



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.: 5/18/2018

45 Day Lock Exp.: 6/4/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	98.372	98.222	98.072	3.500	97.804	97.654	97.504	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.780	98.630	98.480	3.625	98.176	98.026	97.876	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.992	99.842	99.692	3.750	99.545	99.395	99.245	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.440	100.290	100.140	3.875	99.957	99.807	99.657	2.250	94.128	93.978	93.828	3.500	101.656	101.506	101.356
4.000	100.888	100.738	100.588	4.000	100.370	100.220	100.070	2.375	94.533	94.383	94.233	3.625	102.064	101.914	101.764
4.125	101.285	101.135	100.985	4.125	100.731	100.581	100.431	2.500	93.615	93.465	93.315	Margin = 2.250		Index = 2.100	
4.250	102.266	102.141	102.000	4.250	101.568	101.443	101.303	2.625	94.565	94.415	94.265				
4.375	102.701	102.576	102.435	4.375	101.968	101.843	101.702	2.750	97.260	97.110	96.960				
4.500	103.082	102.957	102.817	4.500	102.314	102.189	102.048	2.875	97.654	97.504	97.354				
4.625	103.389	103.264	103.124	4.625	102.585	102.460	102.319	3.000	98.048	97.898	97.748				
4.750	103.514	103.342	103.186	4.750	102.794	102.622	102.465	3.125	98.391	98.241	98.091				
4.875	103.737	103.566	103.409	4.875	103.105	102.933	102.776	3.250	99.064	98.914	98.764				
5.000	104.249	104.077	103.921	5.000	103.380	103.209	103.052	3.375	99.453	99.303	99.153				
5.125	104.571	104.399	104.243	5.125	103.487	103.315	103.159	3.500	99.838	99.688	99.538				
5.250	104.363	104.160	103.816	5.250	103.245	103.041	102.698	3.625	100.165	100.015	99.865				
5.375	104.512	104.309	103.965	5.375	103.475	103.272	102.929	3.750	100.680	100.530	100.380				
5.500	104.591	104.388	104.044	5.500	103.893	103.690	103.346	3.875	101.020	100.870	100.720				
5.625	104.784	104.580	104.237	5.625	104.100	103.896	103.553	4.000	101.325	101.175	101.025				
5.750	105.774	105.674	105.574	5.750	105.247	105.147	105.047	4.125	101.556	101.406	101.256				

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	97.172	97.022	96.872	3.500	96.804	96.654	96.504	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.580	97.430	97.280	3.625	97.176	97.026	96.876	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.792	98.642	98.492	3.750	98.545	98.395	98.245	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	99.240	99.090	98.940	3.875	98.957	98.807	98.657	2.250	93.128	92.978	92.828	3.500	100.656	100.506	100.356
4.000	99.688	99.538	99.388	4.000	99.370	99.220	99.070	2.375	93.533	93.383	93.233	3.625	101.064	100.914	100.764
4.125	100.085	99.935	99.785	4.125	99.731	99.581	99.431	2.500	92.615	92.465	92.315	Margin = 2.250		Index = 2.100	
4.250	101.066	100.941	100.800	4.250	100.568	100.443	100.303	2.625	93.565	93.415	93.265	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.501	101.376	101.235	4.375	100.968	100.843	100.702	2.750	96.260	96.110	95.960	Rate	30 Day	45 Day	60 Day
4.500	101.882	101.757	101.617	4.500	101.314	101.189	101.048	2.875	96.654	96.504	96.354	4.500	100.582	100.332	100.082
4.625	102.189	102.064	101.924	4.625	101.585	101.460	101.319	3.000	97.048	96.898	96.748	4.625	100.889	100.639	100.389
4.750	102.341	102.169	102.013	4.750	101.794	101.622	101.465	3.125	97.391	97.241	97.091	4.750	100.991	100.741	100.491
4.875	102.787	102.616	102.459	4.875	102.105	101.933	101.776	3.250	98.064	97.914	97.764	4.875	101.337	101.087	100.837
5.000	103.099	102.927	102.771	5.000	102.380	102.209	102.052	3.375	98.453	98.303	98.153	5.000	101.649	101.399	101.149
5.125	103.421	103.249	103.093	5.125	102.587	102.415	102.259	3.500	98.838	98.688	98.538	5.125	101.891	101.641	101.391
5.250	103.933	103.730	103.386	5.250	102.245	102.041	101.698	3.625	99.165	99.015	98.865	5.250	101.352	101.102	100.758
5.375	104.082	103.879	103.535	5.375	102.475	102.272	101.929	3.750	99.680	99.530	99.380	5.375	101.828	101.578	101.234
5.500	104.361	104.158	103.814	5.500	102.893	102.690	102.346	3.875	100.020	99.870	99.720	5.500	101.931	101.681	101.337
5.625	104.504	104.300	103.957	5.625	103.100	102.896	102.553	4.000	100.325	100.175	100.025	5.625	102.124	101.874	101.530
5.750	105.494	105.394	105.294	5.750	104.247	104.147	104.047	4.125	100.556	100.406	100.256	5.750	103.034	102.784	102.534

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	100.878	100.628	100.285	5.375	100.655	100.405	100.062
5.500	101.572	101.322	100.978	5.500	101.073	100.823	100.479
5.625	101.877	101.627	101.283	5.625	101.280	101.030	100.686
5.750	102.751	102.501	102.251	5.750	102.427	102.177	101.927

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:	4/18/2018	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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30 Day Lock Exp.:

5/18/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	97.810	97.660	97.510	3.500	97.241	97.091	96.941	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	98.217	98.067	97.917	3.625	97.613	97.463	97.313	2.000	N/A	N/A	N/A	3.250	100.23	100.082	99.932
3.750	99.524	99.374	99.224	3.750	99.076	98.926	98.776	2.125	N/A	N/A	N/A	3.375	100.68	100.532	100.382
3.875	99.971	99.821	99.671	3.875	99.488	99.338	99.188	2.250	92.128	91.978	91.828	3.500	101.09	100.944	100.794
4.000	100.419	100.269	100.119	4.000	99.901	99.751	99.601	2.375	92.533	92.383	92.233	3.625	101.50	101.351	101.201
4.125	100.816	100.666	100.516	4.125	100.262	100.112	99.962	2.500	91.615	91.465	91.315	Margin = 2.250		Index = 2.100	
4.250	101.687	101.562	101.422	4.250	100.990	100.865	100.725	2.625	92.565	92.415	92.265				
4.375	102.123	101.998	101.857	4.375	101.390	101.265	101.124	2.750	95.573	95.423	95.273				
4.500	102.504	102.379	102.239	4.500	101.736	101.611	101.470	2.875	95.967	95.817	95.667				
4.625	102.811	102.686	102.545	4.625	102.007	101.882	101.741	3.000	96.360	96.210	96.060				
4.750	102.108	101.936	101.780	4.750	101.387	101.215	101.059	3.125	96.704	96.554	96.404				
4.875	102.331	102.159	102.003	4.875	101.698	101.526	101.370	3.250	98.501	98.351	98.201				
5.000	102.843	102.671	102.515	5.000	101.974	101.802	101.646	3.375	98.891	98.741	98.591				
5.125	103.165	102.993	102.837	5.125	102.081	101.909	101.753	3.500	99.276	99.126	98.976				
5.250	101.706	101.503	101.160	5.250	100.588	100.385	100.041	3.625	99.602	99.452	99.302				
5.375	101.856	101.653	101.309	5.375	100.819	100.616	100.272	3.750	100.211	100.061	99.911				
5.500	101.935	101.732	101.388	5.500	101.236	101.033	100.690	3.875	100.551	100.401	100.251				
5.625	102.127	101.924	101.580	5.625	101.443	101.240	100.896	4.000	100.856	100.706	100.556				
5.750	102.774	102.674	102.574	5.750	102.247	102.147	102.047	4.125	101.087	100.937	100.787				

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	96.610	96.460	96.310	3.500	96.241	96.091	95.941	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	97.017	96.867	96.717	3.625	96.613	96.463	96.313	2.000	N/A	N/A	N/A	3.250	99.232	99.082	98.932
3.750	98.324	98.174	98.024	3.750	98.076	97.926	97.776	2.125	N/A	N/A	N/A	3.375	99.682	99.532	99.382
3.875	98.771	98.621	98.471	3.875	98.488	98.338	98.188	2.250	91.378	91.228	91.078	3.500	100.094	99.944	99.794
4.000	99.219	99.069	98.919	4.000	98.901	98.751	98.601	2.375	91.783	91.633	91.483	3.625	100.501	100.351	100.201
4.125	99.616	99.466	99.316	4.125	99.262	99.112	98.962	2.500	90.865	90.715	90.565	Margin = 2.250		Index = 2.100	
4.250	100.487	100.362	100.222	4.250	99.990	99.865	99.725	2.625	91.815	91.665	91.515	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.923	100.798	100.657	4.375	100.390	100.265	100.124	2.750	95.354	95.204	95.054	Rate	30 Day	45 Day	60 Day
4.500	101.304	101.179	101.039	4.500	100.736	100.611	100.470	2.875	95.748	95.598	95.448	4.500	100.004	99.754	99.504
4.625	101.611	101.486	101.345	4.625	101.007	100.882	100.741	3.000	96.141	95.991	95.841	4.625	100.311	100.061	99.811
4.750	100.934	100.763	100.606	4.750	100.387	100.215	100.059	3.125	96.485	96.335	96.185	4.750	99.584	99.334	99.084
4.875	101.381	101.209	101.053	4.875	100.698	100.526	100.370	3.250	96.595	96.445	96.295	4.875	99.931	99.681	99.431
5.000	101.693	101.521	101.365	5.000	100.974	100.802	100.646	3.375	96.985	96.835	96.685	5.000	100.243	99.993	99.743
5.125	102.015	101.843	101.687	5.125	101.181	101.009	100.853	3.500	97.369	97.219	97.069	5.125	100.485	100.235	99.985
5.250	101.276	101.073	100.730	5.250	99.588	99.385	99.041	3.625	97.696	97.546	97.396	5.250	98.695	98.445	98.101
5.375	101.426	101.223	100.879	5.375	99.819	99.616	99.272	3.750	97.492	97.342	97.192	5.375	99.172	98.922	98.578
5.500	101.705	101.502	101.158	5.500	100.236	100.033	99.690	3.875	97.832	97.682	97.532	5.500	99.275	99.025	98.681
5.625	101.847	101.644	101.300	5.625	100.443	100.240	99.896	4.000	98.137	97.987	97.837	5.625	99.467	99.217	98.873
5.750	102.494	102.394	102.294	5.750	101.247	101.147	101.047	4.125	98.368	98.218	98.068	5.750	100.034	99.784	99.534

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 680 - 719	0.375	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
5.375	98.222	97.972	97.628	5.375	97.999	97.749	97.405
5.500	98.916	98.666	98.322	5.500	98.416	98.166	97.823
5.625	99.220	98.970	98.627	5.625	98.623	98.373	98.030
5.750	99.751	99.501	99.251	5.750	99.427	99.177	98.927

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:	4/18/2018 5.250%

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

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



AFR Loan Center

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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/18/2018

45 Day Lock Exp.: 6/4/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	98.949	98.849	98.749	4.250	100.929	100.829	100.729	3.000	97.382	97.282	97.182	3.000	97.785	97.685	97.585
4.125	99.550	99.450	99.350	4.375	101.362	101.262	101.162	3.125	97.874	97.774	97.674	3.125	98.113	98.013	97.913
4.250	100.147	100.047	99.947	4.500	102.030	101.930	101.830	3.250	98.391	98.291	98.191	3.250	98.745	98.645	98.545
4.375	100.729	100.629	100.529	4.625	102.616	102.516	102.416	3.375	98.826	98.726	98.626	3.375	99.092	98.992	98.892
4.500	101.284	101.184	101.084	4.750	103.089	102.989	102.889	3.500	99.251	99.151	99.051	3.500	99.450	99.350	99.250
4.625	101.829	101.729	101.629	4.875	103.463	103.363	103.263	3.625	99.701	99.601	99.501	3.625	99.756	99.656	99.556
4.750	102.421	102.321	102.221	4.990	103.691	103.591	103.491	3.750	100.162	100.062	99.962	3.750	100.494	100.394	100.294
4.875	102.967	102.867	102.767	5.000	103.791	103.691	103.591	3.875	100.642	100.542	100.442	3.875	100.810	100.710	100.610
4.990	103.210	103.110	103.010	5.125	104.281	104.181	104.081	3.990	101.093	100.993	100.893	3.990	101.026	100.926	100.826
5.000	103.310	103.210	103.110	5.250	104.761	104.661	104.561	4.000	101.193	101.093	100.993	4.000	101.126	101.026	100.926
5.125	103.893	103.793	103.693	5.375	105.140	105.040	104.940	4.125	101.625	101.525	101.425	4.125	101.423	101.323	101.223
5.250	104.547	104.447	104.347	5.500	105.452	105.352	105.252	4.250	101.897	101.797	101.697	4.250	101.825	101.725	101.609
5.375	104.996	104.896	104.796	5.625	105.742	105.642	105.542	4.375	102.168	102.068	101.968	4.375	102.123	102.023	101.907
5.500	105.373	105.273	105.173	5.750	106.211	106.111	106.011	4.500	102.545	102.445	102.345	4.500	102.393	102.293	102.177
5.625	105.758	105.658	105.558	5.875	106.569	106.469	106.369	4.625	102.959	102.859	102.759	4.625	102.625	102.525	102.409
5.750	106.439	106.339	106.239	5.990	106.792	106.692	106.592	4.750	103.176	103.076	102.976	4.750	102.771	102.671	102.555
5.875	106.875	106.775	106.675	6.000	106.892	106.792	106.692	4.875	103.418	103.318	103.218	4.875	102.942	102.842	102.727
5.990	107.191	107.091	106.991	6.125	107.149	107.049	106.949	4.990	103.565	103.465	103.365	4.990	102.996	102.896	102.781
6.000	107.291	107.191	107.091	6.250	107.045	106.945	106.845	5.000	103.665	103.565	103.465	5.000	103.096	102.996	102.881

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.164	99.064	98.964	3.000	96.751	96.651	96.551
4.375	99.751	99.651	99.551	3.125	97.196	97.096	96.996
4.500	100.280	100.180	100.080	3.250	97.517	97.417	97.317
4.625	100.593	100.493	100.393	3.375	97.958	97.858	97.758
4.750	101.268	101.168	101.068	3.500	98.387	98.287	98.187
4.875	101.774	101.674	101.574	3.625	98.807	98.707	98.607
4.990	102.132	102.032	101.932	3.750	99.214	99.114	99.014
5.000	102.232	102.132	102.032	3.875	99.556	99.456	99.356
5.125	102.470	102.370	102.270	3.990	99.980	99.880	99.780
5.250	102.707	102.607	102.507	4.000	100.080	99.980	99.880
5.375	103.202	103.102	103.002	4.125	100.483	100.383	100.283
5.500	103.710	103.610	103.510	4.250	100.669	100.569	100.469
5.625	103.969	103.869	103.769	4.375	100.846	100.746	100.646
5.750	102.884	102.784	102.684	4.500	101.041	100.941	100.841
5.875	103.415	103.315	103.215	4.625	101.396	101.296	101.196
5.990	103.827	103.727	103.627	4.750	101.537	101.437	101.337
6.000	103.927	103.827	103.727	4.875	101.693	101.593	101.487
6.125	104.175	104.075	103.975	4.990	101.761	101.661	101.555
6.250	103.813	103.696	103.560	5.000	101.861	101.761	101.655

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/18/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	96.996	96.896	96.796	3.750	94.405	94.305	94.205	4.250	99.479	99.379	99.279	4.375	98.694	98.594	98.494
4.125	97.758	97.658	97.558	3.875	95.064	94.964	94.864	4.375	99.912	99.812	99.712	4.500	99.211	99.111	99.011
4.250	98.475	98.375	98.275	3.990	95.777	95.677	95.577	4.500	100.580	100.480	100.380	4.625	99.677	99.577	99.477
4.375	99.013	98.913	98.813	4.000	95.877	95.777	95.677	4.625	101.166	101.066	100.966	4.750	100.458	100.358	100.258
4.500	99.602	99.502	99.402	4.125	96.904	96.804	96.704	4.750	101.639	101.539	101.439	4.875	100.965	100.865	100.765
4.625	100.306	100.206	100.106	4.250	97.864	97.764	97.664	4.875	102.013	101.913	101.813	4.990	101.312	101.212	101.112
4.750	100.971	100.871	100.771	4.375	98.457	98.357	98.257	4.990	102.241	102.141	102.041	5.000	101.412	101.312	101.212
4.875	101.431	101.331	101.231	4.500	99.274	99.174	99.074	5.000	102.341	102.241	102.141	5.125	101.811	101.711	101.611
4.990	101.760	101.660	101.560	4.625	100.233	100.133	100.033	5.125	102.831	102.731	102.631	5.250	102.382	102.282	102.182
5.000	101.860	101.760	101.660	4.750	101.125	101.025	100.925	5.250	103.311	103.211	103.111	5.375	102.912	102.812	102.712
5.125	102.443	102.343	102.243	4.875	101.635	101.535	101.435	5.375	103.690	103.590	103.490	5.500	103.292	103.192	103.092
5.250	103.097	102.997	102.897	4.990	102.011	101.911	101.811	5.500	104.002	103.902	103.802	5.625	103.672	103.572	103.472
5.375	103.546	103.446	103.346	5.000	102.111	102.011	101.911	5.625	104.292	104.192	104.092	5.750	104.262	104.162	104.062
5.500	103.923	103.823	103.723	5.125	102.678	102.578	102.478	5.750	104.761	104.661	104.561	5.875	104.743	104.643	104.543
5.625	104.308	104.208	104.108	5.250	103.563	103.463	103.363	5.875	105.119	105.019	104.919	5.990	105.075	104.975	104.875
5.750	104.989	104.889	104.789	5.375	104.062	103.962	103.862	5.990	105.342	105.242	105.142	6.000	105.175	105.075	104.975
5.875	105.425	105.325	105.225	5.500	104.479	104.379	104.279	6.000	105.442	105.342	105.242	6.125	105.489	105.389	105.289
5.990	105.741	105.641	105.541	5.625	104.858	104.758	104.658	6.125	105.699	105.599	105.499	6.250	105.182	105.082	104.982
6.000	105.841	105.741	105.641	5.750	105.674	105.574	105.474	6.250	105.595	105.495	105.395	6.375	105.632	105.532	105.432

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	96.751	96.651	96.551	3.000	94.178	94.078	93.978	3.000	96.285	96.185	96.085	3.000	93.918	93.818	93.718
3.125	97.196	97.096	96.996	3.125	94.860	94.760	94.660	3.125	96.613	96.513	96.413	3.125	94.590	94.490	94.390
3.250	97.517	97.417	97.317	3.250	95.213	95.113	95.013	3.250	97.245	97.145	97.045	3.250	94.953	94.853	94.753
3.375	97.958	97.858	97.758	3.375	95.680	95.580	95.480	3.375	97.592	97.492	97.392	3.375	95.410	95.310	95.210
3.500	98.387	98.287	98.187	3.500	96.361	96.261	96.161	3.500	97.950	97.850	97.750	3.500	96.101	96.001	95.901
3.625	98.807	98.707	98.607	3.625	97.001	96.901	96.801	3.625	98.256	98.156	98.056	3.625	96.731	96.631	96.531
3.750	99.214	99.114	99.014	3.750	97.509	97.409	97.309	3.750	98.994	98.894	98.794	3.750	97.238	97.138	97.038
3.875	99.656	99.556	99.456	3.875	98.147	98.047	97.947	3.875	99.310	99.210	99.110	3.875	97.866	97.766	97.666
3.990	99.980	99.880	99.780	3.990	98.676	98.576	98.476	3.990	99.526	99.426	99.326	3.990	98.396	98.296	98.196
4.000	100.080	99.980	99.880	4.000	98.776	98.676	98.576	4.000	99.626	99.526	99.426	4.000	98.496	98.396	98.296
4.125	100.483	100.383	100.283	4.125	99.395	99.295	99.195	4.125	99.923	99.823	99.723	4.125	99.115	99.015	98.915
4.250	100.669	100.569	100.469	4.250	99.696	99.596	99.496	4.250	100.325	100.225	100.125	4.250	99.396	99.296	99.196
4.375	100.846	100.746	100.646	4.375	100.074	99.974	99.874	4.375	100.623	100.523	100.423	4.375	99.773	99.673	99.573
4.500	101.041	100.941	100.841	4.500	100.630	100.530	100.430	4.500	100.893	100.793	100.693	4.500	100.330	100.230	100.130
4.625	101.396	101.296	101.196	4.625	101.151	101.051	100.951	4.625	101.125	101.025	100.925	4.625	100.850	100.750	100.650
4.750	101.537	101.437	101.337	4.750	101.393	101.293	101.193	4.750	101.271	101.171	101.071	4.750	101.083	100.983	100.883
4.875	101.693	101.593	101.493	4.875	101.664	101.564	101.464	4.875	101.442	101.342	101.242	4.875	101.384	101.284	101.184
4.990	101.761	101.661	101.561	4.990	101.839	101.739	101.639	4.990	101.496	101.396	101.296	4.990	101.558	101.458	101.358
5.000	101.861	101.761	101.661	5.000	101.939	101.839	101.739	5.000	101.596	101.496	101.396	5.000	101.658	101.558	101.458

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments	
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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.:

5/18/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	97.546	97.446	97.346	3.750	98.533	98.433	98.333	2.750	96.164	96.064	95.964
3.875	98.348	98.248	98.148	3.875	99.182	99.082	98.982	2.875	96.826	96.726	96.626
3.990	98.849	98.749	98.649	3.990	99.714	99.614	99.514	2.990	97.282	97.182	97.082
4.000	98.949	98.849	98.749	4.000	99.814	99.714	99.614	3.000	97.382	97.282	97.182
4.125	99.573	99.473	99.373	4.125	100.499	100.399	100.299	3.125	97.874	97.774	97.674
4.250	100.203	100.103	100.003	4.250	101.097	100.997	100.897	3.250	98.391	98.291	98.191
4.375	100.884	100.784	100.684	4.375	101.704	101.604	101.504	3.375	98.828	98.728	98.628
4.500	101.512	101.412	101.312	4.500	102.279	102.179	102.079	3.500	99.279	99.179	99.079
4.625	102.075	101.975	101.875	4.625	102.711	102.611	102.506	3.625	99.830	99.730	99.630
4.750	102.651	102.551	102.451	4.750	103.266	103.166	103.058	3.750	100.363	100.263	100.163
4.875	103.143	103.043	102.943	4.875	103.701	103.601	103.491	3.875	100.924	100.824	100.724
4.990	103.510	103.410	103.310	4.990	104.062	103.962	103.851	3.990	101.224	101.124	101.024
5.000	103.610	103.510	103.410	5.000	104.162	104.062	103.951	4.000	101.324	101.224	101.124
5.125	104.138	104.021	103.937	5.125	104.360	104.244	104.097	4.125	101.832	101.732	101.632
5.250	104.629	104.512	104.428	5.250	104.870	104.754	104.605	4.250	102.154	102.054	101.954
5.375	105.075	104.958	104.875	5.375	105.371	105.255	105.106	4.375	102.456	102.356	102.256
5.500	105.536	105.419	105.336	5.500	105.849	105.733	105.584	4.500	102.687	102.587	102.487
5.625	106.121	105.982	105.917	5.625	106.132	105.994	105.929	4.625	103.071	102.971	102.871
5.750	106.561	106.422	106.359	5.750	106.643	106.505	106.440	4.750	103.366	103.266	103.166

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	96.788	96.688	96.588	2.750	95.820	95.720	95.620
3.875	97.590	97.490	97.390	2.875	96.482	96.382	96.282
3.990	98.091	97.991	97.891	2.990	96.938	96.838	96.738
4.000	98.191	98.091	97.991	3.000	97.038	96.938	96.838
4.125	98.635	98.535	98.435	3.125	97.530	97.430	97.330
4.250	99.265	99.165	99.065	3.250	98.047	97.947	97.847
4.375	99.946	99.846	99.746	3.375	98.484	98.384	98.284
4.500	100.574	100.474	100.374	3.500	98.607	98.507	98.407
4.625	101.153	101.053	100.953	3.625	99.158	99.058	98.958
4.750	101.729	101.629	101.529	3.750	99.691	99.591	99.491
4.875	102.221	102.121	102.021	3.875	100.252	100.152	100.052
4.990	102.588	102.488	102.388	3.990	100.075	99.975	99.875
5.000	102.688	102.588	102.488	4.000	100.175	100.075	99.975
5.125	102.747	102.630	102.546	4.125	100.683	100.583	100.483
5.250	103.238	103.121	103.037	4.250	101.005	100.905	100.805
5.375	103.684	103.567	103.484	4.375	101.307	101.207	101.107
5.500	104.145	104.028	103.945	4.500	101.476	101.376	101.276
5.625	103.730	103.591	103.526	4.625	101.797	101.697	101.597
5.750	104.170	104.031	103.968	4.750	102.030	101.930	101.830

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	0.000	-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	-2.500
640 - 659	-0.500	-1.250	-3.000	-3.250	-3.250	-2.750	-2.750	-2.500
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	N/A	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)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/18/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	95.937	95.837	95.737	3.750	95.837	95.737	95.637	3.750	97.011	96.911	96.811	3.750	96.911	96.811	96.711
3.875	96.696	96.596	96.496	3.875	96.596	96.496	96.396	3.875	97.692	97.592	97.492	3.875	97.592	97.492	97.392
3.990	97.375	97.275	97.175	3.990	97.275	97.175	97.075	3.990	98.264	98.164	98.064	3.990	98.164	98.064	97.964
4.000	97.475	97.375	97.275	4.000	97.375	97.275	97.175	4.000	98.364	98.264	98.164	4.000	98.264	98.164	98.064
4.125	98.123	98.023	97.923	4.125	98.023	97.923	97.823	4.125	99.049	98.949	98.849	4.125	98.949	98.849	98.749
4.250	98.753	98.653	98.553	4.250	98.653	98.553	98.453	4.250	99.647	99.547	99.447	4.250	99.547	99.447	99.347
4.375	99.434	99.334	99.234	4.375	99.334	99.234	99.134	4.375	100.254	100.154	100.054	4.375	100.154	100.054	99.954
4.500	100.062	99.962	99.862	4.500	99.962	99.862	99.762	4.500	100.829	100.729	100.629	4.500	100.729	100.629	100.529
4.625	100.625	100.525	100.425	4.625	100.525	100.425	100.325	4.625	101.261	101.161	101.056	4.625	101.161	101.061	100.956
4.750	101.201	101.101	101.001	4.750	101.101	101.001	100.901	4.750	101.816	101.716	101.608	4.750	101.716	101.616	101.508
4.875	101.693	101.593	101.493	4.875	101.593	101.493	101.393	4.875	102.251	102.151	102.041	4.875	102.151	102.051	101.941
4.990	102.060	101.960	101.860	4.990	101.960	101.860	101.760	4.990	102.612	102.512	102.401	4.990	102.512	102.412	102.301
5.000	102.160	102.060	101.960	5.000	102.060	101.960	101.860	5.000	102.712	102.612	102.501	5.000	102.612	102.512	102.401
5.125	102.688	102.571	102.487	5.125	102.588	102.471	102.387	5.125	102.910	102.794	102.647	5.125	102.810	102.694	102.547
5.250	103.179	103.062	102.978	5.250	103.079	102.962	102.878	5.250	103.420	103.304	103.155	5.250	103.320	103.204	103.055
5.375	103.625	103.508	103.425	5.375	103.525	103.408	103.325	5.375	103.921	103.805	103.656	5.375	103.821	103.705	103.556
5.500	104.086	103.969	103.886	5.500	103.986	103.869	103.786	5.500	104.399	104.283	104.134	5.500	104.299	104.183	104.034
5.625	104.671	104.532	104.467	5.625	104.571	104.432	104.367	5.625	104.682	104.544	104.479	5.625	104.582	104.444	104.379
5.750	105.111	104.972	104.909	5.750	105.011	104.872	104.809	5.750	105.193	105.055	104.990	5.750	105.093	104.955	104.890

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.320	94.220	94.120	2.750	94.220	94.120	94.020
2.875	95.004	94.904	94.804	2.875	94.904	94.804	94.704
2.990	95.588	95.488	95.388	2.990	95.488	95.388	95.288
3.000	95.688	95.588	95.488	3.000	95.588	95.488	95.388
3.125	96.315	96.215	96.115	3.125	96.215	96.115	96.015
3.250	96.827	96.727	96.627	3.250	96.727	96.627	96.527
3.375	97.328	97.228	97.128	3.375	97.228	97.128	97.028
3.500	97.779	97.679	97.579	3.500	97.679	97.579	97.479
3.625	98.330	98.230	98.130	3.625	98.230	98.130	98.030
3.750	98.863	98.763	98.663	3.750	98.763	98.663	98.563
3.875	99.424	99.324	99.224	3.875	99.324	99.224	99.124
3.990	99.724	99.624	99.524	3.990	99.624	99.524	99.424
4.000	99.824	99.724	99.624	4.000	99.724	99.624	99.524
4.125	100.332	100.232	100.132	4.125	100.232	100.132	100.032
4.250	100.654	100.554	100.454	4.250	100.554	100.454	100.354
4.375	100.956	100.856	100.756	4.375	100.856	100.756	100.656
4.500	101.187	101.087	100.987	4.500	101.087	100.987	100.887
4.625	101.571	101.471	101.371	4.625	101.471	101.371	101.271
4.750	101.866	101.766	101.666	4.750	101.766	101.666	101.566

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	95.179	95.079	94.979	3.750	95.079	94.979	94.879	2.750	93.976	93.876	93.776	2.750	93.876	93.776	93.676
3.875	95.938	95.838	95.738	3.875	95.838	95.738	95.638	2.875	94.660	94.560	94.460	2.875	94.560	94.460	94.360
3.990	96.617	96.517	96.417	3.990	96.517	96.417	96.317	2.990	95.244	95.144	95.044	2.990	95.144	95.044	94.944
4.000	96.717	96.617	96.517	4.000	96.617	96.517	96.417	3.000	95.344	95.244	95.144	3.000	95.244	95.144	95.044
4.125	97.185	97.085	96.985	4.125	97.085	96.985	96.885	3.125	95.971	95.871	95.771	3.125	95.871	95.771	95.671
4.250	97.815	97.715	97.615	4.250	97.715	97.615	97.515	3.250	96.483	96.383	96.283	3.250	96.383	96.283	96.183
4.375	98.496	98.396	98.296	4.375	98.396	98.296	98.196	3.375	96.984	96.884	96.784	3.375	96.884	96.784	96.684
4.500	99.124	99.024	98.924	4.500	99.024	98.924	98.824	3.500	97.107	97.007	96.907	3.500	97.007	96.907	96.807
4.625	99.703	99.603	99.503	4.625	99.603	99.503	99.403	3.625	97.658	97.558	97.458	3.625	97.558	97.458	97.358
4.750	100.279	100.179	100.079	4.750	100.179	100.079	99.979	3.750	98.191	98.091	97.991	3.750	98.091	97.991	97.891
4.875	100.771	100.671	100.571	4.875	100.671	100.571	100.471	3.875	98.752	98.652	98.552	3.875	98.652	98.552	98.452
4.990	101.138	101.038	100.938	4.990	101.038	100.938	100.838	3.990	98.575	98.475	98.375	3.990	98.475	98.375	98.275
5.000	101.238	101.138	101.038	5.000	101.138	101.038	100.938	4.000	98.675	98.575	98.475	4.000	98.575	98.475	98.375
5.125	101.297	101.180	101.096	5.125	101.197	101.080	100.996	4.125	99.183	99.083	98.983	4.125	99.083	98.983	98.883
5.250	101.788	101.671	101.587	5.250	101.688	101.571	101.487	4.250	99.505	99.405	99.305	4.250	99.405	99.305	99.205
5.375	102.234	102.117	102.034	5.375	102.134	102.017	101.934	4.375	99.807	99.707	99.607	4.375	99.707	99.607	99.507
5.500	102.695	102.578	102.495	5.500	102.595	102.478	102.395	4.500	99.976	99.876	99.776	4.500	99.876	99.776	99.676
5.625	102.280	102.141	102.076	5.625	102.180	102.041	101.976	4.625	100.297	100.197	100.097	4.625	100.197	100.097	99.997
5.750	102.720	102.581	102.518	5.750	102.620	102.481	102.418	4.750	100.530	100.430	100.330	4.750	100.430	100.330	100.230

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

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

Product Features									
Product Feature & LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%
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



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.:

5/18/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	97.387	97.287	97.187	3.750	98.461	98.361	98.261	2.750	95.820	95.720	95.620	3.750	96.629	96.529	96.429	2.750	95.476	95.376	95.276
3.875	98.146	98.046	97.946	3.875	99.142	99.042	98.942	2.875	96.504	96.404	96.304	3.875	97.388	97.288	97.188	2.875	96.160	96.060	95.960
3.990	98.825	98.725	98.625	3.990	99.714	99.614	99.514	2.990	97.088	96.988	96.888	3.990	98.067	97.967	97.867	2.990	96.744	96.644	96.544
4.000	98.925	98.825	98.725	4.000	99.814	99.714	99.614	3.000	97.188	97.088	96.988	4.000	98.167	98.067	97.967	3.000	96.844	96.744	96.644
4.125	99.573	99.473	99.373	4.125	100.499	100.399	100.299	3.125	97.815	97.715	97.615	4.125	98.635	98.535	98.435	3.125	97.471	97.371	97.271
4.250	100.203	100.103	100.003	4.250	101.097	100.997	100.897	3.250	98.327	98.227	98.127	4.250	99.265	99.165	99.065	3.250	97.983	97.883	97.783
4.375	100.884	100.784	100.684	4.375	101.704	101.604	101.504	3.375	98.828	98.728	98.628	4.375	99.946	99.846	99.746	3.375	98.484	98.384	98.284
4.500	101.512	101.412	101.312	4.500	102.279	102.179	102.079	3.500	99.279	99.179	99.079	4.500	100.574	100.474	100.374	3.500	98.607	98.507	98.407
4.625	102.075	101.975	101.875	4.625	102.711	102.611	102.506	3.625	99.830	99.730	99.630	4.625	101.153	101.053	100.953	3.625	99.158	99.058	98.958
4.750	102.651	102.551	102.451	4.750	103.266	103.166	103.058	3.750	100.363	100.263	100.163	4.750	101.729	101.629	101.529	3.750	99.691	99.591	99.491
4.875	103.143	103.043	102.943	4.875	103.701	103.601	103.491	3.875	100.924	100.824	100.724	4.875	102.221	102.121	102.021	3.875	100.252	100.152	100.052
4.990	103.510	103.410	103.310	4.990	104.062	103.962	103.851	3.990	101.224	101.124	101.024	4.990	102.588	102.488	102.388	3.990	100.075	99.975	99.875
5.000	103.610	103.510	103.410	5.000	104.162	104.062	103.951	4.000	101.324	101.224	101.124	5.000	102.688	102.588	102.488	4.000	100.175	100.075	99.975
5.125	104.138	104.021	103.937	5.125	104.360	104.244	104.097	4.125	101.832	101.732	101.632	5.125	102.747	102.630	102.546	4.125	100.683	100.583	100.483
5.250	104.629	104.512	104.428	5.250	104.870	104.754	104.605	4.250	102.154	102.054	101.954	5.250	103.238	103.121	103.037	4.250	101.005	100.905	100.805
5.375	105.075	104.958	104.875	5.375	105.371	105.255	105.106	4.375	102.456	102.356	102.256	5.375	103.684	103.567	103.484	4.375	101.307	101.207	101.107
5.500	105.536	105.419	105.336	5.500	105.849	105.733	105.584	4.500	102.687	102.587	102.487	5.500	104.145	104.028	103.945	4.500	101.476	101.376	101.276
5.625	106.121	105.982	105.917	5.625	106.132	105.994	105.929	4.625	103.071	102.971	102.871	5.625	103.730	103.591	103.526	4.625	101.797	101.697	101.597
5.750	106.561	106.422	106.359	5.750	106.643	106.505	106.440	4.750	103.366	103.266	103.166	5.750	104.170	104.031	103.968	4.750	102.030	101.930	101.830

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.: 5/18/2018

45 Day Lock Exp.: 6/4/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/18/2018

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	97.764	97.639	97.514	
4.125	98.253	98.128	98.003	
4.250	98.859	98.734	98.609	
4.375	99.629	99.504	99.379	
4.500	100.167	100.042	99.917	
4.625	100.675	100.550	100.425	
4.750	101.163	101.038	100.913	
4.875	101.510	101.385	101.260	
5.000	101.997	101.872	101.747	
5.125	102.324	102.199	102.074	
5.250	102.527	102.402	102.277	
5.375	102.805	102.680	102.555	
5.500	103.025	102.900	102.775	

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	97.350	97.225	97.100	
3.625	97.794	97.669	97.544	
3.750	98.201	98.076	97.951	
3.875	98.793	98.668	98.543	
4.000	99.121	98.996	98.871	
4.125	99.367	99.242	99.117	
4.250	99.634	99.509	99.384	
4.375	99.892	99.767	99.642	
4.500	100.120	99.995	99.870	
4.625	100.376	100.251	100.126	
4.750	100.644	100.519	100.394	

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	97.502	97.377	97.252	
3.375	97.970	97.845	97.720	
3.500	98.410	98.285	98.160	
3.625	98.816	98.691	98.566	
3.750	99.188	99.063	98.938	
3.875	99.532	99.407	99.282	
4.000	99.847	99.722	99.597	
4.125	100.188	100.063	99.938	
4.250	100.510	100.385	100.260	
4.375	100.820	100.695	100.570	
4.500	101.131	101.006	100.881	
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)