



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.: 5/21/2018

45 Day Lock Exp.: 6/4/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	97.997	97.847	97.697	3.500	97.429	97.279	97.129	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.405	98.255	98.105	3.625	97.801	97.651	97.501	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.696	99.546	99.396	3.750	99.248	99.098	98.948	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.143	99.993	99.843	3.875	99.660	99.510	99.360	2.250	93.847	93.697	93.547	3.500	101.656	101.506	101.356
4.000	100.591	100.441	100.291	4.000	100.073	99.923	99.773	2.375	94.252	94.102	93.952	3.625	102.064	101.914	101.764
4.125	100.988	100.838	100.688	4.125	100.434	100.284	100.134	2.500	93.334	93.184	93.034	Margin = 2.250		Index = 2.100	
4.250	102.016	101.891	101.734	4.250	101.318	101.193	101.037	2.625	94.284	94.134	93.984				
4.375	102.451	102.326	102.170	4.375	101.718	101.593	101.437	2.750	96.963	96.813	96.663				
4.500	102.832	102.707	102.551	4.500	102.064	101.939	101.783	2.875	97.357	97.207	97.057				
4.625	103.139	103.014	102.858	4.625	102.335	102.210	102.054	3.000	97.751	97.601	97.451				
4.750	103.264	103.092	102.936	4.750	102.637	102.465	102.309	3.125	98.094	97.944	97.794				
4.875	103.581	103.409	103.253	4.875	102.948	102.776	102.620	3.250	98.822	98.672	98.522				
5.000	104.093	103.921	103.765	5.000	103.224	103.052	102.896	3.375	99.211	99.061	98.911				
5.125	104.415	104.243	104.087	5.125	103.331	103.159	103.003	3.500	99.596	99.446	99.296				
5.250	104.660	104.472	104.347	5.250	103.541	103.354	103.229	3.625	99.922	99.772	99.622				
5.375	104.809	104.622	104.497	5.375	103.772	103.585	103.460	3.750	100.473	100.323	100.173				
5.500	104.888	104.701	104.576	5.500	104.190	104.002	103.877	3.875	100.813	100.663	100.513				
5.625	105.080	104.893	104.768	5.625	104.396	104.209	104.084	4.000	101.118	100.968	100.818				
5.750	105.196	105.096	104.846	5.750	104.669	104.569	104.319	4.125	101.349	101.199	101.049				

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	96.797	96.647	96.497	3.500	96.429	96.279	96.129	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.205	97.055	96.905	3.625	96.801	96.651	96.501	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.496	98.346	98.196	3.750	98.248	98.098	97.948	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	98.943	98.793	98.643	3.875	98.660	98.510	98.360	2.250	92.847	92.697	92.547	3.500	100.656	100.506	100.356
4.000	99.391	99.241	99.091	4.000	99.073	98.923	98.773	2.375	93.252	93.102	92.952	3.625	101.064	100.914	100.764
4.125	99.788	99.638	99.488	4.125	99.434	99.284	99.134	2.500	92.334	92.184	92.034	Margin = 2.250		Index = 2.100	
4.250	100.816	100.691	100.534	4.250	100.318	100.193	100.037	2.625	93.284	93.134	92.984	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.251	101.126	100.970	4.375	100.718	100.593	100.437	2.750	95.963	95.813	95.663	Rate	30 Day	45 Day	60 Day
4.500	101.632	101.507	101.351	4.500	101.064	100.939	100.783	2.875	96.357	96.207	96.057	4.500	100.332	100.082	99.832
4.625	101.939	101.814	101.658	4.625	101.335	101.210	101.054	3.000	96.751	96.601	96.451	4.625	100.639	100.389	100.139
4.750	102.184	102.013	101.856	4.750	101.637	101.465	101.309	3.125	97.094	96.944	96.794	4.750	100.834	100.584	100.334
4.875	102.631	102.459	102.303	4.875	101.948	101.776	101.620	3.250	97.822	97.672	97.522	4.875	101.181	100.931	100.681
5.000	102.943	102.771	102.615	5.000	102.224	102.052	101.896	3.375	98.211	98.061	97.911	5.000	101.493	101.243	100.993
5.125	103.265	103.093	102.937	5.125	102.431	102.259	102.103	3.500	98.596	98.446	98.296	5.125	101.735	101.485	101.235
5.250	104.230	104.042	103.917	5.250	102.541	102.354	102.229	3.625	98.922	98.772	98.622	5.250	101.649	101.399	101.149
5.375	104.379	104.192	104.067	5.375	102.772	102.585	102.460	3.750	99.473	99.323	99.173	5.375	102.125	101.875	101.625
5.500	104.658	104.471	104.346	5.500	103.190	103.002	102.877	3.875	99.813	99.663	99.513	5.500	102.228	101.978	101.728
5.625	104.800	104.613	104.488	5.625	103.396	103.209	103.084	4.000	100.118	99.968	99.818	5.625	102.420	102.170	101.920
5.750	104.916	104.816	104.566	5.750	103.669	103.569	103.319	4.125	100.349	100.199	100.049	5.750	102.656	102.406	102.156

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	101.175	100.925	100.675	5.375	100.952	100.702	100.452
5.500	101.869	101.619	101.369	5.500	101.370	101.120	100.870
5.625	102.173	101.923	101.673	5.625	101.576	101.326	101.076
5.750	102.650	102.400	102.150	5.750	101.849	101.599	101.349

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

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:	4/19/2018	5.250%

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.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/21/2018

6/4/2018

6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	97.185	97.035	96.885	3.500	96.616	96.466	96.316	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	97.592	97.442	97.292	3.625	96.988	96.838	96.688	2.000	N/A	N/A	N/A	3.250	99.98	99.832	99.682
3.750	98.883	98.733	98.583	3.750	98.436	98.286	98.136	2.125	N/A	N/A	N/A	3.375	100.43	100.282	100.132
3.875	99.330	99.180	99.030	3.875	98.848	98.698	98.548	2.250	91.847	91.697	91.547	3.500	100.84	100.694	100.544
4.000	99.779	99.629	99.479	4.000	99.260	99.110	98.960	2.375	92.252	92.102	91.952	3.625	101.25	101.101	100.951
4.125	100.175	100.025	99.875	4.125	99.621	99.471	99.321	2.500	91.334	91.184	91.034	Margin = 2.250		Index = 2.100	
4.250	101.078	100.953	100.797	4.250	100.381	100.256	100.100	2.625	92.284	92.134	91.984				
4.375	101.513	101.388	101.232	4.375	100.781	100.656	100.499	2.750	95.276	95.126	94.976				
4.500	101.895	101.770	101.614	4.500	101.126	101.001	100.845	2.875	95.670	95.520	95.370				
4.625	102.202	102.077	101.920	4.625	101.398	101.273	101.116	3.000	96.063	95.913	95.763				
4.750	101.639	101.467	101.311	4.750	101.012	100.840	100.684	3.125	96.407	96.257	96.107				
4.875	101.956	101.784	101.628	4.875	101.323	101.151	100.995	3.250	98.009	97.859	97.709				
5.000	102.468	102.296	102.140	5.000	101.599	101.427	101.271	3.375	98.399	98.249	98.099				
5.125	102.790	102.618	102.462	5.125	101.706	101.534	101.378	3.500	98.783	98.633	98.483				
5.250	101.660	101.472	101.347	5.250	100.541	100.354	100.229	3.625	99.110	98.960	98.810				
5.375	101.809	101.622	101.497	5.375	100.772	100.585	100.460	3.750	99.660	99.510	99.360				
5.500	101.888	101.701	101.576	5.500	101.190	101.002	100.877	3.875	100.000	99.850	99.700				
5.625	102.080	101.893	101.768	5.625	101.396	101.209	101.084	4.000	100.305	100.155	100.005				
5.750	102.196	102.096	101.846	5.750	101.669	101.569	101.319	4.125	100.536	100.386	100.236				

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	95.985	95.835	95.685	3.500	95.616	95.466	95.316	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.392	96.242	96.092	3.625	95.988	95.838	95.688	2.000	N/A	N/A	N/A	3.250	98.982	98.832	98.682
3.750	97.683	97.533	97.383	3.750	97.436	97.286	97.136	2.125	N/A	N/A	N/A	3.375	99.432	99.282	99.132
3.875	98.130	97.980	97.830	3.875	97.848	97.698	97.548	2.250	91.097	90.947	90.797	3.500	99.844	99.694	99.544
4.000	98.579	98.429	98.279	4.000	98.260	98.110	97.960	2.375	91.502	91.352	91.202	3.625	100.251	100.101	99.951
4.125	98.975	98.825	98.675	4.125	98.621	98.471	98.321	2.500	90.584	90.434	90.284	Margin = 2.250		Index = 2.100	
4.250	99.878	99.753	99.597	4.250	99.381	99.256	99.100	2.625	91.534	91.384	91.234	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.313	100.188	100.032	4.375	99.781	99.656	99.499	2.750	95.057	94.907	94.757	Rate	30 Day	45 Day	60 Day
4.500	100.695	100.570	100.414	4.500	100.126	100.001	99.845	2.875	95.451	95.301	95.151	4.500	99.395	99.145	98.895
4.625	101.002	100.877	100.720	4.625	100.398	100.273	100.116	3.000	95.844	95.694	95.544	4.625	99.702	99.452	99.202
4.750	100.559	100.388	100.231	4.750	100.012	99.840	99.684	3.125	96.188	96.038	95.888	4.750	99.209	98.959	98.709
4.875	101.006	100.834	100.678	4.875	100.323	100.151	99.995	3.250	96.353	96.203	96.053	4.875	99.556	99.306	99.056
5.000	101.318	101.146	100.990	5.000	100.599	100.427	100.271	3.375	96.742	96.592	96.442	5.000	99.868	99.618	99.368
5.125	101.640	101.468	101.312	5.125	100.806	100.634	100.478	3.500	97.127	96.977	96.827	5.125	100.110	99.860	99.610
5.250	101.230	101.042	100.917	5.250	99.541	99.354	99.229	3.625	97.454	97.304	97.154	5.250	98.649	98.399	98.149
5.375	101.379	101.192	101.067	5.375	99.772	99.585	99.460	3.750	97.285	97.135	96.985	5.375	99.125	98.875	98.625
5.500	101.658	101.471	101.346	5.500	100.190	100.002	99.877	3.875	97.625	97.475	97.325	5.500	99.228	98.978	98.728
5.625	101.800	101.613	101.488	5.625	100.396	100.209	100.084	4.000	97.930	97.780	97.630	5.625	99.420	99.170	98.920
5.750	101.916	101.816	101.566	5.750	100.669	100.569	100.319	4.125	98.161	98.011	97.861	5.750	99.656	99.406	99.156

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	98.175	97.925	97.675	5.375	97.952	97.702	97.452
5.500	98.869	98.619	98.369	5.500	98.370	98.120	97.870
5.625	99.173	98.923	98.673	5.625	98.576	98.326	98.076
5.750	99.650	99.400	99.150	5.750	98.849	98.599	98.349

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:	4/19/2018 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)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/21/2018

45 Day Lock Exp.: 6/4/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	98.892	98.792	98.692	4.375	101.151	101.051	100.951	3.000	97.288	97.188	97.088	3.000	97.532	97.432	97.332
4.125	99.496	99.396	99.296	4.500	101.837	101.737	101.637	3.125	97.780	97.680	97.580	3.125	97.860	97.760	97.660
4.250	100.088	99.988	99.888	4.625	102.423	102.323	102.223	3.250	98.329	98.229	98.129	3.250	98.569	98.469	98.369
4.375	100.657	100.557	100.457	4.750	102.896	102.796	102.696	3.375	98.763	98.663	98.563	3.375	98.917	98.817	98.717
4.500	101.261	101.161	101.061	4.875	103.270	103.170	103.070	3.500	99.188	99.088	98.988	3.500	99.274	99.174	99.074
4.625	101.819	101.719	101.619	4.990	103.498	103.398	103.298	3.625	99.638	99.538	99.438	3.625	99.581	99.481	99.381
4.750	102.364	102.264	102.164	5.000	103.598	103.498	103.398	3.750	100.099	99.999	99.899	3.750	100.349	100.249	100.149
4.875	102.871	102.771	102.671	5.125	104.134	104.034	103.934	3.875	100.526	100.426	100.326	3.875	100.665	100.565	100.465
4.990	103.058	102.958	102.858	5.250	104.615	104.515	104.415	3.990	101.031	100.931	100.831	3.990	100.881	100.781	100.681
5.000	103.158	103.058	102.958	5.375	104.994	104.894	104.794	4.000	101.131	101.031	100.931	4.000	100.981	100.881	100.781
5.125	103.787	103.687	103.587	5.500	105.306	105.206	105.106	4.125	101.480	101.380	101.280	4.125	101.278	101.178	101.078
5.250	104.441	104.341	104.241	5.625	105.595	105.495	105.395	4.250	101.751	101.651	101.551	4.250	101.678	101.578	101.459
5.375	104.899	104.799	104.699	5.750	106.065	105.965	105.865	4.375	102.023	101.923	101.823	4.375	101.976	101.876	101.757
5.500	105.247	105.147	105.047	5.875	106.423	106.323	106.223	4.500	102.398	102.298	102.198	4.500	102.246	102.146	102.027
5.625	105.633	105.533	105.433	5.990	106.646	106.546	106.446	4.625	102.812	102.712	102.612	4.625	102.678	102.578	102.459
5.750	106.316	106.216	106.116	6.000	106.746	106.646	106.546	4.750	103.029	102.929	102.829	4.750	102.624	102.524	102.405
5.875	106.750	106.650	106.550	6.125	107.003	106.903	106.803	4.875	103.271	103.171	103.071	4.875	102.795	102.695	102.577
5.990	107.065	106.965	106.865	6.250	106.891	106.680	106.558	4.990	103.418	103.318	103.218	4.990	102.849	102.749	102.631
6.000	107.165	107.065	106.965	6.375	107.226	107.015	106.894	5.000	103.518	103.418	103.318	5.000	102.949	102.849	102.731

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	98.903	98.803	98.703	3.000	96.498	96.398	96.298
4.375	99.491	99.391	99.291	3.125	96.943	96.843	96.743
4.500	100.030	99.930	99.830	3.250	97.342	97.242	97.142
4.625	100.420	100.320	100.220	3.375	97.782	97.682	97.582
4.750	101.095	100.995	100.895	3.500	98.212	98.112	98.012
4.875	101.622	101.522	101.422	3.625	98.631	98.531	98.431
4.990	101.979	101.879	101.779	3.750	99.069	98.969	98.869
5.000	102.079	101.979	101.879	3.875	99.511	99.411	99.311
5.125	102.317	102.217	102.117	3.990	99.835	99.735	99.635
5.250	102.601	102.501	102.401	4.000	99.935	99.835	99.735
5.375	103.106	103.006	102.906	4.125	100.338	100.238	100.138
5.500	103.584	103.484	103.384	4.250	100.524	100.424	100.324
5.625	103.842	103.742	103.642	4.375	100.701	100.601	100.501
5.750	102.759	102.659	102.559	4.500	100.894	100.794	100.694
5.875	103.290	103.190	103.090	4.625	101.249	101.149	101.041
5.990	103.701	103.601	103.501	4.750	101.390	101.290	101.182
6.000	103.801	103.701	103.601	4.875	101.546	101.446	101.338
6.125	104.050	103.950	103.850	4.990	101.614	101.514	101.406
6.250	103.684	103.567	103.430	5.000	101.714	101.614	101.506

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	-0.250	-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 buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/21/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	96.736	96.636	96.536	3.875	94.669	94.569	94.469	4.375	99.665	99.565	99.465	4.375	98.424	98.324	98.224
4.125	97.487	97.387	97.287	3.990	95.516	95.416	95.316	4.500	100.387	100.287	100.187	4.500	98.941	98.841	98.741
4.250	98.215	98.115	98.015	4.000	95.616	95.516	95.416	4.625	100.973	100.873	100.773	4.625	99.484	99.384	99.284
4.375	98.752	98.652	98.552	4.125	96.634	96.534	96.434	4.750	101.446	101.346	101.246	4.750	100.265	100.165	100.065
4.500	99.429	99.329	99.229	4.250	97.604	97.504	97.404	4.875	101.820	101.720	101.620	4.875	100.772	100.672	100.572
4.625	100.133	100.033	99.933	4.375	98.196	98.096	97.996	4.990	102.048	101.948	101.848	4.990	101.120	101.020	100.920
4.750	100.798	100.698	100.598	4.500	99.102	99.002	98.902	5.000	102.148	102.048	101.948	5.000	101.220	101.120	101.020
4.875	101.278	101.178	101.078	4.625	100.060	99.960	99.860	5.125	102.684	102.584	102.484	5.125	101.619	101.519	101.419
4.990	101.608	101.508	101.408	4.750	100.952	100.852	100.752	5.250	103.165	103.065	102.965	5.250	102.236	102.136	102.036
5.000	101.708	101.608	101.508	4.875	101.482	101.382	101.282	5.375	103.544	103.444	103.344	5.375	102.765	102.665	102.565
5.125	102.337	102.237	102.137	4.990	101.858	101.758	101.658	5.500	103.856	103.756	103.656	5.500	103.146	103.046	102.946
5.250	102.991	102.891	102.791	5.000	101.958	101.858	101.758	5.625	104.145	104.045	103.945	5.625	103.526	103.426	103.326
5.375	103.449	103.349	103.249	5.125	102.572	102.472	102.372	5.750	104.615	104.515	104.415	5.750	104.116	104.016	103.916
5.500	103.797	103.697	103.597	5.250	103.457	103.357	103.257	5.875	104.973	104.873	104.773	5.875	104.597	104.497	104.397
5.625	104.183	104.083	103.983	5.375	103.966	103.866	103.766	5.990	105.196	105.096	104.996	5.990	104.930	104.830	104.730
5.750	104.863	104.763	104.663	5.500	104.352	104.252	104.152	6.000	105.296	105.196	105.096	6.000	105.030	104.930	104.830
5.875	105.300	105.200	105.100	5.625	104.732	104.632	104.532	6.125	105.553	105.453	105.353	6.125	105.375	105.275	105.175
5.990	105.615	105.515	105.415	5.750	105.548	105.448	105.348	6.250	105.441	105.341	105.241	6.250	105.034	104.934	104.834
6.000	105.715	105.615	105.515	5.875	106.029	105.929	105.829	6.375	105.776	105.676	105.576	6.375	105.484	105.384	105.284

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	96.498	96.398	96.298	3.000	93.925	93.825	93.725	3.000	96.032	95.932	95.832	3.000	93.665	93.565	93.465
3.125	96.943	96.843	96.743	3.125	94.607	94.507	94.407	3.125	96.360	96.260	96.160	3.125	94.337	94.237	94.137
3.250	97.342	97.242	97.142	3.250	94.960	94.860	94.760	3.250	97.069	96.969	96.869	3.250	94.700	94.600	94.500
3.375	97.782	97.682	97.582	3.375	95.505	95.405	95.305	3.375	97.417	97.317	97.217	3.375	95.234	95.134	95.034
3.500	98.212	98.112	98.012	3.500	96.186	96.086	95.986	3.500	97.774	97.674	97.574	3.500	95.925	95.825	95.725
3.625	98.631	98.531	98.431	3.625	96.826	96.726	96.626	3.625	98.081	97.981	97.881	3.625	96.555	96.455	96.355
3.750	99.069	98.969	98.869	3.750	97.363	97.263	97.163	3.750	98.849	98.749	98.649	3.750	97.093	96.993	96.893
3.875	99.511	99.411	99.311	3.875	98.002	97.902	97.802	3.875	99.165	99.065	98.965	3.875	97.721	97.621	97.521
3.990	99.835	99.735	99.635	3.990	98.531	98.431	98.331	3.990	99.381	99.281	99.181	3.990	98.251	98.151	98.051
4.000	99.935	99.835	99.735	4.000	98.631	98.531	98.431	4.000	99.481	99.381	99.281	4.000	98.351	98.251	98.151
4.125	100.338	100.238	100.138	4.125	99.250	99.150	99.050	4.125	99.778	99.678	99.578	4.125	98.970	98.870	98.770
4.250	100.524	100.424	100.324	4.250	99.551	99.451	99.351	4.250	100.178	100.078	99.978	4.250	99.251	99.151	99.051
4.375	100.701	100.601	100.501	4.375	99.927	99.827	99.727	4.375	100.476	100.376	100.276	4.375	99.626	99.526	99.426
4.500	100.894	100.794	100.694	4.500	100.483	100.383	100.283	4.500	100.746	100.646	100.546	4.500	100.183	100.083	99.983
4.625	101.249	101.149	101.049	4.625	101.004	100.904	100.804	4.625	100.978	100.878	100.778	4.625	100.703	100.603	100.503
4.750	101.390	101.290	101.190	4.750	101.246	101.146	101.046	4.750	101.124	101.024	100.924	4.750	100.936	100.836	100.736
4.875	101.546	101.446	101.346	4.875	101.517	101.417	101.317	4.875	101.295	101.195	101.095	4.875	101.237	101.137	101.037
4.990	101.614	101.514	101.414	4.990	101.692	101.592	101.492	4.990	101.349	101.249	101.149	4.990	101.411	101.311	101.211
5.000	101.714	101.614	101.514	5.000	101.792	101.692	101.592	5.000	101.449	101.349	101.249	5.000	101.511	101.411	101.311

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	-2.500	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2										

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%
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%	75.01 - 80.00%	80.01 - 85.00%
≥ 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



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.:

5/21/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	97.481	97.381	97.281	3.750	98.421	98.321	98.221	2.750	96.071	95.971	95.871
3.875	98.145	98.045	97.945	3.875	99.013	98.913	98.813	2.875	96.732	96.632	96.532
3.990	98.792	98.692	98.592	3.990	99.520	99.420	99.320	2.990	97.188	97.088	96.988
4.000	98.892	98.792	98.692	4.000	99.620	99.520	99.420	3.000	97.288	97.188	97.088
4.125	99.496	99.396	99.296	4.125	100.220	100.120	100.020	3.125	97.780	97.680	97.580
4.250	100.088	99.988	99.888	4.250	100.822	100.722	100.622	3.250	98.329	98.229	98.129
4.375	100.657	100.557	100.457	4.375	101.435	101.335	101.235	3.375	98.763	98.663	98.563
4.500	101.261	101.161	101.061	4.500	102.014	101.914	101.814	3.500	99.188	99.088	98.988
4.625	101.819	101.719	101.619	4.625	102.482	102.382	102.282	3.625	99.638	99.538	99.438
4.750	102.386	102.286	102.186	4.750	103.043	102.943	102.843	3.750	100.099	99.999	99.899
4.875	102.906	102.806	102.706	4.875	103.482	103.382	103.282	3.875	100.657	100.557	100.457
4.990	103.280	103.180	103.080	4.990	103.848	103.748	103.648	3.990	101.031	100.931	100.831
5.000	103.380	103.280	103.180	5.000	103.948	103.848	103.748	4.000	101.131	101.031	100.931
5.125	103.967	103.867	103.767	5.125	104.236	104.136	103.994	4.125	101.588	101.488	101.388
5.250	104.467	104.367	104.267	5.250	104.752	104.652	104.507	4.250	101.913	101.813	101.713
5.375	104.931	104.831	104.731	5.375	105.258	105.158	105.013	4.375	102.216	102.116	102.016
5.500	105.368	105.268	105.168	5.500	105.741	105.641	105.496	4.500	102.466	102.366	102.266
5.625	105.898	105.798	105.698	5.625	106.005	105.891	105.805	4.625	102.853	102.753	102.653
5.750	106.354	106.241	106.154	5.750	106.521	106.407	106.321	4.750	103.150	103.050	102.950

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	96.723	96.623	96.523	2.750	95.727	95.627	95.527
3.875	97.387	97.287	97.187	2.875	96.388	96.288	96.188
3.990	98.034	97.934	97.834	2.990	96.844	96.744	96.644
4.000	98.134	98.034	97.934	3.000	96.944	96.844	96.744
4.125	98.542	98.442	98.342	3.125	97.436	97.336	97.236
4.250	99.134	99.034	98.934	3.250	97.985	97.885	97.785
4.375	99.703	99.603	99.503	3.375	98.419	98.319	98.219
4.500	100.307	100.207	100.107	3.500	98.516	98.416	98.316
4.625	100.897	100.797	100.697	3.625	98.966	98.866	98.766
4.750	101.464	101.364	101.264	3.750	99.427	99.327	99.227
4.875	101.984	101.884	101.784	3.875	99.985	99.885	99.785
4.990	102.358	102.258	102.158	3.990	99.843	99.743	99.643
5.000	102.458	102.358	102.258	4.000	99.943	99.843	99.743
5.125	102.576	102.476	102.376	4.125	100.400	100.300	100.200
5.250	103.076	102.976	102.876	4.250	100.725	100.625	100.525
5.375	103.540	103.440	103.340	4.375	101.028	100.928	100.828
5.500	103.977	103.877	103.777	4.500	101.216	101.116	101.016
5.625	103.507	103.393	103.307	4.625	101.540	101.440	101.340
5.750	103.963	103.850	103.763	4.750	101.775	101.675	101.575

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.:

5/21/2018

6/4/2018

6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	95.538	95.438	95.338	3.750	95.438	95.338	95.238	3.750	96.731	96.631	96.531	3.750	96.631	96.531	96.431
3.875	96.293	96.193	96.093	3.875	96.193	96.093	95.993	3.875	97.416	97.316	97.216	3.875	97.316	97.216	97.116
3.990	96.993	96.893	96.793	3.990	96.893	96.793	96.693	3.990	97.993	97.893	97.793	3.990	97.893	97.793	97.693
4.000	97.093	96.993	96.893	4.000	96.993	96.893	96.793	4.000	98.093	97.993	97.893	4.000	97.993	97.893	97.793
4.125	97.752	97.652	97.552	4.125	97.652	97.552	97.452	4.125	98.770	98.670	98.570	4.125	98.670	98.570	98.470
4.250	98.401	98.301	98.201	4.250	98.301	98.201	98.101	4.250	99.372	99.272	99.172	4.250	99.272	99.172	99.072
4.375	99.094	98.994	98.894	4.375	98.994	98.894	98.794	4.375	99.985	99.885	99.785	4.375	99.885	99.785	99.685
4.500	99.744	99.644	99.544	4.500	99.644	99.544	99.444	4.500	100.564	100.464	100.364	4.500	100.464	100.364	100.264
4.625	100.349	100.249	100.149	4.625	100.249	100.149	100.049	4.625	101.032	100.932	100.832	4.625	100.932	100.832	100.732
4.750	100.936	100.836	100.736	4.750	100.836	100.736	100.636	4.750	101.593	101.493	101.393	4.750	101.493	101.393	101.293
4.875	101.456	101.356	101.256	4.875	101.356	101.256	101.156	4.875	102.032	101.932	101.832	4.875	101.932	101.832	101.732
4.990	101.830	101.730	101.630	4.990	101.730	101.630	101.530	4.990	102.398	102.298	102.198	4.990	102.298	102.198	102.098
5.000	101.930	101.830	101.730	5.000	101.830	101.730	101.630	5.000	102.498	102.398	102.298	5.000	102.398	102.298	102.198
5.125	102.517	102.417	102.317	5.125	102.417	102.317	102.217	5.125	102.786	102.686	102.586	5.125	102.686	102.586	102.486
5.250	103.017	102.917	102.817	5.250	102.917	102.817	102.717	5.250	103.302	103.202	103.057	5.250	103.202	103.102	102.957
5.375	103.481	103.381	103.281	5.375	103.381	103.281	103.181	5.375	103.808	103.708	103.563	5.375	103.708	103.608	103.463
5.500	103.918	103.818	103.718	5.500	103.818	103.718	103.618	5.500	104.291	104.191	104.046	5.500	104.191	104.091	103.946
5.625	104.448	104.348	104.248	5.625	104.348	104.248	104.148	5.625	104.555	104.455	104.355	5.625	104.455	104.355	104.255
5.750	104.904	104.804	104.704	5.750	104.804	104.704	104.604	5.750	105.071	104.971	104.871	5.750	104.971	104.871	104.771

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.033	93.933	93.833	2.750	93.933	93.833	93.733
2.875	94.718	94.618	94.518	2.875	94.618	94.518	94.418
2.990	95.302	95.202	95.102	2.990	95.202	95.102	95.002
3.000	95.402	95.302	95.202	3.000	95.302	95.202	95.102
3.125	96.031	95.931	95.831	3.125	95.931	95.831	95.731
3.250	96.544	96.444	96.344	3.250	96.444	96.344	96.244
3.375	97.049	96.949	96.849	3.375	96.949	96.849	96.749
3.500	97.500	97.400	97.300	3.500	97.400	97.300	97.200
3.625	98.056	97.956	97.856	3.625	97.956	97.856	97.756
3.750	98.592	98.492	98.392	3.750	98.492	98.392	98.292
3.875	99.157	99.057	98.957	3.875	99.057	98.957	98.857
3.990	99.476	99.376	99.276	3.990	99.376	99.276	99.176
4.000	99.576	99.476	99.376	4.000	99.476	99.376	99.276
4.125	100.088	99.988	99.888	4.125	99.988	99.888	99.788
4.250	100.413	100.313	100.213	4.250	100.313	100.213	100.113
4.375	100.716	100.616	100.516	4.375	100.616	100.516	100.416
4.500	100.966	100.866	100.766	4.500	100.866	100.766	100.666
4.625	101.353	101.253	101.153	4.625	101.253	101.153	101.053
4.750	101.650	101.550	101.450	4.750	101.550	101.450	101.350

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	94.780	94.680	94.580	3.750	94.680	94.580	94.480	2.750	93.689	93.589	93.489	2.750	93.589	93.489	93.389
3.875	95.535	95.435	95.335	3.875	95.435	95.335	95.235	2.875	94.374	94.274	94.174	2.875	94.274	94.174	94.074
3.990	96.235	96.135	96.035	3.990	96.135	96.035	95.935	2.990	94.958	94.858	94.758	2.990	94.858	94.758	94.658
4.000	96.335	96.235	96.135	4.000	96.235	96.135	96.035	3.000	95.058	94.958	94.858	3.000	94.958	94.858	94.758
4.125	96.798	96.698	96.598	4.125	96.698	96.598	96.498	3.125	95.687	95.587	95.487	3.125	95.587	95.487	95.387
4.250	97.447	97.347	97.247	4.250	97.347	97.247	97.147	3.250	96.200	96.100	96.000	3.250	96.100	96.000	95.900
4.375	98.140	98.040	97.940	4.375	98.040	97.940	97.840	3.375	96.705	96.605	96.505	3.375	96.605	96.505	96.405
4.500	98.790	98.690	98.590	4.500	98.690	98.590	98.490	3.500	96.828	96.728	96.628	3.500	96.728	96.628	96.528
4.625	99.427	99.327	99.227	4.625	99.327	99.227	99.127	3.625	97.384	97.284	97.184	3.625	97.284	97.184	97.084
4.750	100.014	99.914	99.814	4.750	99.914	99.814	99.714	3.750	97.920	97.820	97.720	3.750	97.820	97.720	97.620
4.875	100.534	100.434	100.334	4.875	100.434	100.334	100.234	3.875	98.485	98.385	98.285	3.875	98.385	98.285	98.185
4.990	100.908	100.808	100.708	4.990	100.808	100.708	100.608	3.990	98.288	98.188	98.088	3.990	98.188	98.088	97.988
5.000	101.008	100.908	100.808	5.000	100.908	100.808	100.708	4.000	98.388	98.288	98.188	4.000	98.288	98.188	98.088
5.125	101.126	101.026	100.926	5.125	101.026	100.926	100.826	4.125	98.900	98.800	98.700	4.125	98.800	98.700	98.600
5.250	101.626	101.526	101.426	5.250	101.526	101.426	101.326	4.250	99.225	99.125	99.025	4.250	99.125	99.025	98.925
5.375	102.090	101.990	101.890	5.375	101.890	101.790	101.690	4.375	99.528	99.428	99.328	4.375	99.428	99.328	99.228
5.500	102.527	102.427	102.327	5.500	102.427	102.327	102.227	4.500	99.716	99.616	99.516	4.500	99.616	99.516	99.416
5.625	102.057	101.943	101.857	5.625	101.957	101.843	101.757	4.625	100.040	99.940	99.840	4.625	99.940	99.840	99.740
5.750	102.513	102.400	102.313	5.750	102.413	102.300	102.213	4.750	100.275	100.175	100.075	4.750	100.175	100.075	99.975

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

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

Product Features										
Product Feature & LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/21/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	96.988	96.888	96.788	3.750	98.181	98.081	97.981	2.750	95.533	95.433	95.333	3.750	96.230	96.130	96.030	2.750	95.189	95.089	94.989
3.875	97.743	97.643	97.543	3.875	98.866	98.766	98.666	2.875	96.218	96.118	96.018	3.875	96.985	96.885	96.785	2.875	95.874	95.774	95.674
3.990	98.443	98.343	98.243	3.990	99.443	99.343	99.243	2.990	96.802	96.702	96.602	3.990	97.685	97.585	97.485	2.990	96.458	96.358	96.258
4.000	98.543	98.443	98.343	4.000	99.543	99.443	99.343	3.000	96.902	96.802	96.702	4.000	97.785	97.685	97.585	3.000	96.558	96.458	96.358
4.125	99.202	99.102	99.002	4.125	100.220	100.120	100.020	3.125	97.531	97.431	97.331	4.125	98.248	98.148	98.048	3.125	97.187	97.087	96.987
4.250	99.851	99.751	99.651	4.250	100.822	100.722	100.622	3.250	98.044	97.944	97.844	4.250	98.897	98.797	98.697	3.250	97.700	97.600	97.500
4.375	100.544	100.444	100.344	4.375	101.435	101.335	101.235	3.375	98.549	98.449	98.349	4.375	99.590	99.490	99.390	3.375	98.205	98.105	98.005
4.500	101.194	101.094	100.994	4.500	102.014	101.914	101.814	3.500	99.000	98.900	98.800	4.500	100.240	100.140	100.040	3.500	98.328	98.228	98.128
4.625	101.799	101.699	101.599	4.625	102.482	102.382	102.282	3.625	99.556	99.456	99.356	4.625	100.877	100.777	100.677	3.625	98.884	98.784	98.684
4.750	102.386	102.286	102.186	4.750	103.043	102.943	102.843	3.750	100.092	99.992	99.892	4.750	101.464	101.364	101.264	3.750	99.420	99.320	99.220
4.875	102.906	102.806	102.706	4.875	103.482	103.382	103.282	3.875	100.657	100.557	100.457	4.875	101.984	101.884	101.784	3.875	99.985	99.885	99.785
4.990	103.280	103.180	103.080	4.990	103.848	103.748	103.648	3.990	100.976	100.876	100.776	4.990	102.358	102.258	102.158	3.990	99.788	99.688	99.588
5.000	103.380	103.280	103.180	5.000	103.948	103.848	103.748	4.000	101.076	100.976	100.876	5.000	102.458	102.358	102.258	4.000	99.888	99.788	99.688
5.125	103.967	103.867	103.767	5.125	104.236	104.136	103.994	4.125	101.588	101.488	101.388	5.125	102.576	102.476	102.376	4.125	100.400	100.300	100.200
5.250	104.467	104.367	104.267	5.250	104.752	104.652	104.507	4.250	101.913	101.813	101.713	5.250	103.076	102.976	102.876	4.250	100.725	100.625	100.525
5.375	104.931	104.831	104.731	5.375	105.258	105.158	105.013	4.375	102.216	102.116	102.016	5.375	103.540	103.440	103.340	4.375	101.028	100.928	100.828
5.500	105.368	105.268	105.168	5.500	105.741	105.641	105.496	4.500	102.466	102.366	102.266	5.500	103.977	103.877	103.777	4.500	101.216	101.116	101.016
5.625	105.898	105.784	105.698	5.625	106.005	105.891	105.805	4.625	102.853	102.753	102.653	5.625	103.507	103.393	103.307	4.625	101.540	101.440	101.340
5.750	106.354	106.241	106.154	5.750	106.521	106.407	106.321	4.750	103.150	103.050	102.950	5.750	103.963	103.850	103.763	4.750	101.775	101.675	101.575

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%	> 105%
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 Purchase or R/T Refi	-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.: 5/21/2018

45 Day Lock Exp.: 6/4/2018

60 Day Lock Exp.: 6/18/2018

W. Rate Sheet Dated: 4/19/2018

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	97.550	97.425	97.300	
4.125	98.062	97.937	97.812	
4.250	98.678	98.553	98.428	
4.375	99.461	99.336	99.211	
4.500	100.014	99.889	99.764	
4.625	100.489	100.364	100.239	
4.750	100.989	100.864	100.739	
4.875	101.348	101.223	101.098	
5.000	101.842	101.717	101.592	
5.125	102.182	102.057	101.932	
5.250	102.396	102.271	102.146	
5.375	102.681	102.556	102.431	
5.500	102.940	102.815	102.690	

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	97.269	97.144	97.019	
3.625	97.722	97.597	97.472	
3.750	98.137	98.012	97.887	
3.875	98.736	98.611	98.486	
4.000	99.071	98.946	98.821	
4.125	99.324	99.199	99.074	
4.250	99.595	99.470	99.345	
4.375	99.859	99.734	99.609	
4.500	100.090	99.965	99.840	
4.625	100.347	100.222	100.097	
4.750	100.616	100.491	100.366	

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	97.339	97.214	97.089	
3.375	97.817	97.692	97.567	
3.500	98.268	98.143	98.018	
3.625	98.683	98.558	98.433	
3.750	99.065	98.940	98.815	
3.875	99.417	99.292	99.167	
4.000	99.737	99.612	99.487	
4.125	100.089	99.964	99.839	
4.250	100.417	100.292	100.167	
4.375	100.727	100.602	100.477	
4.500	101.037	100.912	100.787	
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)