



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.: 5/30/2018

45 Day Lock Exp.: 6/14/2018

60 Day Lock Exp.: 6/29/2018

W. Rate Sheet Dated: 4/30/2018

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	97.779	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	98.186	98.036	97.886	3.625	97.582	97.432	97.282	2.000	N/A	N/A	N/A	3.250	98.513	98.363	98.213
3.750	99.414	99.264	99.114	3.750	98.967	98.817	98.667	2.125	N/A	N/A	N/A	3.375	98.963	98.813	98.663
3.875	99.862	99.712	99.562	3.875	99.379	99.229	99.079	2.250	93.651	93.501	93.351	3.500	99.375	99.225	99.075
4.000	100.310	100.160	100.010	4.000	99.791	99.641	99.491	2.375	94.057	93.907	93.757	3.625	99.782	99.632	99.482
4.125	100.707	100.557	100.407	4.125	100.153	100.003	99.853	2.500	93.138	92.988	92.838	Margin = 2.250		Index = 2.180	
4.250	101.781	101.625	101.484	4.250	101.084	100.928	100.787	2.625	94.088	93.938	93.788				
4.375	102.217	102.060	101.920	4.375	101.484	101.327	101.187	2.750	96.855	96.705	96.555				
4.500	102.598	102.442	102.301	4.500	101.830	101.673	101.533	2.875	97.279	97.129	96.979				
4.625	102.905	102.749	102.608	4.625	102.101	101.944	101.804	3.000	97.673	97.523	97.373				
4.750	102.947	102.775	102.619	4.750	102.450	102.278	102.122	3.125	98.021	97.871	97.721				
4.875	103.394	103.222	103.066	4.875	102.761	102.589	102.433	3.250	98.743	98.593	98.443				
5.000	103.905	103.733	103.577	5.000	103.037	102.865	102.709	3.375	99.131	98.981	98.831				
5.125	104.228	104.056	103.899	5.125	103.144	102.972	102.815	3.500	99.520	99.370	99.220				
5.250	104.706	104.441	104.269	5.250	103.588	103.323	103.151	3.625	99.857	99.707	99.557				
5.375	104.856	104.590	104.419	5.375	103.819	103.554	103.382	3.750	100.258	100.108	99.958				
5.500	104.935	104.669	104.497	5.500	104.236	103.971	103.799	3.875	100.634	100.484	100.334				
5.625	105.127	104.862	104.690	5.625	104.443	104.178	104.006	4.000	100.956	100.806	100.656				
5.750	104.868	104.696	104.461	5.750	104.341	104.169	103.934	4.125	101.204	101.054	100.904				

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	96.407	96.257	96.107
3.625	96.986	96.836	96.686	3.625	96.582	96.432	96.282	2.000	N/A	N/A	N/A	3.250	97.513	97.363	97.213
3.750	98.214	98.064	97.914	3.750	97.967	97.817	97.667	2.125	N/A	N/A	N/A	3.375	97.963	97.813	97.663
3.875	98.662	98.512	98.362	3.875	98.379	98.229	98.079	2.250	92.651	92.501	92.351	3.500	98.375	98.225	98.075
4.000	99.110	98.960	98.810	4.000	98.791	98.641	98.491	2.375	93.057	92.907	92.757	3.625	98.782	98.632	98.482
4.125	99.507	99.357	99.207	4.125	99.153	99.003	98.853	2.500	92.138	91.988	91.838	Margin = 2.250		Index = 2.180	
4.250	100.581	100.425	100.284	4.250	100.084	99.928	99.787	2.625	93.088	92.938	92.788	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.017	100.860	100.720	4.375	100.484	100.327	100.187	2.750	95.855	95.705	95.555	Rate	30 Day	45 Day	60 Day
4.500	101.398	101.242	101.101	4.500	100.830	100.673	100.533	2.875	96.279	96.129	95.979	4.500	100.098	99.848	99.598
4.625	101.705	101.549	101.408	4.625	101.101	100.944	100.804	3.000	96.673	96.523	96.373	4.625	100.405	100.155	99.905
4.750	101.997	101.825	101.669	4.750	101.450	101.278	101.122	3.125	97.021	96.871	96.721	4.750	100.647	100.397	100.147
4.875	102.444	102.272	102.116	4.875	101.761	101.589	101.433	3.250	97.743	97.593	97.443	4.875	100.994	100.744	100.494
5.000	102.755	102.583	102.427	5.000	102.037	101.865	101.709	3.375	98.131	97.981	97.831	5.000	101.305	101.055	100.805
5.125	103.078	102.906	102.749	5.125	102.244	102.072	101.915	3.500	98.520	98.370	98.220	5.125	101.548	101.298	101.048
5.250	104.276	104.011	103.839	5.250	102.588	102.323	102.151	3.625	98.857	98.707	98.557	5.250	101.695	101.429	101.179
5.375	104.426	104.160	103.989	5.375	102.819	102.554	102.382	3.750	99.258	99.108	98.958	5.375	102.172	101.906	101.656
5.500	104.705	104.439	104.267	5.500	103.236	102.971	102.799	3.875	99.634	99.484	99.334	5.500	102.535	102.269	102.019
5.625	104.847	104.582	104.410	5.625	103.443	103.178	103.006	4.000	99.956	99.806	99.656	5.625	102.267	102.001	101.751
5.750	104.588	104.416	104.181	5.750	103.341	103.169	102.934	4.125	100.204	100.054	99.904	5.750	102.398	102.148	101.898

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	101.222	100.956	100.706	5.375	100.999	100.734	100.484
5.500	101.916	101.650	101.400	5.500	101.416	101.151	100.901
5.625	102.140	101.875	101.625	5.625	101.623	101.358	101.108
5.750	102.392	102.142	101.892	5.750	101.521	101.271	101.021

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:	4/30/2018	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.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/30/2018

6/14/2018

6/29/2018

W. Rate Sheet Dated: 4/30/2018

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	96.966	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	96.769	96.619	96.469	2.000	N/A	N/A	N/A	3.250	97.70	97.551	97.401
3.750	98.602	98.452	98.302	3.750	98.155	98.005	97.855	2.125	N/A	N/A	N/A	3.375	98.15	98.001	97.851
3.875	99.049	98.899	98.749	3.875	98.566	98.416	98.266	2.250	91.651	91.501	91.351	3.500	98.56	98.412	98.262
4.000	99.497	99.347	99.197	4.000	98.979	98.829	98.679	2.375	92.057	91.907	91.757	3.625	98.97	98.820	98.670
4.125	99.894	99.744	99.594	4.125	99.340	99.190	99.040	2.500	91.138	90.988	90.838	Margin = 2.250		Index = 2.180	
4.250	100.844	100.687	100.547	4.250	100.146	99.990	99.850	2.625	92.088	91.938	91.788				
4.375	101.279	101.123	100.982	4.375	100.546	100.390	100.249	2.750	95.167	95.017	94.867				
4.500	101.660	101.504	101.364	4.500	100.892	100.736	100.595	2.875	95.592	95.442	95.292				
4.625	101.967	101.811	101.670	4.625	101.163	101.007	100.866	3.000	95.985	95.835	95.685				
4.750	101.322	101.150	100.994	4.750	100.825	100.653	100.497	3.125	96.333	96.183	96.033				
4.875	101.769	101.597	101.441	4.875	101.136	100.964	100.808	3.250	97.930	97.780	97.630				
5.000	102.280	102.108	101.952	5.000	101.412	101.240	101.084	3.375	98.318	98.168	98.018				
5.125	102.603	102.431	102.274	5.125	101.519	101.347	101.190	3.500	98.707	98.557	98.407				
5.250	101.706	101.441	101.269	5.250	100.588	100.323	100.151	3.625	99.045	98.895	98.745				
5.375	101.856	101.590	101.419	5.375	100.819	100.554	100.382	3.750	99.446	99.296	99.146				
5.500	101.935	101.669	101.497	5.500	101.236	100.971	100.799	3.875	99.822	99.672	99.522				
5.625	102.127	101.862	101.690	5.625	101.443	101.178	101.006	4.000	100.144	99.994	99.844				
5.750	101.868	101.696	101.461	5.750	101.341	101.169	100.934	4.125	100.391	100.241	100.091				

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	94.719	94.569	94.419
3.625	96.174	96.024	95.874	3.625	95.769	95.619	95.469	2.000	N/A	N/A	N/A	3.250	96.701	96.551	96.401
3.750	97.402	97.252	97.102	3.750	97.155	97.005	96.855	2.125	N/A	N/A	N/A	3.375	97.151	97.001	96.851
3.875	97.849	97.699	97.549	3.875	97.566	97.416	97.266	2.250	90.901	90.751	90.601	3.500	97.562	97.412	97.262
4.000	98.297	98.147	97.997	4.000	97.979	97.829	97.679	2.375	91.307	91.157	91.007	3.625	97.970	97.820	97.670
4.125	98.694	98.544	98.394	4.125	98.340	98.190	98.040	2.500	90.388	90.238	90.088	Margin = 2.250		Index = 2.180	
4.250	99.644	99.487	99.347	4.250	99.146	98.990	98.850	2.625	91.338	91.188	91.038	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.079	99.923	99.782	4.375	99.546	99.390	99.249	2.750	94.949	94.799	94.649	Rate	30 Day	45 Day	60 Day
4.500	100.460	100.304	100.164	4.500	99.892	99.736	99.595	2.875	95.373	95.223	95.073	4.500	99.160	98.910	98.660
4.625	100.767	100.611	100.470	4.625	100.163	100.007	99.866	3.000	95.767	95.617	95.467	4.625	99.467	99.217	98.967
4.750	100.372	100.200	100.044	4.750	99.825	99.653	99.497	3.125	96.115	95.965	95.815	4.750	99.022	98.772	98.522
4.875	100.819	100.647	100.491	4.875	100.136	99.964	99.808	3.250	96.274	96.124	95.974	4.875	99.369	99.119	98.869
5.000	101.130	100.958	100.802	5.000	100.412	100.240	100.084	3.375	96.662	96.512	96.362	5.000	99.680	99.430	99.180
5.125	101.453	101.281	101.124	5.125	100.619	100.447	100.290	3.500	97.051	96.901	96.751	5.125	99.923	99.673	99.423
5.250	101.276	101.011	100.839	5.250	99.588	99.323	99.151	3.625	97.389	97.239	97.089	5.250	98.695	98.429	98.179
5.375	101.426	101.160	100.989	5.375	99.819	99.554	99.382	3.750	97.071	96.921	96.771	5.375	99.172	98.906	98.656
5.500	101.705	101.439	101.267	5.500	100.236	99.971	99.799	3.875	97.447	97.297	97.147	5.500	99.535	99.269	99.019
5.625	101.847	101.582	101.410	5.625	100.443	100.178	100.006	4.000	97.769	97.619	97.469	5.625	99.267	99.001	98.751
5.750	101.588	101.416	101.181	5.750	100.341	100.169	99.934	4.125	98.016	97.866	97.716	5.750	99.398	99.148	98.898

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	98.222	97.956	97.706	5.375	97.999	97.734	97.484
5.500	98.916	98.650	98.400	5.500	98.416	98.151	97.901
5.625	99.140	98.875	98.625	5.625	98.623	98.358	98.108
5.750	99.392	99.142	98.892	5.750	98.521	98.271	98.021

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:	4/30/2018 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)	



AFR Loan Center

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Lockdesk Hours:

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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 5/30/2018

45 Day Lock Exp.: 6/14/2018

60 Day Lock Exp.: 6/29/2018

W. Rate Sheet Dated: 4/30/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.118	98.018	97.918	4.500	101.595	101.495	101.395	3.000	96.929	96.829	96.729	3.000	97.491	97.391	97.291
4.125	98.810	98.710	98.610	4.625	102.191	102.091	101.991	3.125	97.414	97.314	97.214	3.125	97.830	97.730	97.630
4.250	99.448	99.348	99.248	4.750	102.693	102.593	102.493	3.250	97.959	97.859	97.759	3.250	98.433	98.333	98.233
4.375	100.018	99.918	99.818	4.875	103.074	102.974	102.874	3.375	98.396	98.296	98.196	3.375	98.794	98.694	98.594
4.500	100.645	100.545	100.445	4.990	103.343	103.243	103.142	3.500	98.826	98.726	98.626	3.500	99.147	99.047	98.947
4.625	101.328	101.228	101.128	5.000	103.443	103.343	103.242	3.625	99.327	99.227	99.127	3.625	99.470	99.370	99.270
4.750	102.003	101.903	101.803	5.125	103.997	103.897	103.796	3.750	99.761	99.661	99.561	3.750	100.118	100.018	99.918
4.875	102.493	102.393	102.293	5.250	104.495	104.395	104.294	3.875	100.267	100.167	100.067	3.875	100.452	100.352	100.252
4.990	102.833	102.733	102.633	5.375	104.854	104.754	104.652	3.990	100.674	100.574	100.474	3.990	100.673	100.573	100.473
5.000	102.933	102.833	102.733	5.500	105.171	105.071	104.970	4.000	100.774	100.674	100.574	4.000	100.773	100.673	100.573
5.125	103.606	103.506	103.406	5.625	105.462	105.362	105.261	4.125	101.279	101.179	101.079	4.125	101.075	100.975	100.875
5.250	104.270	104.170	104.070	5.750	105.953	105.853	105.749	4.250	101.557	101.457	101.357	4.250	101.474	101.374	101.249
5.375	104.738	104.638	104.538	5.875	106.317	106.216	106.103	4.375	101.853	101.753	101.653	4.375	101.780	101.680	101.554
5.500	105.093	104.993	104.893	5.990	106.542	106.442	106.328	4.500	102.204	102.104	102.004	4.500	102.053	101.953	101.828
5.625	105.492	105.392	105.292	6.000	106.642	106.542	106.428	4.625	102.624	102.524	102.424	4.625	102.289	102.189	102.063
5.750	106.181	106.081	105.981	6.125	106.902	106.801	106.688	4.750	102.847	102.747	102.647	4.750	102.448	102.348	102.223
5.875	106.622	106.522	106.422	6.250	106.720	106.557	106.436	4.875	103.105	103.005	102.905	4.875	102.594	102.494	102.368
5.990	106.940	106.840	106.740	6.375	107.059	106.896	106.775	4.990	103.228	103.128	103.028	4.990	102.655	102.555	102.430
6.000	107.040	106.940	106.840	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	97.872	97.772	97.672	3.000	96.528	96.428	96.328
4.250	98.647	98.547	98.447	3.125	96.966	96.866	96.766
4.375	99.248	99.148	99.048	3.250	97.341	97.241	97.141
4.500	99.798	99.698	99.598	3.375	97.776	97.676	97.576
4.625	100.160	100.060	99.960	3.500	98.220	98.120	98.020
4.750	100.850	100.750	100.650	3.625	98.636	98.536	98.436
4.875	101.386	101.286	101.186	3.750	99.119	99.019	98.919
4.990	101.753	101.653	101.553	3.875	99.570	99.470	99.370
5.000	101.853	101.753	101.653	3.990	99.907	99.807	99.707
5.125	102.096	101.996	101.896	4.000	100.007	99.907	99.807
5.250	102.523	102.423	102.322	4.125	100.417	100.317	100.217
5.375	103.038	102.938	102.837	4.250	100.606	100.506	100.406
5.500	103.528	103.428	103.327	4.375	100.810	100.710	100.610
5.625	103.789	103.689	103.588	4.500	100.982	100.882	100.782
5.750	102.626	102.526	102.413	4.625	101.342	101.242	101.136
5.875	103.164	103.063	102.950	4.750	101.486	101.386	101.280
5.990	103.579	103.478	103.365	4.875	101.656	101.556	101.450
6.000	103.679	103.578	103.465	4.990	101.701	101.601	101.495
6.125	103.933	103.832	103.719	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	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

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

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

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

HomeReady 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@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/30/2018

45 Day Lock Exp.:

6/14/2018

60 Day Lock Exp.:

6/29/2018

W. Rate Sheet Dated: 4/30/2018

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	96.418	96.318	96.218	3.875	94.361	94.261	94.161	4.500	100.145	100.045	99.945	4.500	98.700	98.600	98.500
4.125	97.186	97.086	96.986	3.990	95.033	94.933	94.833	4.625	100.741	100.641	100.541	4.625	99.248	99.148	99.048
4.250	97.927	97.827	97.727	4.000	95.133	95.033	94.933	4.750	101.243	101.143	101.043	4.750	100.063	99.963	99.863
4.375	98.477	98.377	98.277	4.125	96.171	96.071	95.971	4.875	101.624	101.524	101.424	4.875	100.581	100.481	100.381
4.500	99.159	99.059	98.959	4.250	97.160	97.060	96.960	4.990	101.893	101.793	101.692	4.990	100.933	100.833	100.733
4.625	99.878	99.778	99.678	4.375	97.766	97.666	97.566	5.000	101.993	101.893	101.792	5.000	101.033	100.933	100.833
4.750	100.553	100.453	100.353	4.500	98.608	98.508	98.408	5.125	102.547	102.447	102.346	5.125	101.447	101.347	101.247
4.875	101.043	100.943	100.843	4.625	99.582	99.482	99.382	5.250	103.045	102.945	102.844	5.250	102.117	102.017	101.917
4.990	101.383	101.283	101.183	4.750	100.488	100.388	100.288	5.375	103.404	103.304	103.202	5.375	102.628	102.528	102.428
5.000	101.483	101.383	101.283	4.875	101.029	100.929	100.829	5.500	103.721	103.621	103.520	5.500	103.017	102.917	102.817
5.125	102.156	102.056	101.956	4.990	101.412	101.312	101.212	5.625	104.012	103.912	103.811	5.625	103.404	103.304	103.204
5.250	102.820	102.720	102.620	5.000	101.512	101.412	101.312	5.750	104.503	104.403	104.290	5.750	104.006	103.906	103.806
5.375	103.288	103.188	103.088	5.125	102.075	101.975	101.875	5.875	104.867	104.766	104.653	5.875	104.493	104.393	104.293
5.500	103.643	103.543	103.443	5.250	102.974	102.874	102.774	5.990	105.092	104.992	104.878	5.990	104.828	104.728	104.628
5.625	104.042	103.942	103.842	5.375	103.494	103.394	103.294	6.000	105.192	105.092	104.978	6.000	104.928	104.828	104.728
5.750	104.731	104.631	104.531	5.500	103.889	103.789	103.689	6.125	105.452	105.351	105.238	6.125	105.277	105.177	105.077
5.875	105.172	105.072	104.972	5.625	104.396	104.296	104.196	6.250	105.270	105.107	104.986	6.250	104.914	104.794	104.673
5.990	105.490	105.390	105.290	5.750	105.322	105.222	105.122	6.375	105.609	105.446	105.325	6.375	105.369	105.249	105.128
6.000	105.590	105.490	105.390	5.875	105.810	105.710	105.610	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	96.528	96.428	96.328	3.000	93.736	93.636	93.536	3.000	95.991	95.891	95.791	3.000	93.466	93.366	93.266
3.125	96.966	96.866	96.766	3.125	94.412	94.312	94.212	3.125	96.330	96.230	96.130	3.125	94.152	94.052	93.952
3.250	97.341	97.241	97.141	3.250	94.783	94.683	94.583	3.250	96.933	96.833	96.733	3.250	94.512	94.412	94.312
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%	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		High Balance	
TX		Escrow Waiver	
All Subordinate Financing		Texas Equity 50(a)(6)	
		Texas Equity 50(a)(4)	
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.:

5/30/2018

45 Day Lock Exp.:

6/14/2018

60 Day Lock Exp.:

6/29/2018

W. Rate Sheet Dated: 4/30/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	96.778	96.678	96.578	3.750	97.966	97.866	97.766	2.750	95.609	95.509	95.409
3.875	97.418	97.318	97.218	3.875	98.680	98.580	98.480	2.875	96.321	96.221	96.121
3.990	98.128	98.028	97.928	3.990	99.255	99.155	99.055	2.990	96.829	96.729	96.629
4.000	98.228	98.128	98.028	4.000	99.355	99.255	99.155	3.000	96.929	96.829	96.729
4.125	98.971	98.871	98.771	4.125	100.014	99.914	99.814	3.125	97.514	97.414	97.314
4.250	99.603	99.503	99.403	4.250	100.681	100.581	100.481	3.250	98.065	97.965	97.865
4.375	100.319	100.219	100.119	4.375	101.263	101.163	101.063	3.375	98.564	98.464	98.364
4.500	100.996	100.896	100.796	4.500	101.882	101.782	101.682	3.500	98.923	98.823	98.723
4.625	101.580	101.480	101.380	4.625	102.372	102.272	102.172	3.625	99.443	99.343	99.243
4.750	102.181	102.081	101.981	4.750	102.991	102.891	102.791	3.750	100.019	99.919	99.819
4.875	102.746	102.646	102.546	4.875	103.371	103.271	103.171	3.875	100.605	100.505	100.405
4.990	103.139	103.039	102.939	4.990	103.753	103.653	103.553	3.990	100.872	100.772	100.672
5.000	103.239	103.139	103.039	5.000	103.853	103.753	103.653	4.000	100.972	100.872	100.772
5.125	103.803	103.703	103.603	5.125	104.140	104.040	103.897	4.125	101.492	101.392	101.292
5.250	104.300	104.200	104.100	5.250	104.657	104.557	104.413	4.250	101.782	101.682	101.582
5.375	104.804	104.704	104.604	5.375	105.126	105.026	104.881	4.375	102.073	101.973	101.873
5.500	105.240	105.140	105.040	5.500	105.538	105.438	105.293	4.500	102.280	102.180	102.080
5.625	105.663	105.558	105.463	5.625	105.533	105.428	105.333	4.625	102.675	102.575	102.475
5.750	106.127	106.022	105.927	5.750	106.067	105.961	105.867	4.750	102.978	102.878	102.778

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	96.628	96.528	96.428	2.875	95.977	95.877	95.777
3.990	97.338	97.238	97.138	2.990	96.485	96.385	96.285
4.000	97.438	97.338	97.238	3.000	96.585	96.485	96.385
4.125	98.017	97.917	97.817	3.125	97.170	97.070	96.970
4.250	98.649	98.549	98.449	3.250	97.721	97.621	97.521
4.375	99.365	99.265	99.165	3.375	98.220	98.120	98.020
4.500	100.042	99.942	99.842	3.500	98.235	98.135	98.035
4.625	100.689	100.589	100.489	3.625	98.755	98.655	98.555
4.750	101.290	101.190	101.090	3.750	99.331	99.231	99.131
4.875	101.855	101.755	101.655	3.875	99.917	99.817	99.717
4.990	102.248	102.148	102.048	3.990	99.661	99.561	99.461
5.000	102.348	102.248	102.148	4.000	99.761	99.661	99.561
5.125	102.435	102.335	102.235	4.125	100.281	100.181	100.081
5.250	102.932	102.832	102.732	4.250	100.571	100.471	100.371
5.375	103.436	103.336	103.236	4.375	100.862	100.762	100.662
5.500	103.872	103.772	103.672	4.500	101.006	100.906	100.806
5.625	103.295	103.190	103.095	4.625	101.339	101.239	101.139
5.750	103.759	103.654	103.559	4.750	101.579	101.479	101.379

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.:

45 Day Lock Exp.:

60 Day Lock Exp.:

5/30/2018

6/14/2018

6/29/2018

W. Rate Sheet Dated: 4/30/2018

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	95.224	95.124	95.024	3.750	95.124	95.024	94.924	3.750	96.516	96.416	96.316	3.750	96.416	96.316	96.216
3.875	95.967	95.867	95.767	3.875	95.867	95.767	95.667	3.875	97.230	97.130	97.030	3.875	97.130	97.030	96.930
3.990	96.678	96.578	96.478	3.990	96.578	96.478	96.378	3.990	97.805	97.705	97.605	3.990	97.705	97.605	97.505
4.000	96.778	96.678	96.578	4.000	96.678	96.578	96.478	4.000	97.905	97.805	97.705	4.000	97.805	97.705	97.605
4.125	97.521	97.421	97.321	4.125	97.421	97.321	97.221	4.125	98.564	98.464	98.364	4.125	98.464	98.364	98.264
4.250	98.153	98.053	97.953	4.250	98.053	97.953	97.853	4.250	99.231	99.131	99.031	4.250	99.131	99.031	98.931
4.375	98.869	98.769	98.669	4.375	98.769	98.669	98.569	4.375	99.813	99.713	99.613	4.375	99.713	99.613	99.513
4.500	99.546	99.446	99.346	4.500	99.446	99.346	99.246	4.500	100.432	100.332	100.232	4.500	100.332	100.232	100.132
4.625	100.130	100.030	99.930	4.625	100.030	99.930	99.830	4.625	100.922	100.822	100.722	4.625	100.822	100.722	100.622
4.750	100.731	100.631	100.531	4.750	100.631	100.531	100.431	4.750	101.541	101.441	101.341	4.750	101.441	101.341	101.241
4.875	101.296	101.196	101.096	4.875	101.196	101.096	100.996	4.875	102.121	102.021	101.921	4.875	102.021	101.921	101.821
4.990	101.689	101.589	101.489	4.990	101.589	101.489	101.389	4.990	102.303	102.203	102.103	4.990	102.203	102.103	102.003
5.000	101.789	101.689	101.589	5.000	101.689	101.589	101.489	5.000	102.403	102.303	102.203	5.000	102.303	102.203	102.103
5.125	102.353	102.253	102.153	5.125	102.253	102.153	102.053	5.125	102.690	102.590	102.490	5.125	102.590	102.490	102.390
5.250	102.850	102.750	102.650	5.250	102.750	102.650	102.550	5.250	103.207	103.107	103.007	5.250	103.107	103.007	102.907
5.375	103.354	103.254	103.154	5.375	103.254	103.154	103.054	5.375	103.676	103.576	103.476	5.375	103.576	103.476	103.376
5.500	103.790	103.690	103.590	5.500	103.690	103.590	103.490	5.500	104.088	103.988	103.888	5.500	103.988	103.888	103.788
5.625	104.213	104.108	104.013	5.625	104.113	104.008	103.913	5.625	104.083	103.978	103.883	5.625	103.983	103.878	103.783
5.750	104.677	104.572	104.477	5.750	104.577	104.472	104.377	5.750	104.617	104.511	104.417	5.750	104.517	104.411	104.317

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.035	93.935	93.835	2.750	93.935	93.835	93.735
2.875	94.720	94.620	94.520	2.875	94.620	94.520	94.420
2.990	95.295	95.195	95.095	2.990	95.195	95.095	94.995
3.000	95.395	95.295	95.195	3.000	95.295	95.195	95.095
3.125	96.014	95.914	95.814	3.125	95.914	95.814	95.714
3.250	96.565	96.465	96.365	3.250	96.465	96.365	96.265
3.375	97.064	96.964	96.864	3.375	96.964	96.864	96.764
3.500	97.423	97.323	97.223	3.500	97.323	97.223	97.123
3.625	97.943	97.843	97.743	3.625	97.843	97.743	97.643
3.750	98.519	98.419	98.319	3.750	98.419	98.319	98.219
3.875	99.105	99.005	98.905	3.875	99.005	98.905	98.805
3.990	99.372	99.272	99.172	3.990	99.272	99.172	99.072
4.000	99.472	99.372	99.272	4.000	99.372	99.272	99.172
4.125	99.992	99.892	99.792	4.125	99.892	99.792	99.692
4.250	100.282	100.182	100.082	4.250	100.182	100.082	99.982
4.375	100.573	100.473	100.373	4.375	100.473	100.373	100.273
4.500	100.780	100.680	100.580	4.500	100.680	100.580	100.480
4.625	101.175	101.075	100.975	4.625	101.075	100.975	100.875
4.750	101.478	101.378	101.278	4.750	101.378	101.278	101.178

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	94.434	94.334	94.234	3.750	94.334	94.234	94.134	2.750	93.691	93.591	93.491	2.750	93.591	93.491	93.391
3.875	95.177	95.077	94.977	3.875	95.077	94.977	94.877	2.875	94.376	94.276	94.176	2.875	94.276	94.176	94.076
3.990	95.888	95.788	95.688	3.990	95.788	95.688	95.588	2.990	94.951	94.851	94.751	2.990	94.851	94.751	94.651
4.000	95.988	95.888	95.788	4.000	95.888	95.788	95.688	3.000	95.051	94.951	94.851	3.000	94.951	94.851	94.751
4.125	96.567	96.467	96.367	4.125	96.467	96.367	96.267	3.125	95.670	95.570	95.470	3.125	95.570	95.470	95.370
4.250	97.199	97.099	96.999	4.250	97.099	96.999	96.899	3.250	96.221	96.121	96.021	3.250	96.121	96.021	95.921
4.375	97.915	97.815	97.715	4.375	97.815	97.715	97.615	3.375	96.720	96.620	96.520	3.375	96.620	96.520	96.420
4.500	98.592	98.492	98.392	4.500	98.492	98.392	98.292	3.500	96.735	96.635	96.535	3.500	96.635	96.535	96.435
4.625	99.239	99.139	99.039	4.625	99.139	99.039	98.939	3.625	97.255	97.155	97.055	3.625	97.155	97.055	96.955
4.750	99.840	99.740	99.640	4.750	99.740	99.640	99.540	3.750	97.831	97.731	97.631	3.750	97.731	97.631	97.531
4.875	100.405	100.305	100.205	4.875	100.305	100.205	100.105	3.875	98.417	98.317	98.217	3.875	98.317	98.217	98.117
4.990	100.798	100.698	100.598	4.990	100.698	100.598	100.498	3.990	98.161	98.061	97.961	3.990	98.061	97.961	97.861
5.000	100.898	100.798	100.698	5.000	100.798	100.698	100.598	4.000	98.261	98.161	98.061	4.000	98.161	98.061	97.961
5.125	100.985	100.885	100.785	5.125	100.885	100.785	100.685	4.125	98.781	98.681	98.581	4.125	98.681	98.581	98.481
5.250	101.482	101.382	101.282	5.250	101.382	101.282	101.182	4.250	99.071	98.971	98.871	4.250	98.971	98.871	98.771
5.375	101.986	101.886	101.786	5.375	101.886	101.786	101.686	4.375	99.362	99.262	99.162	4.375	99.262	99.162	99.062
5.500	102.422	102.322	102.222	5.500	102.322	102.222	102.122	4.500	99.506	99.406	99.306	4.500	99.406	99.306	99.206
5.625	101.845	101.740	101.645	5.625	101.745	101.640	101.545	4.625	99.839	99.739	99.639	4.625	99.739	99.639	99.539
5.750	102.309	102.204	102.109	5.750	102.209	102.104	102.009	4.750	100.079	99.979	99.879	4.750	99.979	99.879	99.779

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.:

5/30/2018

45 Day Lock Exp.:

6/14/2018

60 Day Lock Exp.:

6/29/2018

W. Rate Sheet Dated: 4/30/2018

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	96.674	96.574	96.474	3.750	97.966	97.866	97.766	2.750	95.535	95.435	95.335	3.750	95.884	95.784	95.684	2.750	95.191	95.091	94.991
3.875	97.417	97.317	97.217	3.875	98.680	98.580	98.480	2.875	96.220	96.120	96.020	3.875	96.627	96.527	96.427	2.875	95.876	95.776	95.676
3.990	98.128	98.028	97.928	3.990	99.255	99.155	99.055	2.990	96.795	96.695	96.595	3.990	97.338	97.238	97.138	2.990	96.451	96.351	96.251
4.000	98.228	98.128	98.028	4.000	99.355	99.255	99.155	3.000	96.895	96.795	96.695	4.000	97.438	97.338	97.238	3.000	96.551	96.451	96.351
4.125	98.971	98.871	98.771	4.125	100.014	99.914	99.814	3.125	97.514	97.414	97.314	4.125	98.017	97.917	97.817	3.125	97.170	97.070	96.970
4.250	99.603	99.503	99.403	4.250	100.681	100.581	100.481	3.250	98.065	97.965	97.865	4.250	98.649	98.549	98.449	3.250	97.721	97.621	97.521
4.375	100.319	100.219	100.119	4.375	101.263	101.163	101.063	3.375	98.564	98.464	98.364	4.375	99.365	99.265	99.165	3.375	98.220	98.120	98.020
4.500	100.996	100.896	100.796	4.500	101.882	101.782	101.682	3.500	98.923	98.823	98.723	4.500	100.042	99.942	99.842	3.500	98.235	98.135	98.035
4.625	101.580	101.480	101.380	4.625	102.372	102.272	102.172	3.625	99.443	99.343	99.243	4.625	100.689	100.589	100.489	3.625	98.755	98.655	98.555
4.750	102.181	102.081	101.981	4.750	102.991	102.891	102.791	3.750	100.019	99.919	99.819	4.750	101.290	101.190	101.090	3.750	99.331	99.231	99.131
4.875	102.746	102.646	102.546	4.875	103.371	103.271	103.171	3.875	100.605	100.505	100.405	4.875	101.855	101.755	101.655	3.875	99.917	99.817	99.717
4.990	103.139	103.039	102.939	4.990	103.753	103.653	103.553	3.990	100.872	100.772	100.672	4.990	102.248	102.148	102.048	3.990	99.661	99.561	99.461
5.000	103.239	103.139	103.039	5.000	103.853	103.753	103.653	4.000	100.972	100.872	100.772	5.000	102.348	102.248	102.148	4.000	99.761	99.661	99.561
5.125	103.803	103.703	103.603	5.125	104.140	104.040	103.940	4.125	101.492	101.392	101.292	5.125	102.435	102.335	102.235	4.125	100.281	100.181	100.081
5.250	104.300	104.200	104.100	5.250	104.657	104.557	104.457	4.250	101.782	101.682	101.582	5.250	102.932	102.832	102.732	4.250	100.571	100.471	100.371
5.375	104.804	104.704	104.604	5.375	105.126	105.026	104.926	4.375	102.073	101.973	101.873	5.375	103.436	103.336	103.236	4.375	100.862	100.762	100.662
5.500	105.240	105.140	105.040	5.500	105.538	105.438	105.338	4.500	102.280	102.180	102.080	5.500	103.872	103.772	103.672	4.500	101.006	100.906	100.806
5.625	105.663	105.563	105.463	5.625	105.933	105.833	105.733	4.625	102.675	102.575	102.475	5.625	103.295	103.195	103.095	4.625	101.339	101.239	101.139
5.750	106.127	106.027	105.927	5.750	106.067	105.967	105.867	4.750	102.978	102.878	102.778	5.750	103.759	103.659	103.559	4.750	101.579	101.479	101.379

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.: 5/30/2018

45 Day Lock Exp.: 6/14/2018

60 Day Lock Exp.: 6/29/2018

W. Rate Sheet Dated: 4/30/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	97.074	96.949	96.824	
4.125	97.975	97.850	97.725	
4.250	98.627	98.502	98.377	
4.375	99.375	99.250	99.125	
4.500	99.946	99.821	99.696	
4.625	100.394	100.269	100.144	
4.750	100.953	100.828	100.703	
4.875	101.264	101.139	101.014	
5.000	101.601	101.476	101.351	
5.125	101.865	101.740	101.615	
5.250	102.099	101.974	101.849	
5.375	102.344	102.219	102.094	
5.500	102.567	102.442	102.317	

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	97.225	97.100	96.975	
3.625	97.682	97.557	97.432	
3.750	98.102	97.977	97.852	
3.875	98.703	98.578	98.453	
4.000	99.040	98.915	98.790	
4.125	99.304	99.179	99.054	
4.250	99.566	99.441	99.316	
4.375	99.846	99.721	99.596	
4.500	100.066	99.941	99.816	
4.625	100.340	100.215	100.090	
4.750	100.608	100.483	100.358	

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	97.282	97.157	97.032	
3.375	97.765	97.640	97.515	
3.500	98.218	98.093	97.968	
3.625	98.635	98.510	98.385	
3.750	99.018	98.893	98.768	
3.875	99.389	99.264	99.139	
4.000	99.691	99.566	99.441	
4.125	100.067	99.942	99.817	
4.250	100.401	100.276	100.151	
4.375	100.711	100.586	100.461	
4.500	101.022	100.897	100.772	
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)