556	4.375	99.906	99.806	99.706
4.500	101.197	101.097	100.997	4.500	100.756	100.656	100.556	4.500	101.026	100.926	100.826	4.500	100.455	100.355	100.255
4.625	101.513	101.413	101.313	4.625	101.253	101.153	101.053	4.625	101.271	101.171	101.071	4.625	100.953	100.853	100.753
4.750	101.640	101.540	101.440	4.750	101.476	101.376	101.276	4.750	101.377	101.277	101.177	4.750	101.165	101.065	100.965
4.875	101.841	101.741	101.641	4.875	101.815	101.715	101.615	4.875	101.590	101.490	101.390	4.875	101.535	101.435	101.335
4.990	101.926	101.826	101.726	4.990	102.020	101.920	101.820	4.990	101.662	101.562	101.462	4.990	101.739	101.639	101.539
5.000	102.026	101.926	101.826	5.000	102.120	102.020	101.920	5.000	101.762	101.662	101.562	5.000	101.839	101.739	101.639

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only					
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%
≥ 740	-0.375	-0.625	-0.625	-0.875	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125	-3.125
< 620	-1.625	-2.625	-2.625	-3.125	-3.125



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.:

6/12/2018

W. Rate Sheet Dated: 4/13/2018

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	97.786	97.686	97.586	3.750	98.655	98.555	98.455	2.750	96.409	96.309	96.209
3.875	98.531	98.431	98.331	3.875	99.305	99.205	99.105	2.875	97.071	96.971	96.871
3.990	99.032	98.932	98.832	3.990	99.742	99.642	99.542	2.990	97.527	97.427	97.327
4.000	99.132	99.032	98.932	4.000	99.842	99.742	99.642	3.000	97.627	97.527	97.427
4.125	99.733	99.633	99.533	4.125	100.457	100.357	100.257	3.125	98.119	98.019	97.919
4.250	100.331	100.231	100.131	4.250	101.111	101.011	100.911	3.250	98.668	98.568	98.468
4.375	100.944	100.844	100.744	4.375	101.721	101.621	101.521	3.375	99.103	99.003	98.903
4.500	101.500	101.400	101.300	4.500	102.298	102.198	102.098	3.500	99.528	99.428	99.328
4.625	102.049	101.949	101.849	4.625	102.729	102.629	102.529	3.625	99.978	99.878	99.778
4.750	102.633	102.533	102.433	4.750	103.286	103.186	103.086	3.750	100.440	100.340	100.240
4.875	103.184	103.084	102.984	4.875	103.814	103.714	103.614	3.875	100.893	100.793	100.693
4.990	103.503	103.403	103.303	4.990	104.222	104.122	104.022	3.990	101.341	101.241	101.141
5.000	103.603	103.503	103.403	5.000	104.322	104.222	104.122	4.000	101.441	101.341	101.241
5.125	104.113	104.010	103.913	5.125	104.375	104.272	104.175	4.125	101.810	101.710	101.610
5.250	104.610	104.507	104.410	5.250	104.887	104.785	104.687	4.250	102.174	102.074	101.974
5.375	105.061	104.958	104.861	5.375	105.391	105.288	105.191	4.375	102.513	102.413	102.313
5.500	105.527	105.425	105.327	5.500	105.871	105.769	105.671	4.500	102.515	102.415	102.315
5.625	106.163	106.042	105.928	5.625	106.281	106.159	106.046	4.625	102.862	102.762	102.662
5.750	106.616	106.494	106.380	5.750	106.794	106.673	106.559	4.750	103.279	103.179	103.079

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	97.028	96.928	96.828	2.750	96.065	95.965	95.865
3.875	97.773	97.673	97.573	2.875	96.727	96.627	96.527
3.990	98.274	98.174	98.074	2.990	97.183	97.083	96.983
4.000	98.374	98.274	98.174	3.000	97.283	97.183	97.083
4.125	98.795	98.695	98.595	3.125	97.775	97.675	97.575
4.250	99.393	99.293	99.193	3.250	98.324	98.224	98.124
4.375	100.006	99.906	99.806	3.375	98.759	98.659	98.559
4.500	100.562	100.462	100.362	3.500	98.840	98.740	98.640
4.625	101.127	101.027	100.927	3.625	99.290	99.190	99.090
4.750	101.711	101.611	101.511	3.750	99.752	99.652	99.552
4.875	102.262	102.162	102.062	3.875	100.205	100.105	100.005
4.990	102.581	102.481	102.381	3.990	100.161	100.061	99.961
5.000	102.681	102.581	102.481	4.000	100.261	100.161	100.061
5.125	102.738	102.635	102.538	4.125	100.630	100.530	100.430
5.250	103.235	103.132	103.035	4.250	100.994	100.894	100.794
5.375	103.686	103.583	103.486	4.375	101.333	101.233	101.133
5.500	104.152	104.050	103.952	4.500	101.272	101.172	101.072
5.625	103.788	103.667	103.553	4.625	101.557	101.457	101.357
5.750	104.241	104.119	104.005	4.750	101.911	101.811	101.711

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/14/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/12/2018

W. Rate Sheet Dated: 4/13/2018

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	95.912	95.812	95.712	3.750	95.812	95.712	95.612	3.750	97.034	96.934	96.834	3.750	96.934	96.834	96.734
3.875	96.671	96.571	96.471	3.875	96.571	96.471	96.371	3.875	97.716	97.616	97.516	3.875	97.616	97.516	97.416
3.990	97.358	97.258	97.158	3.990	97.258	97.158	97.058	3.990	98.292	98.192	98.092	3.990	98.192	98.092	97.992
4.000	97.458	97.358	97.258	4.000	97.358	97.258	97.158	4.000	98.392	98.292	98.192	4.000	98.292	98.192	98.092
4.125	98.061	97.961	97.861	4.125	97.961	97.861	97.761	4.125	99.007	98.907	98.807	4.125	98.907	98.807	98.707
4.250	98.726	98.626	98.526	4.250	98.626	98.526	98.426	4.250	99.661	99.561	99.461	4.250	99.561	99.461	99.361
4.375	99.413	99.313	99.213	4.375	99.313	99.213	99.113	4.375	100.271	100.171	100.071	4.375	100.171	100.071	99.971
4.500	100.021	99.921	99.821	4.500	99.921	99.821	99.721	4.500	100.848	100.748	100.648	4.500	100.748	100.648	100.548
4.625	100.599	100.499	100.399	4.625	100.499	100.399	100.299	4.625	101.279	101.179	101.079	4.625	101.179	101.079	100.979
4.750	101.183	101.083	100.983	4.750	101.083	100.983	100.883	4.750	101.836	101.736	101.636	4.750	101.736	101.636	101.536
4.875	101.681	101.581	101.481	4.875	101.581	101.481	101.381	4.875	102.364	102.264	102.164	4.875	102.264	102.164	102.064
4.990	102.053	101.953	101.853	4.990	101.953	101.853	101.753	4.990	102.772	102.672	102.572	4.990	102.672	102.572	102.472
5.000	102.153	102.053	101.953	5.000	102.053	101.953	101.853	5.000	102.872	102.772	102.672	5.000	102.772	102.672	102.572
5.125	102.663	102.563	102.463	5.125	102.563	102.463	102.363	5.125	102.925	102.822	102.725	5.125	102.825	102.722	102.625
5.250	103.160	103.057	102.960	5.250	103.060	102.957	102.860	5.250	103.437	103.335	103.237	5.250	103.337	103.235	103.137
5.375	103.611	103.508	103.411	5.375	103.511	103.408	103.311	5.375	103.941	103.838	103.741	5.375	103.841	103.738	103.641
5.500	104.077	103.975	103.877	5.500	103.977	103.875	103.777	5.500	104.421	104.319	104.221	5.500	104.321	104.219	104.121
5.625	104.713	104.592	104.478	5.625	104.613	104.492	104.378	5.625	104.831	104.709	104.596	5.625	104.731	104.609	104.496
5.750	105.166	105.044	104.930	5.750	105.066	104.944	104.830	5.750	105.344	105.223	105.109	5.750	105.244	105.123	105.009

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.383	94.283	94.183	2.750	94.283	94.183	94.083
2.875	95.066	94.966	94.866	2.875	94.966	94.866	94.766
2.990	95.649	95.549	95.449	2.990	95.549	95.449	95.349
3.000	95.749	95.649	95.549	3.000	95.649	95.549	95.449
3.125	96.378	96.278	96.178	3.125	96.278	96.178	96.078
3.250	96.864	96.764	96.664	3.250	96.764	96.664	96.564
3.375	97.391	97.291	97.191	3.375	97.291	97.191	97.091
3.500	97.791	97.691	97.591	3.500	97.691	97.591	97.491
3.625	98.340	98.240	98.140	3.625	98.240	98.140	98.040
3.750	98.873	98.773	98.673	3.750	98.773	98.673	98.573
3.875	99.393	99.293	99.193	3.875	99.293	99.193	99.093
3.990	99.743	99.643	99.543	3.990	99.643	99.543	99.443
4.000	99.843	99.743	99.643	4.000	99.743	99.643	99.543
4.125	100.310	100.210	100.110	4.125	100.210	100.110	100.010
4.250	100.674	100.574	100.474	4.250	100.574	100.474	100.374
4.375	101.013	100.913	100.813	4.375	100.913	100.813	100.713
4.500	101.015	100.915	100.815	4.500	100.915	100.815	100.715
4.625	101.362	101.262	101.162	4.625	101.262	101.162	101.062
4.750	101.779	101.679	101.579	4.750	101.679	101.579	101.479

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	95.154	95.054	94.954	3.750	95.054	94.954	94.854	2.750	94.039	93.939	93.839	2.750	93.939	93.839	93.739
3.875	95.913	95.813	95.713	3.875	95.813	95.713	95.613	2.875	94.722	94.622	94.522	2.875	94.622	94.522	94.422
3.990	96.600	96.500	96.400	3.990	96.500	96.400	96.300	2.990	95.305	95.205	95.105	2.990	95.205	95.105	95.005
4.000	96.700	96.600	96.500	4.000	96.600	96.500	96.400	3.000	95.405	95.305	95.205	3.000	95.305	95.205	95.105
4.125	97.123	97.023	96.923	4.125	97.023	96.923	96.823	3.125	96.034	95.934	95.834	3.125	95.934	95.834	95.734
4.250	97.788	97.688	97.588	4.250	97.688	97.588	97.488	3.250	96.520	96.420	96.320	3.250	96.420	96.320	96.220
4.375	98.475	98.375	98.275	4.375	98.375	98.275	98.175	3.375	97.047	96.947	96.847	3.375	96.947	96.847	96.747
4.500	99.083	98.983	98.883	4.500	98.983	98.883	98.783	3.500	97.103	97.003	96.903	3.500	97.003	96.903	96.803
4.625	99.677	99.577	99.477	4.625	99.577	99.477	99.377	3.625	97.652	97.552	97.452	3.625	97.552	97.452	97.352
4.750	100.261	100.161	100.061	4.750	100.161	100.061	99.961	3.750	98.185	98.085	97.985	3.750	98.085	97.985	97.885
4.875	100.759	100.659	100.559	4.875	100.659	100.559	100.459	3.875	98.705	98.605	98.505	3.875	98.605	98.505	98.405
4.990	101.131	101.031	100.931	4.990	101.031	100.931	100.831	3.990	98.563	98.463	98.363	3.990	98.463	98.363	98.263
5.000	101.231	101.131	101.031	5.000	101.131	101.031	100.931	4.000	98.663	98.563	98.463	4.000	98.563	98.463	98.363
5.125	101.288	101.185	101.088	5.125	101.188	101.088	100.988	4.125	99.130	99.030	98.930	4.125	99.030	98.930	98.830
5.250	101.785	101.682	101.585	5.250	101.685	101.582	101.485	4.250	99.494	99.394	99.294	4.250	99.394	99.294	99.194
5.375	102.236	102.133	102.036	5.375	102.136	102.033	101.936	4.375	99.833	99.733	99.633	4.375	99.733	99.633	99.533
5.500	102.702	102.600	102.502	5.500	102.602	102.502	102.402	4.500	99.772	99.672	99.572	4.500	99.672	99.572	99.472
5.625	102.338	102.217	102.103	5.625	102.238	102.117	102.003	4.625	100.057	99.957	99.857	4.625	99.957	99.857	99.757
5.750	102.791	102.669	102.555	5.750	102.691	102.569	102.455	4.750	100.411	100.311	100.211	4.750	100.311	100.211	100.111

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	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

* 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.:

5/14/2018

45 Day Lock Exp.:

5/28/2018

60 Day Lock Exp.:

6/12/2018

W. Rate Sheet Dated: 4/13/2018

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			
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	97.362	97.262	97.162	3.750	98.484	98.384	98.284	2.750	95.883	95.783	95.683	3.750	96.604	96.504	96.404
3.875	98.121	98.021	97.921	3.875	99.166	99.066	98.966	2.875	96.566	96.466	96.366	3.875	97.363	97.263	97.163
3.990	98.808	98.708	98.608	3.990	99.742	99.642	99.542	2.990	97.149	97.049	96.949	3.990	98.050	97.950	97.850
4.000	98.908	98.808	98.708	4.000	99.842	99.742	99.642	3.000	97.249	97.149	97.049	4.000	98.150	98.050	97.950
4.125	99.511	99.411	99.311	4.125	100.457	100.357	100.257	3.125	97.878	97.778	97.678	4.125	98.573	98.473	98.373
4.250	100.176	100.076	99.976	4.250	101.111	101.011	100.911	3.250	98.364	98.264	98.164	4.250	99.238	99.138	99.038
4.375	100.863	100.763	100.663	4.375	101.721	101.621	101.521	3.375	98.891	98.791	98.691	4.375	99.925	99.825	99.725
4.500	101.471	101.371	101.271	4.500	102.298	102.198	102.098	3.500	99.291	99.191	99.091	4.500	100.533	100.433	100.333
4.625	102.049	101.949	101.849	4.625	102.729	102.629	102.529	3.625	99.840	99.740	99.640	4.625	101.127	101.027	100.927
4.750	102.633	102.533	102.433	4.750	103.286	103.186	103.086	3.750	100.373	100.273	100.173	4.750	101.711	101.611	101.511
4.875	103.131	103.031	102.931	4.875	103.814	103.714	103.614	3.875	100.893	100.793	100.693	4.875	102.209	102.109	102.009
4.990	103.503	103.403	103.303	4.990	104.222	104.122	104.022	3.990	101.243	101.143	101.043	4.990	102.581	102.481	102.381
5.000	103.603	103.503	103.403	5.000	104.322	104.222	104.122	4.000	101.343	101.243	101.143	5.000	102.681	102.581	102.481
5.125	104.113	104.010	103.913	5.125	104.375	104.275	104.175	4.125	101.810	101.710	101.610	5.125	102.738	102.635	102.538
5.250	104.610	104.507	104.410	5.250	104.887	104.785	104.687	4.250	102.174	102.074	101.974	5.250	103.235	103.132	103.035
5.375	105.061	104.958	104.861	5.375	105.391	105.288	105.191	4.375	102.513	102.413	102.313	5.375	103.686	103.583	103.486
5.500	105.527	105.425	105.327	5.500	105.871	105.769	105.671	4.500	102.515	102.415	102.315	5.500	104.152	104.050	103.952
5.625	106.163	106.042	105.928	5.625	106.281	106.159	106.046	4.625	102.862	102.762	102.662	5.625	103.788	103.667	103.553
5.750	106.616	106.494	106.380	5.750	106.794	106.673	106.559	4.750	103.279	103.179	103.079	5.750	104.241	104.119	104.005

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.: 6/12/2018

W. Rate Sheet Dated: 4/13/2018

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	97.670	97.545	97.420	
4.125	98.183	98.058	97.933	
4.250	98.799	98.674	98.549	
4.375	99.582	99.457	99.332	
4.500	100.131	100.006	99.881	
4.625	100.603	100.478	100.353	
4.750	101.101	100.976	100.851	
4.875	101.438	101.313	101.188	
5.000	101.802	101.677	101.552	
5.125	102.144	102.019	101.894	
5.250	102.360	102.235	102.110	
5.375	102.647	102.522	102.397	
5.500	102.911	102.786	102.661	

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	97.318	97.193	97.068	
3.625	97.770	97.645	97.520	
3.750	98.183	98.058	97.933	
3.875	98.782	98.657	98.532	
4.000	99.116	98.991	98.866	
4.125	99.363	99.238	99.113	
4.250	99.639	99.514	99.389	
4.375	99.894	99.769	99.644	
4.500	100.130	100.005	99.880	
4.625	100.378	100.253	100.128	
4.750	100.646	100.521	100.396	

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	97.494	97.369	97.244	
3.375	97.965	97.840	97.715	
3.500	98.409	98.284	98.159	
3.625	98.818	98.693	98.568	
3.750	99.194	99.069	98.944	
3.875	99.540	99.415	99.290	
4.000	99.858	99.733	99.608	
4.125	100.202	100.077	99.952	
4.250	100.523	100.398	100.273	
4.375	100.833	100.708	100.583	
4.500	101.143	101.018	100.893	
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	-	-0.250	-0.500	-1.500	-1.750	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.375	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	-	-	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	-	-	-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	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	-	-	-	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	-0.750	-0.750	-1.250	-1.250	-1.750	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	-0.250	-0.750	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)