



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.: 5/28/2018

45 Day Lock Exp.: 6/11/2018

60 Day Lock Exp.: 6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	97.779	97.629	97.479	3.500	97.210	97.060	96.910	1.875	N/A	N/A	N/A	3.125	97.407	97.257	97.107
3.625	98.187	98.037	97.887	3.625	97.583	97.433	97.283	2.000	N/A	N/A	N/A	3.250	98.513	98.363	98.213
3.750	99.447	99.297	99.147	3.750	99.000	98.850	98.700	2.125	N/A	N/A	N/A	3.375	98.963	98.813	98.663
3.875	99.898	99.748	99.598	3.875	99.415	99.265	99.115	2.250	93.573	93.423	93.273	3.500	99.375	99.225	99.075
4.000	100.344	100.194	100.044	4.000	99.825	99.675	99.525	2.375	93.979	93.829	93.679	3.625	99.783	99.633	99.483
4.125	100.746	100.596	100.446	4.125	100.192	100.042	99.892	2.500	93.060	92.910	92.760	Margin = 2.250		Index = 2.180	
4.250	101.816	101.659	101.534	4.250	101.118	100.962	100.837	2.625	94.010	93.860	93.710				
4.375	102.255	102.099	101.974	4.375	101.522	101.366	101.241	2.750	96.910	96.760	96.610				
4.500	102.687	102.531	102.406	4.500	101.919	101.763	101.638	2.875	97.334	97.184	97.034				
4.625	103.009	102.853	102.728	4.625	102.205	102.049	101.924	3.000	97.728	97.578	97.428				
4.750	103.016	102.844	102.704	4.750	102.519	102.347	102.206	3.125	98.076	97.926	97.776				
4.875	103.481	103.309	103.168	4.875	102.848	102.676	102.535	3.250	98.790	98.640	98.490				
5.000	104.010	103.838	103.697	5.000	103.141	102.969	102.829	3.375	99.178	99.028	98.878				
5.125	104.348	104.177	104.036	5.125	103.264	103.093	102.952	3.500	99.567	99.417	99.267				
5.250	104.745	104.495	104.276	5.250	103.626	103.376	103.158	3.625	99.904	99.754	99.604				
5.375	104.912	104.662	104.443	5.375	103.875	103.625	103.406	3.750	100.340	100.190	100.040				
5.500	104.798	104.548	104.329	5.500	104.099	103.849	103.631	3.875	100.716	100.566	100.416				
5.625	105.217	104.967	104.748	5.625	104.533	104.283	104.064	4.000	101.038	100.888	100.738				
5.750	105.422	105.312	105.212	5.750	104.894	104.785	104.685	4.125	101.286	101.136	100.986				

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	96.579	96.429	96.279	3.500	96.210	96.060	95.910	1.875	N/A	N/A	N/A	3.125	97.319	97.169	97.019
3.625	96.987	96.837	96.687	3.625	96.583	96.433	96.283	2.000	N/A	N/A	N/A	3.250	99.572	99.422	99.272
3.750	98.247	98.097	97.947	3.750	98.000	97.850	97.700	2.125	N/A	N/A	N/A	3.375	100.022	99.872	99.722
3.875	98.698	98.548	98.398	3.875	98.415	98.265	98.115	2.250	92.573	92.423	92.273	3.500	100.434	100.284	100.134
4.000	99.144	98.994	98.844	4.000	98.825	98.675	98.525	2.375	92.979	92.829	92.679	3.625	100.841	100.691	100.541
4.125	99.546	99.396	99.246	4.125	99.192	99.042	98.892	2.500	92.060	91.910	91.760	Margin = 2.250		Index = 2.180	
4.250	100.616	100.459	100.334	4.250	100.118	99.962	99.837	2.625	93.010	92.860	92.710	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.055	100.899	100.774	4.375	100.522	100.366	100.241	2.750	95.910	95.760	95.610	Rate	30 Day	45 Day	60 Day
4.500	101.487	101.331	101.206	4.500	100.919	100.763	100.638	2.875	96.334	96.184	96.034	4.500	100.187	99.937	99.687
4.625	101.809	101.653	101.528	4.625	101.205	101.049	100.924	3.000	96.728	96.578	96.428	4.625	100.509	100.259	100.009
4.750	102.066	101.894	101.754	4.750	101.519	101.347	101.206	3.125	97.076	96.926	96.776	4.750	100.716	100.466	100.216
4.875	102.531	102.359	102.218	4.875	101.848	101.676	101.535	3.250	97.790	97.640	97.490	4.875	101.081	100.831	100.581
5.000	102.860	102.688	102.547	5.000	102.141	101.969	101.829	3.375	98.178	98.028	97.878	5.000	101.410	101.160	100.910
5.125	103.198	103.027	102.886	5.125	102.364	102.193	102.052	3.500	98.567	98.417	98.267	5.125	101.668	101.418	101.168
5.250	104.315	104.065	103.846	5.250	102.626	102.376	102.158	3.625	98.904	98.754	98.604	5.250	101.734	101.484	101.234
5.375	104.482	104.232	104.013	5.375	102.875	102.625	102.406	3.750	99.340	99.190	99.040	5.375	102.228	101.978	101.728
5.500	104.568	104.318	104.099	5.500	103.099	102.849	102.631	3.875	99.716	99.566	99.416	5.500	102.398	102.148	101.898
5.625	104.937	104.687	104.468	5.625	103.533	103.283	103.064	4.000	100.038	99.888	99.738	5.625	102.557	102.307	102.057
5.750	105.142	105.032	104.932	5.750	103.894	103.785	103.685	4.125	100.286	100.136	99.986	5.750	102.752	102.502	102.252

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	101.278	101.028	100.778	5.375	101.055	100.805	100.555
5.500	101.779	101.529	101.279	5.500	101.279	101.029	100.779
5.625	102.430	102.180	101.930	5.625	101.713	101.463	101.213
5.750	102.746	102.496	102.246	5.750	102.074	101.824	101.574

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:	4/27/2018	5.250%

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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/28/2018

6/11/2018

6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	96.966	96.816	96.666	3.500	96.398	96.248	96.098	1.875	N/A	N/A	N/A	3.125	95.72	95.569	95.419
3.625	97.374	97.224	97.074	3.625	96.770	96.620	96.470	2.000	N/A	N/A	N/A	3.250	97.70	97.551	97.401
3.750	98.635	98.485	98.335	3.750	98.187	98.037	97.887	2.125	N/A	N/A	N/A	3.375	98.15	98.001	97.851
3.875	99.085	98.935	98.785	3.875	98.602	98.452	98.302	2.250	91.573	91.423	91.273	3.500	98.56	98.412	98.262
4.000	99.531	99.381	99.231	4.000	99.013	98.863	98.713	2.375	91.979	91.829	91.679	3.625	98.97	98.820	98.670
4.125	99.934	99.784	99.634	4.125	99.380	99.230	99.080	2.500	91.060	90.910	90.760	Margin = 2.250		Index = 2.180	
4.250	100.878	100.722	100.597	4.250	100.181	100.025	99.900	2.625	92.010	91.860	91.710				
4.375	101.317	101.161	101.036	4.375	100.585	100.428	100.303	2.750	95.222	95.072	94.922				
4.500	101.750	101.594	101.469	4.500	100.981	100.825	100.700	2.875	95.646	95.496	95.346				
4.625	102.071	101.915	101.790	4.625	101.267	101.111	100.986	3.000	96.040	95.890	95.740				
4.750	101.391	101.219	101.079	4.750	100.894	100.722	100.581	3.125	96.388	96.238	96.088				
4.875	101.856	101.684	101.543	4.875	101.223	101.051	100.910	3.250	97.977	97.827	97.677				
5.000	102.385	102.213	102.072	5.000	101.516	101.344	101.204	3.375	98.365	98.215	98.065				
5.125	102.723	102.552	102.411	5.125	101.639	101.468	101.327	3.500	98.754	98.604	98.454				
5.250	101.745	101.495	101.276	5.250	100.626	100.376	100.158	3.625	99.092	98.942	98.792				
5.375	101.912	101.662	101.443	5.375	100.875	100.625	100.406	3.750	99.528	99.378	99.228				
5.500	101.798	101.548	101.329	5.500	101.099	100.849	100.631	3.875	99.904	99.754	99.604				
5.625	102.217	101.967	101.748	5.625	101.533	101.283	101.064	4.000	100.226	100.076	99.926				
5.750	102.422	102.312	102.212	5.750	101.894	101.785	101.685	4.125	100.473	100.323	100.173				

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	95.766	95.616	95.466	3.500	95.398	95.248	95.098	1.875	N/A	N/A	N/A	3.125	95.631	95.481	95.331
3.625	96.174	96.024	95.874	3.625	95.770	95.620	95.470	2.000	N/A	N/A	N/A	3.250	98.759	98.609	98.459
3.750	97.435	97.285	97.135	3.750	97.187	97.037	96.887	2.125	N/A	N/A	N/A	3.375	99.210	99.060	98.910
3.875	97.885	97.735	97.585	3.875	97.602	97.452	97.302	2.250	90.823	90.673	90.523	3.500	99.621	99.471	99.321
4.000	98.331	98.181	98.031	4.000	98.013	97.863	97.713	2.375	91.229	91.079	90.929	3.625	100.029	99.879	99.729
4.125	98.734	98.584	98.434	4.125	98.380	98.230	98.080	2.500	90.310	90.160	90.010	Margin = 2.250		Index = 2.180	
4.250	99.678	99.522	99.397	4.250	99.181	99.025	98.900	2.625	91.260	91.110	90.960	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.117	99.961	99.836	4.375	99.585	99.428	99.303	2.750	95.003	94.853	94.703	Rate	30 Day	45 Day	60 Day
4.500	100.550	100.394	100.269	4.500	99.981	99.825	99.700	2.875	95.428	95.278	95.128	4.500	99.250	99.000	98.750
4.625	100.871	100.715	100.590	4.625	100.267	100.111	99.986	3.000	95.821	95.671	95.521	4.625	99.571	99.321	99.071
4.750	100.441	100.269	100.129	4.750	99.894	99.722	99.581	3.125	96.169	96.019	95.869	4.750	99.091	98.841	98.591
4.875	100.906	100.734	100.593	4.875	100.223	100.051	99.910	3.250	96.321	96.171	96.021	4.875	99.456	99.206	98.956
5.000	101.235	101.063	100.922	5.000	100.516	100.344	100.204	3.375	96.709	96.559	96.409	5.000	99.785	99.535	99.285
5.125	101.573	101.402	101.261	5.125	100.739	100.568	100.427	3.500	97.098	96.948	96.798	5.125	100.043	99.793	99.543
5.250	101.315	101.065	100.846	5.250	99.626	99.376	99.158	3.625	97.435	97.285	97.135	5.250	98.734	98.484	98.234
5.375	101.482	101.232	101.013	5.375	99.875	99.625	99.406	3.750	97.153	97.003	96.853	5.375	99.228	98.978	98.728
5.500	101.568	101.318	101.099	5.500	100.099	99.849	99.631	3.875	97.529	97.379	97.229	5.500	99.398	99.148	98.898
5.625	101.937	101.687	101.468	5.625	100.533	100.283	100.064	4.000	97.851	97.701	97.551	5.625	99.557	99.307	99.057
5.750	102.142	102.032	101.932	5.750	100.894	100.785	100.685	4.125	98.098	97.948	97.798	5.750	99.752	99.502	99.252

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	98.278	98.028	97.778	5.375	98.055	97.805	97.555
5.500	98.779	98.529	98.279	5.500	98.279	98.029	97.779
5.625	99.430	99.180	98.930	5.625	98.713	98.463	98.213
5.750	99.746	99.496	99.246	5.750	99.074	98.824	98.574

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:	4/27/2018 5.250%

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 11A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/28/2018

45 Day Lock Exp.: 6/11/2018

60 Day Lock Exp.: 6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	98.118	98.018	97.918	4.500	101.610	101.510	101.410	3.000	96.929	96.829	96.729	3.000	97.506	97.406	97.306
4.125	98.810	98.710	98.610	4.625	102.207	102.107	102.007	3.125	97.423	97.323	97.223	3.125	97.846	97.746	97.646
4.250	99.448	99.348	99.248	4.750	102.708	102.608	102.508	3.250	97.959	97.859	97.759	3.250	98.464	98.364	98.264
4.375	100.018	99.918	99.818	4.875	103.090	102.990	102.890	3.375	98.396	98.296	98.196	3.375	98.825	98.725	98.625
4.500	100.645	100.545	100.445	4.990	103.359	103.259	103.158	3.500	98.841	98.741	98.641	3.500	99.178	99.078	98.978
4.625	101.364	101.264	101.164	5.000	103.459	103.359	103.258	3.625	99.358	99.258	99.158	3.625	99.501	99.401	99.301
4.750	102.038	101.938	101.838	5.125	104.013	103.913	103.812	3.750	99.793	99.693	99.593	3.750	100.149	100.049	99.949
4.875	102.528	102.428	102.328	5.250	104.511	104.411	104.310	3.875	100.299	100.199	100.099	3.875	100.484	100.384	100.284
4.990	102.889	102.789	102.689	5.375	104.869	104.769	104.668	3.990	100.706	100.606	100.506	3.990	100.705	100.605	100.505
5.000	102.989	102.889	102.789	5.500	105.187	105.087	104.985	4.000	100.806	100.706	100.606	4.000	100.805	100.705	100.605
5.125	103.661	103.561	103.461	5.625	105.478	105.378	105.277	4.125	101.310	101.210	101.110	4.125	101.106	101.006	100.906
5.250	104.325	104.225	104.125	5.750	105.969	105.869	105.755	4.250	101.588	101.488	101.388	4.250	101.505	101.405	101.280
5.375	104.794	104.694	104.594	5.875	106.333	106.232	106.119	4.375	101.884	101.784	101.684	4.375	101.811	101.711	101.585
5.500	105.159	105.059	104.959	5.990	106.558	106.457	106.344	4.500	102.236	102.136	102.036	4.500	102.084	101.984	101.859
5.625	105.527	105.427	105.327	6.000	106.658	106.557	106.444	4.625	102.656	102.556	102.456	4.625	102.320	102.220	102.095
5.750	106.217	106.117	106.017	6.125	106.917	106.817	106.704	4.750	102.878	102.778	102.678	4.750	102.480	102.380	102.254
5.875	106.658	106.558	106.458	6.250	106.736	106.573	106.451	4.875	103.136	103.036	102.936	4.875	102.625	102.525	102.400
5.990	106.976	106.876	106.776	6.375	107.075	106.912	106.790	4.990	103.259	103.159	103.059	4.990	102.686	102.586	102.461
6.000	107.076	106.976	106.876	6.500	N/A	N/A	N/A	5.000	103.359	103.259	103.159	5.000	102.786	102.686	102.561

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	97.866	97.766	97.666	3.000	96.544	96.444	96.344
4.250	98.632	98.532	98.432	3.125	96.981	96.881	96.781
4.375	99.243	99.143	99.043	3.250	97.372	97.272	97.172
4.500	99.793	99.693	99.593	3.375	97.807	97.707	97.607
4.625	100.196	100.096	99.996	3.500	98.251	98.151	98.051
4.750	100.886	100.786	100.686	3.625	98.667	98.567	98.467
4.875	101.422	101.322	101.222	3.750	99.150	99.050	98.950
4.990	101.809	101.709	101.609	3.875	99.601	99.501	99.401
5.000	101.909	101.809	101.709	3.990	99.938	99.838	99.738
5.125	102.152	102.052	101.952	4.000	100.038	99.938	99.838
5.250	102.579	102.479	102.378	4.125	100.448	100.348	100.248
5.375	103.094	102.994	102.893	4.250	100.637	100.537	100.437
5.500	103.594	103.494	103.393	4.375	100.841	100.741	100.641
5.625	103.825	103.725	103.624	4.500	101.014	100.914	100.814
5.750	102.662	102.562	102.462	4.625	101.373	101.273	101.173
5.875	103.199	103.099	102.986	4.750	101.517	101.417	101.317
5.990	103.614	103.514	103.401	4.875	101.687	101.587	101.481
6.000	103.714	103.614	103.501	4.990	101.732	101.632	101.526
6.125	103.968	103.868	103.755	5.000	101.832	101.732	101.626

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	-1.000
Texas Equity 50(a)(4)	-0.250
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size	

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

Additional LPMI Premium Adjustments						
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699	
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540	
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050	
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700	
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050	
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400	
Employee Relocation	0.100	0.100	0.140	0.250	0.250	
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750	
*The Loan Amount adjustment does not apply in AK with loan amt \$453.1K - \$679.65K						

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownhouse.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.:

6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	96.403	96.303	96.203	3.875	94.355	94.255	94.155	4.500	100.160	100.060	99.960	4.500	98.685	98.585	98.485
4.125	97.180	97.080	96.980	3.990	95.017	94.917	94.817	4.625	100.757	100.657	100.557	4.625	99.263	99.163	99.063
4.250	97.912	97.812	97.712	4.000	95.117	95.017	94.917	4.750	101.258	101.158	101.058	4.750	100.079	99.979	99.879
4.375	98.472	98.372	98.272	4.125	96.166	96.066	95.966	4.875	101.640	101.540	101.440	4.875	100.596	100.496	100.396
4.500	99.185	99.085	98.985	4.250	97.144	97.044	96.944	4.990	101.909	101.809	101.708	4.990	100.949	100.849	100.749
4.625	99.914	99.814	99.714	4.375	97.761	97.661	97.561	5.000	102.009	101.909	101.808	5.000	101.049	100.949	100.849
4.750	100.588	100.488	100.388	4.500	98.634	98.534	98.434	5.125	102.563	102.463	102.362	5.125	101.463	101.363	101.263
4.875	101.078	100.978	100.878	4.625	99.617	99.517	99.417	5.250	103.061	102.961	102.860	5.250	102.133	102.033	101.933
4.990	101.439	101.339	101.239	4.750	100.524	100.424	100.324	5.375	103.419	103.319	103.218	5.375	102.644	102.544	102.444
5.000	101.539	101.439	101.339	4.875	101.065	100.965	100.865	5.500	103.737	103.637	103.535	5.500	103.032	102.932	102.832
5.125	102.211	102.111	102.011	4.990	101.467	101.367	101.267	5.625	104.028	103.928	103.827	5.625	103.420	103.320	103.220
5.250	102.875	102.775	102.675	5.000	101.567	101.467	101.367	5.750	104.519	104.419	104.305	5.750	104.021	103.921	103.821
5.375	103.344	103.244	103.144	5.125	102.130	102.030	101.930	5.875	104.883	104.782	104.669	5.875	104.508	104.408	104.308
5.500	103.709	103.609	103.509	5.250	103.029	102.929	102.829	5.990	105.108	105.007	104.894	5.990	104.844	104.744	104.644
5.625	104.077	103.977	103.877	5.375	103.549	103.449	103.349	6.000	105.208	105.107	104.994	6.000	104.944	104.844	104.744
5.750	104.767	104.667	104.567	5.500	103.954	103.854	103.754	6.125	105.467	105.367	105.254	6.125	105.293	105.193	105.093
5.875	105.208	105.108	105.008	5.625	104.431	104.331	104.231	6.250	105.286	105.123	105.001	6.250	104.929	104.810	104.689
5.990	105.526	105.426	105.326	5.750	105.358	105.258	105.158	6.375	105.625	105.462	105.340	6.375	105.384	105.265	105.144
6.000	105.626	105.526	105.426	5.875	105.845	105.745	105.645	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	96.544	96.444	96.344	3.000	93.752	93.652	93.552	3.000	96.006	95.906	95.806	3.000	93.481	93.381	93.281
3.125	96.981	96.881	96.781	3.125	94.428	94.328	94.228	3.125	96.346	96.246	96.146	3.125	94.167	94.067	93.967
3.250	97.372	97.272	97.172	3.250	94.799	94.699	94.599	3.250	96.964	96.864	96.764	3.250	94.528	94.428	94.328
3.375	97.807	97.707	97.607	3.375	95.237	95.137	95.037	3.375	97.325	97.225	97.125	3.375	94.977	94.877	94.777
3.500	98.251	98.151	98.051	3.500	95.939	95.839	95.739	3.500	97.678	97.578	97.478	3.500	95.668	95.568	95.468
3.625	98.667	98.567	98.467	3.625	96.582	96.482	96.382	3.625	98.001	97.901	97.801	3.625	96.321	96.221	96.121
3.750	99.150	99.050	98.950	3.750	96.993	96.893	96.793	3.750	98.649	98.549	98.449	3.750	96.723	96.623	96.523
3.875	99.601	99.501	99.401	3.875	97.645	97.545	97.445	3.875	98.984	98.884	98.784	3.875	97.375	97.275	97.175
3.990	99.938	99.838	99.738	3.990	98.194	98.094	97.994	3.990	99.205	99.105	99.005	3.990	97.913	97.813	97.713
4.000	100.038	99.938	99.838	4.000	98.294	98.194	98.094	4.000	99.305	99.205	99.105	4.000	98.013	97.913	97.813
4.125	100.448	100.348	100.248	4.125	98.924	98.824	98.724	4.125	99.606	99.506	99.406	4.125	98.644	98.544	98.444
4.250	100.637	100.537	100.437	4.250	99.232	99.132	99.032	4.250	100.005	99.905	99.805	4.250	98.951	98.851	98.751
4.375	100.841	100.741	100.641	4.375	99.573	99.473	99.373	4.375	100.311	100.211	100.085	4.375	99.272	99.172	99.072
4.500	101.014	100.914	100.814	4.500	100.131	100.031	99.925	4.500	100.584	100.484	100.359	4.500	99.831	99.731	99.625
4.625	101.373	101.273	101.173	4.625	100.660	100.560	100.454	4.625	100.820	100.720	100.595	4.625	100.360	100.260	100.154
4.750	101.517	101.417	101.317	4.750	100.908	100.808	100.702	4.750	100.980	100.880	100.754	4.750	100.607	100.507	100.401
4.875	101.687	101.587	101.487	4.875	101.195	101.095	100.989	4.875	101.125	101.025	100.900	4.875	100.885	100.785	100.679
4.990	101.732	101.632	101.532	4.990	101.349	101.249	101.143	4.990	101.186	101.086	100.961	4.990	101.069	100.969	100.863
5.000	101.832	101.732	101.632	5.000	101.449	101.349	101.243	5.000	101.286	101.186	101.061	5.000	101.169	101.069	100.963

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2										

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
*Not applicable to detached condominiums or site condominiums									

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

All Loan Type Adjustments			
Adjusters		All Terms	
NY		-0.250	
TX		0.150	
All Subordinate Financing		-0.375	
Loan Size Adjuster			
\$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	



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.:

5/28/2018

45 Day Lock Exp.:

6/11/2018

60 Day Lock Exp.:

6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	97.975	97.875	97.775	2.750	95.609	95.509	95.409
3.875	97.471	97.371	97.271	3.875	98.691	98.591	98.491	2.875	96.321	96.221	96.121
3.990	98.174	98.074	97.974	3.990	99.269	99.169	99.069	2.990	96.829	96.729	96.629
4.000	98.274	98.174	98.074	4.000	99.369	99.269	99.169	3.000	96.929	96.829	96.729
4.125	98.964	98.864	98.764	4.125	99.994	99.894	99.794	3.125	97.530	97.430	97.330
4.250	99.589	99.489	99.389	4.250	100.664	100.564	100.464	3.250	98.082	97.982	97.882
4.375	100.319	100.219	100.119	4.375	101.247	101.147	101.047	3.375	98.582	98.482	98.382
4.500	101.002	100.902	100.802	4.500	101.869	101.769	101.669	3.500	98.938	98.838	98.738
4.625	101.622	101.522	101.422	4.625	102.376	102.276	102.176	3.625	99.459	99.359	99.259
4.750	102.227	102.127	102.027	4.750	102.997	102.897	102.797	3.750	100.038	99.938	99.838
4.875	102.797	102.697	102.597	4.875	103.379	103.279	103.179	3.875	100.626	100.526	100.426
4.990	103.215	103.115	103.015	4.990	103.764	103.664	103.564	3.990	100.887	100.787	100.687
5.000	103.315	103.215	103.115	5.000	103.864	103.764	103.664	4.000	100.987	100.887	100.787
5.125	103.859	103.759	103.659	5.125	104.155	104.055	103.912	4.125	101.510	101.410	101.310
5.250	104.359	104.259	104.159	5.250	104.675	104.575	104.431	4.250	101.801	101.701	101.601
5.375	104.868	104.768	104.668	5.375	105.147	105.047	104.902	4.375	102.093	101.993	101.893
5.500	105.317	105.217	105.117	5.500	105.562	105.462	105.317	4.500	102.296	102.196	102.096
5.625	105.701	105.595	105.501	5.625	105.555	105.450	105.355	4.625	102.692	102.592	102.492
5.750	106.169	106.063	105.969	5.750	106.092	105.986	105.892	4.750	102.996	102.896	102.796

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	95.265	95.165	95.065
3.875	96.681	96.581	96.481	2.875	95.977	95.877	95.777
3.990	97.384	97.284	97.184	2.990	96.485	96.385	96.285
4.000	97.484	97.384	97.284	3.000	96.585	96.485	96.385
4.125	98.003	97.903	97.803	3.125	97.186	97.086	96.986
4.250	98.628	98.528	98.428	3.250	97.738	97.638	97.538
4.375	99.358	99.258	99.158	3.375	98.238	98.138	98.038
4.500	100.041	99.941	99.841	3.500	98.242	98.142	98.042
4.625	100.731	100.631	100.531	3.625	98.763	98.663	98.563
4.750	101.336	101.236	101.136	3.750	99.342	99.242	99.142
4.875	101.906	101.806	101.706	3.875	99.930	99.830	99.730
4.990	102.324	102.224	102.124	3.990	99.676	99.576	99.476
5.000	102.424	102.324	102.224	4.000	99.776	99.676	99.576
5.125	102.523	102.423	102.323	4.125	100.299	100.199	100.099
5.250	103.023	102.923	102.823	4.250	100.590	100.490	100.390
5.375	103.532	103.432	103.332	4.375	100.882	100.782	100.682
5.500	103.981	103.881	103.781	4.500	101.022	100.922	100.822
5.625	103.365	103.259	103.165	4.625	101.356	101.256	101.156
5.750	103.833	103.727	103.633	4.750	101.597	101.497	101.397

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 or Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01- 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01- 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Texas Equity 50(a)(4)	-0.250
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$453.1K - \$679.65K					

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/28/2018

45 Day Lock Exp.:

6/11/2018

60 Day Lock Exp.:

6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	95.265	95.165	95.065	3.750	95.165	95.065	94.965	3.750	96.525	96.425	96.325	3.750	96.425	96.325	96.225
3.875	96.021	95.921	95.821	3.875	95.921	95.821	95.721	3.875	97.241	97.141	97.041	3.875	97.141	97.041	96.941
3.990	96.724	96.624	96.524	3.990	96.624	96.524	96.424	3.990	97.819	97.719	97.619	3.990	97.719	97.619	97.519
4.000	96.824	96.724	96.624	4.000	96.724	96.624	96.524	4.000	97.919	97.819	97.719	4.000	97.819	97.719	97.619
4.125	97.514	97.414	97.314	4.125	97.414	97.314	97.214	4.125	98.544	98.444	98.344	4.125	98.444	98.344	98.244
4.250	98.139	98.039	97.939	4.250	98.039	97.939	97.839	4.250	99.214	99.114	99.014	4.250	99.114	99.014	98.914
4.375	98.869	98.769	98.669	4.375	98.769	98.669	98.569	4.375	99.797	99.697	99.597	4.375	99.697	99.597	99.497
4.500	99.552	99.452	99.352	4.500	99.452	99.352	99.252	4.500	100.419	100.319	100.219	4.500	100.319	100.219	100.119
4.625	100.172	100.072	99.972	4.625	100.072	99.972	99.872	4.625	100.926	100.826	100.726	4.625	100.826	100.726	100.626
4.750	100.777	100.677	100.577	4.750	100.677	100.577	100.477	4.750	101.547	101.447	101.347	4.750	101.447	101.347	101.247
4.875	101.347	101.247	101.147	4.875	101.247	101.147	101.047	4.875	101.929	101.829	101.729	4.875	101.829	101.729	101.629
4.990	101.765	101.665	101.565	4.990	101.665	101.565	101.465	4.990	102.314	102.214	102.114	4.990	102.214	102.114	102.014
5.000	101.865	101.765	101.665	5.000	101.765	101.665	101.565	5.000	102.414	102.314	102.214	5.000	102.314	102.214	102.114
5.125	102.409	102.309	102.209	5.125	102.309	102.209	102.109	5.125	102.705	102.605	102.505	5.125	102.605	102.505	102.405
5.250	102.909	102.809	102.709	5.250	102.809	102.709	102.609	5.250	103.225	103.125	103.025	5.250	103.125	103.025	102.925
5.375	103.418	103.318	103.218	5.375	103.318	103.218	103.118	5.375	103.697	103.597	103.497	5.375	103.597	103.497	103.397
5.500	103.867	103.767	103.667	5.500	103.767	103.667	103.567	5.500	104.112	104.012	103.912	5.500	104.012	103.912	103.812
5.625	104.251	104.145	104.051	5.625	104.151	104.045	103.951	5.625	104.105	104.000	103.905	5.625	104.005	103.900	103.805
5.750	104.719	104.613	104.519	5.750	104.619	104.513	104.419	5.750	104.642	104.536	104.442	5.750	104.542	104.436	104.342

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.051	93.951	93.851	2.750	93.951	93.851	93.751
2.875	94.735	94.635	94.535	2.875	94.635	94.535	94.435
2.990	95.311	95.211	95.111	2.990	95.211	95.111	95.011
3.000	95.411	95.311	95.211	3.000	95.311	95.211	95.111
3.125	96.030	95.930	95.830	3.125	95.930	95.830	95.730
3.250	96.582	96.482	96.382	3.250	96.482	96.382	96.282
3.375	97.082	96.982	96.882	3.375	96.982	96.882	96.782
3.500	97.438	97.338	97.238	3.500	97.338	97.238	97.138
3.625	97.959	97.859	97.759	3.625	97.859	97.759	97.659
3.750	98.338	98.238	98.138	3.750	98.238	98.138	98.038
3.875	99.126	99.026	98.926	3.875	99.026	98.926	98.826
3.990	99.387	99.287	99.187	3.990	99.287	99.187	99.087
4.000	99.487	99.387	99.287	4.000	99.387	99.287	99.187
4.125	100.010	99.910	99.810	4.125	99.910	99.810	99.710
4.250	100.301	100.201	100.101	4.250	100.201	100.101	100.001
4.375	100.593	100.493	100.393	4.375	100.493	100.393	100.293
4.500	100.796	100.696	100.596	4.500	100.696	100.596	100.496
4.625	101.192	101.092	100.992	4.625	101.092	100.992	100.892
4.750	101.496	101.396	101.296	4.750	101.396	101.296	101.196

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	94.475	94.375	94.275	3.750	94.375	94.275	94.175	2.750	93.707	93.607	93.507	2.750	93.607	93.507	93.407
3.875	95.231	95.131	95.031	3.875	95.131	95.031	94.931	2.875	94.391	94.291	94.191	2.875	94.291	94.191	94.091
3.990	95.934	95.834	95.734	3.990	95.834	95.734	95.634	2.990	94.967	94.867	94.767	2.990	94.867	94.767	94.667
4.000	96.034	95.934	95.834	4.000	95.934	95.834	95.734	3.000	95.067	94.967	94.867	3.000	94.967	94.867	94.767
4.125	96.553	96.453	96.353	4.125	96.453	96.353	96.253	3.125	95.686	95.586	95.486	3.125	95.586	95.486	95.386
4.250	97.178	97.078	96.978	4.250	97.078	96.978	96.878	3.250	96.238	96.138	96.038	3.250	96.138	96.038	95.938
4.375	97.908	97.808	97.708	4.375	97.808	97.708	97.608	3.375	96.738	96.638	96.538	3.375	96.638	96.538	96.438
4.500	98.591	98.491	98.391	4.500	98.491	98.391	98.291	3.500	96.742	96.642	96.542	3.500	96.642	96.542	96.442
4.625	99.281	99.181	99.081	4.625	99.181	99.081	98.981	3.625	97.263	97.163	97.063	3.625	97.163	97.063	96.963
4.750	99.886	99.786	99.686	4.750	99.786	99.686	99.586	3.750	97.842	97.742	97.642	3.750	97.742	97.642	97.542
4.875	100.456	100.356	100.256	4.875	100.356	100.256	100.156	3.875	98.430	98.330	98.230	3.875	98.330	98.230	98.130
4.990	100.874	100.774	100.674	4.990	100.774	100.674	100.574	3.990	98.176	98.076	97.976	3.990	98.076	97.976	97.876
5.000	100.974	100.874	100.774	5.000	100.874	100.774	100.674	4.000	98.276	98.176	98.076	4.000	98.176	98.076	97.976
5.125	101.073	100.973	100.873	5.125	100.973	100.873	100.773	4.125	98.799	98.699	98.599	4.125	98.699	98.599	98.499
5.250	101.573	101.473	101.373	5.250	101.473	101.373	101.273	4.250	99.090	98.990	98.890	4.250	98.990	98.890	98.790
5.375	102.082	101.982	101.882	5.375	101.982	101.882	101.782	4.375	99.382	99.282	99.182	4.375	99.282	99.182	99.082
5.500	102.531	102.431	102.331	5.500	102.431	102.331	102.231	4.500	99.522	99.422	99.322	4.500	99.422	99.322	99.222
5.625	103.015	102.915	102.815	5.625	102.915	102.815	102.715	4.625	99.756	99.656	99.556	4.625	99.656	99.556	99.456
5.750	103.383	103.277	103.183	5.750	103.283	103.177	103.083	4.750	99.997	99.897	99.797	4.750	99.897	99.797	99.697

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%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-2.000
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	-1.500	-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 C/O Refi	-1.000	-1.000	-1.000	-1.000	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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/28/2018

45 Day Lock Exp.:

6/11/2018

60 Day Lock Exp.:

6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	96.715	96.615	96.515	3.750	97.975	97.875	97.775	2.750	95.551	95.451	95.351	3.750	95.925	95.825	95.725	2.750	95.207	95.107	95.007
3.875	97.471	97.371	97.271	3.875	98.691	98.591	98.491	2.875	96.235	96.135	96.035	3.875	96.681	96.581	96.481	2.875	95.891	95.791	95.691
3.990	98.174	98.074	97.974	3.990	99.269	99.169	99.069	2.990	96.811	96.711	96.611	3.990	97.384	97.284	97.184	2.990	96.467	96.367	96.267
4.000	98.274	98.174	98.074	4.000	99.369	99.269	99.169	3.000	96.911	96.811	96.711	4.000	97.484	97.384	97.284	3.000	96.567	96.467	96.367
4.125	98.964	98.864	98.764	4.125	99.994	99.894	99.794	3.125	97.530	97.430	97.330	4.125	98.003	97.903	97.803	3.125	97.186	97.086	96.986
4.250	99.589	99.489	99.389	4.250	100.664	100.564	100.464	3.250	98.082	97.982	97.882	4.250	98.628	98.528	98.428	3.250	97.738	97.638	97.538
4.375	100.319	100.219	100.119	4.375	101.247	101.147	101.047	3.375	98.582	98.482	98.382	4.375	99.358	99.258	99.158	3.375	98.238	98.138	98.038
4.500	101.002	100.902	100.802	4.500	101.869	101.769	101.669	3.500	98.938	98.838	98.738	4.500	100.041	99.941	99.841	3.500	98.242	98.142	98.042
4.625	101.622	101.522	101.422	4.625	102.376	102.276	102.176	3.625	99.459	99.359	99.259	4.625	100.731	100.631	100.531	3.625	98.763	98.663	98.563
4.750	102.227	102.127	102.027	4.750	102.997	102.897	102.797	3.750	100.038	99.938	99.838	4.750	101.336	101.236	101.136	3.750	99.342	99.242	99.142
4.875	102.797	102.697	102.597	4.875	103.379	103.279	103.179	3.875	100.626	100.526	100.426	4.875	101.906	101.806	101.706	3.875	99.930	99.830	99.730
4.990	103.215	103.115	103.015	4.990	103.764	103.664	103.564	3.990	100.887	100.787	100.687	4.990	102.324	102.224	102.124	3.990	99.676	99.576	99.476
5.000	103.315	103.215	103.115	5.000	103.864	103.764	103.664	4.000	100.987	100.887	100.787	5.000	102.424	102.324	102.224	4.000	99.776	99.676	99.576
5.125	103.859	103.759	103.659	5.125	104.155	104.055	103.912	4.125	101.510	101.410	101.310	5.125	102.523	102.423	102.323	4.125	100.299	100.199	100.099
5.250	104.359	104.259	104.159	5.250	104.675	104.575	104.431	4.250	101.801	101.701	101.601	5.250	103.023	102.923	102.823	4.250	100.590	100.490	100.390
5.375	104.868	104.768	104.668	5.375	105.147	105.047	104.902	4.375	102.093	101.993	101.893	5.375	103.532	103.432	103.332	4.375	100.882	100.782	100.682
5.500	105.317	105.217	105.117	5.500	105.562	105.462	105.317	4.500	102.296	102.196	102.096	5.500	103.981	103.881	103.781	4.500	101.022	100.922	100.822
5.625	105.701	105.595	105.501	5.625	105.555	105.450	105.355	4.625	102.692	102.592	102.492	5.625	103.365	103.259	103.165	4.625	101.356	101.256	101.156
5.750	106.169	106.063	105.969	5.750	106.092	105.986	105.892	4.750	102.996	102.896	102.796	5.750	103.833	103.727	103.633	4.750	101.597	101.497	101.397

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.: 6/26/2018

W. Rate Sheet Dated: 4/27/2018

Release Time: 1:45 pm 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	96.988	96.863	96.738	
4.125	97.902	97.777	97.652	
4.250	98.561	98.436	98.311	
4.375	99.319	99.194	99.069	
4.500	99.900	99.775	99.650	
4.625	100.355	100.230	100.105	
4.750	100.921	100.796	100.671	
4.875	101.237	101.112	100.987	
5.000	101.583	101.458	101.333	
5.125	101.854	101.729	101.604	
5.250	102.093	101.968	101.843	
5.375	102.342	102.217	102.092	
5.500	102.577	102.452	102.327	

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	97.234	97.109	96.984	
3.625	97.696	97.571	97.446	
3.750	98.119	97.994	97.869	
3.875	98.724	98.599	98.474	
4.000	99.064	98.939	98.814	
4.125	99.328	99.203	99.078	
4.250	99.595	99.470	99.345	
4.375	99.872	99.747	99.622	
4.500	100.095	99.970	99.845	
4.625	100.365	100.240	100.115	
4.750	100.633	100.508	100.383	

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	97.313	97.188	97.063	
3.375	97.798	97.673	97.548	
3.500	98.254	98.129	98.004	
3.625	98.673	98.548	98.423	
3.750	99.058	98.933	98.808	
3.875	99.425	99.300	99.175	
4.000	99.735	99.610	99.485	
4.125	100.104	99.979	99.854	
4.250	100.438	100.313	100.188	
4.375	100.747	100.622	100.497	
4.500	101.058	100.933	100.808	
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)