



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.: 5/21/2018

45 Day Lock Exp.: 6/4/2018

60 Day Lock Exp.: 6/19/2018

W. Rate Sheet Dated: 4/20/2018

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	97.888	97.738	97.588	3.500	97.320	97.170	97.020	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.295	98.145	97.995	3.625	97.691	97.541	97.391	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.602	99.452	99.302	3.750	99.155	99.005	98.855	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	100.049	99.899	99.749	3.875	99.566	99.416	99.266	2.250	93.854	93.704	93.554	3.500	101.656	101.506	101.356
4.000	100.497	100.347	100.197	4.000	99.979	99.829	99.679	2.375	94.260	94.110	93.960	3.625	102.064	101.914	101.764
4.125	100.894	100.744	100.594	4.125	100.340	100.190	100.040	2.500	93.341	93.191	93.041	Margin = 2.250		Index = 2.100	
4.250	101.937	101.797	101.656	4.250	101.240	101.100	100.959	2.625	94.291	94.141	93.991				
4.375	102.373	102.232	102.092	4.375	101.640	101.499	101.359	2.750	96.991	96.841	96.691				
4.500	102.754	102.614	102.473	4.500	101.986	101.845	101.705	2.875	97.385	97.235	97.085				
4.625	103.061	102.920	102.780	4.625	102.257	102.116	101.976	3.000	97.778	97.628	97.478				
4.750	103.103	102.931	102.775	4.750	102.606	102.434	102.278	3.125	98.122	97.972	97.822				
4.875	103.550	103.378	103.222	4.875	102.917	102.745	102.589	3.250	98.822	98.672	98.522				
5.000	104.061	103.890	103.733	5.000	103.193	103.021	102.865	3.375	99.211	99.061	98.911				
5.125	104.384	104.212	104.056	5.125	103.300	103.128	102.972	3.500	99.596	99.446	99.296				
5.250	104.691	104.488	104.363	5.250	103.573	103.370	103.245	3.625	99.922	99.772	99.622				
5.375	104.840	104.637	104.512	5.375	103.804	103.600	103.475	3.750	100.469	100.319	100.169				
5.500	104.919	104.716	104.591	5.500	104.221	104.018	103.893	3.875	100.809	100.659	100.509				
5.625	105.112	104.909	104.784	5.625	104.428	104.225	104.100	4.000	101.114	100.964	100.814				
5.750	105.618	105.518	105.418	5.750	105.091	104.991	104.891	4.125	101.345	101.195	101.045				

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	96.688	96.538	96.388	3.500	96.320	96.170	96.020	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	97.095	96.945	96.795	3.625	96.691	96.541	96.391	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.402	98.252	98.102	3.750	98.155	98.005	97.855	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	98.849	98.699	98.549	3.875	98.566	98.416	98.266	2.250	92.854	92.704	92.554	3.500	100.656	100.506	100.356
4.000	99.297	99.147	98.997	4.000	98.979	98.829	98.679	2.375	93.260	93.110	92.960	3.625	101.064	100.914	100.764
4.125	99.694	99.544	99.394	4.125	99.340	99.190	99.040	2.500	92.341	92.191	92.041	Margin = 2.250		Index = 2.100	
4.250	100.737	100.597	100.456	4.250	100.240	100.100	99.959	2.625	93.291	93.141	92.991	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.173	101.032	100.892	4.375	100.640	100.499	100.359	2.750	95.991	95.841	95.691	Rate	30 Day	45 Day	60 Day
4.500	101.554	101.414	101.273	4.500	100.986	100.845	100.705	2.875	96.385	96.235	96.085	4.500	100.254	100.004	99.754
4.625	101.861	101.720	101.580	4.625	101.257	101.116	100.976	3.000	96.778	96.628	96.478	4.625	100.561	100.311	100.061
4.750	102.153	101.981	101.825	4.750	101.606	101.434	101.278	3.125	97.122	96.972	96.822	4.750	100.803	100.553	100.303
4.875	102.600	102.428	102.272	4.875	101.917	101.745	101.589	3.250	97.822	97.672	97.522	4.875	101.150	100.900	100.650
5.000	102.911	102.740	102.583	5.000	102.193	102.021	101.865	3.375	98.211	98.061	97.911	5.000	101.461	101.211	100.961
5.125	103.234	103.062	102.906	5.125	102.400	102.228	102.072	3.500	98.596	98.446	98.296	5.125	101.704	101.454	101.204
5.250	104.261	104.058	103.933	5.250	102.573	102.370	102.245	3.625	98.922	98.772	98.622	5.250	101.680	101.430	101.180
5.375	104.410	104.207	104.082	5.375	102.804	102.600	102.475	3.750	99.469	99.319	99.169	5.375	102.156	101.906	101.656
5.500	104.689	104.486	104.361	5.500	103.221	103.018	102.893	3.875	99.809	99.659	99.509	5.500	102.259	102.009	101.759
5.625	104.832	104.629	104.504	5.625	103.428	103.225	103.100	4.000	100.114	99.964	99.814	5.625	102.452	102.202	101.952
5.750	105.338	105.238	105.138	5.750	104.091	103.991	103.891	4.125	100.345	100.195	100.045	5.750	102.748	102.498	102.248

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	101.206	100.956	100.706	5.375	100.984	100.734	100.484
5.500	101.900	101.650	101.400	5.500	101.401	101.151	100.901
5.625	102.205	101.955	101.705	5.625	101.608	101.358	101.108
5.750	102.742	102.492	102.242	5.750	102.271	102.021	101.771

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:	4/20/2018	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.:

5/21/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/19/2018

W. Rate Sheet Dated: 4/20/2018

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	97.076	96.926	96.776	3.500	96.507	96.357	96.207	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	97.483	97.333	97.183	3.625	96.879	96.729	96.579	2.000	N/A	N/A	N/A	3.250	99.98	99.832	99.682
3.750	98.789	98.639	98.489	3.750	98.342	98.192	98.042	2.125	N/A	N/A	N/A	3.375	100.43	100.282	100.132
3.875	99.237	99.087	98.937	3.875	98.754	98.604	98.454	2.250	91.854	91.704	91.554	3.500	100.84	100.694	100.544
4.000	99.685	99.535	99.385	4.000	99.166	99.016	98.866	2.375	92.260	92.110	91.960	3.625	101.25	101.101	100.951
4.125	100.082	99.932	99.782	4.125	99.528	99.378	99.228	2.500	91.341	91.191	91.041	Margin = 2.250		Index = 2.100	
4.250	101.000	100.859	100.719	4.250	100.303	100.162	100.021	2.625	92.291	92.141	91.991				
4.375	101.435	101.295	101.154	4.375	100.702	100.562	100.421	2.750	95.303	95.153	95.003				
4.500	101.817	101.676	101.535	4.500	101.048	100.908	100.767	2.875	95.697	95.547	95.397				
4.625	102.124	101.983	101.842	4.625	101.319	101.179	101.038	3.000	96.091	95.941	95.791				
4.750	101.478	101.306	101.150	4.750	100.981	100.809	100.653	3.125	96.434	96.284	96.134				
4.875	101.925	101.753	101.597	4.875	101.292	101.120	100.964	3.250	98.009	97.859	97.709				
5.000	102.436	102.265	102.108	5.000	101.568	101.396	101.240	3.375	98.399	98.249	98.099				
5.125	102.759	102.587	102.431	5.125	101.675	101.503	101.347	3.500	98.783	98.633	98.483				
5.250	101.691	101.488	101.363	5.250	100.573	100.370	100.245	3.625	99.110	98.960	98.810				
5.375	101.840	101.637	101.512	5.375	100.804	100.600	100.475	3.750	99.656	99.506	99.356				
5.500	101.919	101.716	101.591	5.500	101.221	101.018	100.893	3.875	99.996	99.846	99.696				
5.625	102.112	101.909	101.784	5.625	101.428	101.225	101.100	4.000	100.301	100.151	100.001				
5.750	102.618	102.518	102.418	5.750	102.091	101.991	101.891	4.125	100.532	100.382	100.232				

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	95.876	95.726	95.576	3.500	95.507	95.357	95.207	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.283	96.133	95.983	3.625	95.879	95.729	95.579	2.000	N/A	N/A	N/A	3.250	98.982	98.832	98.682
3.750	97.589	97.439	97.289	3.750	97.342	97.192	97.042	2.125	N/A	N/A	N/A	3.375	99.432	99.282	99.132
3.875	98.037	97.887	97.737	3.875	97.754	97.604	97.454	2.250	91.104	90.954	90.804	3.500	99.844	99.694	99.544
4.000	98.485	98.335	98.185	4.000	98.166	98.016	97.866	2.375	91.510	91.360	91.210	3.625	100.251	100.101	99.951
4.125	98.882	98.732	98.582	4.125	98.528	98.378	98.228	2.500	90.591	90.441	90.291	Margin = 2.250		Index = 2.100	
4.250	99.800	99.659	99.519	4.250	99.303	99.162	99.021	2.625	91.541	91.391	91.241	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.235	100.095	99.954	4.375	99.702	99.562	99.421	2.750	95.085	94.935	94.785	Rate	30 Day	45 Day	60 Day
4.500	100.617	100.476	100.335	4.500	100.048	99.908	99.767	2.875	95.479	95.329	95.179	4.500	99.317	99.067	98.817
4.625	100.924	100.783	100.642	4.625	100.319	100.179	100.038	3.000	95.872	95.722	95.572	4.625	99.624	99.374	99.124
4.750	100.528	100.356	100.200	4.750	99.981	99.809	99.653	3.125	96.215	96.065	95.915	4.750	99.178	98.928	98.678
4.875	100.975	100.803	100.647	4.875	100.292	100.120	99.964	3.250	96.353	96.203	96.053	4.875	99.525	99.275	99.025
5.000	101.286	101.115	100.958	5.000	100.568	100.396	100.240	3.375	96.742	96.592	96.442	5.000	99.836	99.586	99.336
5.125	101.609	101.437	101.281	5.125	100.775	100.603	100.447	3.500	97.127	96.977	96.827	5.125	100.079	99.829	99.579
5.250	101.261	101.058	100.933	5.250	99.573	99.370	99.245	3.625	97.454	97.304	97.154	5.250	98.680	98.430	98.180
5.375	101.410	101.207	101.082	5.375	99.804	99.600	99.475	3.750	97.281	97.131	96.981	5.375	99.156	98.906	98.656
5.500	101.689	101.486	101.361	5.500	100.221	100.018	99.893	3.875	97.621	97.471	97.321	5.500	99.259	99.009	98.759
5.625	101.832	101.629	101.504	5.625	100.428	100.225	100.100	4.000	97.926	97.776	97.626	5.625	99.452	99.202	98.952
5.750	102.338	102.238	102.138	5.750	101.091	100.991	100.891	4.125	98.157	98.007	97.857	5.750	99.748	99.498	99.248

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

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate	
Today:	4/20/2018 5.250%

Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
5.375	98.206	97.956	97.706	5.375	97.984	97.734	97.484
5.500	98.900	98.650	98.400	5.500	98.401	98.151	97.901
5.625	99.205	98.955	98.705	5.625	98.608	98.358	98.108
5.750	99.742	99.492	99.242	5.750	99.271	99.021	98.771

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

Lock Desk Policy	
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline 1A, 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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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.:

6/19/2018

W. Rate Sheet Dated: 4/20/2018

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	98.610	98.510	98.410	4.375	100.989	100.889	100.789	3.000	96.991	96.891	96.791	3.000	97.559	97.459	97.359
4.125	99.215	99.115	99.015	4.500	101.714	101.614	101.514	3.125	97.476	97.376	97.276	3.125	97.889	97.789	97.689
4.250	99.807	99.707	99.607	4.625	102.305	102.205	102.105	3.250	98.022	97.922	97.822	3.250	98.528	98.428	98.328
4.375	100.376	100.276	100.176	4.750	102.783	102.683	102.583	3.375	98.552	98.452	98.352	3.375	98.876	98.776	98.676
4.500	101.011	100.911	100.811	4.875	103.162	103.062	102.962	3.500	98.982	98.882	98.782	3.500	99.237	99.137	99.037
4.625	101.569	101.469	101.369	4.990	103.395	103.295	103.195	3.625	99.413	99.313	99.213	3.625	99.547	99.447	99.347
4.750	102.134	102.034	101.934	5.000	103.495	103.395	103.295	3.750	99.929	99.829	99.729	3.750	100.272	100.172	100.072
4.875	102.621	102.521	102.421	5.125	104.032	103.932	103.832	3.875	100.431	100.331	100.231	3.875	100.594	100.494	100.394
4.990	102.956	102.856	102.756	5.250	104.517	104.417	104.317	3.990	100.834	100.734	100.634	3.990	100.812	100.712	100.612
5.000	103.056	102.956	102.856	5.375	104.901	104.801	104.701	4.000	100.934	100.834	100.734	4.000	100.912	100.812	100.712
5.125	103.681	103.581	103.481	5.500	105.218	105.118	105.018	4.125	101.435	101.335	101.235	4.125	101.212	101.112	101.012
5.250	104.342	104.242	104.142	5.625	105.507	105.407	105.307	4.250	101.711	101.611	101.511	4.250	101.611	101.511	101.411
5.375	104.808	104.708	104.608	5.750	105.958	105.858	105.758	4.375	102.005	101.905	101.805	4.375	101.915	101.815	101.715
5.500	105.158	105.058	104.958	5.875	106.319	106.219	106.119	4.500	102.379	102.279	102.179	4.500	102.187	102.087	101.987
5.625	105.521	105.421	105.321	5.990	106.542	106.442	106.342	4.625	102.797	102.697	102.597	4.625	102.422	102.322	102.222
5.750	106.206	106.106	106.006	6.000	106.642	106.542	106.442	4.750	103.017	102.917	102.817	4.750	102.570	102.470	102.370
5.875	106.645	106.545	106.445	6.125	106.899	106.799	106.699	4.875	103.273	103.173	103.073	4.875	102.745	102.645	102.545
5.990	106.961	106.861	106.761	6.250	106.783	106.578	106.457	4.990	103.394	103.294	103.194	4.990	102.801	102.701	102.601
6.000	107.061	106.961	106.861	6.375	107.120	106.915	106.793	5.000	103.494	103.394	103.294	5.000	102.901	102.801	102.701

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	98.790	98.690	98.590	3.000	96.535	96.435	96.335
4.375	99.385	99.285	99.185	3.125	96.972	96.872	96.772
4.500	99.931	99.831	99.731	3.250	97.310	97.210	97.110
4.625	100.297	100.197	100.097	3.375	97.743	97.643	97.543
4.750	100.981	100.881	100.781	3.500	98.184	98.084	97.984
4.875	101.514	101.414	101.314	3.625	98.598	98.498	98.398
4.990	101.880	101.780	101.680	3.750	99.001	98.901	98.801
5.000	101.980	101.880	101.780	3.875	99.450	99.350	99.250
5.125	102.221	102.121	102.021	3.990	99.785	99.685	99.585
5.250	102.502	102.402	102.302	4.000	99.885	99.785	99.685
5.375	103.013	102.913	102.813	4.125	100.292	100.192	100.092
5.500	103.500	103.400	103.300	4.250	100.480	100.380	100.280
5.625	103.759	103.659	103.559	4.375	100.683	100.583	100.483
5.750	102.652	102.552	102.452	4.500	100.875	100.775	100.675
5.875	103.186	103.086	102.986	4.625	101.234	101.134	101.034
5.990	103.599	103.499	103.399	4.750	101.376	101.276	101.176
6.000	103.699	103.599	103.499	4.875	101.545	101.445	101.345
6.125	103.949	103.849	103.749	4.990	101.585	101.485	101.385
6.250	103.583	103.483	103.383	5.000	101.685	101.585	101.485

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@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.:

6/19/2018

W. Rate Sheet Dated: 4/20/2018

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	96.605	96.505	96.405	3.875	94.566	94.466	94.366	4.375	99.539	99.439	99.339	4.500	98.841	98.741	98.641
4.125	97.366	97.266	97.166	3.990	95.381	95.281	95.181	4.500	100.264	100.164	100.064	4.625	99.363	99.263	99.163
4.250	98.101	98.001	97.901	4.000	95.481	95.381	95.281	4.625	100.855	100.755	100.655	4.750	100.153	100.053	99.953
4.375	98.647	98.547	98.447	4.125	96.510	96.410	96.310	4.750	101.333	101.233	101.133	4.875	100.667	100.567	100.467
4.500	99.303	99.203	99.103	4.250	97.490	97.390	97.290	4.875	101.712	101.612	101.512	4.990	101.022	100.922	100.822
4.625	100.013	99.913	99.813	4.375	98.090	97.990	97.890	4.990	101.945	101.845	101.745	5.000	101.122	101.022	100.922
4.750	100.684	100.584	100.484	4.500	98.970	98.870	98.770	5.000	102.045	101.945	101.845	5.125	101.527	101.427	101.327
4.875	101.171	101.071	100.971	4.625	99.937	99.837	99.737	5.125	102.582	102.482	102.382	5.250	102.139	102.039	101.939
4.990	101.506	101.406	101.306	4.750	100.838	100.738	100.638	5.250	103.067	102.967	102.867	5.375	102.676	102.576	102.476
5.000	101.606	101.506	101.406	4.875	101.375	101.275	101.175	5.375	103.451	103.351	103.251	5.500	103.061	102.961	102.861
5.125	102.231	102.131	102.031	4.990	101.759	101.659	101.559	5.500	103.768	103.668	103.568	5.625	103.445	103.345	103.245
5.250	102.892	102.792	102.692	5.000	101.859	101.759	101.659	5.625	104.057	103.957	103.857	5.750	104.010	103.910	103.810
5.375	103.358	103.258	103.158	5.125	102.463	102.363	102.263	5.750	104.508	104.408	104.308	5.875	104.495	104.395	104.295
5.500	103.708	103.608	103.508	5.250	103.358	103.258	103.158	5.875	104.869	104.769	104.669	5.990	104.828	104.728	104.628
5.625	104.071	103.971	103.871	5.375	103.874	103.774	103.674	5.990	105.092	104.992	104.892	6.000	104.928	104.828	104.728
5.750	104.756	104.656	104.556	5.500	104.266	104.166	104.066	6.000	105.192	105.092	104.992	6.125	105.275	105.175	105.075
5.875	105.195	105.095	104.995	5.625	104.650	104.550	104.450	6.125	105.449	105.349	105.249	6.250	104.933	104.833	104.733
5.990	105.511	105.411	105.311	5.750	105.441	105.341	105.241	6.250	105.333	105.233	105.133	6.375	105.384	105.284	105.184
6.000	105.611	105.511	105.411	5.875	105.926	105.826	105.726	6.375	105.670	105.570	105.470	6.500	N/A	N/A	N/A

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	96.535	96.435	96.335	3.000	93.962	93.862	93.762	3.000	96.059	95.959	95.859	3.000	93.691	93.591	93.491
3.125	96.972	96.872	96.772	3.125	94.637	94.537	94.437	3.125	96.389	96.289	96.189	3.125	94.366	94.266	94.166
3.250	97.310	97.210	97.110	3.250	95.003	94.903	94.803	3.250	97.028	96.928	96.828	3.250	94.733	94.633	94.533
3.375	97.743	97.643	97.543	3.375	95.459	95.359	95.259	3.375	97.376	97.276	97.176	3.375	95.188	95.088	94.988
3.500	98.184	98.084	97.984	3.500	96.156	96.056	95.956	3.500	97.737	97.637	97.537	3.500	95.886	95.786	95.686
3.625	98.598	98.498	98.398	3.625	96.793	96.693	96.593	3.625	98.047	97.947	97.847	3.625	96.522	96.422	96.322
3.750	99.001	98.901	98.801	3.750	97.289	97.189	97.089	3.750	98.772	98.672	98.572	3.750	97.009	96.909	96.809
3.875	99.450	99.350	99.250	3.875	97.936	97.836	97.736	3.875	99.094	98.994	98.894	3.875	97.646	97.546	97.446
3.990	99.785	99.685	99.585	3.990	98.480	98.380	98.280	3.990	99.312	99.212	99.112	3.990	98.179	98.079	97.979
4.000	99.885	99.785	99.685	4.000	98.580	98.480	98.380	4.000	99.412	99.312	99.212	4.000	98.279	98.179	98.079
4.125	100.292	100.192	100.092	4.125	99.205	99.105	99.005	4.125	99.712	99.612	99.512	4.125	98.905	98.805	98.705
4.250	100.480	100.380	100.280	4.250	99.509	99.409	99.309	4.250	100.111	100.011	99.911	4.250	99.188	99.088	98.988
4.375	100.683	100.583	100.483	4.375	99.902	99.802	99.702	4.375	100.415	100.315	100.215	4.375	99.561	99.461	99.361
4.500	100.875	100.775	100.675	4.500	100.463	100.363	100.263	4.500	100.687	100.587	100.487	4.500	100.122	100.022	99.922
4.625	101.234	101.134	101.034	4.625	100.989	100.889	100.789	4.625	100.922	100.822	100.722	4.625	100.649	100.549	100.449
4.750	101.376	101.276	101.176	4.750	101.236	101.136	101.036	4.750	101.070	100.970	100.870	4.750	100.885	100.785	100.685
4.875	101.545	101.445	101.345	4.875	101.520	101.420	101.320	4.875	101.245	101.145	101.045	4.875	101.189	101.089	100.989
4.990	101.585	101.485	101.385	4.990	101.667	101.567	101.467	4.990	101.301	101.201	101.101	4.990	101.367	101.267	101.167
5.000	101.685	101.585	101.485	5.000	101.767	101.667	101.567	5.000	101.401	101.301	101.201	5.000	101.467	101.367	101.267

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

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	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%	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			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	-1.



AFR Loan Center
Lockdesk e-mail: Lockdesk@afnwholesale.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.: 6/19/2018

W. Rate Sheet Dated: 4/20/2018

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	97.168	97.068	96.968	3.750	98.171	98.071	97.971	2.750	95.672	95.572	95.472
3.875	97.863	97.763	97.663	3.875	98.817	98.717	98.617	2.875	96.383	96.283	96.183
3.990	98.510	98.410	98.310	3.990	99.396	99.296	99.196	2.990	96.891	96.791	96.691
4.000	98.610	98.510	98.410	4.000	99.496	99.396	99.296	3.000	96.991	96.891	96.791
4.125	99.215	99.115	99.015	4.125	100.148	100.048	99.948	3.125	97.563	97.463	97.363
4.250	99.807	99.707	99.607	4.250	100.757	100.657	100.557	3.250	98.088	97.988	97.888
4.375	100.488	100.388	100.288	4.375	101.377	101.277	101.177	3.375	98.585	98.485	98.385
4.500	101.152	101.052	100.952	4.500	101.964	101.864	101.764	3.500	98.990	98.890	98.790
4.625	101.733	101.633	101.533	4.625	102.430	102.330	102.228	3.625	99.537	99.437	99.337
4.750	102.333	102.233	102.133	4.750	102.998	102.898	102.793	3.750	100.087	99.987	99.887
4.875	102.864	102.764	102.664	4.875	103.444	103.344	103.237	3.875	100.667	100.567	100.467
4.990	103.249	103.149	103.049	4.990	103.819	103.719	103.610	3.990	100.964	100.864	100.764
5.000	103.349	103.249	103.149	5.000	103.919	103.819	103.710	4.000	101.064	100.964	100.864
5.125	103.892	103.792	103.692	5.125	104.160	104.060	103.919	4.125	101.582	101.482	101.382
5.250	104.402	104.302	104.202	5.250	104.684	104.584	104.441	4.250	101.911	101.811	101.711
5.375	104.875	104.775	104.675	5.375	105.198	105.098	104.954	4.375	102.237	102.137	102.037
5.500	105.323	105.223	105.123	5.500	105.689	105.589	105.444	4.500	102.443	102.343	102.243
5.625	105.864	105.750	105.664	5.625	105.948	105.835	105.748	4.625	102.834	102.734	102.634
5.750	106.323	106.209	106.123	5.750	106.472	106.359	106.272	4.750	103.135	103.035	102.935

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	96.410	96.310	96.210	2.750	95.328	95.228	95.128
3.875	97.105	97.005	96.905	2.875	96.039	95.939	95.839
3.990	97.752	97.652	97.552	2.990	96.547	96.447	96.347
4.000	97.852	97.752	97.652	3.000	96.647	96.547	96.447
4.125	98.261	98.161	98.061	3.125	97.219	97.119	97.019
4.250	98.853	98.753	98.653	3.250	97.744	97.644	97.544
4.375	99.534	99.434	99.334	3.375	98.241	98.141	98.041
4.500	100.198	100.098	99.998	3.500	98.318	98.218	98.118
4.625	100.811	100.711	100.611	3.625	98.865	98.765	98.665
4.750	101.411	101.311	101.211	3.750	99.415	99.315	99.215
4.875	101.942	101.842	101.742	3.875	99.995	99.895	99.795
4.990	102.327	102.227	102.127	3.990	99.784	99.684	99.584
5.000	102.427	102.327	102.227	4.000	99.884	99.784	99.684
5.125	102.540	102.440	102.340	4.125	100.402	100.302	100.202
5.250	103.050	102.950	102.850	4.250	100.731	100.631	100.531
5.375	103.523	103.423	103.323	4.375	101.057	100.957	100.857
5.500	103.971	103.871	103.771	4.500	101.200	101.100	101.000
5.625	103.512	103.398	103.312	4.625	101.529	101.429	101.329
5.750	103.971	103.857	103.771	4.750	101.767	101.667	101.567

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)	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.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/21/2018

6/4/2018

6/19/2018

W. Rate Sheet Dated: 4/20/2018

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	95.393	95.293	95.193	3.750	95.293	95.193	95.093	3.750	96.667	96.567	96.467	3.750	96.567	96.467	96.367
3.875	96.166	96.066	95.966	3.875	96.066	95.966	95.866	3.875	97.367	97.267	97.167	3.875	97.267	97.167	97.067
3.990	96.869	96.769	96.669	3.990	96.769	96.669	96.569	3.990	97.946	97.846	97.746	3.990	97.846	97.746	97.646
4.000	96.969	96.869	96.769	4.000	96.869	96.769	96.669	4.000	98.046	97.946	97.846	4.000	97.946	97.846	97.746
4.125	97.675	97.575	97.475	4.125	97.575	97.475	97.375	4.125	98.698	98.598	98.498	4.125	98.598	98.498	98.398
4.250	98.333	98.233	98.133	4.250	98.233	98.133	98.033	4.250	99.307	99.207	99.107	4.250	99.207	99.107	99.007
4.375	99.038	98.938	98.838	4.375	98.938	98.838	98.738	4.375	99.927	99.827	99.727	4.375	99.827	99.727	99.627
4.500	99.702	99.602	99.502	4.500	99.602	99.502	99.402	4.500	100.514	100.414	100.314	4.500	100.414	100.314	100.214
4.625	100.283	100.183	100.083	4.625	100.183	100.083	99.983	4.625	100.980	100.880	100.778	4.625	100.880	100.780	100.678
4.750	100.883	100.783	100.683	4.750	100.783	100.683	100.583	4.750	101.548	101.448	101.343	4.750	101.448	101.348	101.243
4.875	101.414	101.314	101.214	4.875	101.314	101.214	101.114	4.875	101.994	101.894	101.787	4.875	101.894	101.794	101.687
4.990	101.799	101.699	101.599	4.990	101.699	101.599	101.499	4.990	102.369	102.269	102.160	4.990	102.269	102.169	102.060
5.000	101.899	101.799	101.699	5.000	101.799	101.699	101.599	5.000	102.469	102.369	102.260	5.000	102.369	102.269	102.160
5.125	102.442	102.342	102.242	5.125	102.342	102.242	102.142	5.125	102.710	102.610	102.499	5.125	102.610	102.510	102.369
5.250	102.952	102.852	102.752	5.250	102.852	102.752	102.652	5.250	103.234	103.134	102.991	5.250	103.134	103.034	102.891
5.375	103.425	103.325	103.225	5.375	103.325	103.225	103.125	5.375	103.748	103.648	103.504	5.375	103.648	103.548	103.404
5.500	103.873	103.773	103.673	5.500	103.773	103.673	103.573	5.500	104.239	104.139	103.994	5.500	104.139	104.039	103.894
5.625	104.414	104.300	104.214	5.625	104.314	104.200	104.114	5.625	104.498	104.385	104.298	5.625	104.398	104.285	104.198
5.750	104.873	104.759	104.673	5.750	104.773	104.659	104.573	5.750	105.022	104.909	104.822	5.750	104.922	104.809	104.722

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.085	93.985	93.885	2.750	93.985	93.885	93.785
2.875	94.768	94.668	94.568	2.875	94.668	94.568	94.468
2.990	95.343	95.243	95.143	2.990	95.243	95.143	95.043
3.000	95.443	95.343	95.243	3.000	95.343	95.243	95.143
3.125	96.063	95.963	95.863	3.125	95.963	95.863	95.763
3.250	96.588	96.488	96.388	3.250	96.488	96.388	96.288
3.375	97.085	96.985	96.885	3.375	96.985	96.885	96.785
3.500	97.490	97.390	97.290	3.500	97.390	97.290	97.190
3.625	98.037	97.937	97.837	3.625	97.937	97.837	97.737
3.750	98.587	98.487	98.387	3.750	98.487	98.387	98.287
3.875	99.167	99.067	98.967	3.875	99.067	98.967	98.867
3.990	99.464	99.364	99.264	3.990	99.364	99.264	99.164
4.000	99.564	99.464	99.364	4.000	99.464	99.364	99.264
4.125	100.082	99.982	99.882	4.125	99.982	99.882	99.782
4.250	100.411	100.311	100.211	4.250	100.311	100.211	100.111
4.375	100.737	100.637	100.537	4.375	100.637	100.537	100.437
4.500	100.943	100.843	100.743	4.500	100.843	100.743	100.643
4.625	101.334	101.234	101.134	4.625	101.234	101.134	101.034
4.750	101.635	101.535	101.435	4.750	101.535	101.435	101.335

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	94.635	94.535	94.435	3.750	94.535	94.435	94.335	2.750	93.741	93.641	93.541	2.750	93.641	93.541	93.441
3.875	95.408	95.308	95.208	3.875	95.308	95.208	95.108	2.875	94.424	94.324	94.224	2.875	94.324	94.224	94.124
3.990	96.111	96.011	95.911	3.990	96.011	95.911	95.811	2.990	94.999	94.899	94.799	2.990	94.899	94.799	94.699
4.000	96.211	96.111	96.011	4.000	96.111	96.011	95.911	3.000	95.099	94.999	94.899	3.000	94.999	94.899	94.799
4.125	96.721	96.621	96.521	4.125	96.621	96.521	96.421	3.125	95.719	95.619	95.519	3.125	95.619	95.519	95.419
4.250	97.379	97.279	97.179	4.250	97.279	97.179	97.079	3.250	96.244	96.144	96.044	3.250	96.144	96.044	95.944
4.375	98.084	97.984	97.884	4.375	97.984	97.884	97.784	3.375	96.741	96.641	96.541	3.375	96.641	96.541	96.441
4.500	98.748	98.648	98.548	4.500	98.648	98.548	98.448	3.500	96.818	96.718	96.618	3.500	96.718	96.618	96.518
4.625	99.361	99.261	99.161	4.625	99.261	99.161	99.061	3.625	97.365	97.265	97.165	3.625	97.265	97.165	97.065
4.750	99.961	99.861	99.761	4.750	99.861	99.761	99.661	3.750	97.915	97.815	97.715	3.750	97.815	97.715	97.615
4.875	100.492	100.392	100.292	4.875	100.392	100.292	100.192	3.875	98.495	98.395	98.295	3.875	98.395	98.295	98.195
4.990	100.877	100.777	100.677	4.990	100.777	100.677	100.577	3.990	98.284	98.184	98.084	3.990	98.184	98.084	97.984
5.000	100.977	100.877	100.777	5.000	100.877	100.777	100.677	4.000	98.384	98.284	98.184	4.000	98.284	98.184	98.084
5.125	101.090	100.990	100.890	5.125	100.990	100.890	100.790	4.125	98.902	98.802	98.702	4.125	98.802	98.702	98.602
5.250	101.600	101.500	101.400	5.250	101.500	101.400	101.300	4.250	99.231	99.131	99.031	4.250	99.131	99.031	98.931
5.375	102.073	101.973	101.873	5.375	101.973	101.873	101.773	4.375	99.557	99.457	99.357	4.375	99.457	99.357	99.257
5.500	102.521	102.421	102.321	5.500	102.421	102.321	102.221	4.500	99.700	99.600	99.500	4.500	99.600	99.500	99.400
5.625	102.062	101.948	101.862	5.625	101.962	101.848	101.762	4.625	100.029	99.929	99.829	4.625	99.929	99.829	99.729
5.750	102.521	102.407	102.321	5.750	102.421	102.307	102.221	4.750	100.267	100.167	100.067	4.750	100.167	100.067	99.967

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide							

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/21/2018

45 Day Lock Exp.:

6/4/2018

60 Day Lock Exp.:

6/19/2018

W. Rate Sheet Dated: 4/20/2018

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	96.843	96.743	96.643	3.750	98.117	98.017	97.917	2.750	95.585	95.485	95.385	3.750	96.085	95.985	95.885	2.750	95.241	95.141	95.041
3.875	97.616	97.516	97.416	3.875	98.817	98.717	98.617	2.875	96.268	96.168	96.068	3.875	96.858	96.758	96.658	2.875	95.924	95.824	95.724
3.990	98.319	98.219	98.119	3.990	99.396	99.296	99.196	2.990	96.843	96.743	96.643	3.990	97.561	97.461	97.361	2.990	96.499	96.399	96.299
4.000	98.419	98.319	98.219	4.000	99.496	99.396	99.296	3.000	96.943	96.843	96.743	4.000	97.661	97.561	97.461	3.000	96.599	96.499	96.399
4.125	99.125	99.025	98.925	4.125	100.148	100.048	99.948	3.125	97.563	97.463	97.363	4.125	98.171	98.071	97.971	3.125	97.219	97.119	97.019
4.250	99.783	99.683	99.583	4.250	100.757	100.657	100.557	3.250	98.088	97.988	97.888	4.250	98.829	98.729	98.629	3.250	97.744	97.644	97.544
4.375	100.488	100.388	100.288	4.375	101.377	101.277	101.177	3.375	98.585	98.485	98.385	4.375	99.534	99.434	99.334	3.375	98.241	98.141	98.041
4.500	101.152	101.052	100.952	4.500	101.964	101.864	101.764	3.500	98.990	98.890	98.790	4.500	100.198	100.098	99.998	3.500	98.318	98.218	98.118
4.625	101.733	101.633	101.533	4.625	102.430	102.330	102.228	3.625	99.537	99.437	99.337	4.625	100.811	100.711	100.611	3.625	98.865	98.765	98.665
4.750	102.333	102.233	102.133	4.750	102.998	102.898	102.793	3.750	100.087	99.987	99.887	4.750	101.411	101.311	101.211	3.750	99.415	99.315	99.215
4.875	102.864	102.764	102.664	4.875	103.444	103.344	103.237	3.875	100.667	100.567	100.467	4.875	101.942	101.842	101.742	3.875	99.995	99.895	99.795
4.990	103.249	103.149	103.049	4.990	103.819	103.719	103.610	3.990	100.964	100.864	100.764	4.990	102.327	102.227	102.127	3.990	99.784	99.684	99.584
5.000	103.349	103.249	103.149	5.000	103.919	103.819	103.710	4.000	101.064	100.964	100.864	5.000	102.427	102.327	102.227	4.000	99.884	99.784	99.684
5.125	103.892	103.792	103.692	5.125	104.160	104.060	103.919	4.125	101.582	101.482	101.382	5.125	102.540	102.440	102.340	4.125	100.402	100.302	100.202
5.250	104.402	104.302	104.202	5.250	104.684	104.584	104.441	4.250	101.911	101.811	101.711	5.250	103.050	102.950	102.850	4.250	100.731	100.631	100.531
5.375	104.875	104.775	104.675	5.375	105.198	105.098	104.954	4.375	102.237	102.137	102.037	5.375	103.523	103.423	103.323	4.375	101.057	100.957	100.857
5.500	105.323	105.223	105.123	5.500	105.689	105.589	105.444	4.500	102.443	102.343	102.243	5.500	103.971	103.871	103.771	4.500	101.200	101.100	101.000
5.625	105.864	105.750	105.664	5.625	105.948	105.835	105.748	4.625	102.834	102.734	102.634	5.625	103.512	103.398	103.312	4.625	101.529	101.429	101.329
5.750	106.323	106.209	106.123	5.750	106.472	106.359	106.272	4.750	103.135	103.035	102.935	5.750	103.971	103.857	103.771	4.750	101.767	101.667	101.567

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.: 6/19/2018

W. Rate Sheet Dated: 4/20/2018

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)