



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.: 5/17/2018

45 Day Lock Exp.: 6/1/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/17/2018

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	98.466	98.316	98.166	3.500	97.898	97.748	97.598	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.874	98.724	98.574	3.625	98.269	98.119	97.969	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	100.149	99.999	99.849	3.750	99.701	99.551	99.401	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.596	100.446	100.296	3.875	100.113	99.963	99.813	2.250	94.128	93.978	93.828	3.500	101.656	101.506	101.356
4.000	101.044	100.894	100.744	4.000	100.526	100.376	100.226	2.375	94.533	94.383	94.233	3.625	102.064	101.914	101.764
4.125	101.441	101.291	101.141	4.125	100.887	100.737	100.587	2.500	93.615	93.465	93.315	Margin = 2.250		Index = 2.100	
4.250	102.453	102.281	102.156	4.250	101.756	101.584	101.459	2.625	94.565	94.415	94.265				
4.375	102.888	102.717	102.592	4.375	102.156	101.984	101.859	2.750	97.338	97.188	97.038				
4.500	103.270	103.098	102.973	4.500	102.501	102.330	102.205	2.875	97.732	97.582	97.432				
4.625	103.577	103.405	103.280	4.625	102.773	102.601	102.476	3.000	98.126	97.976	97.826				
4.750	103.702	103.436	103.264	4.750	102.950	102.684	102.512	3.125	98.469	98.319	98.169				
4.875	103.894	103.628	103.456	4.875	103.261	102.995	102.823	3.250	99.134	98.984	98.834				
5.000	104.405	104.140	103.968	5.000	103.537	103.271	103.099	3.375	99.524	99.374	99.224				
5.125	104.728	104.462	104.290	5.125	103.644	103.378	103.206	3.500	99.908	99.758	99.608				
5.250	104.956	104.738	104.566	5.250	103.838	103.620	103.448	3.625	100.235	100.085	99.935				
5.375	105.106	104.887	104.715	5.375	104.069	103.850	103.679	3.750	100.750	100.600	100.450				
5.500	105.185	104.966	104.794	5.500	104.486	104.268	104.096	3.875	101.090	100.940	100.790				
5.625	105.377	105.159	104.987	5.625	104.693	104.475	104.303	4.000	101.395	101.245	101.095				
5.750	105.805	105.705	105.605	5.750	105.278	105.178	105.078	4.125	101.626	101.476	101.326				

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	97.266	97.116	96.966	3.500	96.898	96.748	96.598	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.674	97.524	97.374	3.625	97.269	97.119	96.969	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.949	98.799	98.649	3.750	98.701	98.551	98.401	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.396	99.246	99.096	3.875	99.113	98.963	98.813	2.250	93.128	92.978	92.828	3.500	100.656	100.506	100.356
4.000	99.844	99.694	99.544	4.000	99.526	99.376	99.226	2.375	93.533	93.383	93.233	3.625	101.064	100.914	100.764
4.125	100.241	100.091	99.941	4.125	99.887	99.737	99.587	2.500	92.615	92.465	92.315	Margin = 2.250		Index = 2.100	
4.250	101.253	101.081	100.956	4.250	100.756	100.584	100.459	2.625	93.565	93.415	93.265	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.688	101.517	101.392	4.375	101.156	100.984	100.859	2.750	96.338	96.188	96.038	Rate	30 Day	45 Day	60 Day
4.500	102.070	101.898	101.773	4.500	101.501	101.330	101.205	2.875	96.732	96.582	96.432	4.500	100.770	100.520	100.270
4.625	102.377	102.205	102.080	4.625	101.773	101.601	101.476	3.000	97.126	96.976	96.826	4.625	101.077	100.827	100.577
4.750	102.497	102.231	102.059	4.750	101.950	101.684	101.512	3.125	97.469	97.319	97.169	4.750	101.147	100.881	100.631
4.875	102.944	102.678	102.506	4.875	102.261	101.995	101.823	3.250	98.134	97.984	97.834	4.875	101.494	101.228	100.978
5.000	103.255	102.990	102.818	5.000	102.537	102.271	102.099	3.375	98.524	98.374	98.224	5.000	101.805	101.539	101.289
5.125	103.578	103.312	103.140	5.125	102.744	102.478	102.306	3.500	98.908	98.758	98.608	5.125	102.048	101.782	101.532
5.250	104.526	104.308	104.136	5.250	102.838	102.620	102.448	3.625	99.235	99.085	98.935	5.250	101.945	101.695	101.445
5.375	104.676	104.457	104.285	5.375	103.069	102.850	102.679	3.750	99.750	99.600	99.450	5.375	102.422	102.172	101.922
5.500	104.955	104.736	104.564	5.500	103.486	103.268	103.096	3.875	100.090	99.940	99.790	5.500	102.525	102.275	102.025
5.625	105.097	104.879	104.707	5.625	103.693	103.475	103.303	4.000	100.395	100.245	100.095	5.625	102.717	102.467	102.217
5.750	105.525	105.425	105.325	5.750	104.278	104.178	104.078	4.125	100.626	100.476	100.326	5.750	103.065	102.815	102.565

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	101.472	101.222	100.972	5.375	101.249	100.999	100.749
5.500	102.166	101.916	101.666	5.500	101.666	101.416	101.166
5.625	102.270	102.020	101.770	5.625	101.873	101.623	101.373
5.750	102.742	102.492	102.242	5.750	102.458	102.208	101.958

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:	4/17/2018	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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/17/2018

6/1/2018

6/18/2018

W. Rate Sheet Dated: 4/17/2018

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	97.904	97.754	97.604	3.500	97.335	97.185	97.035	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.311	98.161	98.011	3.625	97.707	97.557	97.407	2.000	N/A	N/A	N/A	3.250	100.23	100.082	99.932
3.750	99.680	99.530	99.380	3.750	99.233	99.083	98.933	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	100.127	99.977	99.827	3.875	99.644	99.494	99.344	2.250	92.128	91.978	91.828	3.500	101.09	100.944	100.794
4.000	100.576	100.426	100.276	4.000	100.057	99.907	99.757	2.375	92.533	92.383	92.233	3.625	101.50	101.351	101.201
4.125	100.972	100.822	100.672	4.125	100.418	100.268	100.118	2.500	91.615	91.465	91.315	Margin = 2.250		Index = 2.100	
4.250	101.875	101.703	101.578	4.250	101.178	101.006	100.881	2.625	92.565	92.415	92.265				
4.375	102.310	102.138	102.013	4.375	101.577	101.406	101.281	2.750	95.651	95.501	95.351				
4.500	102.692	102.520	102.395	4.500	101.923	101.751	101.626	2.875	96.045	95.895	95.745				
4.625	102.999	102.827	102.702	4.625	102.194	102.023	101.898	3.000	96.438	96.288	96.138				
4.750	102.295	102.030	101.858	4.750	101.544	101.278	101.106	3.125	96.782	96.632	96.482				
4.875	102.487	102.222	102.050	4.875	101.855	101.589	101.417	3.250	98.572	98.422	98.272				
5.000	102.999	102.733	102.561	5.000	102.130	101.865	101.693	3.375	98.961	98.811	98.661				
5.125	103.321	103.056	102.884	5.125	102.237	101.972	101.800	3.500	99.346	99.196	99.046				
5.250	102.300	102.081	101.910	5.250	101.182	100.963	100.791	3.625	99.672	99.522	99.372				
5.375	102.450	102.231	102.059	5.375	101.413	101.194	101.022	3.750	100.281	100.131	99.981				
5.500	102.529	102.310	102.138	5.500	101.830	101.611	101.440	3.875	100.621	100.471	100.321				
5.625	102.721	102.502	102.330	5.625	102.037	101.818	101.646	4.000	100.926	100.776	100.626				
5.750	102.805	102.705	102.605	5.750	102.278	102.178	102.078	4.125	101.157	101.007	100.857				

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	96.704	96.554	96.404	3.500	96.335	96.185	96.035	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.111	96.961	96.811	3.625	96.707	96.557	96.407	2.000	N/A	N/A	N/A	3.250	99.232	99.082	98.932
3.750	98.480	98.330	98.180	3.750	98.233	98.083	97.933	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.927	98.777	98.627	3.875	98.644	98.494	98.344	2.250	91.378	91.228	91.078	3.500	100.094	99.944	99.794
4.000	99.376	99.226	99.076	4.000	99.057	98.907	98.757	2.375	91.783	91.633	91.483	3.625	100.501	100.351	100.201
4.125	99.772	99.622	99.472	4.125	99.418	99.268	99.118	2.500	90.865	90.715	90.565	Margin = 2.250		Index = 2.100	
4.250	100.675	100.503	100.378	4.250	100.178	100.006	99.881	2.625	91.815	91.665	91.515	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.110	100.938	100.813	4.375	100.577	100.406	100.281	2.750	95.432	95.282	95.132	Rate	30 Day	45 Day	60 Day
4.500	101.492	101.320	101.195	4.500	100.923	100.751	100.626	2.875	95.826	95.676	95.526	4.500	100.192	99.942	99.692
4.625	101.799	101.627	101.502	4.625	101.194	101.023	100.898	3.000	96.219	96.069	95.919	4.625	100.499	100.249	99.999
4.750	101.091	100.825	100.653	4.750	100.544	100.278	100.106	3.125	96.563	96.413	96.263	4.750	99.741	99.475	99.225
4.875	101.537	101.272	101.100	4.875	100.855	100.589	100.417	3.250	96.665	96.515	96.365	4.875	100.087	99.821	99.571
5.000	101.849	101.583	101.411	5.000	101.130	100.865	100.693	3.375	97.055	96.905	96.755	5.000	100.399	100.133	99.883
5.125	102.171	101.906	101.734	5.125	101.337	101.072	100.900	3.500	97.440	97.290	97.140	5.125	100.641	100.375	100.125
5.250	101.870	101.651	101.480	5.250	100.182	99.963	99.791	3.625	97.766	97.616	97.466	5.250	99.289	99.039	98.789
5.375	102.020	101.801	101.629	5.375	100.413	100.194	100.022	3.750	97.563	97.413	97.263	5.375	99.766	99.516	99.266
5.500	102.299	102.080	101.908	5.500	100.830	100.611	100.440	3.875	97.902	97.752	97.602	5.500	99.869	99.619	99.369
5.625	102.441	102.222	102.050	5.625	101.037	100.818	100.646	4.000	98.208	98.058	97.908	5.625	100.061	99.811	99.561
5.750	102.525	102.425	102.325	5.750	101.278	101.178	101.078	4.125	98.439	98.289	98.139	5.750	100.065	99.815	99.565

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:	4/17/2018 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	98.816	98.566	98.316	5.375	98.593	98.343	98.093
5.500	99.510	99.260	99.010	5.500	99.010	98.760	98.510
5.625	99.614	99.364	99.114	5.625	99.217	98.967	98.717
5.750	99.742	99.492	99.242	5.750	99.458	99.208	98.958

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 Hours:

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/17/2018

45 Day Lock Exp.: 6/1/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/17/2018

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	98.829	98.729	98.629	4.250	101.015	100.915	100.815	3.000	97.257	97.157	97.057	3.000	97.883	97.783	97.683
4.125	99.434	99.334	99.234	4.375	101.485	101.385	101.285	3.125	97.771	97.671	97.571	3.125	98.219	98.119	98.019
4.250	100.026	99.926	99.826	4.500	102.171	102.071	101.971	3.250	98.297	98.197	98.097	3.250	98.862	98.762	98.662
4.375	100.594	100.494	100.394	4.625	102.726	102.626	102.526	3.375	98.732	98.632	98.532	3.375	99.217	99.117	99.017
4.500	101.215	101.115	101.015	4.750	103.170	103.070	102.970	3.500	99.232	99.132	99.032	3.500	99.572	99.472	99.372
4.625	101.878	101.778	101.678	4.875	103.535	103.435	103.335	3.625	99.713	99.613	99.513	3.625	99.880	99.780	99.680
4.750	102.505	102.405	102.305	4.990	103.722	103.622	103.522	3.750	100.212	100.112	100.012	3.750	100.576	100.476	100.376
4.875	102.974	102.874	102.774	5.000	103.822	103.722	103.622	3.875	100.754	100.654	100.554	3.875	100.920	100.820	100.720
4.990	103.310	103.210	103.110	5.125	104.353	104.253	104.153	3.990	101.157	101.057	100.957	3.990	101.148	101.048	100.948
5.000	103.410	103.310	103.210	5.250	104.792	104.692	104.592	4.000	101.257	101.157	101.057	4.000	101.248	101.148	101.048
5.125	103.960	103.860	103.760	5.375	105.135	105.035	104.935	4.125	101.711	101.611	101.511	4.125	101.541	101.441	101.341
5.250	104.605	104.505	104.405	5.500	105.453	105.353	105.253	4.250	102.043	101.943	101.843	4.250	101.951	101.851	101.751
5.375	105.006	104.906	104.806	5.625	105.841	105.741	105.641	4.375	102.346	102.246	102.146	4.375	102.232	102.132	102.019
5.500	105.445	105.345	105.245	5.750	106.352	106.252	106.152	4.500	102.649	102.549	102.449	4.500	102.501	102.401	102.288
5.625	105.866	105.766	105.666	5.875	106.704	106.604	106.504	4.625	103.038	102.938	102.838	4.625	102.745	102.645	102.532
5.750	106.068	106.068	106.068	5.990	106.922	106.822	106.722	4.750	103.237	103.137	103.037	4.750	102.851	102.751	102.638
5.875	107.045	106.945	106.845	6.000	107.022	106.922	106.822	4.875	103.540	103.440	103.340	4.875	103.061	102.961	102.848
5.990	107.382	107.282	107.182	6.125	107.296	107.196	107.096	4.990	103.716	103.616	103.516	4.990	103.136	103.036	102.923
6.000	107.482	107.382	107.282	6.250	107.231	107.020	106.887	5.000	103.816	103.716	103.616	5.000	103.236	103.136	103.023

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.498	98.398	98.298	3.000	96.830	96.730	96.630
4.250	99.247	99.147	99.047	3.125	97.275	97.175	97.075
4.375	99.836	99.736	99.636	3.250	97.568	97.468	97.368
4.500	100.366	100.266	100.166	3.375	98.033	97.933	97.833
4.625	100.675	100.575	100.475	3.500	98.484	98.384	98.284
4.750	101.352	101.252	101.152	3.625	98.905	98.805	98.705
4.875	101.860	101.760	101.660	3.750	99.267	99.167	99.067
4.990	102.218	102.118	102.018	3.875	99.730	99.630	99.530
5.000	102.318	102.218	102.118	3.990	100.073	99.973	99.873
5.125	102.557	102.457	102.357	4.000	100.173	100.073	99.973
5.250	102.776	102.676	102.576	4.125	100.576	100.476	100.376
5.375	103.272	103.172	103.072	4.250	100.804	100.704	100.604
5.500	103.784	103.684	103.584	4.375	101.002	100.902	100.802
5.625	104.044	103.944	103.844	4.500	101.173	101.073	100.973
5.750	103.062	102.962	102.862	4.625	101.486	101.386	101.282
5.875	103.593	103.493	103.393	4.750	101.614	101.514	101.410
5.990	104.005	103.905	103.805	4.875	101.812	101.712	101.608
6.000	104.105	104.005	103.905	4.990	101.900	101.800	101.696
6.125	104.353	104.253	104.153	5.000	102.000	101.900	101.796

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/17/2018

45 Day Lock Exp.:

6/1/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/17/2018

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	97.108	97.008	96.908	3.750	94.457	94.357	94.257	4.250	99.565	99.465	99.365	4.250	98.202	98.102	98.002
4.125	97.856	97.756	97.656	3.875	95.127	95.027	94.927	4.375	100.035	99.935	99.835	4.375	98.791	98.691	98.591
4.250	98.559	98.459	98.359	3.990	95.898	95.798	95.698	4.500	100.721	100.621	100.521	4.500	99.314	99.214	99.114
4.375	99.107	99.007	98.907	4.000	95.998	95.898	95.798	4.625	101.276	101.176	101.076	4.625	99.797	99.697	99.597
4.500	99.765	99.665	99.565	4.125	97.008	96.908	96.808	4.750	101.720	101.620	101.520	4.750	100.545	100.445	100.345
4.625	100.428	100.328	100.228	4.250	97.948	97.848	97.748	4.875	102.085	101.985	101.885	4.875	101.062	100.962	100.862
4.750	101.055	100.955	100.855	4.375	98.551	98.451	98.351	4.990	102.272	102.172	102.072	4.990	101.416	101.316	101.216
4.875	101.524	101.424	101.324	4.500	99.466	99.366	99.266	5.000	102.372	102.272	102.172	5.000	101.516	101.416	101.316
4.990	101.860	101.760	101.660	4.625	100.366	100.266	100.166	5.125	102.903	102.803	102.703	5.125	101.926	101.826	101.726
5.000	101.960	101.860	101.760	4.750	101.209	101.109	101.009	5.250	103.342	103.242	103.142	5.250	102.405	102.305	102.205
5.125	102.510	102.410	102.310	4.875	101.729	101.629	101.529	5.375	103.685	103.585	103.485	5.375	102.901	102.801	102.701
5.250	103.155	103.055	102.955	4.990	102.113	102.013	101.913	5.500	104.003	103.903	103.803	5.500	103.364	103.264	103.164
5.375	103.556	103.456	103.356	5.000	102.213	102.113	102.013	5.625	104.391	104.291	104.191	5.625	103.748	103.648	103.548
5.500	103.995	103.895	103.795	5.125	102.743	102.643	102.543	5.750	104.902	104.802	104.702	5.750	104.400	104.300	104.200
5.625	104.416	104.316	104.216	5.250	103.621	103.521	103.421	5.875	105.254	105.154	105.054	5.875	104.911	104.811	104.711
5.750	105.158	105.058	104.958	5.375	104.066	103.966	103.866	5.990	105.472	105.372	105.272	5.990	105.273	105.173	105.073
5.875	105.595	105.495	105.395	5.500	104.550	104.450	104.350	6.000	105.572	105.472	105.372	6.000	105.373	105.273	105.173
5.990	105.932	105.832	105.732	5.625	104.934	104.834	104.734	6.125	105.846	105.746	105.646	6.125	105.489	105.389	105.289
6.000	106.032	105.932	105.832	5.750	105.842	105.742	105.642	6.250	105.781	105.570	105.437	6.250	105.372	105.255	105.135

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	96.830	96.730	96.630	3.000	94.277	94.177	94.077	3.000	96.383	96.283	96.183	3.000	94.016	93.916	93.816
3.125	97.275	97.175	97.075	3.125	94.930	94.830	94.730	3.125	96.719	96.619	96.519	3.125	94.659	94.559	94.459
3.250	97.568	97.468	97.368	3.250	95.351	95.251	95.151	3.250	97.362	97.262	97.162	3.250	95.091	94.991	94.891
3.375	98.033	97.933	97.833	3.375	95.816	95.716	95.616	3.375	97.717	97.617	97.517	3.375	95.546	95.446	95.346
3.500	98.484	98.384	98.284	3.500	96.493	96.393	96.293	3.500	98.072	97.972	97.872	3.500	96.232	96.132	96.032
3.625	98.905	98.805	98.705	3.625	97.091	96.991	96.891	3.625	98.380	98.280	98.180	3.625	96.821	96.721	96.621
3.750	99.267	99.167	99.067	3.750	97.565	97.465	97.365	3.750	99.076	98.976	98.876	3.750	97.295	97.195	97.095
3.875	99.730	99.630	99.530	3.875	98.259	98.159	98.059	3.875	99.420	99.320	99.220	3.875	97.978	97.878	97.778
3.990	100.073	99.973	99.873	3.990	98.809	98.709	98.609	3.990	99.648	99.548	99.448	3.990	98.528	98.428	98.328
4.000	100.173	100.073	99.973	4.000	98.909	98.809	98.709	4.000	99.748	99.648	99.548	4.000	98.628	98.528	98.428
4.125	100.576	100.476	100.376	4.125	99.479	99.379	99.279	4.125	100.041	99.941	99.841	4.125	99.198	99.098	98.998
4.250	100.804	100.704	100.604	4.250	99.846	99.746	99.646	4.250	100.451	100.351	100.251	4.250	99.546	99.446	99.346
4.375	101.002	100.902	100.802	4.375	100.188	100.088	99.988	4.375	100.732	100.632	100.532	4.375	99.888	99.788	99.688
4.500	101.173	101.073	100.973	4.500	100.730	100.630	100.530	4.500	101.001	100.901	100.801	4.500	100.430	100.330	100.230
4.625	101.486	101.386	101.286	4.625	101.227	101.127	101.027	4.625	101.245	101.145	101.045	4.625	100.926	100.826	100.726
4.750	101.614	101.514	101.414	4.750	101.448	101.348	101.248	4.750	101.351	101.251	101.151	4.750	101.137	101.037	100.937
4.875	101.812	101.712	101.612	4.875	101.786	101.686	101.586	4.875	101.561	101.461	101.361	4.875	101.506	101.406	101.306
4.990	101.900	101.800	101.700	4.990	101.990	101.890	101.790	4.990	101.636	101.536	101.436	4.990	101.709	101.609	101.509
5.000	102.000	101.900	101.800	5.000	102.090	101.990	101.890	5.000	101.736	101.636	101.536	5.000	101.809	101.709	101.609

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2										

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
*Not applicable to detached condominiums or site condominiums									

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



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.:

5/17/2018

45 Day Lock Exp.:

6/1/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/17/2018

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	97.411	97.311	97.211	3.750	98.566	98.466	98.366	2.750	96.039	95.939	95.839
3.875	98.173	98.073	97.973	3.875	99.249	99.149	99.049	2.875	96.701	96.601	96.501
3.990	98.857	98.757	98.657	3.990	99.822	99.722	99.622	2.990	97.167	97.067	96.967
4.000	98.957	98.857	98.757	4.000	99.922	99.822	99.722	3.000	97.267	97.167	97.067
4.125	99.580	99.480	99.380	4.125	100.581	100.481	100.381	3.125	97.895	97.795	97.695
4.250	100.215	100.115	100.015	4.250	101.180	101.080	100.980	3.250	98.408	98.308	98.208
4.375	100.902	100.802	100.702	4.375	101.789	101.689	101.589	3.375	98.910	98.810	98.710
4.500	101.537	101.437	101.337	4.500	102.365	102.265	102.165	3.500	99.298	99.198	99.098
4.625	102.091	101.991	101.891	4.625	102.771	102.671	102.560	3.625	99.850	99.750	99.650
4.750	102.674	102.574	102.474	4.750	103.327	103.227	103.114	3.750	100.384	100.284	100.184
4.875	103.170	103.070	102.970	4.875	103.764	103.664	103.548	3.875	100.947	100.847	100.747
4.990	103.541	103.441	103.341	4.990	104.127	104.027	103.910	3.990	101.275	101.175	101.075
5.000	103.641	103.541	103.441	5.000	104.227	104.127	104.010	4.000	101.375	101.275	101.175
5.125	104.175	104.073	103.968	5.125	104.413	104.311	104.143	4.125	101.884	101.784	101.684
5.250	104.670	104.567	104.462	5.250	104.925	104.822	104.654	4.250	102.207	102.107	102.007
5.375	105.118	105.016	104.912	5.375	105.428	105.326	105.156	4.375	102.509	102.409	102.309
5.500	105.582	105.479	105.379	5.500	105.908	105.806	105.636	4.500	102.731	102.631	102.488
5.625	106.163	106.041	105.963	5.625	106.280	106.159	106.080	4.625	103.116	103.016	102.871
5.750	106.614	106.492	106.414	5.750	106.793	106.672	106.593	4.750	103.411	103.311	103.165

Conforming FHLMC Super Conforming							
SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	96.653	96.553	96.453	2.750	95.695	95.595	95.495
3.875	97.415	97.315	97.215	2.875	96.357	96.257	96.157
3.990	98.099	97.999	97.899	2.990	96.823	96.723	96.623
4.000	98.199	98.099	97.999	3.000	96.923	96.823	96.723
4.125	98.642	98.542	98.442	3.125	97.551	97.451	97.351
4.250	99.277	99.177	99.077	3.250	98.064	97.964	97.864
4.375	99.964	99.864	99.764	3.375	98.566	98.466	98.366
4.500	100.599	100.499	100.399	3.500	98.626	98.526	98.426
4.625	101.169	101.069	100.969	3.625	99.178	99.078	98.978
4.750	101.752	101.652	101.552	3.750	99.712	99.612	99.512
4.875	102.248	102.148	102.048	3.875	100.275	100.175	100.075
4.990	102.619	102.519	102.419	3.990	100.126	100.026	99.926
5.000	102.719	102.619	102.519	4.000	100.226	100.126	100.026
5.125	102.784	102.682	102.577	4.125	100.735	100.635	100.535
5.250	103.279	103.176	103.071	4.250	101.058	100.958	100.858
5.375	103.727	103.625	103.521	4.375	101.360	101.260	101.160
5.500	104.191	104.088	103.988	4.500	101.520	101.420	101.277
5.625	103.772	103.650	103.572	4.625	101.842	101.742	101.597
5.750	104.223	104.101	104.023	4.750	102.075	101.975	101.829

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/17/2018

6/1/2018

6/18/2018

W. Rate Sheet Dated: 4/17/2018

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	95.961	95.861	95.761	3.750	95.861	95.761	95.661	3.750	97.116	97.016	96.916	3.750	97.016	96.916	96.816
3.875	96.723	96.623	96.523	3.875	96.623	96.523	96.423	3.875	97.799	97.699	97.599	3.875	97.699	97.599	97.499
3.990	97.407	97.307	97.207	3.990	97.307	97.207	97.107	3.990	98.372	98.272	98.172	3.990	98.272	98.172	98.072
4.000	97.507	97.407	97.307	4.000	97.407	97.307	97.207	4.000	98.472	98.372	98.272	4.000	98.372	98.272	98.172
4.125	98.130	98.030	97.930	4.125	98.030	97.930	97.830	4.125	99.131	99.031	98.931	4.125	99.031	98.931	98.831
4.250	98.765	98.665	98.565	4.250	98.665	98.565	98.465	4.250	99.730	99.630	99.530	4.250	99.630	99.530	99.430
4.375	99.452	99.352	99.252	4.375	99.352	99.252	99.152	4.375	100.339	100.239	100.139	4.375	100.239	100.139	100.039
4.500	100.087	99.987	99.887	4.500	99.987	99.887	99.787	4.500	100.915	100.815	100.715	4.500	100.815	100.715	100.615
4.625	100.641	100.541	100.441	4.625	100.541	100.441	100.341	4.625	101.321	101.221	101.110	4.625	101.221	101.121	101.010
4.750	101.224	101.124	101.024	4.750	101.124	101.024	100.924	4.750	101.877	101.777	101.664	4.750	101.777	101.677	101.564
4.875	101.720	101.620	101.520	4.875	101.620	101.520	101.420	4.875	102.314	102.214	102.098	4.875	102.214	102.114	101.998
4.990	102.091	101.991	101.891	4.990	101.991	101.891	101.791	4.990	102.677	102.577	102.460	4.990	102.577	102.477	102.360
5.000	102.191	102.091	101.991	5.000	102.091	101.991	101.891	5.000	102.777	102.677	102.560	5.000	102.677	102.577	102.460
5.125	102.725	102.625	102.518	5.125	102.625	102.523	102.418	5.125	102.963	102.861	102.693	5.125	102.863	102.761	102.593
5.250	103.220	103.117	103.012	5.250	103.120	103.017	102.912	5.250	103.475	103.372	103.204	5.250	103.375	103.272	103.104
5.375	103.668	103.566	103.462	5.375	103.568	103.466	103.362	5.375	103.978	103.876	103.706	5.375	103.878	103.776	103.606
5.500	104.132	104.029	103.929	5.500	104.032	103.929	103.829	5.500	104.459	104.356	104.186	5.500	104.359	104.256	104.086
5.625	104.713	104.591	104.513	5.625	104.613	104.491	104.413	5.625	104.830	104.709	104.630	5.625	104.730	104.609	104.530
5.750	105.164	105.042	104.964	5.750	105.064	104.942	104.864	5.750	105.343	105.222	105.143	5.750	105.243	105.122	105.043

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.399	94.299	94.199	2.750	94.299	94.199	94.099
2.875	95.084	94.984	94.884	2.875	94.984	94.884	94.784
2.990	95.667	95.567	95.467	2.990	95.567	95.467	95.367
3.000	95.767	95.667	95.567	3.000	95.667	95.567	95.467
3.125	96.395	96.295	96.195	3.125	96.295	96.195	96.095
3.250	96.908	96.808	96.708	3.250	96.808	96.708	96.608
3.375	97.410	97.310	97.210	3.375	97.310	97.210	97.110
3.500	97.798	97.698	97.598	3.500	97.698	97.598	97.498
3.625	98.350	98.250	98.150	3.625	98.250	98.150	98.050
3.750	98.884	98.784	98.684	3.750	98.784	98.684	98.584
3.875	99.447	99.347	99.247	3.875	99.347	99.247	99.147
3.990	99.775	99.675	99.575	3.990	99.675	99.575	99.475
4.000	99.875	99.775	99.675	4.000	99.775	99.675	99.575
4.125	100.384	100.284	100.184	4.125	100.284	100.184	100.084
4.250	100.707	100.607	100.507	4.250	100.607	100.507	100.407
4.375	101.009	100.909	100.809	4.375	100.909	100.809	100.709
4.500	101.231	101.131	100.988	4.500	101.131	101.031	100.888
4.625	101.616	101.516	101.371	4.625	101.516	101.416	101.271
4.750	101.911	101.811	101.665	4.750	101.811	101.711	101.565

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	95.203	95.103	95.003	3.750	95.103	95.003	94.903	2.750	94.055	93.955	93.855	2.750	93.955	93.855	93.755
3.875	95.965	95.865	95.765	3.875	95.865	95.765	95.665	2.875	94.740	94.640	94.540	2.875	94.640	94.540	94.440
3.990	96.649	96.549	96.449	3.990	96.549	96.449	96.349	2.990	95.323	95.223	95.123	2.990	95.223	95.123	95.023
4.000	96.749	96.649	96.549	4.000	96.649	96.549	96.449	3.000	95.423	95.323	95.223	3.000	95.323	95.223	95.123
4.125	97.192	97.092	96.992	4.125	97.092	96.992	96.892	3.125	96.051	95.951	95.851	3.125	95.951	95.851	95.751
4.250	97.827	97.727	97.627	4.250	97.727	97.627	97.527	3.250	96.564	96.464	96.364	3.250	96.464	96.364	96.264
4.375	98.514	98.414	98.314	4.375	98.414	98.314	98.214	3.375	97.066	96.966	96.866	3.375	96.966	96.866	96.766
4.500	99.149	99.049	98.949	4.500	99.049	98.949	98.849	3.500	97.126	97.026	96.926	3.500	97.026	96.926	96.826
4.625	99.719	99.619	99.519	4.625	99.619	99.519	99.419	3.625	97.678	97.578	97.478	3.625	97.578	97.478	97.378
4.750	100.302	100.202	100.102	4.750	100.202	100.102	100.002	3.750	98.212	98.112	98.012	3.750	98.112	98.012	97.912
4.875	100.798	100.698	100.598	4.875	100.698	100.598	100.498	3.875	98.775	98.675	98.575	3.875	98.675	98.575	98.475
4.990	101.169	101.069	100.969	4.990	101.069	100.969	100.869	3.990	98.626	98.526	98.426	3.990	98.526	98.426	98.326
5.000	101.269	101.169	101.069	5.000	101.169	101.069	100.969	4.000	98.726	98.626	98.526	4.000	98.626	98.526	98.426
5.125	101.334	101.232	101.127	5.125	101.234	101.132	101.027	4.125	99.235	99.135	99.035	4.125	99.135	99.035	98.935
5.250	101.829	101.726	101.621	5.250	101.729	101.626	101.521	4.250	99.558	99.458	99.358	4.250	99.458	99.358	99.258
5.375	102.277	102.175	102.071	5.375	102.177	102.075	101.971	4.375	99.860	99.760	99.660	4.375	99.760	99.660	99.560
5.500	102.741	102.638	102.538	5.500	102.641	102.538	102.438	4.500	100.020	99.920	99.820	4.500	99.920	99.820	99.720
5.625	103.222	103.120	103.018	5.625	103.122	103.020	102.918	4.625	100.342	100.242	100.142	4.625	100.242	100.142	100.042
5.750	103.773	103.671	103.569	5.750	103.673	103.571	103.469	4.750	100.575	100.475	100.375	4.750	100.475	100.375	100.275

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/17/2018

45 Day Lock Exp.:

6/1/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/17/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	97.411	97.311	97.211	3.750	98.566	98.466	98.366	2.750	95.899	95.799	95.699	3.750	96.653	96.553	96.453	2.750	95.555	95.455	95.355
3.875	98.173	98.073	97.973	3.875	99.249	99.149	99.049	2.875	96.584	96.484	96.384	3.875	97.415	97.315	97.215	2.875	96.240	96.140	96.040
3.990	98.857	98.757	98.657	3.990	99.822	99.722	99.622	2.990	97.167	97.067	96.967	3.990	98.099	97.999	97.899	2.990	96.823	96.723	96.623
4.000	98.957	98.857	98.757	4.000	99.922	99.822	99.722	3.000	97.267	97.167	97.067	4.000	98.199	98.099	97.999	3.000	96.923	96.823	96.723
4.125	99.580	99.480	99.380	4.125	100.581	100.481	100.381	3.125	97.895	97.795	97.695	4.125	98.642	98.542	98.442	3.125	97.551	97.451	97.351
4.250	100.215	100.115	100.015	4.250	101.180	101.080	100.980	3.250	98.408	98.308	98.208	4.250	99.277	99.177	99.077	3.250	98.064	97.964	97.864
4.375	100.902	100.802	100.702	4.375	101.789	101.689	101.589	3.375	98.910	98.810	98.710	4.375	99.964	99.864	99.764	3.375	98.566	98.466	98.366
4.500	101.537	101.437	101.337	4.500	102.365	102.265	102.165	3.500	99.298	99.198	99.098	4.500	100.599	100.499	100.399	3.500	98.626	98.526	98.426
4.625	102.091	101.991	101.891	4.625	102.771	102.671	102.560	3.625	99.850	99.750	99.650	4.625	101.169	101.069	100.969	3.625	99.178	99.078	98.978
4.750	102.674	102.574	102.474	4.750	103.327	103.227	103.114	3.750	100.384	100.284	100.184	4.750	101.752	101.652	101.552	3.750	99.712	99.612	99.512
4.875	103.170	103.070	102.970	4.875	103.764	103.664	103.548	3.875	100.947	100.847	100.747	4.875	102.248	102.148	102.048	3.875	100.275	100.175	100.075
4.990	103.541	103.441	103.341	4.990	104.127	104.027	103.910	3.990	101.275	101.175	101.075	4.990	102.619	102.519	102.419	3.990	100.126	100.026	99.926
5.000	103.641	103.541	103.441	5.000	104.227	104.127	104.010	4.000	101.375	101.275	101.175	5.000	102.719	102.619	102.519	4.000	100.226	100.126	100.026
5.125	104.175	104.073	103.968	5.125	104.413	104.311	104.143	4.125	101.884	101.784	101.684	5.125	102.784	102.682	102.577	4.125	100.735	100.635	100.535
5.250	104.670	104.567	104.462	5.250	104.925	104.822	104.654	4.250	102.207	102.107	102.007	5.250	103.279	103.176	103.071	4.250	101.058	100.958	100.858
5.375	105.118	105.016	104.912	5.375	105.428	105.326	105.156	4.375	102.509	102.409	102.309	5.375	103.727	103.625	103.521	4.375	101.360	101.260	101.160
5.500	105.582	105.479	105.379	5.500	105.909	105.806	105.636	4.500	102.731	102.631	102.488	5.500	104.191	104.088	103.988	4.500	101.520	101.420	101.277
5.625	106.163	106.041	105.963	5.625	106.280	106.159	106.080	4.625	103.116	103.016	102.871	5.625	103.772	103.650	103.572	4.625	101.842	101.742	101.597
5.750	106.614	106.492	106.414	5.750	106.793	106.672	106.593	4.750	103.411	103.311	103.165	5.750	104.223	104.101	104.023	4.750	102.075	101.975	101.829

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.: 5/17/2018

45 Day Lock Exp.: 6/1/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/17/2018

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	97.807	97.682	97.557	
4.125	98.296	98.171	98.046	
4.250	98.903	98.778	98.653	
4.375	99.673	99.548	99.423	
4.500	100.212	100.087	99.962	
4.625	100.674	100.549	100.424	
4.750	101.163	101.038	100.913	
4.875	101.513	101.388	101.263	
5.000	102.002	101.877	101.752	
5.125	102.331	102.206	102.081	
5.250	102.535	102.410	102.285	
5.375	102.814	102.689	102.564	
5.500	103.039	102.914	102.789	

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	97.339	97.214	97.089	
3.625	97.786	97.661	97.536	
3.750	98.195	98.070	97.945	
3.875	98.789	98.664	98.539	
4.000	99.120	98.995	98.870	
4.125	99.367	99.242	99.117	
4.250	99.636	99.511	99.386	
4.375	99.894	99.769	99.644	
4.500	100.126	100.001	99.876	
4.625	100.379	100.254	100.129	
4.750	100.647	100.522	100.397	

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	97.493	97.368	97.243	
3.375	97.962	97.837	97.712	
3.500	98.405	98.280	98.155	
3.625	98.812	98.687	98.562	
3.750	99.186	99.061	98.936	
3.875	99.531	99.406	99.281	
4.000	99.847	99.722	99.597	
4.125	100.190	100.065	99.940	
4.250	100.513	100.388	100.263	
4.375	100.823	100.698	100.573	
4.500	101.133	101.008	100.883	
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	n/a	n/a	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	n/a	n/a	n/a	n/a	n/a	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)