



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.: 5/24/2018

45 Day Lock Exp.: 6/8/2018

60 Day Lock Exp.: 6/25/2018

W. Rate Sheet Dated: 4/24/2018

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	97.638	97.488	97.338	3.500	97.070	96.920	96.770	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.046	97.896	97.746	3.625	97.442	97.292	97.142	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.385	99.235	99.085	3.750	98.937	98.787	98.637	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	99.835	99.685	99.535	3.875	99.352	99.202	99.052	2.250	93.714	93.564	93.414	3.500	101.656	101.506	101.356
4.000	100.281	100.131	99.981	4.000	99.763	99.613	99.463	2.375	94.119	93.969	93.819	3.625	102.064	101.914	101.764
4.125	100.684	100.534	100.384	4.125	100.130	99.980	99.830	2.500	93.201	93.051	92.901	Margin = 2.250		Index = 2.180	
4.250	101.753	101.613	101.472	4.250	101.056	100.915	100.775	2.625	94.151	94.001	93.851				
4.375	102.192	102.052	101.911	4.375	101.460	101.319	101.178	2.750	96.816	96.666	96.516				
4.500	102.625	102.484	102.344	4.500	101.856	101.716	101.575	2.875	97.240	97.090	96.940				
4.625	102.946	102.806	102.665	4.625	102.142	102.002	101.861	3.000	97.634	97.484	97.334				
4.750	103.071	102.900	102.728	4.750	102.441	102.269	102.097	3.125	97.982	97.832	97.682				
4.875	103.403	103.231	103.059	4.875	102.770	102.598	102.426	3.250	98.684	98.534	98.384				
5.000	103.932	103.760	103.588	5.000	103.063	102.891	102.719	3.375	99.072	98.922	98.772				
5.125	104.270	104.098	103.927	5.125	103.186	103.014	102.843	3.500	99.461	99.311	99.161				
5.250	104.448	104.198	103.979	5.250	103.330	103.080	102.861	3.625	99.799	99.649	99.499				
5.375	104.615	104.365	104.146	5.375	103.578	103.328	103.109	3.750	100.301	100.151	100.001				
5.500	104.501	104.251	104.032	5.500	103.802	103.552	103.334	3.875	100.677	100.527	100.377				
5.625	104.920	104.670	104.451	5.625	104.236	103.986	103.767	4.000	100.999	100.849	100.699				
5.750	105.609	105.509	105.409	5.750	105.082	104.982	104.882	4.125	101.247	101.097	100.947				

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	96.438	96.288	96.138	3.500	96.070	95.920	95.770	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	96.846	96.696	96.546	3.625	96.442	96.292	96.142	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.185	98.035	97.885	3.750	97.937	97.787	97.637	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	98.635	98.485	98.335	3.875	98.352	98.202	98.052	2.250	92.714	92.564	92.414	3.500	100.656	100.506	100.356
4.000	99.081	98.931	98.781	4.000	98.763	98.613	98.463	2.375	93.119	92.969	92.819	3.625	101.064	100.914	100.764
4.125	99.484	99.334	99.184	4.125	99.130	98.980	98.830	2.500	92.201	92.051	91.901	Margin = 2.250		Index = 2.180	
4.250	100.553	100.413	100.272	4.250	100.056	99.915	99.775	2.625	93.151	93.001	92.851	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.992	100.852	100.711	4.375	100.460	100.319	100.178	2.750	95.816	95.666	95.516	Rate	30 Day	45 Day	60 Day
4.500	101.425	101.284	101.144	4.500	100.856	100.716	100.575	2.875	96.240	96.090	95.940	4.500	100.125	99.875	99.625
4.625	101.746	101.606	101.465	4.625	101.142	101.002	100.861	3.000	96.634	96.484	96.334	4.625	100.446	100.196	99.946
4.750	101.988	101.816	101.644	4.750	101.441	101.269	101.097	3.125	96.982	96.832	96.682	4.750	100.638	100.388	100.138
4.875	102.453	102.281	102.109	4.875	101.770	101.598	101.426	3.250	97.684	97.534	97.384	4.875	101.003	100.753	100.503
5.000	102.782	102.610	102.438	5.000	102.063	101.891	101.719	3.375	98.072	97.922	97.772	5.000	101.332	101.082	100.832
5.125	103.120	102.948	102.777	5.125	102.286	102.114	101.943	3.500	98.461	98.311	98.161	5.125	101.590	101.340	101.090
5.250	104.018	103.768	103.549	5.250	102.330	102.080	101.861	3.625	98.799	98.649	98.499	5.250	101.437	101.187	100.937
5.375	104.185	103.935	103.716	5.375	102.578	102.328	102.109	3.750	99.301	99.151	99.001	5.375	101.931	101.681	101.431
5.500	104.271	104.021	103.802	5.500	102.802	102.552	102.334	3.875	99.677	99.527	99.377	5.500	102.101	101.851	101.601
5.625	104.640	104.390	104.171	5.625	103.236	102.986	102.767	4.000	99.999	99.849	99.699	5.625	102.260	102.010	101.760
5.750	105.329	105.229	105.129	5.750	104.082	103.982	103.882	4.125	100.247	100.097	99.947	5.750	102.739	102.489	102.239

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.500	\$0 - \$49,999	-2.500
FICO 680 - 719	0.375	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.250	\$85,001 - \$125,000	-0.500
FICO 640 - 659	0.000	\$125,001 - \$175,000	-0.125
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	-1.500	\$275,001 up to HB	0.375
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
5.375	100.981	100.731	100.481	5.375	100.758	100.508	100.258
5.500	101.482	101.232	100.982	5.500	100.982	100.732	100.482
5.625	102.133	101.883	101.633	5.625	101.416	101.166	100.916
5.750	102.733	102.483	102.233	5.750	102.262	102.012	101.762

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:	4/24/2018	5.500%

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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/24/2018

45 Day Lock Exp.:

6/8/2018

60 Day Lock Exp.:

6/25/2018

W. Rate Sheet Dated: 4/24/2018

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	96.826	96.676	96.526	3.500	96.257	96.107	95.957	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	97.233	97.083	96.933	3.625	96.629	96.479	96.329	2.000	N/A	N/A	N/A	3.250	99.98	99.832	99.682
3.750	98.572	98.422	98.272	3.750	98.125	97.975	97.825	2.125	N/A	N/A	N/A	3.375	100.43	100.282	100.132
3.875	99.023	98.873	98.723	3.875	98.540	98.390	98.240	2.250	91.714	91.564	91.414	3.500	100.84	100.694	100.544
4.000	99.469	99.319	99.169	4.000	98.950	98.800	98.650	2.375	92.119	91.969	91.819	3.625	101.25	101.102	100.952
4.125	99.871	99.721	99.571	4.125	99.317	99.167	99.017	2.500	91.201	91.051	90.901	Margin = 2.250		Index = 2.180	
4.250	100.816	100.675	100.534	4.250	100.118	99.978	99.837	2.625	92.151	92.001	91.851				
4.375	101.255	101.114	100.974	4.375	100.522	100.382	100.241	2.750	95.128	94.978	94.828				
4.500	101.687	101.547	101.406	4.500	100.919	100.778	100.638	2.875	95.553	95.403	95.253				
4.625	102.009	101.868	101.728	4.625	101.205	101.064	100.924	3.000	95.946	95.796	95.646				
4.750	101.446	101.275	101.103	4.750	100.816	100.644	100.472	3.125	96.294	96.144	95.994				
4.875	101.778	101.606	101.434	4.875	101.145	100.973	100.801	3.250	97.872	97.722	97.572				
5.000	102.307	102.135	101.963	5.000	101.438	101.266	101.094	3.375	98.260	98.110	97.960				
5.125	102.645	102.473	102.302	5.125	101.561	101.389	101.218	3.500	98.649	98.499	98.349				
5.250	101.448	101.198	100.979	5.250	100.330	100.080	99.861	3.625	98.986	98.836	98.686				
5.375	101.615	101.365	101.146	5.375	100.578	100.328	100.109	3.750	99.489	99.339	99.189				
5.500	101.501	101.251	101.032	5.500	100.802	100.552	100.334	3.875	99.865	99.715	99.565				
5.625	101.920	101.670	101.451	5.625	101.236	100.986	100.767	4.000	100.187	100.037	99.887				
5.750	102.609	102.509	102.409	5.750	102.082	101.982	101.882	4.125	100.434	100.284	100.134				

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	95.626	95.476	95.326	3.500	95.257	95.107	94.957	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.033	95.883	95.733	3.625	95.629	95.479	95.329	2.000	N/A	N/A	N/A	3.250	98.982	98.832	98.682
3.750	97.372	97.222	97.072	3.750	97.125	96.975	96.825	2.125	N/A	N/A	N/A	3.375	99.432	99.282	99.132
3.875	97.823	97.673	97.523	3.875	97.540	97.390	97.240	2.250	90.964	90.814	90.664	3.500	99.844	99.694	99.544
4.000	98.269	98.119	97.969	4.000	97.950	97.800	97.650	2.375	91.369	91.219	91.069	3.625	100.252	100.102	99.952
4.125	98.671	98.521	98.371	4.125	98.317	98.167	98.017	2.500	90.451	90.301	90.151	Margin = 2.250		Index = 2.180	
4.250	99.616	99.475	99.334	4.250	99.118	98.978	98.837	2.625	91.401	91.251	91.101	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.055	99.914	99.774	4.375	99.522	99.382	99.241	2.750	94.910	94.760	94.610	Rate	30 Day	45 Day	60 Day
4.500	100.487	100.347	100.206	4.500	99.919	99.778	99.638	2.875	95.334	95.184	95.034	4.500	99.187	98.937	98.687
4.625	100.809	100.668	100.528	4.625	100.205	100.064	99.924	3.000	95.728	95.578	95.428	4.625	99.509	99.259	99.009
4.750	100.363	100.191	100.019	4.750	99.816	99.644	99.472	3.125	96.076	95.926	95.776	4.750	99.013	98.763	98.513
4.875	100.828	100.656	100.484	4.875	100.145	99.973	99.801	3.250	96.216	96.066	95.916	4.875	99.378	99.128	98.878
5.000	101.157	100.985	100.813	5.000	100.438	100.266	100.094	3.375	96.604	96.454	96.304	5.000	99.707	99.457	99.207
5.125	101.495	101.323	101.152	5.125	100.661	100.489	100.318	3.500	96.992	96.842	96.692	5.125	99.965	99.715	99.465
5.250	101.018	100.768	100.549	5.250	99.330	99.080	98.861	3.625	97.330	97.180	97.030	5.250	98.437	98.187	97.937
5.375	101.185	100.935	100.716	5.375	99.578	99.328	99.109	3.750	97.114	96.964	96.814	5.375	98.931	98.681	98.431
5.500	101.271	101.021	100.802	5.500	99.802	99.552	99.334	3.875	97.490	97.340	97.190	5.500	99.101	98.851	98.601
5.625	101.640	101.390	101.171	5.625	100.236	99.986	99.767	4.000	97.812	97.662	97.512	5.625	99.260	99.010	98.760
5.750	102.329	102.229	102.129	5.750	101.082	100.982	100.882	4.125	98.059	97.909	97.759	5.750	99.739	99.489	99.239

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	97.981	97.731	97.481	5.375	97.758	97.508	97.258
5.500	98.482	98.232	97.982	5.500	97.982	97.732	97.482
5.625	99.133	98.883	98.633	5.625	98.416	98.166	97.916
5.750	99.733	99.483	99.233	5.750	99.262	99.012	98.762

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:	4/24/2018 5.500%

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrown.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/24/2018

45 Day Lock Exp.: 6/8/2018

60 Day Lock Exp.: 6/25/2018

W. Rate Sheet Dated: 4/24/2018

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	98.181	98.081	97.981	4.625	101.893	101.793	101.693	3.000	96.835	96.735	96.635	3.000	97.264	97.164	97.064
4.125	98.873	98.773	98.673	4.750	102.395	102.295	102.195	3.125	97.320	97.220	97.120	3.125	97.604	97.504	97.404
4.250	99.456	99.356	99.256	4.875	102.776	102.676	102.576	3.250	97.865	97.765	97.665	3.250	98.227	98.127	98.027
4.375	100.038	99.938	99.838	4.990	103.031	102.931	102.831	3.375	98.334	98.234	98.134	3.375	98.586	98.486	98.386
4.500	100.645	100.545	100.445	5.000	103.131	103.031	102.931	3.500	98.763	98.663	98.563	3.500	98.938	98.838	98.738
4.625	101.294	101.194	101.094	5.125	103.685	103.585	103.485	3.625	99.176	99.076	98.976	3.625	99.260	99.160	99.060
4.750	101.827	101.727	101.627	5.250	104.183	104.083	103.983	3.750	99.698	99.598	99.498	3.750	99.943	99.843	99.743
4.875	102.368	102.268	102.168	5.375	104.541	104.441	104.341	3.875	100.120	100.020	99.920	3.875	100.277	100.177	100.077
4.990	102.532	102.432	102.332	5.500	104.862	104.762	104.662	3.990	100.531	100.431	100.331	3.990	100.498	100.398	100.298
5.000	102.632	102.532	102.432	5.625	105.220	105.119	104.990	4.000	100.631	100.531	100.431	4.000	100.598	100.498	100.398
5.125	103.294	103.194	103.094	5.750	105.735	105.635	105.505	4.125	101.103	101.003	100.903	4.125	100.899	100.799	100.699
5.250	103.958	103.858	103.758	5.875	106.099	105.998	105.869	4.250	101.381	101.281	101.181	4.250	101.303	101.203	101.086
5.375	104.428	104.328	104.228	5.990	106.324	106.223	106.094	4.375	101.678	101.578	101.478	4.375	101.608	101.508	101.391
5.500	104.784	104.684	104.584	6.000	106.424	106.323	106.194	4.500	102.033	101.933	101.833	4.500	101.882	101.782	101.665
5.625	105.273	105.173	105.065	6.125	106.679	106.579	106.450	4.625	102.453	102.353	102.253	4.625	102.118	102.018	101.901
5.750	105.963	105.863	105.755	6.250	106.526	106.345	106.224	4.750	102.676	102.576	102.476	4.750	102.277	102.177	102.060
5.875	106.404	106.304	106.196	6.375	106.864	106.683	106.562	4.875	102.934	102.834	102.734	4.875	102.423	102.323	102.206
5.990	106.722	106.622	106.514	6.500	N/A	N/A	N/A	4.990	103.061	102.961	102.861	4.990	102.484	102.384	102.267
6.000	106.822	106.722	106.614	6.625	N/A	N/A	N/A	5.000	103.161	103.061	102.961	5.000	102.584	102.484	102.367

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	98.301	98.201	98.101	3.000	96.239	96.139	96.039
4.375	98.902	98.802	98.702	3.125	96.677	96.577	96.477
4.500	99.452	99.352	99.252	3.250	97.010	96.910	96.810
4.625	99.862	99.762	99.662	3.375	97.442	97.342	97.242
4.750	100.552	100.452	100.352	3.500	97.885	97.785	97.685
4.875	101.088	100.988	100.888	3.625	98.301	98.201	98.101
4.990	101.455	101.355	101.255	3.750	98.662	98.562	98.462
5.000	101.555	101.455	101.355	3.875	99.113	99.013	98.913
5.125	101.798	101.698	101.598	3.990	99.450	99.350	99.250
5.250	102.117	102.017	101.917	4.000	99.550	99.450	99.350
5.375	102.634	102.534	102.434	4.125	99.960	99.860	99.760
5.500	103.125	103.025	102.925	4.250	100.149	100.049	99.949
5.625	103.384	103.284	103.184	4.375	100.353	100.253	100.153
5.750	102.408	102.308	102.178	4.500	100.530	100.430	100.330
5.875	102.945	102.845	102.716	4.625	100.889	100.789	100.688
5.990	103.360	103.260	103.131	4.750	101.035	100.935	100.834
6.000	103.460	103.360	103.231	4.875	101.204	101.104	101.003
6.125	103.711	103.611	103.481	4.990	101.248	101.148	101.047
6.250	103.931	103.831	103.701	5.000	101.348	101.248	101.147

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 LLPAs*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPAs: State; Extension; LPMI, 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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		



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.:

5/24/2018

45 Day Lock Exp.:

6/8/2018

60 Day Lock Exp.:

6/25/2018

W. Rate Sheet Dated: 4/24/2018

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	96.106	96.006	95.906	3.875	94.053	93.953	93.853	4.625	100.443	100.343	100.243	4.625	98.950	98.850	98.750
4.125	96.872	96.772	96.672	3.990	94.879	94.779	94.679	4.750	100.945	100.845	100.745	4.750	99.765	99.665	99.565
4.250	97.612	97.512	97.412	4.000	94.979	94.879	94.779	4.875	101.326	101.226	101.126	4.875	100.283	100.183	100.083
4.375	98.162	98.062	97.962	4.125	96.014	95.914	95.814	4.990	101.581	101.481	101.381	4.990	100.635	100.535	100.435
4.500	98.861	98.761	98.661	4.250	97.001	96.901	96.801	5.000	101.681	101.581	101.481	5.000	100.735	100.635	100.535
4.625	99.580	99.480	99.380	4.375	97.607	97.507	97.407	5.125	102.235	102.135	102.035	5.125	101.149	101.049	100.949
4.750	100.255	100.155	100.055	4.500	98.529	98.429	98.329	5.250	102.733	102.633	102.533	5.250	101.805	101.705	101.605
4.875	100.745	100.645	100.545	4.625	99.502	99.402	99.302	5.375	103.091	102.991	102.891	5.375	102.316	102.216	102.116
4.990	101.082	100.982	100.882	4.750	100.409	100.309	100.209	5.500	103.412	103.312	103.212	5.500	102.705	102.605	102.505
5.000	101.182	101.082	100.982	4.875	100.950	100.850	100.750	5.625	103.770	103.669	103.569	5.625	103.092	102.992	102.892
5.125	101.844	101.744	101.644	4.990	101.332	101.232	101.132	5.750	104.285	104.185	104.085	5.750	103.787	103.687	103.579
5.250	102.508	102.408	102.308	5.000	101.432	101.332	101.232	5.875	104.649	104.548	104.449	5.875	104.274	104.174	104.066
5.375	102.978	102.878	102.778	5.125	102.075	101.975	101.875	5.990	104.874	104.773	104.674	5.990	104.610	104.510	104.402
5.500	103.334	103.234	103.134	5.250	102.974	102.874	102.774	6.000	104.974	104.873	104.774	6.000	104.710	104.610	104.502
5.625	103.823	103.723	103.615	5.375	103.494	103.394	103.294	6.125	105.229	105.129	105.029	6.125	105.055	104.955	104.847
5.750	104.513	104.413	104.305	5.500	103.889	103.789	103.689	6.250	105.076	104.895	104.774	6.250	104.701	104.583	104.461
5.875	104.954	104.854	104.746	5.625	104.277	104.177	104.077	6.375	105.414	105.233	105.112	6.375	105.153	105.035	104.914
5.990	105.272	105.172	105.064	5.750	105.198	105.098	104.990	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	105.372	105.272	105.164	5.875	105.685	105.585	105.477	6.625	N/A	N/A	N/A	6.625	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	96.239	96.139	96.039	3.000	93.666	93.566	93.466	3.000	95.764	95.664	95.564	3.000	93.395	93.295	93.195
3.125	96.677	96.577	96.477	3.125	94.342	94.242	94.142	3.125	96.104	96.004	95.904	3.125	94.081	93.981	93.881
3.250	97.010	96.910	96.810	3.250	94.711	94.611	94.511	3.250	96.727	96.627	96.527	3.250	94.441	94.341	94.241
3.375	97.442	97.342	97.242	3.375	95.155	95.055	94.955	3.375	97.086	96.986	96.886	3.375	94.895	94.795	94.695
3.500	97.885	97.785	97.685	3.500	95.855	95.755	95.655	3.500	97.438	97.338	97.238	3.500	95.585	95.485	95.385
3.625	98.301	98.201	98.101	3.625	96.497	96.397	96.297	3.625	97.760	97.660	97.560	3.625	96.236	96.136	96.036
3.750	98.662	98.562	98.462	3.750	96.943	96.843	96.743	3.750	98.443	98.343	98.243	3.750	96.672	96.572	96.472
3.875	99.113	99.013	98.913	3.875	97.595	97.495	97.395	3.875	98.777	98.677	98.577	3.875	97.324	97.224	97.124
3.990	99.450	99.350	99.250	3.990	98.143	98.043	97.943	3.990	98.998	98.898	98.798	3.990	97.863	97.763	97.663
4.000	99.560	99.460	99.360	4.000	98.243	98.143	98.043	4.000	99.098	98.998	98.898	4.000	97.963	97.863	97.763
4.125	99.950	99.850	99.750	4.125	98.874	98.774	98.674	4.125	99.399	99.299	99.199	4.125	98.593	98.493	98.393
4.250	100.149	100.049	99.949	4.250	99.181	99.081	98.981	4.250	99.803	99.703	99.603	4.250	98.901	98.801	98.701
4.375	100.353	100.253	100.153	4.375	99.553	99.453	99.353	4.375	100.108	100.008	99.908	4.375	99.252	99.152	99.052
4.500	100.530	100.430	100.330	4.500	100.116	100.016	99.916	4.500	100.382	100.282	100.182	4.500	99.816	99.716	99.616
4.625	100.889	100.789	100.689	4.625	100.645	100.545	100.445	4.625	100.618	100.518	100.418	4.625	100.345	100.245	100.145
4.750	101.035	100.935	100.835	4.750	100.894	100.794	100.694	4.750	100.777	100.677	100.577	4.750	100.594	100.494	100.394
4.875	101.204	101.104	101.004	4.875	101.180	101.080	100.979	4.875	100.923	100.823	100.723	4.875	100.870	100.770	100.669
4.990	101.248	101.148	101.048	4.990	101.334	101.234	101.133	4.990	100.984	100.884	100.784	4.990	101.054	100.954	100.853
5.000	101.348	101.248	101.148	5.000	101.434	101.334	101.233	5.000	101.084	100.984	100.884	5.000	101.154	101.054	100.953

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	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%
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)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	-0.250



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.:

5/24/2018

45 Day Lock Exp.:

6/8/2018

60 Day Lock Exp.:

6/25/2018

W. Rate Sheet Dated: 4/24/2018

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	96.778	96.678	96.578	3.750	97.750	97.650	97.550	2.750	95.516	95.416	95.316
3.875	97.481	97.381	97.281	3.875	98.444	98.344	98.244	2.875	96.227	96.127	96.027
3.990	98.081	97.981	97.881	3.990	98.962	98.862	98.762	2.990	96.735	96.635	96.535
4.000	98.181	98.081	97.981	4.000	99.062	98.962	98.862	3.000	96.835	96.735	96.635
4.125	98.873	98.773	98.673	4.125	99.719	99.619	99.519	3.125	97.320	97.220	97.120
4.250	99.456	99.356	99.256	4.250	100.388	100.288	100.188	3.250	97.865	97.765	97.665
4.375	100.038	99.938	99.838	4.375	100.971	100.871	100.771	3.375	98.334	98.234	98.134
4.500	100.685	100.585	100.485	4.500	101.592	101.492	101.392	3.500	98.763	97.639	98.563
4.625	101.294	101.194	101.094	4.625	102.041	101.941	101.830	3.625	99.244	99.144	99.044
4.750	101.892	101.792	101.692	4.750	102.662	102.562	102.447	3.750	99.823	99.723	99.623
4.875	102.462	102.362	102.262	4.875	103.044	102.944	102.828	3.875	100.412	100.312	100.212
4.990	102.858	102.758	102.658	4.990	103.429	103.329	103.211	3.990	100.814	100.714	100.614
5.000	102.958	102.858	102.758	5.000	103.529	103.429	103.311	4.000	100.914	100.814	100.714
5.125	103.566	103.463	103.350	5.125	103.850	103.747	103.572	4.125	101.436	101.336	101.236
5.250	104.065	103.965	103.849	5.250	104.370	104.267	104.091	4.250	101.722	101.622	101.522
5.375	104.573	104.469	104.357	5.375	104.843	104.740	104.562	4.375	102.013	101.913	101.813
5.500	105.011	104.908	104.796	5.500	105.257	105.154	104.977	4.500	102.063	101.963	101.863
5.625	105.537	105.414	105.325	5.625	105.424	105.302	105.213	4.625	102.458	102.358	102.258
5.750	106.005	105.883	105.795	5.750	105.961	105.839	105.749	4.750	102.763	102.663	102.563

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	95.988	95.888	95.788	2.750	95.172	95.072	94.972
3.875	96.691	96.591	96.491	2.875	95.883	95.783	95.683
3.990	97.291	97.191	97.091	2.990	96.391	96.291	96.191
4.000	97.391	97.291	97.191	3.000	96.491	96.391	96.291
4.125	97.919	97.819	97.719	3.125	96.976	96.876	96.776
4.250	98.502	98.402	98.302	3.250	97.521	97.421	97.321
4.375	99.084	98.984	98.884	3.375	97.990	97.890	97.790
4.500	99.731	99.631	99.531	3.500	98.091	96.967	97.891
4.625	100.372	100.272	100.172	3.625	98.572	98.472	98.372
4.750	100.970	100.870	100.770	3.750	99.151	99.051	98.951
4.875	101.540	101.440	101.340	3.875	99.740	99.640	99.540
4.990	101.936	101.836	101.736	3.990	99.642	99.542	99.442
5.000	102.036	101.936	101.836	4.000	99.742	99.642	99.542
5.125	102.253	102.150	102.037	4.125	100.264	100.164	100.064
5.250	102.752	102.649	102.536	4.250	100.550	100.450	100.350
5.375	103.260	103.156	103.044	4.375	100.841	100.741	100.641
5.500	103.698	103.595	103.483	4.500	100.828	100.728	100.628
5.625	103.224	103.101	103.012	4.625	101.161	101.061	100.961
5.750	103.692	103.570	103.482	4.750	101.403	101.303	101.203

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	-0.600	-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@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/24/2018

45 Day Lock Exp.:

6/8/2018

60 Day Lock Exp.:

6/25/2018

W. Rate Sheet Dated: 4/24/2018

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	95.003	94.903	94.803	3.750	94.903	94.803	94.703	3.750	96.221	96.121	96.021	3.750	96.121	96.021	95.921
3.875	95.749	95.649	95.549	3.875	95.649	95.549	95.449	3.875	96.936	96.836	96.736	3.875	96.836	96.736	96.636
3.990	96.459	96.359	96.259	3.990	96.359	96.259	96.159	3.990	97.512	97.412	97.312	3.990	97.412	97.312	97.212
4.000	96.559	96.459	96.359	4.000	96.459	96.359	96.259	4.000	97.612	97.512	97.412	4.000	97.512	97.412	97.312
4.125	97.198	97.098	96.998	4.125	97.098	96.998	96.898	4.125	98.269	98.169	98.069	4.125	98.169	98.069	97.969
4.250	97.833	97.733	97.633	4.250	97.733	97.633	97.533	4.250	98.938	98.838	98.738	4.250	98.838	98.738	98.638
4.375	98.553	98.453	98.353	4.375	98.453	98.353	98.253	4.375	99.521	99.421	99.321	4.375	99.421	99.321	99.221
4.500	99.235	99.135	99.035	4.500	99.135	99.035	98.935	4.500	100.142	100.042	99.942	4.500	100.042	99.942	99.842
4.625	99.838	99.738	99.638	4.625	99.738	99.638	99.538	4.625	100.591	100.491	100.389	4.625	100.491	100.391	100.289
4.750	100.442	100.342	100.242	4.750	100.342	100.242	100.142	4.750	101.212	101.112	100.997	4.750	101.112	101.012	100.897
4.875	101.012	100.912	100.812	4.875	100.912	100.812	100.712	4.875	101.594	101.494	101.378	4.875	101.494	101.394	101.278
4.990	101.408	101.308	101.208	4.990	101.308	101.208	101.108	4.990	101.979	101.879	101.761	4.990	101.879	101.779	101.661
5.000	101.508	101.408	101.308	5.000	101.408	101.308	101.208	5.000	102.079	101.979	101.861	5.000	101.979	101.879	101.761
5.125	102.116	102.016	101.900	5.125	102.016	101.913	101.800	5.125	102.400	102.297	102.122	5.125	102.300	102.197	102.022
5.250	102.615	102.512	102.399	5.250	102.512	102.412	102.299	5.250	102.920	102.817	102.641	5.250	102.820	102.717	102.541
5.375	103.123	103.019	102.907	5.375	103.023	102.919	102.807	5.375	103.393	103.290	103.112	5.375	103.293	103.190	103.012
5.500	103.561	103.458	103.346	5.500	103.461	103.358	103.246	5.500	103.807	103.704	103.527	5.500	103.707	103.604	103.427
5.625	104.087	103.964	103.875	5.625	103.987	103.864	103.775	5.625	103.974	103.852	103.763	5.625	103.874	103.752	103.663
5.750	104.555	104.433	104.345	5.750	104.455	104.333	104.245	5.750	104.511	104.389	104.299	5.750	104.411	104.289	104.199

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.786	93.686	93.586	2.750	93.686	93.586	93.486
2.875	94.469	94.369	94.269	2.875	94.369	94.269	94.169
2.990	95.045	94.945	94.845	2.990	94.945	94.845	94.745
3.000	95.145	95.045	94.945	3.000	95.045	94.945	94.845
3.125	95.766	95.666	95.566	3.125	95.666	95.566	95.466
3.250	96.318	96.218	96.118	3.250	96.218	96.118	96.018
3.375	96.819	96.719	96.619	3.375	96.719	96.619	96.519
3.500	97.223	96.099	97.023	3.500	97.123	95.999	96.923
3.625	97.744	97.644	97.544	3.625	97.644	97.544	97.444
3.750	98.323	98.223	98.123	3.750	98.223	98.123	98.023
3.875	98.912	98.812	98.712	3.875	98.812	98.712	98.612
3.990	99.314	99.214	99.114	3.990	99.214	99.114	99.014
4.000	99.414	99.314	99.214	4.000	99.314	99.214	99.114
4.125	99.936	99.836	99.736	4.125	99.836	99.736	99.636
4.250	100.222	100.122	100.022	4.250	100.122	100.022	99.922
4.375	100.513	100.413	100.313	4.375	100.413	100.313	100.213
4.500	100.563	100.463	100.363	4.500	100.463	100.363	100.263
4.625	100.958	100.858	100.758	4.625	100.858	100.758	100.658
4.750	101.263	101.163	101.063	4.750	101.163	101.063	100.963

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	94.213	94.113	94.013	3.750	94.113	94.013	93.913	2.750	93.442	93.342	93.242	2.750	93.342	93.242	93.142
3.875	94.959	94.859	94.759	3.875	94.859	94.759	94.659	2.875	94.125	94.025	93.925	2.875	94.025	93.925	93.825
3.990	95.669	95.569	95.469	3.990	95.569	95.469	95.369	2.990	94.701	94.601	94.501	2.990	94.601	94.501	94.401
4.000	95.769	95.669	95.569	4.000	95.669	95.569	95.469	3.000	94.801	94.701	94.601	3.000	94.701	94.601	94.501
4.125	96.244	96.144	96.044	4.125	96.144	96.044	95.944	3.125	95.422	95.322	95.222	3.125	95.322	95.222	95.122
4.250	96.879	96.779	96.679	4.250	96.779	96.679	96.579	3.250	95.974	95.874	95.774	3.250	95.874	95.774	95.674
4.375	97.599	97.499	97.399	4.375	97.499	97.399	97.299	3.375	96.475	96.375	96.275	3.375	96.375	96.275	96.175
4.500	98.281	98.181	98.081	4.500	98.181	98.081	97.981	3.500	96.551	96.451	96.351	3.500	96.451	96.351	96.251
4.625	98.916	98.816	98.716	4.625	98.816	98.716	98.616	3.625	97.072	96.972	96.872	3.625	96.972	96.872	96.772
4.750	99.520	99.420	99.320	4.750	99.420	99.320	99.220	3.750	97.651	97.551	97.451	3.750	97.551	97.451	97.351
4.875	100.090	99.990	99.890	4.875	99.990	99.890	99.790	3.875	98.240	98.140	98.040	3.875	98.140	98.040	97.940
4.990	100.486	100.386	100.286	4.990	100.386	100.286	100.186	3.990	98.142	98.042	97.942	3.990	98.042	97.942	97.842
5.000	100.586	100.486	100.386	5.000	100.486	100.386	100.286	4.000	98.242	98.142	98.042	4.000	98.142	98.042	97.942
5.125	100.803	100.700	100.587	5.125	100.700	100.600	100.487	4.125	98.764	98.664	98.564	4.125	98.664	98.564	98.464
5.250	101.302	101.199	101.086	5.250	101.202	101.099	100.986	4.250	99.050	98.950	98.850	4.250	98.950	98.850	98.750
5.375	101.810	101.706	101.594	5.375	101.710	101.606	101.494	4.375	99.341	99.241	99.141	4.375	99.241	99.141	99.041
5.500	102.248	102.145	102.033	5.500	102.148	102.045	101.933	4.500	99.328	99.228	99.128	4.500	99.228	99.128	99.028
5.625	101.774	101.651	101.562	5.625	101.674	101.551	101.462	4.625	99.661	99.561	99.461	4.625	99.561	99.461	99.361
5.750	102.242	102.120	102.032	5.750	102.142	102.020	101.932	4.750	99.903	99.803	99.703	4.750	99.803	99.703	99.603

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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/24/2018

45 Day Lock Exp.:

6/8/2018

60 Day Lock Exp.:

6/25/2018

W. Rate Sheet Dated: 4/24/2018

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	96.453	96.353	96.253	3.750	97.671	97.571	97.471	2.750	95.286	95.186	95.086	3.750	95.663	95.563	95.463	2.750	94.942	94.842	94.742
3.875	97.199	97.099	96.999	3.875	98.386	98.286	98.186	2.875	95.969	95.869	95.769	3.875	96.409	96.309	96.209	2.875	95.625	95.525	95.425
3.990	97.909	97.809	97.709	3.990	98.962	98.862	98.762	2.990	96.545	96.445	96.345	3.990	97.119	97.019	96.919	2.990	96.201	96.101	96.001
4.000	98.009	97.909	97.809	4.000	99.062	98.962	98.862	3.000	96.645	96.545	96.445	4.000	97.219	97.119	97.019	3.000	96.301	96.201	96.101
4.125	98.648	98.548	98.448	4.125	99.719	99.619	99.519	3.125	97.266	97.166	97.066	4.125	97.694	97.594	97.494	3.125	96.922	96.822	96.722
4.250	99.283	99.183	99.083	4.250	100.388	100.288	100.188	3.250	97.818	97.718	97.618	4.250	98.329	98.229	98.129	3.250	97.474	97.374	97.274
4.375	100.003	99.903	99.803	4.375	100.971	100.871	100.771	3.375	98.319	98.219	98.119	4.375	99.049	98.949	98.849	3.375	97.975	97.875	97.775
4.500	100.685	100.585	100.485	4.500	101.592	101.492	101.392	3.500	98.723	97.599	98.523	4.500	99.731	99.631	99.531	3.500	98.051	96.927	97.851
4.625	101.288	101.188	101.088	4.625	102.041	101.941	101.830	3.625	99.244	99.144	99.044	4.625	100.366	100.266	100.166	3.625	98.572	98.472	98.372
4.750	101.892	101.792	101.692	4.750	102.662	102.562	102.447	3.750	99.823	99.723	99.623	4.750	100.970	100.870	100.770	3.750	99.151	99.051	98.951
4.875	102.462	102.362	102.262	4.875	103.044	102.944	102.828	3.875	100.412	100.312	100.212	4.875	101.540	101.440	101.340	3.875	99.740	99.640	99.540
4.990	102.858	102.758	102.658	4.990	103.429	103.329	103.211	3.990	100.814	100.714	100.614	4.990	101.936	101.836	101.736	3.990	99.642	99.542	99.442
5.000	102.958	102.858	102.758	5.000	103.529	103.429	103.311	4.000	100.914	100.814	100.714	5.000	102.036	101.936	101.836	4.000	99.742	99.642	99.542
5.125	103.566	103.463	103.350	5.125	103.850	103.747	103.572	4.125	101.436	101.336	101.236	5.125	102.253	102.150	102.037	4.125	100.264	100.164	100.064
5.250	104.065	103.962	103.849	5.250	104.370	104.267	104.091	4.250	101.722	101.622	101.522	5.250	102.752	102.649	102.536	4.250	100.550	100.450	100.350
5.375	104.573	104.469	104.357	5.375	104.843	104.740	104.562	4.375	102.013	101.913	101.813	5.375	103.260	103.156	103.044	4.375	100.841	100.741	100.641
5.500	105.011	104.908	104.796	5.500	105.257	105.154	104.977	4.500	102.063	101.963	101.863	5.500	103.698	103.595	103.483	4.500	100.828	100.728	100.628
5.625	105.537	105.414	105.325	5.625	105.424	105.302	105.213	4.625	102.458	102.358	102.258	5.625	103.224	103.101	103.012	4.625	101.161	101.061	100.961
5.750	106.005	105.883	105.795	5.750	105.961	105.839	105.749	4.750	102.763	102.663	102.563	5.750	103.692	103.570	103.482	4.750	101.403	101.303	101.203

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.: 5/24/2018

45 Day Lock Exp.: 6/8/2018

60 Day Lock Exp.: 6/25/2018

W. Rate Sheet Dated: 4/24/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	97.039	96.914	96.789	
4.125	97.933	97.808	97.683	
4.250	98.583	98.458	98.333	
4.375	99.329	99.204	99.079	
4.500	99.899	99.774	99.649	
4.625	100.342	100.217	100.092	
4.750	100.890	100.765	100.640	
4.875	101.192	101.067	100.942	
5.000	101.534	101.409	101.284	
5.125	101.804	101.679	101.554	
5.250	102.043	101.918	101.793	
5.375	102.292	102.167	102.042	
5.500	102.534	102.409	102.284	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 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	97.089	96.964	96.839	
3.625	97.556	97.431	97.306	
3.750	97.984	97.859	97.734	
3.875	98.595	98.470	98.345	
4.000	98.942	98.817	98.692	
4.125	99.211	99.086	98.961	
4.250	99.485	99.360	99.235	
4.375	99.765	99.640	99.515	
4.500	99.997	99.872	99.747	
4.625	100.262	100.137	100.012	
4.750	100.531	100.406	100.281	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 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	97.152	97.027	96.902	
3.375	97.642	97.517	97.392	
3.500	98.105	97.980	97.855	
3.625	98.531	98.406	98.281	
3.750	98.922	98.797	98.672	
3.875	99.292	99.167	99.042	
4.000	99.611	99.486	99.361	
4.125	99.981	99.856	99.731	
4.250	100.319	100.194	100.069	
4.375	100.629	100.504	100.379	
4.500	100.939	100.814	100.689	
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)