



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.: **5/30/2017**45 Day Lock Exp.: **6/12/2017**60 Day Lock Exp.: **6/26/2017**W. Rate Sheet Dated: **4/27/2017**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
3.250	100.271	100.099	99.949	3.250	100.197	100.026	99.876	1.875	N/A	N/A	N/A	3.125	101.984	101.834	101.684
3.375	100.721	100.549	100.399	3.375	100.612	100.440	100.290	2.000	N/A	N/A	N/A	3.250	101.721	101.571	101.421
3.500	101.167	100.995	100.845	3.500	101.023	100.851	100.701	2.125	N/A	N/A	N/A	3.375	102.130	101.980	101.830
3.625	101.570	101.398	101.248	3.625	101.390	101.218	101.068	2.250	96.915	96.765	96.615	3.500	102.534	102.384	102.234
3.750	102.764	102.545	102.358	3.750	102.691	102.472	102.285	2.375	97.309	97.159	97.009	3.625	102.937	102.787	102.637
3.875	103.203	102.985	102.797	3.875	103.095	102.876	102.688	2.500	97.698	97.548	97.398	Margin = 2.250		Index = 1.020	
4.000	103.636	103.417	103.230	4.000	103.491	103.273	103.085	2.625	98.039	97.889	97.739				
4.125	103.957	103.739	103.551	4.125	103.777	103.559	103.371	2.750	100.307	100.157	100.007				
4.250	104.618	104.415	104.227	4.250	104.544	104.341	104.154	2.875	100.695	100.545	100.395				
4.375	104.982	104.779	104.592	4.375	104.873	104.670	104.483	3.000	101.070	100.920	100.770				
4.500	105.311	105.108	104.921	4.500	105.167	104.964	104.776	3.125	101.396	101.246	101.096				
4.625	105.570	105.367	105.179	4.625	105.390	105.187	104.999	3.250	102.487	102.335	102.183				
4.750	105.606	105.450	105.340	4.750	105.533	105.376	105.267	3.375	102.810	102.658	102.505				
4.875	105.900	105.744	105.634	4.875	105.791	105.635	105.526	3.500	103.097	102.945	102.793				
5.000	106.160	106.004	105.894	5.000	106.016	105.859	105.750	3.625	103.313	103.160	103.008				
5.125	106.629	106.473	106.364	5.125	106.449	106.293	106.184	3.750	103.663	103.499	103.335				
5.250	106.727	106.618	106.518	5.250	106.654	106.545	106.445	3.875	103.915	103.751	103.587				
5.375	107.022	106.912	106.812	5.375	106.913	106.803	106.703	4.000	104.132	103.968	103.804				
5.500	107.282	107.172	107.072	5.500	107.137	107.028	106.928	4.125	104.287	104.123	103.959				

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
3.250	99.391	99.219	99.069	3.250	99.317	99.146	98.996	1.875	N/A	N/A	N/A	3.125	101.104	100.954	100.804
3.375	99.841	99.669	99.519	3.375	99.732	99.560	99.410	2.000	N/A	N/A	N/A	3.250	100.841	100.691	100.541
3.500	100.287	100.115	99.965	3.500	100.143	99.971	99.821	2.125	N/A	N/A	N/A	3.375	101.250	101.100	100.950
3.625	100.690	100.518	100.368	3.625	100.510	100.338	100.188	2.250	96.035	95.885	95.735	3.500	101.654	101.504	101.354
3.750	101.884	101.665	101.478	3.750	101.811	101.592	101.405	2.375	96.429	96.279	96.129	3.625	102.057	101.907	101.757
3.875	102.323	102.105	101.917	3.875	102.215	101.996	101.808	2.500	96.818	96.668	96.518	Margin = 2.250		Index = 1.020	
4.000	102.756	102.537	102.350	4.000	102.611	102.393	102.205	2.625	97.159	97.009	96.859	30 Year OTC			
4.125	103.077	102.859	102.671	4.125	102.897	102.679	102.491	2.750	99.427	99.277	99.127	Rate	30 Day	45 Day	60 Day
4.250	103.738	103.535	103.347	4.250	103.664	103.461	103.274	2.875	99.815	99.665	99.515	3.500	98.367	98.117	97.867
4.375	104.102	103.899	103.712	4.375	103.993	103.790	103.603	3.000	100.190	100.040	99.890	4.000	100.836	100.586	100.336
4.500	104.431	104.228	104.041	4.500	104.287	104.084	103.896	3.125	100.516	100.366	100.216	4.500	102.511	102.261	102.011
4.625	104.690	104.487	104.299	4.625	104.510	104.307	104.119	3.250	101.607	101.455	101.303	5.000	103.360	103.110	102.860
4.750	104.726	104.570	104.460	4.750	104.653	104.496	104.387	3.375	101.930	101.778	101.625	5.500	104.482	104.232	103.982
4.875	105.020	104.864	104.754	4.875	104.911	104.755	104.646	3.500	102.217	102.065	101.913	15 Year OTC			
5.000	105.280	105.124	105.014	5.000	105.136	104.979	104.870	3.625	102.433	102.280	102.128	Rate	30 Day	45 Day	60 Day
5.125	105.749	105.593	105.484	5.125	105.569	105.413	105.304	3.750	102.783	102.619	102.455	2.500	94.898	94.648	94.398
5.250	105.847	105.738	105.638	5.250	105.774	105.665	105.565	3.875	103.035	102.871	102.707	3.000	98.270	98.020	97.770
5.375	106.142	106.032	105.932	5.375	106.033	105.923	105.823	4.000	103.252	103.088	102.924	3.500	100.297	100.047	99.797
5.500	106.402	106.292	106.192	5.500	106.257	106.148	106.048	4.125	103.407	103.243	103.079	4.000	101.332	101.082	100.832

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
				Loan Size	Standard	Streamline
FICO 720 +	0.625	\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500	-0.900
FICO 660 - 719	0.375	\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000	-0.650
FICO 640 - 659	-0.500	\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750	-0.500
FICO 620 - 639	-1.000	\$125,001 - \$175,000	-0.375	\$125,001 - \$175,000	-0.500	-0.300
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300	-0.200
NY	-0.250	\$275,001 up to HB	0.375	\$275,001 - Up to HB	-0.200	-0.150
Non Owner Occupancy	-2.000					
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-0.500
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:	4/27/2017	4.750%

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		
For use by mortgage professionals only and should not be distributed to borrowers.		



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/30/2017

6/12/2017

6/26/2017

W. Rate Sheet Dated: 4/27/2017

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
3.250	99.208	99.036	98.886	3.250	99.135	98.963	98.813	1.875	N/A	N/A	N/A	3.125	100.23	100.084	99.934
3.375	99.659	99.487	99.337	3.375	99.550	99.378	99.228	2.000	N/A	N/A	N/A	3.250	100.66	100.509	100.359
3.500	100.105	99.933	99.783	3.500	99.960	99.788	99.638	2.125	N/A	N/A	N/A	3.375	101.07	100.917	100.767
3.625	100.507	100.335	100.185	3.625	100.327	100.155	100.005	2.250	94.915	94.765	94.615	3.500	101.47	101.322	101.172
3.750	101.334	101.116	100.928	3.750	101.261	101.043	100.855	2.375	95.309	95.159	95.009	3.625	101.87	101.724	101.574
3.875	101.774	101.555	101.368	3.875	101.665	101.446	101.259	2.500	95.698	95.548	95.398	Margin = 2.250		Index = 1.020	
4.000	102.206	101.987	101.800	4.000	102.062	101.843	101.655	2.625	96.039	95.889	95.739				
4.125	102.528	102.309	102.121	4.125	102.348	102.129	101.941	2.750	98.557	98.407	98.257				
4.250	102.727	102.524	102.336	4.250	102.654	102.451	102.263	2.875	98.945	98.795	98.645				
4.375	103.092	102.888	102.701	4.375	102.983	102.780	102.592	3.000	99.320	99.170	99.020				
4.500	103.421	103.218	103.030	4.500	103.276	103.073	102.886	3.125	99.646	99.496	99.346				
4.625	103.679	103.476	103.289	4.625	103.499	103.296	103.109	3.250	101.425	101.273	101.120				
4.750	103.184	103.028	102.918	4.750	103.111	102.955	102.845	3.375	101.747	101.595	101.443				
4.875	103.478	103.322	103.212	4.875	103.369	103.213	103.104	3.500	102.035	101.883	101.730				
5.000	103.738	103.582	103.472	5.000	103.594	103.437	103.328	3.625	102.250	102.098	101.945				
5.125	104.207	104.051	103.942	5.125	104.027	103.871	103.762	3.750	102.233	102.069	101.905				
5.250	104.727	104.618	104.518	5.250	104.654	104.545	104.445	3.875	102.485	102.321	102.157				
5.375	105.022	104.912	104.812	5.375	104.913	104.803	104.703	4.000	102.703	102.539	102.375				
5.500	105.282	105.172	105.072	5.500	105.137	105.028	104.928	4.125	102.857	102.693	102.529				

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
3.250	98.328	98.156	98.006	3.250	98.255	98.083	97.933	1.875	N/A	N/A	N/A	3.125	99.354	99.204	99.054
3.375	98.779	98.607	98.457	3.375	98.670	98.498	98.348	2.000	N/A	N/A	N/A	3.250	99.779	99.629	99.479
3.500	99.225	99.053	98.903	3.500	99.080	98.908	98.758	2.125	N/A	N/A	N/A	3.375	100.187	100.037	99.887
3.625	99.627	99.455	99.305	3.625	99.447	99.275	99.125	2.250	94.347	94.197	94.047	3.500	100.592	100.442	100.292
3.750	100.454	100.236	100.048	3.750	100.381	100.163	99.975	2.375	94.741	94.591	94.441	3.625	100.994	100.844	100.694
3.875	100.894	100.675	100.488	3.875	100.785	100.566	100.379	2.500	95.131	94.981	94.831	Margin = 2.250		Index = 1.020	
4.000	101.326	101.107	100.920	4.000	101.182	100.963	100.775	2.625	95.471	95.321	95.171	30 Year OTC			
4.125	101.648	101.429	101.241	4.125	101.468	101.249	101.061	2.750	98.490	98.340	98.190	Rate	30 Day	45 Day	60 Day
4.250	101.847	101.644	101.456	4.250	101.774	101.571	101.383	2.875	98.877	98.727	98.577	3.500	97.305	97.055	96.805
4.375	102.212	102.008	101.821	4.375	102.103	101.900	101.712	3.000	99.253	99.103	98.953	4.000	99.406	99.156	98.906
4.500	102.541	102.338	102.150	4.500	102.396	102.193	102.006	3.125	99.578	99.428	99.278	4.500	100.621	100.371	100.121
4.625	102.799	102.596	102.409	4.625	102.619	102.416	102.229	3.250	100.295	100.143	99.990	5.000	100.938	100.688	100.438
4.750	102.304	102.148	102.038	4.750	102.231	102.075	101.965	3.375	100.617	100.465	100.313	5.500	102.482	102.232	101.982
4.875	102.598	102.442	102.332	4.875	102.489	102.333	102.224	3.500	100.905	100.753	100.600	15 Year OTC			
5.000	102.858	102.702	102.592	5.000	102.714	102.557	102.448	3.625	101.120	100.968	100.815	Rate	30 Day	45 Day	60 Day
5.125	103.327	103.171	103.062	5.125	103.147	102.991	102.882	3.750	101.033	100.869	100.705	2.500	93.211	92.961	92.711
5.250	103.847	103.738	103.638	5.250	103.774	103.665	103.565	3.875	101.285	101.121	100.957	3.000	97.333	97.083	96.833
5.375	104.142	104.032	103.932	5.375	104.033	103.923	103.823	4.000	101.502	101.338	101.174	3.500	98.985	98.735	98.485
5.500	104.402	104.292	104.192	5.500	104.257	104.148	104.048	4.125	101.657	101.493	101.329	4.000	99.582	99.332	99.082

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster	FICO Adjuster	UW Fee Buy Out Option**	
FICO 720 +	0.625	FICO 620 - 639	-1.000
FICO 660 - 719	0.375	FICO 600 - 619	-1.500
FICO 640 - 659	-0.500		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-0.500
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:	4/27/2017 4.750%

Lock Desk Policy		
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.		



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10:00 am ET - 11:00 pm ET

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5/30/2017

45 Day Lock Exp.:

6/12/2017

60 Day Lock Exp.:

6/26/2017

W. Rate Sheet Dated: 4/27/2017

Release Time: 10:00 am ET

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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	100.188	100.088	99.988	3.750	101.440	101.340	101.219	2.750	98.831	98.731	98.631
3.875	100.902	100.802	100.702	3.875	101.997	101.897	101.775	2.875	99.426	99.326	99.226
3.990	101.600	101.500	101.400	3.990	102.414	102.314	102.195	2.990	99.903	99.803	99.703
4.000	101.700	101.600	101.500	4.000	102.514	102.414	102.295	3.000	100.003	99.903	99.803
4.125	102.382	102.282	102.182	4.125	103.064	102.964	102.832	3.125	100.562	100.462	100.362
4.250	102.990	102.890	102.790	4.250	103.626	103.526	103.378	3.250	101.431	101.331	101.231
4.375	103.623	103.523	103.423	4.375	104.233	104.133	103.988	3.375	101.826	101.726	101.626
4.500	104.242	104.142	104.042	4.500	104.797	104.697	104.553	3.500	102.214	102.114	102.014
4.625	104.799	104.699	104.599	4.625	105.324	105.224	105.081	3.625	102.642	102.542	102.442
4.750	105.367	105.253	105.167	4.750	105.767	105.667	105.524	3.750	103.072	102.972	102.872
4.875	106.026	105.911	105.826	4.875	106.195	106.095	105.952	3.875	103.510	103.410	103.310
4.990	106.417	106.302	106.217	4.990	106.497	106.397	106.255	3.990	103.722	103.622	103.516
5.000	106.517	106.402	106.317	5.000	106.597	106.497	106.355	4.000	103.822	103.722	103.616
5.125	107.022	106.908	106.822	5.125	106.870	106.756	106.662	4.125	104.267	104.167	104.060
5.250	107.480	107.366	107.280	5.250	107.472	107.341	107.272	4.250	104.605	104.505	104.397
5.375	107.967	107.836	107.767	5.375	108.053	107.922	107.853	4.375	104.990	104.890	104.783
5.500	108.599	108.468	108.399	5.500	108.619	108.488	108.419	4.500	105.544	105.444	105.337
5.625	109.179	109.048	108.979	5.625	109.156	109.024	108.956	4.625	105.946	105.846	105.739
5.750	109.581	109.449	109.381	5.750	109.549	109.418	109.349	4.750	106.410	106.310	106.203

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
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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 > \$424,100*	-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 \$424.1K - \$636.15K					

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 = \$77 (WA exempt)	FHA ID# - 1358600006
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.:

5/30/2017

45 Day Lock Exp.:

6/12/2017

60 Day Lock Exp.:

6/26/2017

W. Rate Sheet Dated: 4/27/2017

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	97.982	97.882	97.782	3.750	97.182	97.082	96.982	3.750	99.360	99.260	99.139	3.750	99.760	99.660	99.539
3.875	98.696	98.596	98.496	3.875	97.896	97.796	97.696	3.875	99.917	99.817	99.695	3.875	100.317	100.217	100.095
3.990	99.394	99.294	99.194	3.990	99.094	98.994	98.894	3.990	100.334	100.234	100.115	3.990	100.534	100.434	100.315
4.000	99.494	99.394	99.294	4.000	99.194	99.094	98.994	4.000	100.434	100.334	100.215	4.000	100.634	100.534	100.415
4.125	100.176	100.076	99.976	4.125	99.876	99.776	99.676	4.125	100.984	100.884	100.752	4.125	101.184	101.084	100.952
4.250	100.784	100.684	100.584	4.250	100.484	100.384	100.284	4.250	101.546	101.446	101.298	4.250	101.746	101.646	101.498
4.375	101.417	101.317	101.217	4.375	101.117	101.017	100.917	4.375	102.153	102.053	101.908	4.375	102.353	102.253	102.108
4.500	102.036	101.936	101.836	4.500	102.036	101.936	101.836	4.500	102.717	102.617	102.473	4.500	102.492	102.392	102.248
4.625	102.593	102.493	102.393	4.625	102.593	102.493	102.393	4.625	103.244	103.144	103.001	4.625	103.019	102.919	102.776
4.750	103.161	103.047	102.961	4.750	103.161	103.047	102.961	4.750	103.687	103.587	103.444	4.750	103.462	103.362	103.219
4.875	103.820	103.705	103.620	4.875	103.820	103.705	103.620	4.875	104.115	104.015	103.872	4.875	103.890	103.790	103.647
4.990	104.211	104.096	104.011	4.990	104.411	104.296	104.211	4.990	104.417	104.317	104.175	4.990	104.317	104.217	104.075
5.000	104.311	104.196	104.111	5.000	104.511	104.396	104.311	5.000	104.517	104.417	104.275	5.000	104.417	104.317	104.175
5.125	104.816	104.702	104.616	5.125	105.016	104.902	104.816	5.125	104.790	104.676	104.582	5.125	104.690	104.576	104.482
5.250	105.274	105.160	105.074	5.250	105.474	105.360	105.274	5.250	105.392	105.261	105.192	5.250	105.292	105.161	105.092
5.375	105.761	105.630	105.561	5.375	105.661	105.530	105.461	5.375	105.973	105.842	105.773	5.375	105.873	105.742	105.673
5.500	106.393	106.262	106.193	5.500	106.293	106.162	106.093	5.500	106.539	106.408	106.339	5.500	106.439	106.308	106.239
5.625	106.973	106.842	106.773	5.625	106.873	106.742	106.673	5.625	107.076	106.944	106.876	5.625	106.976	106.844	106.776
5.750	107.375	107.243	107.175	5.750	107.275	107.143	107.075	5.750	107.469	107.338	107.269	5.750	107.369	107.238	107.169

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.751	96.651	96.551	2.750	94.401	94.301	94.201
2.875	97.346	97.246	97.146	2.875	96.371	96.271	96.171
2.990	97.823	97.723	97.623	2.990	96.848	96.748	96.648
3.000	97.923	97.823	97.723	3.000	96.948	96.848	96.748
3.125	98.482	98.382	98.282	3.125	97.507	97.407	97.307
3.250	99.351	99.251	99.151	3.250	98.376	98.276	98.176
3.375	99.746	99.646	99.546	3.375	98.771	98.671	98.571
3.500	100.134	100.034	99.934	3.500	99.159	99.059	98.959
3.625	100.562	100.462	100.362	3.625	99.587	99.487	99.387
3.750	100.992	100.892	100.792	3.750	100.017	99.917	99.817
3.875	101.430	101.330	101.230	3.875	100.705	100.605	100.505
3.990	101.642	101.542	101.436	3.990	100.917	100.817	100.711
4.000	101.742	101.642	101.536	4.000	101.017	100.917	100.811
4.125	102.187	102.087	101.980	4.125	101.462	101.362	101.255
4.250	102.525	102.425	102.317	4.250	101.800	101.700	101.592
4.375	102.910	102.810	102.703	4.375	102.810	102.710	102.603
4.500	103.464	103.364	103.257	4.500	103.364	103.264	103.157
4.625	103.866	103.766	103.659	4.625	103.766	103.666	103.559
4.750	104.930	104.830	104.730	4.750	104.830	104.730	104.630

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
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
Super Conforming	-1.500
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-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

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 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

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 = \$77 (WA exempt)	FHA ID# - 135860006
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.:

5/30/2017

45 Day Lock Exp.:

6/12/2017

60 Day Lock Exp.:

6/26/2017

W. Rate Sheet Dated: 4/27/2017

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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.512	98.412	98.312	3.750	99.890	99.790	99.699	2.750	97.281	97.181	97.081
3.875	99.226	99.126	99.026	3.875	100.447	100.347	100.225	2.875	97.876	97.776	97.676
3.990	99.924	99.824	99.724	3.990	100.864	100.764	100.645	2.990	98.353	98.253	98.153
4.000	100.024	99.924	99.824	4.000	100.964	100.864	100.745	3.000	98.453	98.353	98.253
4.125	100.706	100.606	100.506	4.125	101.514	101.414	101.282	3.125	99.012	98.912	98.812
4.250	101.314	101.214	101.114	4.250	102.076	101.976	101.828	3.250	99.881	99.781	99.681
4.375	101.947	101.847	101.747	4.375	102.683	102.583	102.438	3.375	100.276	100.176	100.076
4.500	102.566	102.466	102.366	4.500	103.247	103.147	103.003	3.500	100.664	100.564	100.464
4.625	103.123	103.023	102.923	4.625	103.774	103.674	103.531	3.625	101.092	100.992	100.892
4.750	103.691	103.577	103.491	4.750	104.217	104.117	103.974	3.750	101.522	101.422	101.322
4.875	104.350	104.235	104.150	4.875	104.645	104.545	104.402	3.875	101.960	101.860	101.760
4.990	104.741	104.626	104.541	4.990	104.947	104.847	104.705	3.990	102.172	102.072	101.966
5.000	104.841	104.726	104.641	5.000	105.047	104.947	104.805	4.000	102.272	102.172	102.066
5.125	105.346	105.232	105.146	5.125	105.320	105.206	105.112	4.125	102.717	102.617	102.510
5.250	105.804	105.690	105.604	5.250	105.922	105.791	105.722	4.250	103.055	102.955	102.847
5.375	106.291	106.160	106.091	5.375	106.503	106.372	106.303	4.375	103.440	103.340	103.233
5.500	106.923	106.792	106.723	5.500	107.069	106.938	106.869	4.500	103.994	103.894	103.787
5.625	107.503	107.372	107.303	5.625	107.606	107.474	107.406	4.625	104.396	104.296	104.189
5.750	107.905	107.773	107.705	5.750	107.999	107.868	107.799	4.750	102.460	102.360	102.260

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "-1.500", LPMI		

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200

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 > \$424,100*	-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 \$424.1K - \$636.15K

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 = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	