



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.: 5/17/2017

45 Day Lock Exp.: 6/1/2017

60 Day Lock Exp.: 6/16/2017

W. Rate Sheet Dated: 4/17/2017

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
3.250	100.958	100.802	100.614	3.250	100.885	100.729	100.541	1.875	N/A	N/A	N/A	3.125	101.984	101.834	101.684
3.375	101.409	101.252	101.065	3.375	101.300	101.144	100.956	2.000	N/A	N/A	N/A	3.250	101.721	101.571	101.421
3.500	101.855	101.698	101.511	3.500	101.710	101.554	101.366	2.125	N/A	N/A	N/A	3.375	102.130	101.980	101.830
3.625	102.257	102.101	101.913	3.625	102.077	101.921	101.733	2.250	97.321	97.171	97.021	3.500	102.534	102.384	102.234
3.750	103.420	103.248	103.030	3.750	103.347	103.175	102.957	2.375	97.715	97.565	97.415	3.625	102.937	102.787	102.637
3.875	103.860	103.688	103.469	3.875	103.751	103.579	103.360	2.500	98.105	97.955	97.805	Margin = 2.250		Index = 1.040	
4.000	104.292	104.120	103.901	4.000	104.148	103.976	103.757	2.625	98.445	98.295	98.145				
4.125	104.614	104.442	104.223	4.125	104.434	104.262	104.043	2.750	100.663	100.513	100.363				
4.250	105.180	104.993	104.774	4.250	105.107	104.919	104.701	2.875	101.050	100.900	100.750				
4.375	105.545	105.357	105.138	4.375	105.436	105.248	105.030	3.000	101.425	101.275	101.125				
4.500	105.874	105.686	105.468	4.500	105.729	105.542	105.323	3.125	101.751	101.601	101.451				
4.625	106.133	105.945	105.726	4.625	105.953	105.765	105.546	3.250	102.902	102.752	102.602				
4.750	105.996	105.840	105.637	4.750	105.923	105.767	105.564	3.375	103.224	103.074	102.924				
4.875	106.291	106.134	105.931	4.875	106.182	106.026	105.822	3.500	103.512	103.362	103.212				
5.000	106.551	106.394	106.191	5.000	106.406	106.250	106.047	3.625	103.727	103.577	103.427				
5.125	107.020	106.864	106.660	5.125	106.840	106.684	106.480	3.750	103.964	103.741	103.519				
5.250	106.681	106.581	106.481	5.250	106.607	106.507	106.407	3.875	104.216	103.993	103.771				
5.375	106.975	106.875	106.775	5.375	106.866	106.766	106.666	4.000	104.433	104.210	103.988				
5.500	107.235	107.135	107.035	5.500	107.090	106.990	106.890	4.125	104.588	104.365	104.142				

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
3.250	100.078	99.922	99.734	3.250	100.005	99.849	99.661	1.875	N/A	N/A	N/A	3.125	101.104	100.954	100.804
3.375	100.529	100.372	100.185	3.375	100.420	100.264	100.076	2.000	N/A	N/A	N/A	3.250	100.841	100.691	100.541
3.500	100.975	100.818	100.631	3.500	100.830	100.674	100.486	2.125	N/A	N/A	N/A	3.375	101.250	101.100	100.950
3.625	101.377	101.221	101.033	3.625	101.197	101.041	100.853	2.250	96.441	96.291	96.141	3.500	101.654	101.504	101.354
3.750	102.540	102.368	102.150	3.750	102.467	102.295	102.077	2.375	96.835	96.685	96.535	3.625	102.057	101.907	101.757
3.875	102.980	102.808	102.589	3.875	102.871	102.699	102.480	2.500	97.225	97.075	96.925	Margin = 2.250		Index = 1.040	
4.000	103.412	103.240	103.021	4.000	103.268	103.096	102.877	2.625	97.565	97.415	97.265	30 Year OTC			
4.125	103.734	103.562	103.343	4.125	103.554	103.382	103.163	2.750	99.783	99.633	99.483	Rate	30 Day	45 Day	60 Day
4.250	104.300	104.113	103.894	4.250	104.227	104.039	103.821	2.875	100.170	100.020	99.870	3.500	99.055	98.805	98.555
4.375	104.665	104.477	104.258	4.375	104.556	104.368	104.150	3.000	100.545	100.395	100.245	4.000	101.492	101.242	100.992
4.500	104.994	104.806	104.588	4.500	104.849	104.662	104.443	3.125	100.871	100.721	100.571	4.500	103.074	102.824	102.574
4.625	105.253	105.065	104.846	4.625	105.073	104.885	104.666	3.250	102.022	101.872	101.722	5.000	103.751	103.501	103.251
4.750	105.116	104.960	104.757	4.750	105.043	104.887	104.684	3.375	102.344	102.194	102.044	5.500	104.435	104.185	103.935
4.875	105.411	105.254	105.051	4.875	105.302	105.146	104.942	3.500	102.632	102.482	102.332	15 Year OTC			
5.000	105.671	105.514	105.311	5.000	105.526	105.370	105.167	3.625	102.847	102.697	102.547	Rate	30 Day	45 Day	60 Day
5.125	106.140	105.984	105.780	5.125	105.960	105.804	105.600	3.750	103.084	102.861	102.639	2.500	95.305	95.055	94.805
5.250	105.801	105.701	105.601	5.250	105.727	105.627	105.527	3.875	103.336	103.113	102.891	3.000	98.625	98.375	98.125
5.375	106.095	105.995	105.895	5.375	105.986	105.886	105.786	4.000	103.553	103.330	103.108	3.500	100.712	100.462	100.212
5.500	106.355	106.255	106.155	5.500	106.210	106.110	106.010	4.125	103.708	103.485	103.262	4.000	101.633	101.383	101.133

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
				Loan Size	Standard	Streamline
FICO 720 +	0.625	\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500	-0.900
FICO 660 - 719	0.375	\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000	-0.650
FICO 640 - 659	-0.500	\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750	-0.500
FICO 620 - 639	-1.000	\$125,001 - \$175,000	-0.375	\$125,001 - \$175,000	-0.500	-0.300
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300	-0.200
NY	-0.250	\$275,001 up to HB	0.375	\$275,001 - Up to HB	-0.200	-0.150
Non Owner Occupancy	-2.000					
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-1.000
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:	4/17/2017	4.750%

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		
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45 Day Lock Exp.:

60 Day Lock Exp.:

5/17/2017

6/1/2017

6/16/2017

W. Rate Sheet Dated: 4/17/2017

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
3.250	100.021	99.864	99.677	3.250	99.947	99.791	99.604	1.875	N/A	N/A	N/A	3.125	100.30	100.146	99.996
3.375	100.471	100.315	100.127	3.375	100.362	100.206	100.019	2.000	N/A	N/A	N/A	3.250	100.78	100.634	100.484
3.500	100.917	100.761	100.573	3.500	100.773	100.616	100.429	2.125	N/A	N/A	N/A	3.375	101.19	101.042	100.892
3.625	101.320	101.163	100.976	3.625	101.140	100.983	100.796	2.250	95.321	95.171	95.021	3.500	101.60	101.447	101.297
3.750	102.350	102.178	101.959	3.750	102.277	102.105	101.886	2.375	95.715	95.565	95.415	3.625	102.00	101.849	101.699
3.875	102.789	102.618	102.399	3.875	102.681	102.509	102.290	2.500	96.105	95.955	95.805	Margin = 2.250		Index = 1.040	
4.000	103.222	103.050	102.831	4.000	103.077	102.905	102.687	2.625	96.445	96.295	96.145				
4.125	103.543	103.371	103.153	4.125	103.363	103.191	102.973	2.750	98.975	98.825	98.675				
4.250	103.852	103.665	103.446	4.250	103.779	103.591	103.373	2.875	99.363	99.213	99.063				
4.375	104.217	104.029	103.810	4.375	104.108	103.920	103.702	3.000	99.738	99.588	99.438				
4.500	104.546	104.358	104.139	4.500	104.401	104.214	103.995	3.125	100.064	99.914	99.764				
4.625	104.804	104.617	104.398	4.625	104.624	104.437	104.218	3.250	101.964	101.814	101.664				
4.750	103.653	103.496	103.293	4.750	103.580	103.423	103.220	3.375	102.286	102.136	101.986				
4.875	103.947	103.791	103.587	4.875	103.838	103.682	103.479	3.500	102.574	102.424	102.274				
5.000	104.207	104.051	103.847	5.000	104.062	103.906	103.703	3.625	102.789	102.639	102.489				
5.125	104.676	104.520	104.317	5.125	104.496	104.340	104.137	3.750	102.894	102.671	102.448				
5.250	104.681	104.581	104.481	5.250	104.607	104.507	104.407	3.875	103.146	102.923	102.700				
5.375	104.975	104.875	104.775	5.375	104.866	104.766	104.666	4.000	103.363	103.140	102.918				
5.500	105.235	105.135	105.035	5.500	105.090	104.990	104.890	4.125	103.517	103.295	103.072				

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
3.250	99.141	98.984	98.797	3.250	99.067	98.911	98.724	1.875	N/A	N/A	N/A	3.125	99.416	99.266	99.116
3.375	99.591	99.435	99.247	3.375	99.482	99.326	99.139	2.000	N/A	N/A	N/A	3.250	99.904	99.754	99.604
3.500	100.037	99.881	99.693	3.500	99.893	99.736	99.549	2.125	N/A	N/A	N/A	3.375	100.312	100.162	100.012
3.625	100.440	100.283	100.096	3.625	100.260	100.103	99.916	2.250	94.754	94.604	94.454	3.500	100.717	100.567	100.417
3.750	101.470	101.298	101.079	3.750	101.397	101.225	101.006	2.375	95.147	94.997	94.847	3.625	101.119	100.969	100.819
3.875	101.909	101.738	101.519	3.875	101.801	101.629	101.410	2.500	95.537	95.387	95.237	Margin = 2.250		Index = 1.040	
4.000	102.342	102.170	101.951	4.000	102.197	102.025	101.807	2.625	95.878	95.728	95.578	30 Year OTC			
4.125	102.663	102.491	102.273	4.125	102.483	102.311	102.093	2.750	98.845	98.695	98.545	Rate	30 Day	45 Day	60 Day
4.250	102.972	102.785	102.566	4.250	102.899	102.711	102.493	2.875	99.233	99.083	98.933	3.500	98.117	97.867	97.617
4.375	103.337	103.149	102.930	4.375	103.228	103.040	102.822	3.000	99.608	99.458	99.308	4.000	100.422	100.172	99.922
4.500	103.666	103.478	103.259	4.500	103.521	103.334	103.115	3.125	99.934	99.784	99.634	4.500	101.746	101.496	101.246
4.625	103.924	103.737	103.518	4.625	103.744	103.557	103.338	3.250	100.951	100.801	100.651	5.000	101.407	101.157	100.907
4.750	102.773	102.616	102.413	4.750	102.700	102.543	102.340	3.375	101.274	101.124	100.974	5.500	102.435	102.185	101.935
4.875	103.067	102.911	102.707	4.875	102.958	102.802	102.599	3.500	101.561	101.411	101.261	15 Year OTC			
5.000	103.327	103.171	102.967	5.000	103.182	103.026	102.823	3.625	101.776	101.626	101.476	Rate	30 Day	45 Day	60 Day
5.125	103.796	103.640	103.437	5.125	103.616	103.460	103.257	3.750	101.756	101.533	101.311	2.500	93.617	93.367	93.117
5.250	103.801	103.701	103.601	5.250	103.727	103.627	103.527	3.875	102.008	101.785	101.562	3.000	97.688	97.438	97.188
5.375	104.095	103.995	103.895	5.375	103.986	103.886	103.786	4.000	102.225	102.002	101.780	3.500	99.641	99.391	99.141
5.500	104.355	104.255	104.155	5.500	104.210	104.110	104.010	4.125	102.379	102.157	101.934	4.000	100.305	100.055	99.805

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster	FICO Adjuster	UW Fee Buy Out Option**	
FICO 720 +	0.625	FICO 620 - 639	-1.000
FICO 660 - 719	0.375	FICO 600 - 619	-1.500
FICO 640 - 659	-0.500		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-1.000
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:	4/17/2017 4.750%

Lock Desk Policy		
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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
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30 Day Lock Exp.:

5/17/2017

45 Day Lock Exp.:

6/1/2017

60 Day Lock Exp.:

6/16/2017

W. Rate Sheet Dated: 4/17/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	96.778	96.678	96.578	3.125	96.990	96.890	96.790	3.000	100.016	99.916	99.816	3.000	100.880	100.780	100.680
3.375	97.630	97.530	97.430	3.250	98.662	98.562	98.462	3.125	100.482	100.382	100.282	3.125	101.159	101.059	100.959
3.500	98.616	98.516	98.416	3.375	99.415	99.315	99.215	3.250	101.417	101.317	101.217	3.250	101.760	101.660	101.560
3.625	99.375	99.275	99.175	3.500	100.263	100.163	100.063	3.375	101.827	101.727	101.627	3.375	102.034	101.934	101.834
3.750	100.061	99.961	99.861	3.625	100.946	100.846	100.746	3.500	102.272	102.172	102.072	3.500	102.318	102.218	102.118
3.875	100.792	100.692	100.592	3.750	101.505	101.405	101.305	3.625	102.678	102.578	102.478	3.625	102.547	102.447	102.347
3.990	101.430	101.330	101.230	3.875	101.985	101.885	101.785	3.750	103.022	102.922	102.822	3.750	103.073	102.973	102.873
4.000	101.530	101.430	101.330	3.990	102.519	102.419	102.318	3.875	103.339	103.239	103.139	3.875	103.346	103.246	103.146
4.125	102.116	102.016	101.916	4.000	102.619	102.519	102.418	3.990	103.564	103.464	103.364	3.990	103.512	103.412	103.312
4.250	102.849	102.749	102.649	4.125	103.234	103.134	103.033	4.000	103.664	103.564	103.464	4.000	103.612	103.512	103.412
4.375	103.356	103.256	103.156	4.250	103.727	103.627	103.527	4.125	104.048	103.948	103.848	4.125	103.826	103.726	103.626
4.500	103.952	103.852	103.752	4.375	104.146	104.046	103.945	4.250	104.364	104.264	104.164	4.250	104.045	103.945	103.845
4.625	104.597	104.497	104.397	4.500	104.677	104.577	104.476	4.375	104.674	104.574	104.474	4.375	104.233	104.133	104.033
4.750	105.179	105.079	104.979	4.625	105.238	105.138	105.037	4.500	104.838	104.738	104.638	4.500	104.481	104.381	104.281
4.875	105.647	105.547	105.447	4.750	105.698	105.598	105.497	4.625	104.914	104.814	104.714	4.625	104.695	104.595	104.495
4.990	105.925	105.825	105.725	4.875	106.113	106.013	105.913	4.750	105.210	105.110	105.010	4.750	104.879	104.779	104.679
5.000	106.025	105.925	105.825	4.990	106.265	106.165	106.064	4.875	105.465	105.365	105.265	4.875	105.033	104.933	104.833
5.125	106.613	106.513	106.413	5.000	106.365	106.265	106.164	4.990	105.621	105.521	105.421	4.990	105.092	104.992	104.892
5.250	107.186	107.086	106.986	5.125	106.760	106.660	106.560	5.000	105.721	105.621	105.521	5.000	105.192	105.092	104.992

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.286	99.036	98.786	3.000	99.496	99.246	98.996
3.875	99.886	99.636	99.386	3.125	99.881	99.631	99.381
3.990	100.524	100.274	100.024	3.250	100.766	100.516	100.266
4.000	100.624	100.374	100.124	3.375	101.165	100.915	100.665
4.125	101.310	101.060	100.810	3.500	101.593	101.343	101.093
4.250	101.920	101.670	101.420	3.625	101.927	101.677	101.427
4.375	102.358	102.108	101.858	3.750	102.152	101.902	101.652
4.500	102.733	102.483	102.233	3.875	102.361	102.111	101.861
4.625	103.378	103.128	102.878	3.990	102.445	102.195	101.945
4.750	103.939	103.689	103.439	4.000	102.545	102.295	102.045
4.875	104.341	104.091	103.841	4.125	102.491	102.241	101.991
4.990	104.494	104.244	103.994	4.250	102.699	102.449	102.199
5.000	104.594	104.344	104.094	4.375	102.909	102.659	102.409
5.125	104.887	104.637	104.387	4.500	103.018	102.768	102.518
5.250	104.355	104.105	103.855	4.625	103.115	102.865	102.615
5.375	104.727	104.477	104.227	4.750	103.315	103.065	102.815
5.500	105.071	104.821	104.571	4.875	103.490	103.240	102.990
5.625	105.353	105.103	104.853	4.990	103.559	103.309	103.059
5.750	104.993	104.743	104.493	5.000	103.659	103.409	103.159

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to HB	-0.200
High Balance	-0.150

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	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	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 *Not								

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

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 see 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	

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 > \$424,100*	-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 \$424.1K - \$636.15K					



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/17/2017

45 Day Lock Exp.:

6/1/2017

60 Day Lock Exp.:

6/16/2017

W. Rate Sheet Dated: 4/17/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	94.778	94.678	94.578	3.125	N/A	N/A	N/A	3.125	94.990	94.890	94.790	3.250	94.008	93.908	93.808
3.375	95.630	95.530	95.430	3.250	N/A	N/A	N/A	3.250	96.662	96.562	96.462	3.375	95.174	95.074	94.974
3.500	96.616	96.516	96.416	3.375	93.348	93.248	93.148	3.375	97.415	97.315	97.215	3.500	96.485	96.385	96.285
3.625	97.375	97.275	97.175	3.500	94.687	94.587	94.487	3.500	98.263	98.163	98.063	3.625	97.532	97.432	97.332
3.750	98.061	97.961	97.861	3.625	95.719	95.619	95.519	3.625	98.946	98.846	98.746	3.750	98.328	98.228	98.128
3.875	98.792	98.692	98.592	3.750	96.604	96.504	96.404	3.750	99.505	99.405	99.305	3.875	98.924	98.824	98.724
3.990	99.430	99.330	99.230	3.875	97.251	97.151	97.051	3.875	99.985	99.885	99.785	3.990	99.338	99.238	99.138
4.000	99.530	99.430	99.330	3.990	98.120	98.020	97.920	3.990	100.519	100.419	100.318	4.000	99.438	99.338	99.238
4.125	100.216	100.116	100.016	4.000	98.220	98.120	98.020	4.000	100.619	100.519	100.418	4.125	99.954	99.854	99.754
4.250	100.849	100.749	100.649	4.125	99.164	99.064	98.964	4.125	101.234	101.134	101.033	4.250	100.670	100.570	100.470
4.375	101.356	101.256	101.156	4.250	99.986	99.886	99.786	4.250	101.727	101.627	101.527	4.375	101.218	101.118	101.018
4.500	101.952	101.852	101.752	4.375	100.852	100.752	100.652	4.375	102.146	102.046	101.945	4.500	101.675	101.575	101.475
4.625	102.597	102.497	102.397	4.500	101.765	101.665	101.565	4.500	102.677	102.577	102.476	4.625	102.156	102.056	101.956
4.750	103.179	103.079	102.979	4.625	102.651	102.551	102.451	4.625	103.238	103.138	103.037	4.750	102.825	102.725	102.625
4.875	103.647	103.547	103.447	4.750	103.408	103.308	103.208	4.750	103.698	103.598	103.497	4.875	103.361	103.261	103.161
4.990	103.925	103.825	103.725	4.875	103.927	103.827	103.727	4.875	104.113	104.013	103.913	4.990	103.587	103.487	103.387
5.000	104.025	103.925	103.825	4.990	104.172	104.072	103.972	4.990	104.265	104.165	104.064	5.000	103.687	103.587	103.487
5.125	104.613	104.513	104.413	5.000	104.272	104.172	104.072	5.000	104.365	104.265	104.164	5.125	104.086	103.986	103.886
5.250	105.186	105.086	104.986	5.125	105.075	#REF!	#REF!	5.125	104.760	104.660	104.560	5.250	104.736	104.636	104.536

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	99.496	99.396	99.296	3.000	96.474	96.374	96.274	3.000	98.880	98.780	98.680	3.000	96.268	96.168	96.068
3.125	99.881	99.781	99.681	3.125	97.029	96.929	96.829	3.125	99.159	99.059	98.959	3.125	96.803	96.703	96.603
3.250	100.766	100.666	100.566	3.250	97.994	97.894	97.794	3.250	99.760	99.660	99.560	3.250	97.738	97.638	97.538
3.375	101.165	101.065	100.965	3.375	98.531	98.431	98.331	3.375	100.034	99.934	99.834	3.375	98.295	98.195	98.095
3.500	101.593	101.493	101.393	3.500	99.110	99.010	98.910	3.500	100.318	100.218	100.118	3.500	98.874	98.774	98.674
3.625	101.927	101.827	101.727	3.625	99.599	99.499	99.399	3.625	100.547	100.447	100.347	3.625	99.343	99.243	99.143
3.750	102.152	102.052	101.952	3.750	99.983	99.883	99.783	3.750	101.073	100.973	100.873	3.750	99.737	99.637	99.537
3.875	102.361	102.261	102.161	3.875	100.334	100.234	100.134	3.875	101.346	101.246	101.146	3.875	100.088	99.988	99.888
3.990	102.445	102.345	102.245	3.990	100.648	100.548	100.448	3.990	101.512	101.412	101.312	3.990	100.402	100.302	100.202
4.000	102.545	102.445	102.345	4.000	100.748	100.648	100.548	4.000	101.612	101.512	101.412	4.000	100.502	100.402	100.302
4.125	102.491	102.391	102.291	4.125	101.217	101.117	101.017	4.125	101.826	101.726	101.626	4.125	100.961	100.861	100.761
4.250	102.699	102.599	102.499	4.250	101.571	101.471	101.371	4.250	102.045	101.945	101.845	4.250	101.345	101.245	101.145
4.375	102.909	102.809	102.709	4.375	101.911	101.811	101.711	4.375	102.233	102.133	102.033	4.375	101.685	101.585	101.485
4.500	103.018	102.918	102.818	4.500	102.098	101.998	101.898	4.500	102.481	102.381	102.281	4.500	101.872	101.772	101.672
4.625	103.115	103.015	102.915	4.625	102.393	102.293	102.193	4.625	102.695	102.595	102.495	4.625	102.167	102.067	101.967
4.750	103.315	103.215	103.115	4.750	102.720	102.620	102.520	4.750	102.879	102.779	102.679	4.750	102.494	102.394	102.294
4.875	103.490	103.390	103.290	4.875	103.005	102.905	102.805	4.875	103.033	102.933	102.833	4.875	102.779	102.679	102.579
4.990	103.559	103.459	103.359	4.990	103.184	103.084	102.984	4.990	103.092	102.992	102.892	4.990	102.958	102.858	102.758
5.000	103.659	103.559	103.459	5.000	103.284	103.184	103.084	5.000	103.192	103.092	102.992	5.000	103.058	102.958	102.858

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	-0.500	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-1.750	-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 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										

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										

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	UW Fee Buy Out Option	
Loan Size Adjuster		Loan Size	Standard
\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.375	\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300
\$275,001 up to HB	0.125	\$275,001 - Up to HB	-0.200
		High Balance	-0.150



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/17/2017

45 Day Lock Exp.:

6/1/2017

60 Day Lock Exp.:

6/16/2017

W. Rate Sheet Dated: 4/17/2017

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	100.397	100.297	100.197	3.750	101.555	101.455	101.336	2.750	98.792	98.692	98.592
3.875	101.098	100.998	100.898	3.875	102.097	101.997	101.878	2.875	99.383	99.283	99.183
3.990	101.766	101.666	101.548	3.990	102.498	102.398	102.280	2.990	99.856	99.756	99.656
4.000	101.866	101.766	101.648	4.000	102.598	102.498	102.380	3.000	99.956	99.856	99.756
4.125	102.567	102.467	102.348	4.125	103.163	103.063	102.882	3.125	100.509	100.409	100.309
4.250	103.166	103.066	102.948	4.250	103.707	103.595	103.453	3.250	101.455	101.355	101.255
4.375	103.702	103.602	103.485	4.375	104.299	104.187	104.046	3.375	101.894	101.794	101.694
4.500	104.363	104.251	104.163	4.500	104.848	104.737	104.597	3.500	102.324	102.224	102.124
4.625	104.918	104.806	104.718	4.625	105.362	105.250	105.112	3.625	102.760	102.660	102.560
4.750	105.395	105.283	105.195	4.750	105.793	105.681	105.543	3.750	103.184	103.084	102.984
4.875	106.061	105.929	105.861	4.875	106.209	106.097	105.960	3.875	103.616	103.516	103.416
4.990	106.429	106.298	106.229	4.990	106.501	106.389	106.253	3.990	103.663	103.563	103.463
5.000	106.529	106.398	106.329	5.000	106.601	106.489	106.353	4.000	103.763	103.663	103.563
5.125	107.016	106.885	106.816	5.125	106.815	106.684	106.565	4.125	104.202	104.102	104.002
5.250	107.459	107.328	107.259	5.250	107.603	107.452	107.403	4.250	104.534	104.434	104.334
5.375	108.143	107.992	107.943	5.375	108.172	108.021	107.972	4.375	104.914	104.814	104.714
5.500	108.761	108.610	108.561	5.500	108.729	108.578	108.529	4.500	105.463	105.363	105.263
5.625	109.329	109.178	109.129	5.625	109.257	109.106	109.057	4.625	105.858	105.758	105.658
5.750	109.721	109.569	109.521	5.750	109.643	109.492	109.443	4.750	106.005	105.892	105.778

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	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
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
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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 > \$424,100*	-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 \$424.1K - \$636.15K					

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 = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



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.:

5/17/2017

45 Day Lock Exp.:

6/1/2017

60 Day Lock Exp.:

6/16/2017

W. Rate Sheet Dated: 4/17/2017

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	98.441	98.341	98.241	3.750	97.641	97.541	97.441	3.750	99.725	99.625	99.506	3.750	100.125	100.025	99.906
3.875	99.142	99.042	98.942	3.875	98.342	98.242	98.142	3.875	100.267	100.167	100.048	3.875	100.667	100.567	100.448
3.990	99.810	99.710	99.592	3.990	99.510	99.410	99.292	3.990	100.668	100.568	100.450	3.990	100.868	100.768	100.650
4.000	99.910	99.810	99.692	4.000	99.610	99.510	99.392	4.000	100.768	100.668	100.550	4.000	100.968	100.868	100.750
4.125	100.611	100.511	100.392	4.125	100.311	100.211	100.092	4.125	101.333	101.233	101.052	4.125	101.533	101.433	101.252
4.250	101.210	101.110	100.992	4.250	100.910	100.810	100.692	4.250	101.877	101.765	101.623	4.250	102.077	101.965	101.823
4.375	101.746	101.646	101.529	4.375	101.446	101.346	101.229	4.375	102.469	102.357	102.216	4.375	102.669	102.557	102.416
4.500	102.407	102.295	102.207	4.500	102.407	102.295	102.207	4.500	103.018	102.907	102.767	4.500	102.793	102.682	102.542
4.625	102.962	102.850	102.762	4.625	102.962	102.850	102.762	4.625	103.532	103.420	103.282	4.625	103.307	103.195	103.057
4.750	103.439	103.327	103.239	4.750	103.439	103.327	103.239	4.750	103.963	103.851	103.713	4.750	103.738	103.626	103.488
4.875	104.105	103.973	103.905	4.875	104.105	103.973	103.905	4.875	104.379	104.267	104.130	4.875	104.154	104.042	103.905
4.990	104.473	104.342	104.273	4.990	104.473	104.342	104.273	4.990	104.671	104.559	104.423	4.990	104.571	104.459	104.323
5.000	104.573	104.442	104.373	5.000	104.573	104.442	104.373	5.000	104.671	104.559	104.423	5.000	104.571	104.459	104.323
5.125	105.060	104.929	104.860	5.125	105.060	104.929	104.860	5.125	104.985	104.854	104.735	5.125	104.885	104.754	104.635
5.250	105.503	105.372	105.303	5.250	105.503	105.372	105.303	5.250	105.773	105.622	105.573	5.250	105.673	105.522	105.473
5.375	106.187	106.036	105.987	5.375	106.087	105.936	105.887	5.375	106.342	106.191	106.142	5.375	106.242	106.091	106.042
5.500	106.805	106.654	106.605	5.500	106.705	106.554	106.505	5.500	106.899	106.748	106.699	5.500	106.799	106.648	106.599
5.625	107.373	107.222	107.173	5.625	107.273	107.122	107.073	5.625	107.427	107.276	107.227	5.625	107.327	107.176	107.127
5.750	107.765	107.613	107.565	5.750	107.665	107.513	107.465	5.750	107.813	107.662	107.613	5.750	107.713	107.562	107.513

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.962	96.862	96.762	2.750	94.612	94.512	94.412
2.875	97.553	97.453	97.353	2.875	96.578	96.478	96.378
2.990	98.026	97.926	97.826	2.990	97.051	96.951	96.851
3.000	98.126	98.026	97.926	3.000	97.151	97.051	96.951
3.125	98.679	98.579	98.479	3.125	97.704	97.604	97.504
3.250	99.625	99.525	99.425	3.250	98.650	98.550	98.450
3.375	100.064	99.964	99.864	3.375	99.089	98.989	98.889
3.500	100.494	100.394	100.294	3.500	99.519	99.419	99.319
3.625	100.930	100.830	100.730	3.625	99.955	99.855	99.755
3.750	101.354	101.254	101.154	3.750	100.379	100.279	100.179
3.875	101.786	101.686	101.586	3.875	101.061	100.961	100.861
3.990	101.833	101.733	101.633	3.990	101.108	101.008	100.908
4.000	101.933	101.833	101.733	4.000	101.208	101.108	101.008
4.125	102.372	102.272	102.172	4.125	101.647	101.547	101.447
4.250	102.704	102.604	102.504	4.250	101.979	101.879	101.779
4.375	103.084	102.984	102.884	4.375	102.984	102.884	102.784
4.500	103.633	103.533	103.433	4.500	103.533	103.433	103.333
4.625	104.028	103.928	103.828	4.625	103.928	103.828	103.728
4.750	102.175	102.062	101.948	4.750	102.075	101.962	101.848

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
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
Super Conforming	-1.500
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750

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

Product Feature									
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%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	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

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

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 = \$77 (WA exempt)	FHA ID# - 135860006
For use by mortgage professionals only and should not be distributed to borrowers.	



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.:

5/17/2017

45 Day Lock Exp.:

6/1/2017

60 Day Lock Exp.:

6/16/2017

W. Rate Sheet Dated: 4/17/2017

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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.971	98.871	98.771	3.750	100.255	100.155	100.036	2.750	97.492	97.392	97.292
3.875	99.672	99.572	99.472	3.875	100.797	100.697	100.578	2.875	98.083	97.983	97.883
3.990	100.340	100.240	100.122	3.990	101.198	101.098	100.980	2.990	98.556	98.456	98.356
4.000	100.440	100.340	100.222	4.000	101.298	101.198	101.080	3.000	98.656	98.556	98.456
4.125	101.141	101.041	100.922	4.125	101.863	101.763	101.582	3.125	99.209	99.109	99.009
4.250	101.740	101.640	101.522	4.250	102.407	102.295	102.153	3.250	100.155	100.055	99.955
4.375	102.276	102.176	102.059	4.375	102.999	102.887	102.746	3.375	100.594	100.494	100.394
4.500	102.937	102.825	102.737	4.500	103.548	103.437	103.297	3.500	101.024	100.924	100.824
4.625	103.492	103.380	103.292	4.625	104.062	103.950	103.812	3.625	101.460	101.360	101.260
4.750	103.969	103.857	103.769	4.750	104.493	104.381	104.243	3.750	101.884	101.784	101.684
4.875	104.635	104.503	104.435	4.875	104.909	104.797	104.660	3.875	102.316	102.216	102.116
4.990	105.003	104.872	104.803	4.990	105.201	105.089	104.953	3.990	102.363	102.263	102.163
5.000	105.103	104.972	104.903	5.000	105.301	105.189	105.053	4.000	102.463	102.363	102.263
5.125	105.590	105.459	105.390	5.125	105.515	105.384	105.265	4.125	102.902	102.802	102.702
5.250	106.033	105.902	105.833	5.250	106.303	106.152	106.103	4.250	103.234	103.134	103.034
5.375	106.717	106.566	106.517	5.375	106.872	106.721	106.672	4.375	103.614	103.514	103.414
5.500	107.335	107.184	107.135	5.500	107.429	107.278	107.229	4.500	104.163	104.063	103.963
5.625	107.903	107.752	107.703	5.625	107.957	107.806	107.757	4.625	104.558	104.458	104.358
5.750	108.295	108.143	108.095	5.750	108.343	108.192	108.143	4.750	102.705	102.592	102.478

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	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
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)(6)	-1.000
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200

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 > \$424,100*	-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 \$424.1K - \$636.15K					

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 = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	