



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.: 5/31/2018

45 Day Lock Exp.: 6/15/2018

60 Day Lock Exp.: 7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	97.716	97.566	97.416	3.500	97.148	96.998	96.848	1.875	N/A	N/A	N/A	3.125	97.407	97.257	97.107
3.625	98.124	97.974	97.824	3.625	97.519	97.369	97.219	2.000	N/A	N/A	N/A	3.250	98.513	98.363	98.213
3.750	99.430	99.280	99.130	3.750	98.983	98.833	98.683	2.125	N/A	N/A	N/A	3.375	98.963	98.813	98.663
3.875	99.877	99.727	99.577	3.875	99.394	99.244	99.094	2.250	93.651	93.501	93.351	3.500	99.375	99.225	99.075
4.000	100.326	100.176	100.026	4.000	99.807	99.657	99.507	2.375	94.057	93.907	93.757	3.625	99.782	99.632	99.482
4.125	100.722	100.572	100.422	4.125	100.168	100.018	99.868	2.500	93.138	92.988	92.838	Margin = 2.250		Index = 2.250	
4.250	101.781	101.625	101.469	4.250	101.084	100.928	100.771	2.625	94.088	93.938	93.788				
4.375	102.217	102.060	101.904	4.375	101.484	101.327	101.171	2.750	96.855	96.705	96.555				
4.500	102.598	102.442	102.285	4.500	101.830	101.673	101.517	2.875	97.279	97.129	96.979				
4.625	102.905	102.749	102.592	4.625	102.101	101.944	101.788	3.000	97.673	97.523	97.373				
4.750	102.978	102.806	102.634	4.750	102.481	102.309	102.137	3.125	98.021	97.871	97.721				
4.875	103.425	103.253	103.081	4.875	102.792	102.620	102.448	3.250	98.727	98.577	98.427				
5.000	103.936	103.765	103.593	5.000	103.068	102.896	102.724	3.375	99.115	98.965	98.815				
5.125	104.259	104.087	103.915	5.125	103.175	103.003	102.831	3.500	99.504	99.354	99.204				
5.250	104.706	104.456	104.285	5.250	103.588	103.338	103.166	3.625	99.842	99.692	99.542				
5.375	104.856	104.606	104.434	5.375	103.819	103.569	103.397	3.750	100.305	100.155	100.005				
5.500	104.935	104.685	104.513	5.500	104.236	103.986	103.815	3.875	100.681	100.531	100.381				
5.625	105.127	104.877	104.705	5.625	104.443	104.193	104.021	4.000	101.003	100.853	100.703				
5.750	105.415	105.315	105.215	5.750	104.887	104.787	104.687	4.125	101.251	101.101	100.951				

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	96.516	96.366	96.216	3.500	96.148	95.998	95.848	1.875	N/A	N/A	N/A	3.125	96.407	96.257	96.107
3.625	96.924	96.774	96.624	3.625	96.519	96.369	96.219	2.000	N/A	N/A	N/A	3.250	97.513	97.363	97.213
3.750	98.230	98.080	97.930	3.750	97.983	97.833	97.683	2.125	N/A	N/A	N/A	3.375	97.963	97.813	97.663
3.875	98.677	98.527	98.377	3.875	98.394	98.244	98.094	2.250	92.651	92.501	92.351	3.500	98.375	98.225	98.075
4.000	99.126	98.976	98.826	4.000	98.807	98.657	98.507	2.375	93.057	92.907	92.757	3.625	98.782	98.632	98.482
4.125	99.522	99.372	99.222	4.125	99.168	99.018	98.868	2.500	92.138	91.988	91.838	Margin = 2.250		Index = 2.250	
4.250	100.581	100.425	100.269	4.250	100.084	99.928	99.771	2.625	93.088	92.938	92.788	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.017	100.860	100.704	4.375	100.484	100.327	100.171	2.750	95.855	95.705	95.555	Rate	30 Day	45 Day	60 Day
4.500	101.398	101.242	101.085	4.500	100.830	100.673	100.517	2.875	96.279	96.129	95.979	4.500	100.098	99.848	99.598
4.625	101.705	101.549	101.392	4.625	101.101	100.944	100.788	3.000	96.673	96.523	96.373	4.625	100.405	100.155	99.905
4.750	102.028	101.856	101.684	4.750	101.481	101.309	101.137	3.125	97.021	96.871	96.721	4.750	100.678	100.428	100.178
4.875	102.475	102.303	102.131	4.875	101.792	101.620	101.448	3.250	97.727	97.577	97.427	4.875	101.025	100.775	100.525
5.000	102.786	102.615	102.443	5.000	102.068	101.896	101.724	3.375	98.115	97.965	97.815	5.000	101.336	101.086	100.836
5.125	103.109	102.937	102.765	5.125	102.275	102.103	101.931	3.500	98.504	98.354	98.204	5.125	101.579	101.329	101.079
5.250	104.276	104.026	103.855	5.250	102.588	102.338	102.166	3.625	98.842	98.692	98.542	5.250	101.695	101.445	101.195
5.375	104.426	104.176	104.004	5.375	102.819	102.569	102.397	3.750	99.305	99.155	99.005	5.375	102.172	101.922	101.672
5.500	104.705	104.455	104.283	5.500	103.236	102.986	102.815	3.875	99.681	99.531	99.381	5.500	102.535	102.285	102.035
5.625	104.847	104.597	104.425	5.625	103.443	103.193	103.021	4.000	100.003	99.853	99.703	5.625	102.267	102.017	101.767
5.750	105.135	105.035	104.935	5.750	103.887	103.787	103.687	4.125	100.251	100.101	99.951	5.750	102.745	102.495	102.245

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	100.972	100.722	5.375	100.999	100.749	100.499
5.500	101.916	101.666	101.416	5.500	101.416	101.166	100.916
5.625	102.140	101.890	101.640	5.625	101.623	101.373	101.123
5.750	102.739	102.489	102.239	5.750	102.067	101.817	101.567

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:	5/1/2018	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
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		FHA ID# - 1358600006
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.:

5/31/2018

6/15/2018

7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	96.904	96.754	96.604	3.500	96.335	96.185	96.035	1.875	N/A	N/A	N/A	3.125	95.72	95.569	95.419
3.625	97.311	97.161	97.011	3.625	96.707	96.557	96.407	2.000	N/A	N/A	N/A	3.250	97.70	97.551	97.401
3.750	98.617	98.467	98.317	3.750	98.170	98.020	97.870	2.125	N/A	N/A	N/A	3.375	98.15	98.001	97.851
3.875	99.065	98.915	98.765	3.875	98.582	98.432	98.282	2.250	91.651	91.501	91.351	3.500	98.56	98.412	98.262
4.000	99.513	99.363	99.213	4.000	98.995	98.845	98.695	2.375	92.057	91.907	91.757	3.625	98.97	98.820	98.670
4.125	99.910	99.760	99.610	4.125	99.356	99.206	99.056	2.500	91.138	90.988	90.838	Margin = 2.250		Index = 2.250	
4.250	100.844	100.687	100.531	4.250	100.146	99.990	99.834	2.625	92.088	91.938	91.788				
4.375	101.279	101.123	100.967	4.375	100.546	100.390	100.234	2.750	95.167	95.017	94.867				
4.500	101.660	101.504	101.348	4.500	100.892	100.736	100.580	2.875	95.592	95.442	95.292				
4.625	101.967	101.811	101.655	4.625	101.163	101.007	100.851	3.000	95.985	95.835	95.685				
4.750	101.353	101.181	101.009	4.750	100.856	100.684	100.512	3.125	96.333	96.183	96.033				
4.875	101.800	101.628	101.456	4.875	101.167	100.995	100.823	3.250	97.915	97.765	97.615				
5.000	102.311	102.140	101.968	5.000	101.443	101.271	101.099	3.375	98.303	98.153	98.003				
5.125	102.634	102.462	102.290	5.125	101.550	101.378	101.206	3.500	98.692	98.542	98.392				
5.250	101.706	101.456	101.285	5.250	100.588	100.338	100.166	3.625	99.029	98.879	98.729				
5.375	101.856	101.606	101.434	5.375	100.819	100.569	100.397	3.750	99.493	99.343	99.193				
5.500	101.935	101.685	101.513	5.500	101.236	100.986	100.815	3.875	99.869	99.719	99.569				
5.625	102.127	101.877	101.705	5.625	101.443	101.193	101.021	4.000	100.191	100.041	99.891				
5.750	102.415	102.315	102.215	5.750	101.887	101.787	101.687	4.125	100.438	100.288	100.138				

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	95.704	95.554	95.404	3.500	95.335	95.185	95.035	1.875	N/A	N/A	N/A	3.125	94.719	94.569	94.419
3.625	96.111	95.961	95.811	3.625	95.707	95.557	95.407	2.000	N/A	N/A	N/A	3.250	96.701	96.551	96.401
3.750	97.417	97.267	97.117	3.750	97.170	97.020	96.870	2.125	N/A	N/A	N/A	3.375	97.151	97.001	96.851
3.875	97.865	97.715	97.565	3.875	97.582	97.432	97.282	2.250	90.901	90.751	90.601	3.500	97.562	97.412	97.262
4.000	98.313	98.163	98.013	4.000	97.995	97.845	97.695	2.375	91.307	91.157	91.007	3.625	97.970	97.820	97.670
4.125	98.710	98.560	98.410	4.125	98.356	98.206	98.056	2.500	90.388	90.238	90.088	Margin = 2.250		Index = 2.250	
4.250	99.644	99.487	99.331	4.250	99.146	98.990	98.834	2.625	91.338	91.188	91.038	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.079	99.923	99.767	4.375	99.546	99.390	99.234	2.750	94.949	94.799	94.649	Rate	30 Day	45 Day	60 Day
4.500	100.460	100.304	100.148	4.500	99.892	99.736	99.580	2.875	95.373	95.223	95.073	4.500	99.160	98.910	98.660
4.625	100.767	100.611	100.455	4.625	100.163	100.007	99.851	3.000	95.767	95.617	95.467	4.625	99.467	99.217	98.967
4.750	100.403	100.231	100.059	4.750	99.856	99.684	99.512	3.125	96.115	95.965	95.815	4.750	99.053	98.803	98.553
4.875	100.850	100.678	100.506	4.875	100.167	99.995	99.823	3.250	96.259	96.109	95.959	4.875	99.400	99.150	98.900
5.000	101.161	100.990	100.818	5.000	100.443	100.271	100.099	3.375	96.647	96.497	96.347	5.000	99.711	99.461	99.211
5.125	101.484	101.312	101.140	5.125	100.650	100.478	100.306	3.500	97.035	96.885	96.735	5.125	99.954	99.704	99.454
5.250	101.276	101.026	100.855	5.250	99.588	99.338	99.166	3.625	97.373	97.223	97.073	5.250	98.695	98.445	98.195
5.375	101.426	101.176	101.004	5.375	99.819	99.569	99.397	3.750	97.118	96.968	96.818	5.375	99.172	98.922	98.672
5.500	101.705	101.455	101.283	5.500	100.236	99.986	99.815	3.875	97.494	97.344	97.194	5.500	99.535	99.285	99.035
5.625	101.847	101.597	101.425	5.625	100.443	100.193	100.021	4.000	97.816	97.666	97.516	5.625	99.267	99.017	98.767
5.750	102.135	102.035	101.935	5.750	100.887	100.787	100.687	4.125	98.063	97.913	97.763	5.750	99.745	99.495	99.245

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	97.972	97.722	5.375	97.999	97.749	97.499
5.500	98.916	98.666	98.416	5.500	98.416	98.166	97.916
5.625	99.140	98.890	98.640	5.625	98.623	98.373	98.123
5.750	99.739	99.489	99.239	5.750	99.067	98.817	98.567

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:	5/1/2018 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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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

5/31/2018

45 Day Lock Exp.:

6/15/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	98.193	98.093	97.993	4.500	101.560	101.460	101.360	3.000	97.007	96.907	96.807	3.000	97.436	97.336	97.236
4.125	98.936	98.836	98.736	4.625	102.156	102.056	101.956	3.125	97.468	97.368	97.268	3.125	97.775	97.675	97.575
4.250	99.566	99.466	99.366	4.750	102.656	102.556	102.456	3.250	98.126	98.026	97.926	3.250	98.392	98.292	98.192
4.375	100.157	100.057	99.957	4.875	103.034	102.934	102.834	3.375	98.427	98.327	98.227	3.375	98.751	98.651	98.551
4.500	100.747	100.647	100.547	4.990	103.293	103.192	103.087	3.500	98.879	98.779	98.679	3.500	99.103	99.003	98.903
4.625	101.417	101.317	101.217	5.000	103.393	103.292	103.187	3.625	99.315	99.215	99.115	3.625	99.424	99.324	99.224
4.750	101.988	101.888	101.788	5.125	103.944	103.843	103.737	3.750	99.941	99.841	99.741	3.750	100.088	99.988	99.888
4.875	102.492	102.392	102.292	5.250	104.441	104.339	104.234	3.875	100.236	100.136	100.036	3.875	100.419	100.319	100.219
4.990	102.789	102.689	102.589	5.375	104.796	104.695	104.589	3.990	100.642	100.542	100.442	3.990	100.641	100.541	100.441
5.000	102.889	102.789	102.689	5.500	105.114	105.012	104.907	4.000	100.742	100.642	100.542	4.000	100.741	100.641	100.541
5.125	103.554	103.454	103.354	5.625	105.404	105.303	105.198	4.125	101.245	101.145	101.045	4.125	101.041	100.941	100.841
5.250	104.215	104.115	104.015	5.750	105.899	105.784	105.663	4.250	101.520	101.420	101.320	4.250	101.438	101.331	101.202
5.375	105.081	104.581	104.481	5.875	106.261	106.147	106.025	4.375	101.817	101.717	101.617	4.375	101.742	101.635	101.506
5.500	105.034	104.934	104.834	5.990	106.485	106.371	106.249	4.500	102.166	102.066	101.966	4.500	102.015	101.907	101.778
5.625	105.440	105.338	105.233	6.000	106.585	106.471	106.349	4.625	102.584	102.484	102.384	4.625	102.249	102.142	102.013
5.750	106.127	106.025	105.920	6.125	106.843	106.729	106.608	4.750	102.806	102.706	102.606	4.750	102.408	102.300	102.171
5.875	106.566	106.465	106.360	6.250	106.632	106.493	106.372	4.875	103.060	102.960	102.860	4.875	102.552	102.445	102.315
5.990	106.883	106.782	106.677	6.375	106.971	106.832	106.711	4.990	103.185	103.085	102.985	4.990	102.612	102.505	102.375
6.000	106.983	106.882	106.777	6.500	N/A	N/A	N/A	5.000	103.285	103.185	103.085	5.000	102.712	102.605	102.475

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	97.669	97.569	97.469	3.000	96.473	96.373	96.273
4.250	98.440	98.340	98.240	3.125	96.911	96.811	96.711
4.375	99.039	98.939	98.839	3.250	97.299	97.199	97.099
4.500	99.589	99.489	99.389	3.375	97.733	97.633	97.533
4.625	100.126	100.026	99.926	3.500	98.175	98.075	97.975
4.750	100.813	100.713	100.613	3.625	98.590	98.490	98.390
4.875	101.347	101.247	101.147	3.750	99.089	98.989	98.889
4.990	101.712	101.612	101.512	3.875	99.536	99.436	99.336
5.000	101.812	101.712	101.612	3.990	99.875	99.775	99.675
5.125	102.053	101.953	101.853	4.000	99.975	99.875	99.775
5.250	102.469	102.367	102.262	4.125	100.383	100.283	100.183
5.375	102.981	102.880	102.775	4.250	100.572	100.472	100.372
5.500	103.469	103.368	103.263	4.375	100.773	100.673	100.573
5.625	103.729	103.627	103.522	4.500	100.944	100.844	100.744
5.750	102.572	102.458	102.336	4.625	101.302	101.202	101.089
5.875	103.106	102.992	102.871	4.750	101.446	101.346	101.234
5.990	103.519	103.405	103.284	4.875	101.614	101.514	101.401
6.000	103.619	103.505	103.384	4.990	101.657	101.557	101.445
6.125	103.872	103.758	103.636	5.000	101.757	101.657	101.545

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	

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 buyout = \$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.:

5/31/2018

45 Day Lock Exp.:

6/15/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	96.373	96.273	96.173	3.875	94.388	94.288	94.188	4.500	100.110	100.010	99.910	4.500	98.647	98.547	98.447
4.125	97.138	97.038	96.938	3.990	94.990	94.890	94.790	4.625	100.706	100.606	100.506	4.625	99.213	99.113	99.013
4.250	97.877	97.777	97.677	4.000	95.090	94.990	94.890	4.750	101.206	101.106	101.006	4.750	100.025	99.925	99.825
4.375	98.426	98.326	98.226	4.125	96.125	96.025	95.925	4.875	101.584	101.484	101.384	4.875	100.541	100.441	100.341
4.500	99.128	99.028	98.928	4.250	97.110	97.010	96.910	4.990	101.843	101.742	101.637	4.990	100.891	100.791	100.691
4.625	99.842	99.742	99.642	4.375	97.713	97.613	97.513	5.000	101.943	101.842	101.737	5.000	100.991	100.891	100.791
4.750	100.516	100.416	100.316	4.500	98.576	98.476	98.376	5.125	102.494	102.393	102.287	5.125	101.399	101.299	101.199
4.875	101.003	100.903	100.803	4.625	99.547	99.447	99.347	5.250	102.991	102.889	102.784	5.250	102.062	101.962	101.862
4.990	101.339	101.239	101.139	4.750	100.451	100.351	100.251	5.375	103.346	103.245	103.139	5.375	102.570	102.470	102.370
5.000	101.439	101.339	101.239	4.875	100.990	100.890	100.790	5.500	103.664	103.562	103.457	5.500	102.957	102.857	102.757
5.125	102.104	102.004	101.904	4.990	101.370	101.270	101.170	5.625	103.954	103.853	103.748	5.625	103.342	103.242	103.142
5.250	102.765	102.665	102.565	5.000	101.470	101.370	101.270	5.750	104.449	104.344	104.213	5.750	103.950	103.849	103.744
5.375	103.231	103.131	103.031	5.125	102.024	101.924	101.824	5.875	104.811	104.697	104.575	5.875	104.435	104.334	104.229
5.500	103.584	103.484	103.384	5.250	102.919	102.819	102.719	5.990	105.035	104.921	104.799	5.990	104.768	104.667	104.562
5.625	103.990	103.888	103.783	5.375	103.436	103.336	103.236	6.000	105.135	105.021	104.899	6.000	104.868	104.767	104.662
5.750	104.677	104.575	104.470	5.500	103.829	103.729	103.629	6.125	105.393	105.279	105.158	6.125	105.219	105.117	105.012
5.875	105.116	105.015	104.910	5.625	104.344	104.242	104.137	6.250	105.182	105.043	104.922	6.250	104.850	104.730	104.609
5.990	105.433	105.332	105.227	5.750	105.268	105.166	105.061	6.375	105.521	105.382	105.261	6.375	105.304	105.184	105.063
6.000	105.533	105.432	105.327	5.875	105.752	105.651	105.546	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	96.473	96.373	96.273	3.000	93.681	93.581	93.481	3.000	95.936	95.836	95.736	3.000	93.411	93.311	93.211
3.125	96.911	96.811	96.711	3.125	94.357	94.257	94.157	3.125	96.275	96.175	96.075	3.125	94.097	93.997	93.897
3.250	97.299	97.199	97.099	3.250	94.727	94.627	94.527	3.250	96.892	96.792	96.692	3.250	94.456	94.356	94.256
3.375	97.733	97.633	97.533	3.375	95.166	95.066	94.966	3.375	97.251	97.151	97.051	3.375	94.905	94.805	94.705
3.500	98.175	98.075	97.975	3.500	95.864	95.764	95.664	3.500	97.603	97.503	97.403	3.500	95.594	95.494	95.394
3.625	98.590	98.490	98.390	3.625	96.505	96.405	96.305	3.625	97.924	97.824	97.724	3.625	96.244	96.144	96.044
3.750	99.089	98.989	98.889	3.750	96.932	96.832	96.732	3.750	98.588	98.488	98.388	3.750	96.661	96.561	96.461
3.875	99.536	99.436	99.336	3.875	97.583	97.483	97.383	3.875	98.919	98.819	98.719	3.875	97.312	97.212	97.112
3.990	99.875	99.775	99.675	3.990	98.130	98.030	97.930	3.990	99.141	99.041	98.941	3.990	97.849	97.749	97.649
4.000	99.975	99.875	99.775	4.000	98.230	98.130	98.030	4.000	99.241	99.141	99.041	4.000	97.949	97.849	97.749
4.125	100.383	100.283	100.183	4.125	98.859	98.759	98.659	4.125	99.541	99.441	99.341	4.125	98.579	98.479	98.379
4.250	100.572	100.472	100.372	4.250	99.164	99.064	98.964	4.250	99.938	99.831	99.702	4.250	98.883	98.783	98.683
4.375	100.773	100.673	100.573	4.375	99.502	99.402	99.302	4.375	100.242	100.135	100.006	4.375	99.201	99.101	99.001
4.500	100.944	100.844	100.744	4.500	100.063	99.963	99.850	4.500	100.515	100.407	100.278	4.500	99.762	99.662	99.549
4.625	101.302	101.202	101.102	4.625	100.589	100.489	100.376	4.625	100.749	100.642	100.513	4.625	100.289	100.189	100.076
4.750	101.446	101.346	101.246	4.750	100.836	100.736	100.623	4.750	100.908	100.800	100.671	4.750	100.535	100.435	100.322
4.875	101.614	101.514	101.414	4.875	101.122	101.022	100.909	4.875	101.052	100.945	100.815	4.875	100.811	100.711	100.599
4.990	101.657	101.557	101.457	4.990	101.271	101.171	101.058	4.990	101.112	101.005	100.875	4.990	100.990	100.890	100.777
5.000	101.757	101.657	101.557	5.000	101.371	101.271	101.158	5.000	101.212	101.105	100.975	5.000	101.090	100.990	100.877

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%	85.01 - 90.00%
≥ 740	-0.375	-0.625	-0.625	-0.875	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125	-3.125
< 620	-1.625	-2.625	-2.625	-3.125	-3.125

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500</



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.:

5/31/2018

45 Day Lock Exp.:

6/15/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	96.936	96.836	96.736	3.750	97.935	97.835	97.735	2.750	95.792	95.692	95.592
3.875	97.580	97.480	97.380	3.875	98.649	98.549	98.449	2.875	96.453	96.353	96.253
3.990	98.146	98.046	97.946	3.990	99.218	99.118	99.018	2.990	96.907	96.807	96.707
4.000	98.246	98.146	98.046	4.000	99.318	99.218	99.118	3.000	97.007	96.907	96.807
4.125	98.936	98.836	98.736	4.125	99.974	99.874	99.774	3.125	97.469	97.369	97.269
4.250	99.566	99.466	99.366	4.250	100.640	100.540	100.440	3.250	98.126	98.026	97.926
4.375	100.272	100.172	100.072	4.375	101.221	101.118	101.021	3.375	98.521	98.421	98.321
4.500	100.945	100.845	100.745	4.500	101.839	101.733	101.639	3.500	98.889	98.789	98.689
4.625	101.546	101.446	101.346	4.625	102.342	102.225	102.131	3.625	99.411	99.311	99.211
4.750	102.143	102.043	101.943	4.750	102.960	102.839	102.745	3.750	99.989	99.889	99.789
4.875	102.706	102.606	102.506	4.875	103.340	103.217	103.124	3.875	100.575	100.475	100.375
4.990	103.095	102.995	102.895	4.990	103.720	103.597	103.503	3.990	100.836	100.736	100.636
5.000	103.195	103.095	102.995	5.000	103.820	103.697	103.603	4.000	100.936	100.836	100.736
5.125	103.775	103.675	103.567	5.125	104.107	103.953	103.837	4.125	101.456	101.356	101.256
5.250	104.268	104.168	104.060	5.250	104.623	104.468	104.352	4.250	101.744	101.644	101.544
5.375	104.769	104.669	104.562	5.375	105.091	104.935	104.819	4.375	102.035	101.935	101.835
5.500	105.201	105.101	104.995	5.500	105.502	105.345	105.229	4.500	102.242	102.142	102.042
5.625	105.575	105.475	105.375	5.625	105.541	105.441	105.341	4.625	102.636	102.536	102.436
5.750	106.048	105.948	105.848	5.750	106.073	105.973	105.873	4.750	102.940	102.840	102.740

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	96.146	96.046	95.946	2.750	95.448	95.348	95.248
3.875	96.790	96.690	96.590	2.875	96.109	96.009	95.909
3.990	97.356	97.256	97.156	2.990	96.563	96.463	96.363
4.000	97.456	97.356	97.256	3.000	96.663	96.563	96.463
4.125	97.982	97.882	97.782	3.125	97.125	97.025	96.925
4.250	98.612	98.512	98.412	3.250	97.782	97.682	97.582
4.375	99.318	99.218	99.118	3.375	98.177	98.077	97.977
4.500	99.991	99.891	99.791	3.500	98.201	98.101	98.001
4.625	100.663	100.563	100.463	3.625	98.723	98.623	98.523
4.750	101.260	101.160	101.060	3.750	99.301	99.201	99.101
4.875	101.823	101.723	101.623	3.875	99.887	99.787	99.687
4.990	102.212	102.112	102.012	3.990	99.625	99.525	99.425
5.000	102.312	102.212	102.112	4.000	99.725	99.625	99.525
5.125	102.407	102.307	102.199	4.125	100.245	100.145	100.045
5.250	102.900	102.800	102.692	4.250	100.533	100.433	100.333
5.375	103.401	103.301	103.194	4.375	100.824	100.724	100.624
5.500	103.833	103.733	103.627	4.500	100.968	100.868	100.768
5.625	103.207	103.107	103.007	4.625	101.300	101.200	101.100
5.750	103.680	103.580	103.480	4.750	101.541	101.441	101.341

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
Second Home								

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	
All Loan Type Adjustments	0
Adjusters	All Terms
TX	0.150
Escrow Waiver	0.000
Extension Options	-0.018 per calendar day
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk 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.:

5/31/2018

6/15/2018

7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	95.249	95.149	95.049	3.750	95.149	95.049	94.949	3.750	96.485	96.385	96.285	3.750	96.385	96.285	96.185
3.875	95.995	95.895	95.795	3.875	95.895	95.795	95.695	3.875	97.199	97.099	96.999	3.875	97.099	96.999	96.899
3.990	96.696	96.596	96.496	3.990	96.596	96.496	96.396	3.990	97.768	97.668	97.568	3.990	97.668	97.568	97.468
4.000	96.796	96.696	96.596	4.000	96.696	96.596	96.496	4.000	97.868	97.768	97.668	4.000	97.768	97.668	97.568
4.125	97.477	97.377	97.277	4.125	97.377	97.277	97.177	4.125	98.524	98.424	98.324	4.125	98.424	98.324	98.224
4.250	98.108	98.008	97.908	4.250	98.008	97.908	97.808	4.250	99.190	99.090	98.990	4.250	99.090	98.990	98.890
4.375	98.822	98.722	98.622	4.375	98.722	98.622	98.522	4.375	99.771	99.668	99.571	4.375	99.671	99.568	99.471
4.500	99.495	99.395	99.295	4.500	99.395	99.295	99.195	4.500	100.389	100.283	100.189	4.500	100.289	100.183	100.089
4.625	100.096	99.996	99.896	4.625	99.996	99.896	99.796	4.625	100.892	100.775	100.681	4.625	100.792	100.675	100.581
4.750	100.693	100.593	100.493	4.750	100.593	100.493	100.393	4.750	101.510	101.389	101.295	4.750	101.410	101.289	101.195
4.875	101.256	101.156	101.056	4.875	101.156	101.056	100.956	4.875	101.890	101.767	101.674	4.875	101.790	101.667	101.574
4.990	101.645	101.545	101.445	4.990	101.545	101.445	101.345	4.990	102.270	102.147	102.053	4.990	102.170	102.047	101.953
5.000	101.745	101.645	101.545	5.000	101.645	101.545	101.445	5.000	102.370	102.247	102.153	5.000	102.270	102.147	102.053
5.125	102.325	102.225	102.127	5.125	102.225	102.127	102.027	5.125	102.657	102.503	102.387	5.125	102.557	102.403	102.287
5.250	102.818	102.718	102.610	5.250	102.718	102.618	102.510	5.250	103.173	103.018	102.902	5.250	103.073	102.918	102.802
5.375	103.319	103.219	103.112	5.375	103.219	103.119	103.012	5.375	103.641	103.485	103.369	5.375	103.541	103.385	103.269
5.500	103.751	103.651	103.545	5.500	103.651	103.551	103.445	5.500	104.052	103.895	103.779	5.500	103.952	103.795	103.679
5.625	104.125	104.025	103.925	5.625	104.025	103.925	103.825	5.625	104.091	103.991	103.891	5.625	103.991	103.891	103.791
5.750	104.598	104.498	104.398	5.750	104.498	104.398	104.298	5.750	104.623	104.523	104.423	5.750	104.523	104.423	104.323

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.987	93.887	93.787	2.750	93.887	93.787	93.687
2.875	94.672	94.572	94.472	2.875	94.572	94.472	94.372
2.990	95.249	95.149	95.049	2.990	95.149	95.049	94.949
3.000	95.349	95.249	95.149	3.000	95.249	95.149	95.049
3.125	95.969	95.869	95.769	3.125	95.869	95.769	95.669
3.250	96.521	96.421	96.321	3.250	96.421	96.321	96.221
3.375	97.021	96.921	96.821	3.375	96.921	96.821	96.721
3.500	97.389	97.289	97.189	3.500	97.289	97.189	97.089
3.625	97.911	97.811	97.711	3.625	97.811	97.711	97.611
3.750	98.489	98.389	98.289	3.750	98.389	98.289	98.189
3.875	99.075	98.975	98.875	3.875	98.975	98.875	98.775
3.990	99.336	99.236	99.136	3.990	99.236	99.136	99.036
4.000	99.436	99.336	99.236	4.000	99.336	99.236	99.136
4.125	99.956	99.856	99.756	4.125	99.856	99.756	99.656
4.250	100.244	100.144	100.044	4.250	100.144	100.044	99.944
4.375	100.535	100.435	100.335	4.375	100.435	100.335	100.235
4.500	100.742	100.642	100.542	4.500	100.642	100.542	100.442
4.625	101.136	101.036	100.936	4.625	101.036	100.936	100.836
4.750	101.440	101.340	101.240	4.750	101.340	101.240	101.140

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	94.459	94.359	94.259	3.750	94.359	94.259	94.159	2.750	93.643	93.543	93.443	2.750	93.543	93.443	93.343
3.875	95.205	95.105	95.005	3.875	95.105	95.005	94.905	2.875	94.328	94.228	94.128	2.875	94.228	94.128	94.028
3.990	95.906	95.806	95.706	3.990	95.806	95.706	95.606	2.990	94.905	94.805	94.705	2.990	94.805	94.705	94.605
4.000	96.006	95.906	95.806	4.000	95.906	95.806	95.706	3.000	95.005	94.905	94.805	3.000	94.905	94.805	94.705
4.125	96.523	96.423	96.323	4.125	96.423	96.323	96.223	3.125	95.625	95.525	95.425	3.125	95.525	95.425	95.325
4.250	97.154	97.054	96.954	4.250	97.054	96.954	96.854	3.250	96.177	96.077	95.977	3.250	96.077	95.977	95.877
4.375	97.868	97.768	97.668	4.375	97.768	97.668	97.568	3.375	96.677	96.577	96.477	3.375	96.577	96.477	96.377
4.500	98.541	98.441	98.341	4.500	98.441	98.341	98.241	3.500	96.701	96.601	96.501	3.500	96.601	96.501	96.401
4.625	99.213	99.113	99.013	4.625	99.113	99.013	98.913	3.625	97.223	97.123	97.023	3.625	97.123	97.023	96.923
4.750	99.810	99.710	99.610	4.750	99.710	99.610	99.510	3.750	97.801	97.701	97.601	3.750	97.701	97.601	97.501
4.875	100.373	100.273	100.173	4.875	100.273	100.173	100.073	3.875	98.387	98.287	98.187	3.875	98.287	98.187	98.087
4.990	100.762	100.662	100.562	4.990	100.662	100.562	100.462	3.990	98.825	98.725	98.625	3.990	98.725	98.625	98.525
5.000	100.862	100.762	100.662	5.000	100.762	100.662	100.562	4.000	98.825	98.725	98.625	4.000	98.725	98.625	98.525
5.125	100.957	100.857	100.749	5.125	100.857	100.757	100.649	4.125	98.745	98.645	98.545	4.125	98.645	98.545	98.445
5.250	101.450	101.350	101.242	5.250	101.350	101.250	101.142	4.250	99.033	98.933	98.833	4.250	98.933	98.833	98.733
5.375	101.951	101.851	101.744	5.375	101.851	101.751	101.644	4.375	99.324	99.224	99.124	4.375	99.224	99.124	99.024
5.500	102.383	102.283	102.177	5.500	102.283	102.183	102.077	4.500	99.468	99.368	99.268	4.500	99.368	99.268	99.168
5.625	101.757	101.657	101.557	5.625	101.657	101.557	101.457	4.625	99.800	99.700	99.600	4.625	99.700	99.600	99.500
5.750	102.230	102.130	102.030	5.750	102.130	102.030	101.930	4.750	100.041	99.941	99.841	4.750	99.941	99.841	99.741

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	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

* 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
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250



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.:

5/31/2018

45 Day Lock Exp.:

6/15/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	96.699	96.599	96.499	3.750	97.935	97.835	97.735	2.750	95.487	95.387	95.287	3.750	95.909	95.809	95.709	2.750	95.143	95.043	94.943
3.875	97.445	97.345	97.245	3.875	98.649	98.549	98.449	2.875	96.172	96.072	95.972	3.875	96.655	96.555	96.455	2.875	95.828	95.728	95.628
3.990	98.146	98.046	97.946	3.990	99.218	99.118	99.018	2.990	96.749	96.649	96.549	3.990	97.356	97.256	97.156	2.990	96.405	96.305	96.205
4.000	98.246	98.146	98.046	4.000	99.318	99.218	99.118	3.000	96.849	96.749	96.649	4.000	97.456	97.356	97.256	3.000	96.505	96.405	96.305
4.125	98.927	98.827	98.727	4.125	99.974	99.874	99.774	3.125	97.469	97.369	97.269	4.125	97.973	97.873	97.773	3.125	97.125	97.025	96.925
4.250	99.558	99.458	99.358	4.250	100.640	100.540	100.440	3.250	98.021	97.921	97.821	4.250	98.604	98.504	98.404	3.250	97.677	97.577	97.477
4.375	100.272	100.172	100.072	4.375	101.221	101.118	101.021	3.375	98.521	98.421	98.321	4.375	99.318	99.218	99.118	3.375	98.177	98.077	97.977
4.500	100.945	100.845	100.745	4.500	101.839	101.733	101.639	3.500	98.889	98.789	98.689	4.500	99.991	99.891	99.791	3.500	98.201	98.101	98.001
4.625	101.546	101.446	101.346	4.625	102.342	102.225	102.131	3.625	99.411	99.311	99.211	4.625	100.663	100.563	100.463	3.625	98.723	98.623	98.523
4.750	102.143	102.043	101.943	4.750	102.960	102.839	102.745	3.750	99.989	99.889	99.789	4.750	101.260	101.160	101.060	3.750	99.301	99.201	99.101
4.875	102.706	102.606	102.506	4.875	103.340	103.217	103.124	3.875	100.575	100.475	100.375	4.875	101.823	101.723	101.623	3.875	99.887	99.787	99.687
4.990	103.095	102.995	102.895	4.990	103.720	103.597	103.503	3.990	100.836	100.736	100.636	4.990	102.212	102.112	102.012	3.990	99.625	99.525	99.425
5.000	103.195	103.095	102.995	5.000	103.820	103.697	103.603	4.000	100.936	100.836	100.736	5.000	102.312	102.212	102.112	4.000	99.725	99.625	99.525
5.125	103.775	103.675	103.567	5.125	104.107	103.953	103.837	4.125	101.456	101.356	101.256	5.125	102.407	102.307	102.199	4.125	100.245	100.145	100.045
5.250	104.268	104.168	104.060	5.250	104.623	104.468	104.352	4.250	101.744	101.644	101.544	5.250	102.900	102.800	102.692	4.250	100.533	100.433	100.333
5.375	104.769	104.669	104.562	5.375	105.091	104.935	104.819	4.375	102.035	101.935	101.835	5.375	103.401	103.301	103.194	4.375	100.824	100.724	100.624
5.500	105.201	105.101	104.995	5.500	105.502	105.345	105.229	4.500	102.242	102.142	102.042	5.500	103.833	103.733	103.627	4.500	100.968	100.868	100.768
5.625	105.575	105.475	105.375	5.625	105.541	105.441	105.341	4.625	102.636	102.536	102.436	5.625	103.207	103.107	103.007	4.625	101.300	101.200	101.100
5.750	106.048	105.948	105.848	5.750	106.073	105.973	105.873	4.750	102.940	102.840	102.740	5.750	103.680	103.580	103.480	4.750	101.541	101.441	101.341

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.: 5/31/2018

45 Day Lock Exp.: 6/15/2018

60 Day Lock Exp.: 7/2/2018

W. Rate Sheet Dated: 5/1/2018

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	97.022	96.897	96.772	
4.125	97.921	97.796	97.671	
4.250	98.574	98.449	98.324	
4.375	99.322	99.197	99.072	
4.500	99.895	99.770	99.645	
4.625	100.344	100.219	100.094	
4.750	100.903	100.778	100.653	
4.875	101.215	101.090	100.965	
5.000	101.551	101.426	101.301	
5.125	101.817	101.692	101.567	
5.250	102.052	101.927	101.802	
5.375	102.298	102.173	102.048	
5.500	102.528	102.403	102.278	

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	97.241	97.116	96.991	
3.625	97.696	97.571	97.446	
3.750	98.114	97.989	97.864	
3.875	98.714	98.589	98.464	
4.000	99.050	98.925	98.800	
4.125	99.314	99.189	99.064	
4.250	99.574	99.449	99.324	
4.375	99.855	99.730	99.605	
4.500	100.073	99.948	99.823	
4.625	100.349	100.224	100.099	
4.750	100.617	100.492	100.367	

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	97.297	97.172	97.047	
3.375	97.778	97.653	97.528	
3.500	98.230	98.105	97.980	
3.625	98.646	98.521	98.396	
3.750	99.028	98.903	98.778	
3.875	99.399	99.274	99.149	
4.000	99.699	99.574	99.449	
4.125	100.076	99.951	99.826	
4.250	100.411	100.286	100.161	
4.375	100.720	100.595	100.470	
4.500	101.031	100.906	100.781	
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)