



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: **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	97.669	97.519	97.369	3.500	97.101	96.951	96.801	1.875	N/A	N/A	N/A	3.125	100.125	99.975	99.825
3.625	98.077	97.927	97.777	3.625	97.473	97.323	97.173	2.000	N/A	N/A	N/A	3.250	100.794	100.644	100.494
3.750	99.353	99.203	99.053	3.750	98.906	98.756	98.606	2.125	N/A	N/A	N/A	3.375	101.245	101.095	100.945
3.875	99.804	99.654	99.504	3.875	99.321	99.171	99.021	2.250	93.573	93.423	93.273	3.500	101.656	101.506	101.356
4.000	100.250	100.100	99.950	4.000	99.731	99.581	99.431	2.375	93.979	93.829	93.679	3.625	102.064	101.914	101.764
4.125	100.652	100.502	100.352	4.125	100.098	99.948	99.798	2.500	93.060	92.910	92.760	Margin = 2.250		Index = 2.180	
4.250	101.753	101.597	101.472	4.250	101.056	100.900	100.775	2.625	94.010	93.860	93.710				
4.375	102.192	102.036	101.911	4.375	101.460	101.303	101.178	2.750	96.878	96.728	96.578				
4.500	102.625	102.469	102.344	4.500	101.856	101.700	101.575	2.875	97.303	97.153	97.003				
4.625	102.946	102.790	102.665	4.625	102.142	101.986	101.861	3.000	97.696	97.546	97.396				
4.750	102.954	102.797	102.641	4.750	102.456	102.300	102.144	3.125	98.044	97.894	97.744				
4.875	103.418	103.262	103.106	4.875	102.785	102.629	102.473	3.250	98.759	98.609	98.459				
5.000	103.947	103.791	103.635	5.000	103.079	102.922	102.766	3.375	99.147	98.997	98.847				
5.125	104.286	104.130	103.973	5.125	103.202	103.046	102.889	3.500	99.535	99.385	99.235				
5.250	104.604	104.370	104.167	5.250	103.486	103.251	103.048	3.625	99.873	99.723	99.573				
5.375	104.771	104.537	104.334	5.375	103.734	103.500	103.297	3.750	100.325	100.175	100.025				
5.500	104.657	104.423	104.220	5.500	103.959	103.724	103.521	3.875	100.701	100.551	100.401				
5.625	105.076	104.842	104.639	5.625	104.392	104.158	103.955	4.000	101.023	100.873	100.723				
5.750	105.375	105.250	105.150	5.750	104.847	104.722	104.622	4.125	101.270	101.120	100.970				

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	96.469	96.319	96.169	3.500	96.101	95.951	95.801	1.875	N/A	N/A	N/A	3.125	99.125	98.975	98.825
3.625	96.877	96.727	96.577	3.625	96.473	96.323	96.173	2.000	N/A	N/A	N/A	3.250	99.794	99.644	99.494
3.750	98.153	98.003	97.853	3.750	97.906	97.756	97.606	2.125	N/A	N/A	N/A	3.375	100.245	100.095	99.945
3.875	98.604	98.454	98.304	3.875	98.321	98.171	98.021	2.250	92.573	92.423	92.273	3.500	100.656	100.506	100.356
4.000	99.050	98.900	98.750	4.000	98.731	98.581	98.431	2.375	92.979	92.829	92.679	3.625	101.064	100.914	100.764
4.125	99.452	99.302	99.152	4.125	99.098	98.948	98.798	2.500	92.060	91.910	91.760	Margin = 2.250		Index = 2.180	
4.250	100.553	100.397	100.272	4.250	100.056	99.900	99.775	2.625	93.010	92.860	92.710	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.992	100.836	100.711	4.375	100.460	100.303	100.178	2.750	95.878	95.728	95.578	Rate	30 Day	45 Day	60 Day
4.500	101.425	101.269	101.144	4.500	100.856	100.700	100.575	2.875	96.303	96.153	96.003	4.500	100.125	99.875	99.625
4.625	101.746	101.590	101.465	4.625	101.142	100.986	100.861	3.000	96.696	96.546	96.396	4.625	100.446	100.196	99.946
4.750	102.004	101.847	101.691	4.750	101.456	101.300	101.144	3.125	97.044	96.894	96.744	4.750	100.654	100.404	100.154
4.875	102.468	102.312	102.156	4.875	101.785	101.629	101.473	3.250	97.759	97.609	97.459	4.875	101.018	100.768	100.518
5.000	102.797	102.641	102.485	5.000	102.079	101.922	101.766	3.375	98.147	97.997	97.847	5.000	101.347	101.097	100.847
5.125	103.136	102.980	102.823	5.125	102.302	102.146	101.989	3.500	98.535	98.385	98.235	5.125	101.606	101.356	101.106
5.250	104.174	103.940	103.737	5.250	102.486	102.251	102.048	3.625	98.873	98.723	98.573	5.250	101.593	101.343	101.093
5.375	104.341	104.107	103.904	5.375	102.734	102.500	102.297	3.750	99.325	99.175	99.025	5.375	102.087	101.837	101.587
5.500	104.427	104.193	103.990	5.500	102.959	102.724	102.521	3.875	99.701	99.551	99.401	5.500	102.257	102.007	101.757
5.625	104.796	104.562	104.359	5.625	103.392	103.158	102.955	4.000	100.023	99.873	99.723	5.625	102.416	102.166	101.916
5.750	105.095	104.970	104.870	5.750	103.847	103.722	103.622	4.125	100.270	100.120	99.970	5.750	102.705	102.455	102.205

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	101.137	100.887	100.637	5.375	100.914	100.664	100.414
5.500	101.638	101.388	101.138	5.500	101.139	100.889	100.639
5.625	102.289	102.039	101.789	5.625	101.572	101.322	101.072
5.750	102.699	102.449	102.199	5.750	102.027	101.777	101.527

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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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: 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	96.857	96.707	96.557	3.500	96.288	96.138	95.988	1.875	N/A	N/A	N/A	3.125	98.44	98.288	98.138
3.625	97.265	97.115	96.965	3.625	96.661	96.511	96.361	2.000	N/A	N/A	N/A	3.250	99.98	99.832	99.682
3.750	98.541	98.391	98.241	3.750	98.094	97.944	97.794	2.125	N/A	N/A	N/A	3.375	100.43	100.282	100.132
3.875	98.991	98.841	98.691	3.875	98.509	98.359	98.209	2.250	91.573	91.423	91.273	3.500	100.84	100.694	100.544
4.000	99.437	99.287	99.137	4.000	98.919	98.769	98.619	2.375	91.979	91.829	91.679	3.625	101.25	101.102	100.952
4.125	99.840	99.690	99.540	4.125	99.286	99.136	98.986	2.500	91.060	90.910	90.760	Margin = 2.250		Index = 2.180	
4.250	100.816	100.659	100.534	4.250	100.118	99.962	99.837	2.625	92.010	91.860	91.710				
4.375	101.255	101.099	100.974	4.375	100.522	100.366	100.241	2.750	95.191	95.041	94.891				
4.500	101.687	101.531	101.406	4.500	100.919	100.763	100.638	2.875	95.615	95.465	95.315				
4.625	102.009	101.853	101.728	4.625	101.205	101.049	100.924	3.000	96.009	95.859	95.709				
4.750	101.329	101.172	101.016	4.750	100.831	100.675	100.519	3.125	96.357	96.207	96.057				
4.875	101.793	101.637	101.481	4.875	101.160	101.004	100.848	3.250	97.946	97.796	97.646				
5.000	102.322	102.166	102.010	5.000	101.454	101.297	101.141	3.375	98.334	98.184	98.034				
5.125	102.661	102.505	102.348	5.125	101.577	101.421	101.264	3.500	98.723	98.573	98.423				
5.250	101.604	101.370	101.167	5.250	100.486	100.251	100.048	3.625	99.060	98.910	98.760				
5.375	101.771	101.537	101.334	5.375	100.734	100.500	100.297	3.750	99.512	99.362	99.212				
5.500	101.657	101.423	101.220	5.500	100.959	100.724	100.521	3.875	99.888	99.738	99.588				
5.625	102.076	101.842	101.639	5.625	101.392	101.158	100.955	4.000	100.210	100.060	99.910				
5.750	102.375	102.250	102.150	5.750	101.847	101.722	101.622	4.125	100.458	100.308	100.158				

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	95.657	95.507	95.357	3.500	95.288	95.138	94.988	1.875	N/A	N/A	N/A	3.125	97.438	97.288	97.138
3.625	96.065	95.915	95.765	3.625	95.661	95.511	95.361	2.000	N/A	N/A	N/A	3.250	98.982	98.832	98.682
3.750	97.341	97.191	97.041	3.750	97.094	96.944	96.794	2.125	N/A	N/A	N/A	3.375	99.432	99.282	99.132
3.875	97.791	97.641	97.491	3.875	97.509	97.359	97.209	2.250	90.823	90.673	90.523	3.500	99.844	99.694	99.544
4.000	98.237	98.087	97.937	4.000	97.919	97.769	97.619	2.375	91.229	91.079	90.929	3.625	100.252	100.102	99.952
4.125	98.640	98.490	98.340	4.125	98.286	98.136	97.986	2.500	90.310	90.160	90.010	Margin = 2.250		Index = 2.180	
4.250	99.616	99.459	99.334	4.250	99.118	98.962	98.837	2.625	91.260	91.110	90.960	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.055	99.899	99.774	4.375	99.522	99.366	99.241	2.750	94.972	94.822	94.672	Rate	30 Day	45 Day	60 Day
4.500	100.487	100.331	100.206	4.500	99.919	99.763	99.638	2.875	95.396	95.246	95.096	4.500	99.187	98.937	98.687
4.625	100.809	100.653	100.528	4.625	100.205	100.049	99.924	3.000	95.790	95.640	95.490	4.625	99.509	99.259	99.009
4.750	100.379	100.222	100.066	4.750	99.831	99.675	99.519	3.125	96.138	95.988	95.838	4.750	99.029	98.779	98.529
4.875	100.843	100.687	100.531	4.875	100.160	100.004	99.848	3.250	96.290	96.140	95.990	4.875	99.393	99.143	98.893
5.000	101.172	101.016	100.860	5.000	100.454	100.297	100.141	3.375	96.678	96.528	96.378	5.000	99.722	99.472	99.222
5.125	101.511	101.355	101.198	5.125	100.677	100.521	100.364	3.500	97.067	96.917	96.767	5.125	99.981	99.731	99.481
5.250	101.174	100.940	100.737	5.250	99.486	99.251	99.048	3.625	97.404	97.254	97.104	5.250	98.593	98.343	98.093
5.375	101.341	101.107	100.904	5.375	99.734	99.500	99.297	3.750	97.137	96.987	96.837	5.375	99.087	98.837	98.587
5.500	101.427	101.193	100.990	5.500	99.959	99.724	99.521	3.875	97.513	97.363	97.213	5.500	99.257	99.007	98.757
5.625	101.796	101.562	101.359	5.625	100.392	100.158	99.955	4.000	97.835	97.685	97.535	5.625	99.416	99.166	98.916
5.750	102.095	101.970	101.870	5.750	100.847	100.722	100.622	4.125	98.083	97.933	97.783	5.750	99.705	99.455	99.205

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	98.137	97.887	97.637	5.375	97.914	97.664	97.414
5.500	98.638	98.388	98.138	5.500	98.139	97.889	97.639
5.625	99.289	99.039	98.789	5.625	98.572	98.322	98.072
5.750	99.699	99.449	99.199	5.750	99.027	98.777	98.527

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 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)	



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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: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	97.909	97.809	97.709	4.500	101.485	101.385	101.285	3.000	96.882	96.782	96.682	3.000	97.475	97.375	97.275
4.125	98.659	98.559	98.459	4.625	102.082	101.982	101.882	3.125	97.391	97.291	97.191	3.125	97.815	97.715	97.615
4.250	99.326	99.226	99.126	4.750	102.583	102.483	102.383	3.250	98.001	97.901	97.801	3.250	98.433	98.333	98.233
4.375	99.910	99.810	99.710	4.875	102.965	102.865	102.765	3.375	98.333	98.233	98.133	3.375	98.794	98.694	98.594
4.500	100.510	100.410	100.310	4.990	103.281	103.181	103.079	3.500	98.810	98.710	98.610	3.500	99.147	99.047	98.947
4.625	101.239	101.139	101.039	5.000	103.381	103.281	103.179	3.625	99.327	99.227	99.127	3.625	99.470	99.370	99.270
4.750	101.913	101.813	101.713	5.125	103.935	103.835	103.734	3.750	99.847	99.747	99.647	3.750	100.118	100.018	99.918
4.875	102.403	102.303	102.203	5.250	104.433	104.333	104.232	3.875	100.267	100.167	100.067	3.875	100.452	100.352	100.252
4.990	102.810	102.710	102.610	5.375	104.791	104.691	104.590	3.990	100.674	100.574	100.474	3.990	100.673	100.573	100.473
5.000	102.910	102.810	102.710	5.500	105.108	105.008	104.907	4.000	100.774	100.674	100.574	4.000	100.773	100.673	100.573
5.125	103.583	103.483	103.383	5.625	105.407	105.307	105.200	4.125	101.279	101.179	101.079	4.125	101.075	100.975	100.875
5.250	104.247	104.147	104.047	5.750	105.922	105.822	105.709	4.250	101.557	101.457	101.357	4.250	101.474	101.374	101.249
5.375	104.716	104.616	104.516	5.875	106.286	106.185	106.072	4.375	101.853	101.753	101.653	4.375	101.780	101.680	101.554
5.500	105.081	104.981	104.881	5.990	106.511	106.410	106.297	4.500	102.204	102.104	102.004	4.500	102.053	101.953	101.828
5.625	105.480	105.380	105.280	6.000	106.611	106.510	106.397	4.625	102.624	102.524	102.424	4.625	102.289	102.189	102.063
5.750	106.170	106.070	105.970	6.125	106.870	106.770	106.657	4.750	102.847	102.747	102.647	4.750	102.448	102.348	102.223
5.875	106.611	106.511	106.411	6.250	106.689	106.526	106.405	4.875	103.105	103.005	102.905	4.875	102.594	102.494	102.368
5.990	106.929	106.829	106.729	6.375	107.028	106.865	106.743	4.990	103.228	103.128	103.028	4.990	102.655	102.555	102.430
6.000	107.029	106.929	106.829	6.500	N/A	N/A	N/A	5.000	103.328	103.228	103.128	5.000	102.755	102.655	102.530

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	97.804	97.704	97.604	3.000	96.512	96.412	96.312
4.250	98.569	98.469	98.369	3.125	96.950	96.850	96.750
4.375	99.180	99.080	98.980	3.250	97.341	97.241	97.141
4.500	99.730	99.630	99.530	3.375	97.776	97.676	97.576
4.625	100.071	99.971	99.871	3.500	98.220	98.120	98.020
4.750	100.761	100.661	100.561	3.625	98.636	98.536	98.436
4.875	101.297	101.197	101.097	3.750	99.119	99.019	98.919
4.990	101.684	101.584	101.484	3.875	99.570	99.470	99.370
5.000	101.784	101.684	101.584	3.990	99.907	99.807	99.707
5.125	102.027	101.927	101.827	4.000	100.007	99.907	99.807
5.250	102.501	102.401	102.299	4.125	100.417	100.317	100.217
5.375	103.016	102.916	102.814	4.250	100.606	100.506	100.406
5.500	103.516	103.416	103.315	4.375	100.810	100.710	100.610
5.625	103.747	103.647	103.546	4.500	100.982	100.882	100.782
5.750	102.615	102.515	102.402	4.625	101.342	101.242	101.136
5.875	103.152	103.052	102.939	4.750	101.486	101.386	101.280
5.990	103.567	103.467	103.354	4.875	101.656	101.556	101.450
6.000	103.667	103.567	103.454	4.990	101.701	101.601	101.495
6.125	103.921	103.821	103.708	5.000	101.801	101.701	101.595

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@afrownwholesale.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: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	96.340	96.240	96.140	3.875	94.293	94.193	94.093	4.500	100.035	99.935	99.835	4.500	98.622	98.522	98.422
4.125	97.118	97.018	96.918	3.990	94.955	94.855	94.755	4.625	100.632	100.532	100.432	4.625	99.138	99.038	98.938
4.250	97.849	97.749	97.649	4.000	95.055	94.955	94.855	4.750	101.133	101.033	100.933	4.750	99.954	99.854	99.754
4.375	98.409	98.309	98.209	4.125	96.103	96.003	95.903	4.875	101.515	101.415	101.315	4.875	100.471	100.371	100.271
4.500	99.060	98.960	98.860	4.250	97.082	96.982	96.882	4.990	101.831	101.731	101.629	4.990	100.824	100.724	100.624
4.625	99.789	99.689	99.589	4.375	97.698	97.598	97.498	5.000	101.931	101.831	101.729	5.000	100.924	100.824	100.724
4.750	100.463	100.363	100.263	4.500	98.509	98.409	98.309	5.125	102.485	102.385	102.284	5.125	101.338	101.238	101.138
4.875	100.953	100.853	100.753	4.625	99.492	99.392	99.292	5.250	102.983	102.883	102.782	5.250	102.055	101.955	101.855
4.990	101.360	101.260	101.160	4.750	100.399	100.299	100.199	5.375	103.341	103.241	103.140	5.375	102.566	102.466	102.366
5.000	101.460	101.360	101.260	4.875	100.940	100.840	100.740	5.500	103.658	103.558	103.457	5.500	102.954	102.854	102.754
5.125	102.133	102.033	101.933	4.990	101.342	101.242	101.142	5.625	103.957	103.857	103.750	5.625	103.342	103.242	103.142
5.250	102.797	102.697	102.597	5.000	101.442	101.342	101.242	5.750	104.472	104.372	104.259	5.750	103.974	103.874	103.774
5.375	103.266	103.166	103.066	5.125	102.052	101.952	101.852	5.875	104.836	104.735	104.622	5.875	104.462	104.362	104.262
5.500	103.631	103.531	103.431	5.250	102.951	102.851	102.751	5.990	105.061	104.960	104.847	5.990	104.797	104.697	104.597
5.625	104.030	103.930	103.830	5.375	103.471	103.371	103.271	6.000	105.161	105.060	104.947	6.000	104.897	104.797	104.697
5.750	104.720	104.620	104.520	5.500	103.876	103.776	103.676	6.125	105.420	105.320	105.207	6.125	105.246	105.146	105.046
5.875	105.161	105.061	104.961	5.625	104.385	104.285	104.185	6.250	105.239	105.076	104.955	6.250	104.882	104.763	104.642
5.990	105.479	105.379	105.279	5.750	105.311	105.211	105.111	6.375	105.578	105.415	105.293	6.375	105.337	105.218	105.097
6.000	105.579	105.479	105.379	5.875	105.798	105.698	105.598	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	96.512	96.412	96.312	3.000	93.720	93.620	93.520	3.000	95.975	95.875	95.775	3.000	93.450	93.350	93.250
3.125	96.950	96.850	96.750	3.125	94.397	94.297	94.197	3.125	96.315	96.215	96.115	3.125	94.136	94.036	93.936
3.250	97.341	97.241	97.141	3.250	94.767	94.667	94.567	3.250	96.933	96.833	96.733	3.250	94.497	94.397	94.297
3.375	97.776	97.676	97.576	3.375	95.206	95.106	95.006	3.375	97.294	97.194	97.094	3.375	94.946	94.846	94.746
3.500	98.220	98.120	98.020	3.500	95.907	95.807	95.707	3.500	97.647	97.547	97.447	3.500	95.637	95.537	95.437
3.625	98.636	98.536	98.436	3.625	96.550	96.450	96.350	3.625	97.970	97.870	97.770	3.625	96.290	96.190	96.090
3.750	99.119	99.019	98.919	3.750	96.962	96.862	96.762	3.750	98.618	98.518	98.418	3.750	96.691	96.591	96.491
3.875	99.570	99.470	99.370	3.875	97.614	97.514	97.414	3.875	98.952	98.852	98.752	3.875	97.343	97.243	97.143
3.990	99.907	99.807	99.707	3.990	98.162	98.062	97.962	3.990	99.173	99.073	98.973	3.990	97.882	97.782	97.682
4.000	100.007	99.907	99.807	4.000	98.262	98.162	98.062	4.000	99.273	99.173	99.073	4.000	97.982	97.882	97.782
4.125	100.417	100.317	100.217	4.125	98.893	98.793	98.693	4.125	99.575	99.475	99.375	4.125	98.612	98.512	98.412
4.250	100.606	100.506	100.406	4.250	99.200	99.100	99.000	4.250	99.974	99.874	99.774	4.250	98.920	98.820	98.720
4.375	100.810	100.710	100.610	4.375	99.542	99.442	99.342	4.375	100.280	100.180	100.084	4.375	99.241	99.141	99.041
4.500	100.982	100.882	100.782	4.500	100.100	100.000	99.894	4.500	100.553	100.453	100.328	4.500	99.800	99.700	99.593
4.625	101.342	101.242	101.142	4.625	100.629	100.529	100.423	4.625	100.789	100.689	100.563	4.625	100.328	100.228	100.122
4.750	101.486	101.386	101.286	4.750	100.876	100.776	100.670	4.750	100.948	100.848	100.723	4.750	100.576	100.476	100.370
4.875	101.656	101.556	101.456	4.875	101.164	101.064	100.958	4.875	101.094	100.994	100.868	4.875	100.853	100.753	100.647
4.990	101.701	101.601	101.501	4.990	101.318	101.218	101.112	4.990	101.155	101.055	100.930	4.990	101.037	100.937	100.831
5.000	101.801	101.701	101.601	5.000	101.418	101.318	101.212	5.000	101.255	101.155	101.030	5.000	101.137	101.037	100.931

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%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

All Loan Type Adjustments			
Adjusters		All Terms	
NY		High Balance	
TX		Escrow Waiver	
All Subordinate Financing		Texas Equity 50(a)(6)	
Loan Size Adjuster		Texas Equity 50(a)(4)	
\$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: 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	96.622	96.522	96.422	3.750	97.877	97.777	97.677	2.750	95.667	95.567	95.467
3.875	97.378	97.278	97.178	3.875	98.593	98.493	98.393	2.875	96.328	96.228	96.128
3.990	98.081	97.981	97.881	3.990	99.171	99.071	98.971	2.990	96.782	96.682	96.582
4.000	98.181	98.081	97.981	4.000	99.271	99.171	99.071	3.000	96.882	96.782	96.682
4.125	98.854	98.754	98.654	4.125	99.896	99.796	99.696	3.125	97.483	97.383	97.283
4.250	99.480	99.380	99.280	4.250	100.566	100.466	100.366	3.250	98.035	97.935	97.835
4.375	100.210	100.110	100.010	4.375	101.149	101.049	100.949	3.375	98.535	98.435	98.335
4.500	100.892	100.792	100.692	4.500	101.771	101.671	101.571	3.500	98.891	98.791	98.691
4.625	101.505	101.405	101.305	4.625	102.274	102.174	102.074	3.625	99.413	99.313	99.213
4.750	102.110	102.010	101.910	4.750	102.895	102.795	102.695	3.750	99.991	99.891	99.791
4.875	102.680	102.580	102.480	4.875	103.278	103.178	103.078	3.875	100.580	100.480	100.380
4.990	103.097	102.997	102.897	4.990	103.663	103.563	103.463	3.990	100.840	100.740	100.640
5.000	103.197	103.097	102.997	5.000	103.763	103.663	103.563	4.000	100.940	100.840	100.740
5.125	103.780	103.680	103.580	5.125	104.077	103.977	103.874	4.125	101.463	101.363	101.263
5.250	104.281	104.181	104.081	5.250	104.597	104.497	104.353	4.250	101.754	101.654	101.554
5.375	104.790	104.690	104.590	5.375	105.069	104.969	104.824	4.375	102.046	101.946	101.846
5.500	105.239	105.139	105.039	5.500	105.484	105.384	105.239	4.500	102.249	102.149	102.049
5.625	105.551	105.445	105.351	5.625	105.477	105.372	105.277	4.625	102.645	102.545	102.445
5.750	106.026	105.921	105.826	5.750	106.014	105.908	105.814	4.750	102.949	102.849	102.749

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	95.832	95.732	95.632	2.750	95.323	95.223	95.123
3.875	96.588	96.488	96.388	2.875	95.984	95.884	95.784
3.990	97.291	97.191	97.091	2.990	96.438	96.338	96.238
4.000	97.391	97.291	97.191	3.000	96.538	96.438	96.338
4.125	97.900	97.800	97.700	3.125	97.139	97.039	96.939
4.250	98.526	98.426	98.326	3.250	97.691	97.591	97.491
4.375	99.256	99.156	99.056	3.375	98.191	98.091	97.991
4.500	99.938	99.838	99.738	3.500	98.203	98.103	98.003
4.625	100.614	100.514	100.414	3.625	98.725	98.625	98.525
4.750	101.219	101.119	101.019	3.750	99.303	99.203	99.103
4.875	101.789	101.689	101.589	3.875	99.892	99.792	99.692
4.990	102.206	102.106	102.006	3.990	99.605	99.505	99.405
5.000	102.306	102.206	102.106	4.000	99.705	99.605	99.505
5.125	102.490	102.390	102.290	4.125	100.228	100.128	100.028
5.250	102.991	102.891	102.791	4.250	100.519	100.419	100.319
5.375	103.500	103.400	103.300	4.375	100.811	100.711	100.611
5.500	103.949	103.849	103.749	4.500	100.952	100.852	100.752
5.625	103.261	103.155	103.061	4.625	101.285	101.185	101.085
5.750	103.736	103.631	103.536	4.750	101.527	101.427	101.327

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)
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: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	95.172	95.072	94.972	3.750	95.072	94.972	94.872	3.750	96.427	96.327	96.227	3.750	96.327	96.227	96.127
3.875	95.928	95.828	95.728	3.875	95.828	95.728	95.628	3.875	97.143	97.043	96.943	3.875	97.043	96.943	96.843
3.990	96.631	96.531	96.431	3.990	96.531	96.431	96.331	3.990	97.721	97.621	97.521	3.990	97.621	97.521	97.421
4.000	96.731	96.631	96.531	4.000	96.631	96.531	96.431	4.000	97.821	97.721	97.621	4.000	97.721	97.621	97.521
4.125	97.404	97.304	97.204	4.125	97.304	97.204	97.104	4.125	98.446	98.346	98.246	4.125	98.346	98.246	98.146
4.250	98.030	97.930	97.830	4.250	97.930	97.830	97.730	4.250	99.116	99.016	98.916	4.250	99.016	98.916	98.816
4.375	98.760	98.660	98.560	4.375	98.660	98.560	98.460	4.375	99.699	99.599	99.499	4.375	99.599	99.499	99.399
4.500	99.442	99.342	99.242	4.500	99.342	99.242	99.142	4.500	100.321	100.221	100.121	4.500	100.221	100.121	100.021
4.625	100.055	99.955	99.855	4.625	99.955	99.855	99.755	4.625	100.824	100.724	100.624	4.625	100.724	100.624	100.524
4.750	100.660	100.560	100.460	4.750	100.560	100.460	100.360	4.750	101.445	101.345	101.245	4.750	101.345	101.245	101.145
4.875	101.230	101.130	101.030	4.875	101.130	101.030	100.930	4.875	101.828	101.728	101.628	4.875	101.728	101.628	101.528
4.990	101.647	101.547	101.447	4.990	101.547	101.447	101.347	4.990	102.213	102.113	102.013	4.990	102.113	102.013	101.913
5.000	101.747	101.647	101.547	5.000	101.647	101.547	101.447	5.000	102.313	102.213	102.113	5.000	102.213	102.113	102.013
5.125	102.330	102.230	102.130	5.125	102.230	102.130	102.030	5.125	102.627	102.527	102.384	5.125	102.527	102.427	102.284
5.250	102.831	102.731	102.631	5.250	102.731	102.631	102.531	5.250	103.147	103.047	102.903	5.250	103.047	102.947	102.803
5.375	103.340	103.240	103.140	5.375	103.240	103.140	103.040	5.375	103.619	103.519	103.374	5.375	103.519	103.419	103.274
5.500	103.789	103.689	103.589	5.500	103.689	103.589	103.489	5.500	104.034	103.934	103.789	5.500	103.934	103.834	103.689
5.625	104.101	103.995	103.901	5.625	104.001	103.895	103.801	5.625	104.027	103.922	103.827	5.625	103.922	103.822	103.727
5.750	104.576	104.471	104.376	5.750	104.476	104.371	104.276	5.750	104.564	104.458	104.364	5.750	104.464	104.358	104.264

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.004	93.904	93.804	2.750	93.904	93.804	93.704
2.875	94.689	94.589	94.489	2.875	94.589	94.489	94.389
2.990	95.264	95.164	95.064	2.990	95.164	95.064	94.964
3.000	95.364	95.264	95.164	3.000	95.264	95.164	95.064
3.125	95.983	95.883	95.783	3.125	95.883	95.783	95.683
3.250	96.535	96.435	96.335	3.250	96.435	96.335	96.235
3.375	97.035	96.935	96.835	3.375	96.935	96.835	96.735
3.500	97.391	97.291	97.191	3.500	97.291	97.191	97.091
3.625	97.913	97.813	97.713	3.625	97.813	97.713	97.613
3.750	98.491	98.391	98.291	3.750	98.391	98.291	98.191
3.875	99.080	98.980	98.880	3.875	98.980	98.880	98.780
3.990	99.340	99.240	99.140	3.990	99.240	99.140	99.040
4.000	99.440	99.340	99.240	4.000	99.340	99.240	99.140
4.125	99.963	99.863	99.763	4.125	99.863	99.763	99.663
4.250	100.254	100.154	100.054	4.250	100.154	100.054	99.954
4.375	100.546	100.446	100.346	4.375	100.446	100.346	100.246
4.500	100.749	100.649	100.549	4.500	100.649	100.549	100.449
4.625	101.145	101.045	100.945	4.625	101.045	100.945	100.845
4.750	101.449	101.349	101.249	4.750	101.349	101.249	101.149

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	94.382	94.282	94.182	3.750	94.282	94.182	94.082	2.750	93.660	93.560	93.460	2.750	93.560	93.460	93.360
3.875	95.138	95.038	94.938	3.875	95.038	94.938	94.838	2.875	94.345	94.245	94.145	2.875	94.245	94.145	94.045
3.990	95.841	95.741	95.641	3.990	95.741	95.641	95.541	2.990	94.920	94.820	94.720	2.990	94.820	94.720	94.620
4.000	95.941	95.841	95.741	4.000	95.841	95.741	95.641	3.000	95.020	94.920	94.820	3.000	94.920	94.820	94.720
4.125	96.450	96.350	96.250	4.125	96.350	96.250	96.150	3.125	95.639	95.539	95.439	3.125	95.539	95.439	95.339
4.250	97.076	96.976	96.876	4.250	96.976	96.876	96.776	3.250	96.191	96.091	95.991	3.250	96.091	95.991	95.891
4.375	97.806	97.706	97.606	4.375	97.706	97.606	97.506	3.375	96.691	96.591	96.491	3.375	96.591	96.491	96.391
4.500	98.488	98.388	98.288	4.500	98.388	98.288	98.188	3.500	96.703	96.603	96.503	3.500	96.603	96.503	96.403
4.625	99.164	99.064	98.964	4.625	99.064	98.964	98.864	3.625	97.225	97.125	97.025	3.625	97.125	97.025	96.925
4.750	99.769	99.669	99.569	4.750	99.669	99.569	99.469	3.750	97.803	97.703	97.603	3.750	97.703	97.603	97.503
4.875	100.339	100.239	100.139	4.875	100.239	100.139	100.039	3.875	98.392	98.292	98.192	3.875	98.292	98.192	98.092
4.990	100.756	100.656	100.556	4.990	100.656	100.556	100.456	3.990	98.005	97.905	97.805	3.990	98.005	97.905	97.805
5.000	100.856	100.756	100.656	5.000	100.756	100.656	100.556	4.000	98.205	98.105	98.005	4.000	98.105	98.005	97.905
5.125	101.040	100.940	100.840	5.125	100.940	100.840	100.740	4.125	98.728	98.628	98.528	4.125	98.628	98.528	98.428
5.250	101.541	101.441	101.341	5.250	101.441	101.341	101.241	4.250	99.019	98.919	98.819	4.250	98.919	98.819	98.719
5.375	102.050	101.950	101.850	5.375	101.950	101.850	101.750	4.375	99.311	99.211	99.111	4.375	99.211	99.111	99.011
5.500	102.499	102.399	102.299	5.500	102.399	102.299	102.199	4.500	99.452	99.352	99.252	4.500	99.352	99.252	99.152
5.625	101.811	101.705	101.611	5.625	101.711	101.605	101.511	4.625	99.785	99.685	99.585	4.625	99.685	99.585	99.485
5.750	102.286	102.181	102.086	5.750	102.186	102.081	101.986	4.750	100.027	99.927	99.827	4.750	99.927	99.827	99.727

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

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk 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: 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	96.622	96.522	96.422	3.750	97.877	97.777	97.677	2.750	95.504	95.404	95.304	3.750	95.832	95.732	95.632	2.750	95.160	95.060	94.960
3.875	97.378	97.278	97.178	3.875	98.593	98.493	98.393	2.875	96.189	96.089	95.989	3.875	96.588	96.488	96.388	2.875	95.845	95.745	95.645
3.990	98.081	97.981	97.881	3.990	99.171	99.071	98.971	2.990	96.764	96.664	96.564	3.990	97.291	97.191	97.091	2.990	96.420	96.320	96.220
4.000	98.181	98.081	97.981	4.000	99.271	99.171	99.071	3.000	96.864	96.764	96.664	4.000	97.391	97.291	97.191	3.000	96.520	96.420	96.320
4.125	98.854	98.754	98.654	4.125	99.896	99.796	99.696	3.125	97.483	97.383	97.283	4.125	97.900	97.800	97.700	3.125	97.139	97.039	96.939
4.250	99.480	99.380	99.280	4.250	100.566	100.466	100.366	3.250	98.035	97.935	97.835	4.250	98.526	98.426	98.326	3.250	97.691	97.591	97.491
4.375	100.210	100.110	100.010	4.375	101.149	101.049	100.949	3.375	98.535	98.435	98.335	4.375	99.256	99.156	99.056	3.375	98.191	98.091	97.991
4.500	100.892	100.792	100.692	4.500	101.771	101.671	101.571	3.500	98.891	98.791	98.691	4.500	99.938	99.838	99.738	3.500	98.203	98.103	98.003
4.625	101.505	101.405	101.305	4.625	102.274	102.174	102.074	3.625	99.413	99.313	99.213	4.625	100.614	100.514	100.414	3.625	98.725	98.625	98.525
4.750	102.110	102.010	101.910	4.750	102.895	102.795	102.695	3.750	99.991	99.891	99.791	4.750	101.219	101.119	101.019	3.750	99.303	99.203	99.103
4.875	102.680	102.580	102.480	4.875	103.278	103.178	103.078	3.875	100.580	100.480	100.380	4.875	101.789	101.689	101.589	3.875	99.892	99.792	99.692
4.990	103.097	102.997	102.897	4.990	103.663	103.563	103.463	3.990	100.840	100.740	100.640	4.990	102.206	102.106	102.006	3.990	99.605	99.505	99.405
5.000	103.197	103.097	102.997	5.000	103.763	103.663	103.563	4.000	100.940	100.840	100.740	5.000	102.306	102.206	102.106	4.000	99.705	99.605	99.505
5.125	103.780	103.680	103.580	5.125	104.077	103.977	103.874	4.125	101.463	101.363	101.263	5.125	102.490	102.390	102.290	4.125	100.228	100.128	100.028
5.250	104.281	104.181	104.081	5.250	104.597	104.497	104.353	4.250	101.754	101.654	101.554	5.250	102.991	102.891	102.791	4.250	100.519	100.419	100.319
5.375	104.790	104.690	104.590	5.375	105.069	104.969	104.824	4.375	102.046	101.946	101.846	5.375	103.500	103.400	103.300	4.375	100.811	100.711	100.611
5.500	105.239	105.139	105.039	5.500	105.484	105.384	105.239	4.500	102.249	102.149	102.049	5.500	103.949	103.849	103.749	4.500	100.952	100.852	100.752
5.625	105.551	105.445	105.351	5.625	105.477	105.372	105.277	4.625	102.645	102.545	102.445	5.625	103.261	103.155	103.061	4.625	101.285	101.185	101.085
5.750	106.026	105.921	105.826	5.750	106.014	105.908	105.814	4.750	102.949	102.849	102.749	5.750	103.736	103.631	103.536	4.750	101.527	101.427	101.327

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)(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: 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	96.988	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)