



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.: 5/28/2018

45 Day Lock Exp.: 6/11/2018

60 Day Lock Exp.: 6/25/2018

W. Rate Sheet Dated: 4/26/2018

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	97.513	97.363	97.213	3.500	96.945	96.795	96.645	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	97.921	97.771	97.621	3.625	97.317	97.167	97.017	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.197	99.047	98.897	3.750	98.750	98.600	98.450	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	99.648	99.498	99.348	3.875	99.165	99.015	98.865	2.250	93.479	93.329	93.179	3.500	101.656	101.506	101.356
4.000	100.094	99.944	99.794	4.000	99.575	99.425	99.275	2.375	93.885	93.735	93.585	3.625	102.064	101.914	101.764
4.125	100.496	100.346	100.196	4.125	99.942	99.792	99.642	2.500	92.966	92.816	92.666	Margin = 2.250		Index = 2.180	
4.250	101.597	101.456	101.300	4.250	100.900	100.759	100.603	2.625	93.916	93.766	93.616				
4.375	102.036	101.896	101.739	4.375	101.303	101.163	101.007	2.750	96.804	96.654	96.504				
4.500	102.469	102.328	102.172	4.500	101.700	101.559	101.403	2.875	97.229	97.079	96.929				
4.625	102.790	102.650	102.493	4.625	101.986	101.846	101.689	3.000	97.622	97.472	97.322				
4.750	102.860	102.704	102.532	4.750	102.363	102.206	102.034	3.125	97.970	97.820	97.670				
4.875	103.324	103.168	102.996	4.875	102.692	102.535	102.363	3.250	98.680	98.530	98.380				
5.000	103.853	103.697	103.525	5.000	102.985	102.829	102.657	3.375	99.068	98.918	98.768				
5.125	104.192	104.036	103.864	5.125	103.108	102.952	102.780	3.500	99.457	99.307	99.157				
5.250	104.510	104.245	103.995	5.250	103.392	103.126	102.876	3.625	99.795	99.645	99.495				
5.375	104.677	104.412	104.162	5.375	103.641	103.375	103.125	3.750	100.274	100.124	99.974				
5.500	104.563	104.298	104.048	5.500	103.865	103.599	103.349	3.875	100.650	100.500	100.350				
5.625	104.983	104.717	104.467	5.625	104.299	104.033	103.783	4.000	100.972	100.822	100.672				
5.750	105.297	105.156	105.056	5.750	104.769	104.629	104.529	4.125	101.219	101.069	100.919				

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	96.313	96.163	96.013	3.500	95.945	95.795	95.645	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	96.721	96.571	96.421	3.625	96.317	96.167	96.017	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	97.997	97.847	97.697	3.750	97.750	97.600	97.450	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	98.448	98.298	98.148	3.875	98.165	98.015	97.865	2.250	92.479	92.329	92.179	3.500	100.656	100.506	100.356
4.000	98.894	98.744	98.594	4.000	98.575	98.425	98.275	2.375	92.885	92.735	92.585	3.625	101.064	100.914	100.764
4.125	99.296	99.146	98.996	4.125	98.942	98.792	98.642	2.500	91.966	91.816	91.666	Margin = 2.250		Index = 2.180	
4.250	100.397	100.256	100.100	4.250	99.900	99.759	99.603	2.625	92.916	92.766	92.616	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.836	100.696	100.539	4.375	100.303	100.163	100.007	2.750	95.804	95.654	95.504	Rate	30 Day	45 Day	60 Day
4.500	101.269	101.128	100.972	4.500	100.700	100.559	100.403	2.875	96.229	96.079	95.929	4.500	99.969	99.719	99.469
4.625	101.590	101.450	101.293	4.625	100.986	100.846	100.689	3.000	96.622	96.472	96.322	4.625	100.290	100.040	99.790
4.750	101.910	101.754	101.582	4.750	101.363	101.206	101.034	3.125	96.970	96.820	96.670	4.750	100.560	100.310	100.060
4.875	102.374	102.218	102.046	4.875	101.692	101.535	101.363	3.250	97.680	97.530	97.380	4.875	100.924	100.674	100.424
5.000	102.703	102.547	102.375	5.000	101.985	101.829	101.657	3.375	98.068	97.918	97.768	5.000	101.253	101.003	100.753
5.125	103.042	102.886	102.714	5.125	102.208	102.052	101.880	3.500	98.457	98.307	98.157	5.125	101.512	101.262	101.012
5.250	104.080	103.815	103.565	5.250	102.392	102.126	101.876	3.625	98.795	98.645	98.495	5.250	101.499	101.233	100.983
5.375	104.247	103.982	103.732	5.375	102.641	102.375	102.125	3.750	99.274	99.124	98.974	5.375	101.993	101.727	101.477
5.500	104.333	104.068	103.818	5.500	102.865	102.599	102.349	3.875	99.650	99.500	99.350	5.500	102.163	101.897	101.647
5.625	104.703	104.437	104.187	5.625	103.299	103.033	102.783	4.000	99.972	99.822	99.672	5.625	102.323	102.057	101.807
5.750	105.017	104.876	104.776	5.750	103.769	103.629	103.529	4.125	100.219	100.069	99.919	5.750	102.747	102.497	102.247

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

DPA 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	101.043	100.778	100.528	5.375	100.821	100.555	100.305
5.500	101.544	101.279	101.029	5.500	101.045	100.779	100.529
5.625	102.196	101.930	101.680	5.625	101.479	101.213	100.963
5.750	102.741	102.491	102.241	5.750	101.949	101.699	101.449

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:	4/26/2018	5.500%

DPA 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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1-877-588-2706

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/28/2018

45 Day Lock Exp.:

6/11/2018

60 Day Lock Exp.:

6/25/2018

W. Rate Sheet Dated: 4/26/2018

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	96.701	96.551	96.401	3.500	96.132	95.982	95.832	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	97.108	96.958	96.808	3.625	96.504	96.354	96.204	2.000	N/A	N/A	N/A	3.250	99.98	99.832	99.682
3.750	98.385	98.235	98.085	3.750	97.937	97.787	97.637	2.125	N/A	N/A	N/A	3.375	100.43	100.282	100.132
3.875	98.835	98.685	98.535	3.875	98.352	98.202	98.052	2.250	91.479	91.329	91.179	3.500	100.84	100.694	100.544
4.000	99.281	99.131	98.981	4.000	98.763	98.613	98.463	2.375	91.885	91.735	91.585	3.625	101.25	101.102	100.952
4.125	99.684	99.534	99.384	4.125	99.130	98.980	98.830	2.500	90.966	90.816	90.666	Margin = 2.250		Index = 2.180	
4.250	100.659	100.519	100.363	4.250	99.962	99.822	99.665	2.625	91.916	91.766	91.616				
4.375	101.099	100.958	100.802	4.375	100.366	100.225	100.069	2.750	95.117	94.967	94.817				
4.500	101.531	101.390	101.234	4.500	100.763	100.622	100.466	2.875	95.541	95.391	95.241				
4.625	101.853	101.712	101.556	4.625	101.049	100.908	100.752	3.000	95.935	95.785	95.635				
4.750	101.235	101.079	100.907	4.750	100.738	100.581	100.409	3.125	96.283	96.133	95.983				
4.875	101.699	101.543	101.371	4.875	101.067	100.910	100.738	3.250	97.868	97.718	97.568				
5.000	102.228	102.072	101.900	5.000	101.360	101.204	101.032	3.375	98.256	98.106	97.956				
5.125	102.567	102.411	102.239	5.125	101.483	101.327	101.155	3.500	98.645	98.495	98.345				
5.250	101.510	101.245	100.995	5.250	100.392	100.126	99.876	3.625	98.982	98.832	98.682				
5.375	101.677	101.412	101.162	5.375	100.641	100.375	100.125	3.750	99.461	99.311	99.161				
5.500	101.563	101.298	101.048	5.500	100.865	100.599	100.349	3.875	99.837	99.687	99.537				
5.625	101.983	101.717	101.467	5.625	101.299	101.033	100.783	4.000	100.159	100.009	99.859				
5.750	102.297	102.156	102.056	5.750	101.769	101.629	101.529	4.125	100.407	100.257	100.107				

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	95.501	95.351	95.201	3.500	95.132	94.982	94.832	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	95.908	95.758	95.608	3.625	95.504	95.354	95.204	2.000	N/A	N/A	N/A	3.250	98.982	98.832	98.682
3.750	97.185	97.035	96.885	3.750	96.937	96.787	96.637	2.125	N/A	N/A	N/A	3.375	99.432	99.282	99.132
3.875	97.635	97.485	97.335	3.875	97.352	97.202	97.052	2.250	90.729	90.579	90.429	3.500	99.844	99.694	99.544
4.000	98.081	97.931	97.781	4.000	97.763	97.613	97.463	2.375	91.135	90.985	90.835	3.625	100.252	100.102	99.952
4.125	98.484	98.334	98.184	4.125	98.130	97.980	97.830	2.500	90.216	90.066	89.916	Margin = 2.250		Index = 2.180	
4.250	99.459	99.319	99.163	4.250	98.962	98.822	98.665	2.625	91.166	91.016	90.866	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.899	99.758	99.602	4.375	99.366	99.225	99.069	2.750	94.898	94.748	94.598	Rate	30 Day	45 Day	60 Day
4.500	100.331	100.190	100.034	4.500	99.763	99.622	99.466	2.875	95.322	95.172	95.022	4.500	99.031	98.781	98.531
4.625	100.653	100.512	100.356	4.625	100.049	99.908	99.752	3.000	95.716	95.566	95.416	4.625	99.353	99.103	98.853
4.750	100.285	100.129	99.957	4.750	99.738	99.581	99.409	3.125	96.064	95.914	95.764	4.750	98.935	98.685	98.435
4.875	100.749	100.593	100.421	4.875	100.067	99.910	99.738	3.250	96.212	96.062	95.912	4.875	99.299	99.049	98.799
5.000	101.078	100.922	100.750	5.000	100.360	100.204	100.032	3.375	96.600	96.450	96.300	5.000	99.628	99.378	99.128
5.125	101.417	101.261	101.089	5.125	100.583	100.427	100.255	3.500	96.989	96.839	96.689	5.125	99.887	99.637	99.387
5.250	101.080	100.815	100.565	5.250	99.392	99.126	98.876	3.625	97.326	97.176	97.026	5.250	98.499	98.233	97.983
5.375	101.247	100.982	100.732	5.375	99.641	99.375	99.125	3.750	97.086	96.936	96.786	5.375	98.993	98.727	98.477
5.500	101.333	101.068	100.818	5.500	99.865	99.599	99.349	3.875	97.462	97.312	97.162	5.500	99.163	98.897	98.647
5.625	101.703	101.437	101.187	5.625	100.299	100.033	99.783	4.000	97.784	97.634	97.484	5.625	99.323	99.057	98.807
5.750	102.017	101.876	101.776	5.750	100.769	100.629	100.529	4.125	98.032	97.882	97.732	5.750	99.747	99.497	99.247

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

DPA 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	98.043	97.778	97.528	5.375	97.821	97.555	97.305
5.500	98.544	98.279	98.029	5.500	98.045	97.779	97.529
5.625	99.196	98.930	98.680	5.625	98.479	98.213	97.963
5.750	99.741	99.491	99.241	5.750	98.949	98.699	98.449

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:	4/26/2018 5.500%

DPA 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 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
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.: 5/28/2018
45 Day Lock Exp.: 6/11/2018
60 Day Lock Exp.: 6/25/2018

W. Rate Sheet Dated: 4/26/2018

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	96.391	96.291	96.191	3.750	97.714	97.614	97.514	2.750	95.435	95.335	95.235
3.875	97.145	97.045	96.945	3.875	98.429	98.329	98.229	2.875	96.118	96.018	95.918
3.990	97.852	97.752	97.652	3.990	99.009	98.909	98.809	2.990	96.694	96.594	96.494
4.000	97.952	97.852	97.752	4.000	99.109	99.009	98.909	3.000	96.794	96.694	96.594
4.125	98.663	98.563	98.463	4.125	99.728	99.628	99.528	3.125	97.413	97.313	97.213
4.250	99.289	99.189	99.089	4.250	100.399	100.299	100.199	3.250	97.965	97.865	97.765
4.375	100.021	99.921	99.821	4.375	100.983	100.883	100.783	3.375	98.465	98.365	98.265
4.500	100.705	100.605	100.505	4.500	101.606	101.506	101.406	3.500	98.836	98.736	98.636
4.625	101.326	101.226	101.126	4.625	102.091	101.991	101.891	3.625	99.359	99.259	99.159
4.750	101.932	101.832	101.732	4.750	102.713	102.613	102.513	3.750	99.937	99.837	99.737
4.875	102.505	102.405	102.305	4.875	103.096	102.996	102.896	3.875	100.526	100.426	100.326
4.990	102.924	102.824	102.724	4.990	103.482	103.382	103.282	3.990	100.829	100.729	100.629
5.000	103.024	102.924	102.824	5.000	103.582	103.482	103.382	4.000	100.929	100.829	100.729
5.125	103.625	103.525	103.425	5.125	103.917	103.817	103.689	4.125	101.452	101.352	101.252
5.250	104.127	104.027	103.927	5.250	104.438	104.338	104.209	4.250	101.744	101.644	101.544
5.375	104.638	104.538	104.438	5.375	104.911	104.811	104.681	4.375	102.037	101.937	101.837
5.500	105.089	104.989	104.889	5.500	105.326	105.226	105.096	4.500	102.237	102.137	102.037
5.625	105.453	105.347	105.253	5.625	105.321	105.215	105.121	4.625	102.634	102.534	102.434
5.750	105.925	105.819	105.725	5.750	105.858	105.753	105.658	4.750	102.939	102.839	102.739

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	95.601	95.501	95.401	2.750	95.091	94.991	94.891
3.875	96.355	96.255	96.155	2.875	95.774	95.674	95.574
3.990	97.062	96.962	96.862	2.990	96.350	96.250	96.150
4.000	97.162	97.062	96.962	3.000	96.450	96.350	96.250
4.125	97.709	97.609	97.509	3.125	97.069	96.969	96.869
4.250	98.335	98.235	98.135	3.250	97.621	97.521	97.421
4.375	99.067	98.967	98.867	3.375	98.121	98.021	97.921
4.500	99.751	99.651	99.551	3.500	98.148	98.048	97.948
4.625	100.435	100.335	100.235	3.625	98.671	98.571	98.471
4.750	101.041	100.941	100.841	3.750	99.249	99.149	99.049
4.875	101.614	101.514	101.414	3.875	99.838	99.738	99.638
4.990	102.033	101.933	101.833	3.990	99.594	99.494	99.394
5.000	102.133	102.033	101.933	4.000	99.694	99.594	99.494
5.125	102.335	102.235	102.135	4.125	100.217	100.117	100.017
5.250	102.837	102.737	102.637	4.250	100.509	100.409	100.309
5.375	103.348	103.248	103.148	4.375	100.802	100.702	100.602
5.500	103.799	103.699	103.599	4.500	100.940	100.840	100.740
5.625	103.163	103.057	102.963	4.625	101.274	101.174	101.074
5.750	103.635	103.529	103.435	4.750	101.517	101.417	101.317

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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/28/2018

45 Day Lock Exp.:

6/11/2018

60 Day Lock Exp.:

6/25/2018

W. Rate Sheet Dated: 4/26/2018

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	96.391	96.291	96.191	3.750	97.714	97.614	97.514	2.750	95.435	95.335	95.235	3.750	95.601	95.501	95.401	2.750	95.091	94.991	94.891
3.875	97.145	97.045	96.945	3.875	98.429	98.329	98.229	2.875	96.118	96.018	95.918	3.875	96.355	96.255	96.155	2.875	95.774	95.674	95.574
3.990	97.852	97.752	97.652	3.990	99.009	98.909	98.809	2.990	96.694	96.594	96.494	3.990	97.062	96.962	96.862	2.990	96.350	96.250	96.150
4.000	97.952	97.852	97.752	4.000	99.109	99.009	98.909	3.000	96.794	96.694	96.594	4.000	97.162	97.062	96.962	3.000	96.450	96.350	96.250
4.125	98.663	98.563	98.463	4.125	99.728	99.628	99.528	3.125	97.413	97.313	97.213	4.125	97.709	97.609	97.509	3.125	97.069	96.969	96.869
4.250	99.289	99.189	99.089	4.250	100.399	100.299	100.199	3.250	97.965	97.865	97.765	4.250	98.335	98.235	98.135	3.250	97.621	97.521	97.421
4.375	100.021	99.921	99.821	4.375	100.983	100.883	100.783	3.375	98.465	98.365	98.265	4.375	99.067	98.967	98.867	3.375	98.121	98.021	97.921
4.500	100.705	100.605	100.505	4.500	101.606	101.506	101.406	3.500	98.836	98.736	98.636	4.500	99.751	99.651	99.551	3.500	98.148	98.048	97.948
4.625	101.326	101.226	101.126	4.625	102.091	101.991	101.891	3.625	99.359	99.259	99.159	4.625	100.435	100.335	100.235	3.625	98.671	98.571	98.471
4.750	101.932	101.832	101.732	4.750	102.713	102.613	102.513	3.750	99.937	99.837	99.737	4.750	101.041	100.941	100.841	3.750	99.249	99.149	99.049
4.875	102.505	102.405	102.305	4.875	103.096	102.996	102.896	3.875	100.526	100.426	100.326	4.875	101.614	101.514	101.414	3.875	99.838	99.738	99.638
4.990	102.924	102.824	102.724	4.990	103.482	103.382	103.282	3.990	100.829	100.729	100.629	4.990	102.033	101.933	101.833	3.990	99.594	99.494	99.394
5.000	103.024	102.924	102.824	5.000	103.582	103.482	103.382	4.000	100.929	100.829	100.729	5.000	102.133	102.033	101.933	4.000	99.694	99.594	99.494
5.125	103.625	103.525	103.425	5.125	103.917	103.817	103.689	4.125	101.452	101.352	101.252	5.125	102.335	102.235	102.135	4.125	100.217	100.117	100.017
5.250	104.127	104.027	103.927	5.250	104.438	104.338	104.209	4.250	101.744	101.644	101.544	5.250	102.837	102.737	102.637	4.250	100.509	100.409	100.309
5.375	104.638	104.538	104.438	5.375	104.911	104.811	104.681	4.375	102.037	101.937	101.837	5.375	103.348	103.248	103.148	4.375	100.802	100.702	100.602
5.500	105.089	104.989	104.889	5.500	105.326	105.226	105.096	4.500	102.237	102.137	102.037	5.500	103.799	103.699	103.599	4.500	100.940	100.840	100.740
5.625	105.453	105.347	105.245	5.625	105.321	105.215	105.121	4.625	102.634	102.534	102.434	5.625	103.163	103.057	102.963	4.625	101.274	101.174	101.074
5.750	105.925	105.819	105.725	5.750	105.858	105.753	105.658	4.750	102.939	102.839	102.739	5.750	103.635	103.529	103.435	4.750	101.517	101.417	101.317

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.: 5/28/2018

45 Day Lock Exp.: 6/11/2018

60 Day Lock Exp.: 6/25/2018

W. Rate Sheet Dated: 4/26/2018

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	96.924	96.799	96.674	
4.125	97.849	97.724	97.599	
4.250	98.513	98.388	98.263	
4.375	99.277	99.152	99.027	
4.500	99.864	99.739	99.614	
4.625	100.325	100.200	100.075	
4.750	100.895	100.770	100.645	
4.875	101.215	101.090	100.965	
5.000	101.565	101.440	101.315	
5.125	101.837	101.712	101.587	
5.250	102.078	101.953	101.828	
5.375	102.328	102.203	102.078	
5.500	102.569	102.444	102.319	

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	97.181	97.056	96.931	
3.625	97.646	97.521	97.396	
3.750	98.073	97.948	97.823	
3.875	98.681	98.556	98.431	
4.000	99.024	98.899	98.774	
4.125	99.290	99.165	99.040	
4.250	99.560	99.435	99.310	
4.375	99.839	99.714	99.589	
4.500	100.065	99.940	99.815	
4.625	100.333	100.208	100.083	
4.750	100.601	100.476	100.351	

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	97.262	97.137	97.012	
3.375	97.750	97.625	97.500	
3.500	98.209	98.084	97.959	
3.625	98.631	98.506	98.381	
3.750	99.018	98.893	98.768	
3.875	99.387	99.262	99.137	
4.000	99.700	99.575	99.450	
4.125	100.070	99.945	99.820	
4.250	100.405	100.280	100.155	
4.375	100.714	100.589	100.464	
4.500	101.025	100.900	100.775	
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)