



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.: 6/1/2018

45 Day Lock Exp.: 6/18/2018

60 Day Lock Exp.: 7/2/2018

W. Rate Sheet Dated: 5/2/2018

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	97.830	97.680	97.530	3.500	97.242	97.092	96.942	1.875	N/A	N/A	N/A	3.125	96.733	96.583	96.433
3.625	98.364	98.214	98.064	3.625	97.740	97.590	97.440	2.000	N/A	N/A	N/A	3.250	98.152	98.002	97.852
3.750	99.382	99.232	99.082	3.750	98.915	98.765	98.615	2.125	N/A	N/A	N/A	3.375	98.742	98.592	98.442
3.875	99.909	99.759	99.609	3.875	99.406	99.256	99.106	2.250	93.801	93.651	93.501	3.500	99.234	99.084	98.934
4.000	100.438	100.288	100.138	4.000	99.899	99.749	99.599	2.375	94.166	94.016	93.866	3.625	99.768	99.618	99.468
4.125	100.959	100.809	100.659	4.125	100.385	100.235	100.085	2.500	93.288	93.138	92.988	Margin = 2.250		Index = 2.250	
4.250	101.748	101.592	101.451	4.250	101.031	100.874	100.734	2.625	94.238	94.088	93.938				
4.375	102.262	102.105	101.965	4.375	101.509	101.352	101.212	2.750	96.793	96.643	96.493				
4.500	102.706	102.550	102.409	4.500	101.918	101.761	101.621	2.875	97.357	97.207	97.057				
4.625	103.105	102.949	102.809	4.625	102.281	102.125	101.985	3.000	97.832	97.682	97.532				
4.750	103.230	103.043	102.871	4.750	102.421	102.233	102.061	3.125	98.306	98.156	98.006				
4.875	103.473	103.285	103.113	4.875	102.820	102.633	102.461	3.250	98.767	98.617	98.467				
5.000	104.037	103.849	103.677	5.000	103.148	102.961	102.789	3.375	99.235	99.085	98.935				
5.125	104.507	104.320	104.148	5.125	103.403	103.216	103.044	3.500	99.704	99.554	99.404				
5.250	104.657	104.391	104.219	5.250	103.519	103.253	103.081	3.625	100.166	100.016	99.866				
5.375	104.907	104.642	104.470	5.375	103.851	103.585	103.413	3.750	100.383	100.233	100.083				
5.500	104.988	104.723	104.551	5.500	104.270	104.004	103.832	3.875	100.837	100.687	100.537				
5.625	105.329	105.063	104.891	5.625	104.625	104.359	104.187	4.000	101.223	101.073	100.923				
5.750	105.459	105.359	105.259	5.750	104.912	104.812	104.712	4.125	101.563	101.413	101.263				

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	96.630	96.480	96.330	3.500	96.242	96.092	95.942	1.875	N/A	N/A	N/A	3.125	95.733	95.583	95.433
3.625	97.164	97.014	96.864	3.625	96.740	96.590	96.440	2.000	N/A	N/A	N/A	3.250	97.152	97.002	96.852
3.750	98.182	98.032	97.882	3.750	97.915	97.765	97.615	2.125	N/A	N/A	N/A	3.375	97.742	97.592	97.442
3.875	98.709	98.559	98.409	3.875	98.406	98.256	98.106	2.250	92.801	92.651	92.501	3.500	98.234	98.084	97.934
4.000	99.238	99.088	98.938	4.000	98.899	98.749	98.599	2.375	93.166	93.016	92.866	3.625	98.768	98.618	98.468
4.125	99.759	99.609	99.459	4.125	99.385	99.235	99.085	2.500	92.288	92.138	91.988	Margin = 2.250		Index = 2.250	
4.250	100.548	100.392	100.251	4.250	100.031	99.874	99.734	2.625	93.238	93.088	92.938	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.062	100.905	100.765	4.375	100.509	100.352	100.212	2.750	95.793	95.643	95.493	Rate	30 Day	45 Day	60 Day
4.500	101.506	101.350	101.209	4.500	100.918	100.761	100.621	2.875	96.357	96.207	96.057	4.500	100.206	99.956	99.706
4.625	101.905	101.749	101.609	4.625	101.281	101.125	100.985	3.000	96.832	96.682	96.532	4.625	100.605	100.355	100.105
4.750	101.988	101.800	101.628	4.750	101.421	101.233	101.061	3.125	97.306	97.156	97.006	4.750	100.638	100.388	100.138
4.875	102.523	102.335	102.163	4.875	101.820	101.633	101.461	3.250	97.767	97.617	97.467	4.875	101.073	100.823	100.573
5.000	102.887	102.699	102.527	5.000	102.148	101.961	101.789	3.375	98.235	98.085	97.935	5.000	101.437	101.187	100.937
5.125	103.357	103.170	102.998	5.125	102.503	102.316	102.144	3.500	98.704	98.554	98.404	5.125	101.827	101.577	101.327
5.250	104.227	103.961	103.789	5.250	102.519	102.253	102.081	3.625	99.166	99.016	98.866	5.250	101.646	101.380	101.130
5.375	104.477	104.212	104.040	5.375	102.851	102.585	102.413	3.750	99.383	99.233	99.083	5.375	102.223	101.957	101.707
5.500	104.758	104.493	104.321	5.500	103.270	103.004	102.832	3.875	99.837	99.687	99.537	5.500	102.488	102.222	101.972
5.625	105.049	104.783	104.611	5.625	103.625	103.359	103.187	4.000	100.223	100.073	99.923	5.625	102.569	102.303	102.053
5.750	105.179	105.079	104.979	5.750	103.912	103.812	103.712	4.125	100.563	100.413	100.263	5.750	102.789	102.539	102.289

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
5.500	101.969	101.704	101.454	5.500	101.450	101.184	100.934
5.625	102.242	101.976	101.726	5.625	101.805	101.539	101.289
5.750	102.583	102.333	102.083	5.750	102.092	101.842	101.592
5.875	102.756	102.506	102.256	5.875	102.433	102.183	101.933

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:	5/2/2018	5.500%

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.:

6/1/2018

6/18/2018

7/2/2018

W. Rate Sheet Dated: 5/2/2018

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	97.017	96.867	96.717	3.500	96.429	96.279	96.129	1.875	N/A	N/A	N/A	3.125	95.05	94.896	94.746
3.625	97.551	97.401	97.251	3.625	96.927	96.777	96.627	2.000	N/A	N/A	N/A	3.250	97.34	97.190	97.040
3.750	98.570	98.420	98.270	3.750	98.103	97.953	97.803	2.125	N/A	N/A	N/A	3.375	97.93	97.780	97.630
3.875	99.096	98.946	98.796	3.875	98.594	98.444	98.294	2.250	91.801	91.651	91.501	3.500	98.42	98.272	98.122
4.000	99.625	99.475	99.325	4.000	99.087	98.937	98.787	2.375	92.166	92.016	91.866	3.625	98.96	98.806	98.656
4.125	100.146	99.996	99.846	4.125	99.572	99.422	99.272	2.500	91.288	91.138	90.988	Margin = 2.250		Index = 2.250	
4.250	100.810	100.654	100.513	4.250	100.093	99.937	99.796	2.625	92.238	92.088	91.938				
4.375	101.324	101.168	101.027	4.375	100.571	100.415	100.274	2.750	95.106	94.956	94.806				
4.500	101.769	101.612	101.472	4.500	100.980	100.824	100.683	2.875	95.670	95.520	95.370				
4.625	102.168	102.012	101.871	4.625	101.344	101.188	101.047	3.000	96.144	95.994	95.844				
4.750	101.605	101.418	101.246	4.750	100.796	100.608	100.436	3.125	96.619	96.469	96.319				
4.875	101.848	101.660	101.488	4.875	101.195	101.008	100.836	3.250	97.955	97.805	97.655				
5.000	102.412	102.224	102.052	5.000	101.523	101.336	101.164	3.375	98.422	98.272	98.122				
5.125	102.882	102.695	102.523	5.125	101.778	101.591	101.419	3.500	98.892	98.742	98.592				
5.250	101.657	101.391	101.219	5.250	100.519	100.253	100.081	3.625	99.353	99.203	99.053				
5.375	101.907	101.642	101.470	5.375	100.851	100.585	100.413	3.750	99.571	99.421	99.271				
5.500	101.988	101.723	101.551	5.500	101.270	101.004	100.832	3.875	100.025	99.875	99.725				
5.625	102.329	102.063	101.891	5.625	101.625	101.359	101.187	4.000	100.410	100.260	100.110				
5.750	102.459	102.359	102.259	5.750	101.912	101.812	101.712	4.125	100.750	100.600	100.450				

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	95.817	95.667	95.517	3.500	95.429	95.279	95.129	1.875	N/A	N/A	N/A	3.125	94.046	93.896	93.746
3.625	96.351	96.201	96.051	3.625	95.927	95.777	95.627	2.000	N/A	N/A	N/A	3.250	96.340	96.190	96.040
3.750	97.370	97.220	97.070	3.750	97.103	96.953	96.803	2.125	N/A	N/A	N/A	3.375	96.930	96.780	96.630
3.875	97.896	97.746	97.596	3.875	97.594	97.444	97.294	2.250	91.051	90.901	90.751	3.500	97.422	97.272	97.122
4.000	98.425	98.275	98.125	4.000	98.087	97.937	97.787	2.375	91.416	91.266	91.116	3.625	97.956	97.806	97.656
4.125	98.946	98.796	98.646	4.125	98.572	98.422	98.272	2.500	90.538	90.388	90.238	Margin = 2.250		Index = 2.250	
4.250	99.610	99.454	99.313	4.250	99.093	98.937	98.796	2.625	91.488	91.338	91.188	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.124	99.968	99.827	4.375	99.571	99.415	99.274	2.750	94.887	94.737	94.587	Rate	30 Day	45 Day	60 Day
4.500	100.569	100.412	100.272	4.500	99.980	99.824	99.683	2.875	95.451	95.301	95.151	4.500	99.269	99.019	98.769
4.625	100.968	100.812	100.671	4.625	100.344	100.188	100.047	3.000	95.925	95.775	95.625	4.625	99.668	99.418	99.168
4.750	100.363	100.175	100.003	4.750	99.796	99.608	99.436	3.125	96.400	96.250	96.100	4.750	99.013	98.763	98.513
4.875	100.898	100.710	100.538	4.875	100.195	100.008	99.836	3.250	96.299	96.149	95.999	4.875	99.448	99.198	98.948
5.000	101.262	101.074	100.902	5.000	100.523	100.336	100.164	3.375	96.766	96.616	96.466	5.000	99.812	99.562	99.312
5.125	101.732	101.545	101.373	5.125	100.878	100.691	100.519	3.500	97.235	97.085	96.935	5.125	100.202	99.952	99.702
5.250	101.227	100.961	100.789	5.250	99.519	99.253	99.081	3.625	97.697	97.547	97.397	5.250	98.646	98.380	98.130
5.375	101.477	101.212	101.040	5.375	99.851	99.585	99.413	3.750	97.196	97.046	96.896	5.375	99.223	98.957	98.707
5.500	101.758	101.493	101.321	5.500	100.270	100.004	99.832	3.875	97.650	97.500	97.350	5.500	99.488	99.222	98.972
5.625	102.049	101.783	101.611	5.625	100.625	100.359	100.187	4.000	98.035	97.885	97.735	5.625	99.569	99.303	99.053
5.750	102.179	102.079	101.979	5.750	100.912	100.812	100.712	4.125	98.375	98.225	98.075	5.750	99.789	99.539	99.289

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
5.500	98.969	98.704	98.454	5.500	98.450	98.184	97.934
5.625	99.242	98.976	98.726	5.625	98.805	98.539	98.289
5.750	99.583	99.333	99.083	5.750	99.092	98.842	98.592
5.875	100.756	100.506	100.256	5.875	100.433	100.183	99.933

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:	5/2/2018 5.500%

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.:

6/1/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/2/2018

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	98.124	98.024	97.924	4.625	102.040	101.940	101.840	3.000	96.913	96.813	96.713	3.000	97.306	97.206	97.106
4.125	98.847	98.747	98.647	4.750	102.541	102.441	102.341	3.125	97.374	97.274	97.174	3.125	97.647	97.547	97.447
4.250	99.514	99.414	99.314	4.875	102.923	102.823	102.723	3.250	98.032	97.932	97.832	3.250	98.322	98.222	98.122
4.375	100.097	99.997	99.897	4.990	103.224	103.120	103.015	3.375	98.365	98.265	98.165	3.375	98.683	98.583	98.483
4.500	100.654	100.554	100.454	5.000	103.324	103.220	103.115	3.500	98.817	98.717	98.617	3.500	99.036	98.936	98.836
4.625	101.309	101.209	101.109	5.125	103.876	103.772	103.667	3.625	99.253	99.153	99.053	3.625	99.359	99.259	99.159
4.750	101.913	101.813	101.713	5.250	104.374	104.270	104.165	3.750	99.879	99.779	99.679	3.750	100.064	99.964	99.864
4.875	102.427	102.327	102.227	5.375	104.730	104.627	104.522	3.875	100.214	100.114	100.014	3.875	100.399	100.299	100.199
4.990	102.753	102.653	102.553	5.500	105.049	104.946	104.841	3.990	100.620	100.520	100.420	3.990	100.620	100.520	100.420
5.000	102.853	102.753	102.653	5.625	105.341	105.237	105.132	4.000	100.720	100.620	100.520	4.000	100.720	100.620	100.520
5.125	103.525	103.425	103.325	5.750	105.831	105.714	105.593	4.125	101.225	101.125	101.025	4.125	101.022	100.922	100.822
5.250	104.188	104.088	103.988	5.875	106.194	106.076	105.955	4.250	101.502	101.402	101.302	4.250	101.288	101.188	101.078
5.375	104.657	104.557	104.457	5.990	106.418	106.300	106.179	4.375	101.800	101.700	101.600	4.375	101.594	101.484	101.354
5.500	105.022	104.922	104.822	6.000	106.518	106.400	106.279	4.500	102.038	101.938	101.838	4.500	101.867	101.757	101.628
5.625	105.391	105.288	105.183	6.125	106.776	106.659	106.537	4.625	102.438	102.338	102.238	4.625	102.103	101.993	101.864
5.750	106.079	105.976	105.871	6.250	106.571	106.438	106.317	4.750	102.661	102.561	102.461	4.750	102.263	102.153	102.023
5.875	106.519	106.416	106.310	6.375	106.910	106.777	106.656	4.875	102.916	102.816	102.716	4.875	102.408	102.298	102.169
5.990	106.836	106.732	106.627	6.500	N/A	N/A	N/A	4.990	103.042	102.942	102.842	4.990	102.466	102.356	102.226
6.000	106.936	106.832	106.727	6.625	N/A	N/A	N/A	5.000	103.142	103.042	102.942	5.000	102.566	102.456	102.326

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.327	98.227	98.127	3.000	96.345	96.245	96.145
4.375	98.938	98.838	98.738	3.125	96.783	96.683	96.583
4.500	99.490	99.390	99.290	3.250	97.230	97.130	97.030
4.625	100.029	99.929	99.829	3.375	97.665	97.565	97.465
4.750	100.719	100.619	100.519	3.500	98.109	98.009	97.909
4.875	101.255	101.155	101.055	3.625	98.525	98.425	98.325
4.990	101.640	101.540	101.440	3.750	99.065	98.965	98.865
5.000	101.740	101.640	101.540	3.875	99.516	99.416	99.316
5.125	101.982	101.882	101.782	3.990	99.854	99.754	99.654
5.250	102.442	102.338	102.233	4.000	99.954	99.854	99.754
5.375	102.957	102.853	102.748	4.125	100.363	100.263	100.163
5.500	103.457	103.353	103.248	4.250	100.552	100.452	100.352
5.625	103.685	103.581	103.476	4.375	100.756	100.656	100.556
5.750	102.525	102.407	102.286	4.500	100.909	100.809	100.709
5.875	103.061	102.943	102.822	4.625	101.156	101.055	100.941
5.990	103.472	103.354	103.233	4.750	101.300	101.199	101.085
6.000	103.572	103.454	103.333	4.875	101.470	101.369	101.256
6.125	103.825	103.707	103.586	4.990	101.511	101.410	101.296
6.250	103.445	103.311	103.173	5.000	101.611	101.510	101.396

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 LLPAs: 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.



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.:

6/1/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/2/2018

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	96.256	96.156	96.056	3.875	94.240	94.140	94.040	4.625	100.590	100.490	100.390	4.500	98.536	98.436	98.336
4.125	97.033	96.933	96.833	3.990	94.871	94.771	94.671	4.750	101.091	100.991	100.891	4.625	99.096	98.996	98.896
4.250	97.763	97.663	97.563	4.000	94.971	94.871	94.771	4.875	101.473	101.373	101.273	4.750	99.912	99.812	99.712
4.375	98.323	98.223	98.123	4.125	96.018	95.918	95.818	4.990	101.774	101.670	101.565	4.875	100.428	100.328	100.228
4.500	99.018	98.918	98.818	4.250	96.996	96.896	96.796	5.000	101.874	101.770	101.665	4.990	100.782	100.682	100.582
4.625	99.747	99.647	99.547	4.375	97.612	97.512	97.412	5.125	102.426	102.322	102.217	5.000	100.882	100.782	100.682
4.750	100.421	100.321	100.221	4.500	98.465	98.365	98.265	5.250	102.924	102.820	102.715	5.125	101.292	101.192	101.092
4.875	100.911	100.811	100.711	4.625	99.450	99.350	99.250	5.375	103.280	103.177	103.072	5.250	101.995	101.895	101.795
4.990	101.303	101.203	101.103	4.750	100.357	100.257	100.157	5.500	103.599	103.496	103.391	5.375	102.505	102.405	102.305
5.000	101.403	101.303	101.203	4.875	100.897	100.797	100.697	5.625	103.891	103.787	103.682	5.500	102.892	102.792	102.692
5.125	102.075	101.975	101.875	4.990	101.300	101.200	101.100	5.750	104.381	104.264	104.143	5.625	103.279	103.179	103.079
5.250	102.738	102.638	102.538	5.000	101.400	101.300	101.200	5.875	104.744	104.626	104.505	5.750	103.884	103.780	103.675
5.375	103.207	103.107	103.007	5.125	101.994	101.894	101.794	5.990	104.968	104.850	104.729	5.875	104.368	104.264	104.159
5.500	103.572	103.472	103.372	5.250	102.892	102.792	102.692	6.000	105.068	104.950	104.829	5.990	104.701	104.597	104.492
5.625	103.941	103.838	103.733	5.375	103.411	103.311	103.211	6.125	105.326	105.209	105.087	6.000	104.801	104.697	104.592
5.750	104.629	104.526	104.421	5.500	103.814	103.714	103.614	6.250	105.121	104.988	104.867	6.125	105.151	105.048	104.943
5.875	105.069	104.966	104.860	5.625	104.295	104.192	104.087	6.375	105.460	105.327	105.206	6.250	104.796	104.675	104.554
5.990	105.386	105.282	105.177	5.750	105.221	105.117	105.012	6.500	N/A	N/A	N/A	6.375	105.250	105.129	105.008
6.000	105.486	105.382	105.277	5.875	105.705	105.602	105.497	6.625	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	96.345	96.245	96.145	3.000	93.552	93.452	93.352	3.000	95.806	95.706	95.606	3.000	93.281	93.181	93.081
3.125	96.783	96.683	96.583	3.125	94.229	94.129	94.029	3.125	96.147	96.047	95.947	3.125	93.969	93.869	93.769
3.250	97.230	97.130	97.030	3.250	94.598	94.498	94.398	3.250	96.822	96.722	96.622	3.250	94.328	94.228	94.128
3.375	97.665	97.565	97.465	3.375	95.097	94.997	94.897	3.375	97.183	97.083	96.983	3.375	94.837	94.737	94.637
3.500	98.109	98.009	97.909	3.500	95.797	95.697	95.597	3.500	97.536	97.436	97.336	3.500	95.527	95.427	95.327
3.625	98.525	98.425	98.325	3.625	96.439	96.339	96.239	3.625	97.859	97.759	97.659	3.625	96.179	96.079	95.979
3.750	99.065	98.965	98.865	3.750	96.908	96.808	96.708	3.750	98.564	98.464	98.364	3.750	96.638	96.538	96.438
3.875	99.516	99.416	99.316	3.875	97.560	97.460	97.360	3.875	98.899	98.799	98.699	3.875	97.290	97.190	97.090
3.990	99.854	99.754	99.654	3.990	98.109	98.009	97.909	3.990	99.120	99.020	98.920	3.990	97.828	97.728	97.628
4.000	99.954	99.854	99.754	4.000	98.209	98.109	98.009	4.000	99.220	99.120	99.020	4.000	97.928	97.828	97.728
4.125	100.363	100.263	100.163	4.125	98.839	98.739	98.639	4.125	99.522	99.422	99.322	4.125	98.559	98.459	98.359
4.250	100.552	100.452	100.352	4.250	99.145	99.045	98.945	4.250	99.788	99.688	99.578	4.250	98.865	98.765	98.665
4.375	100.756	100.656	100.556	4.375	99.474	99.374	99.274	4.375	100.094	99.984	99.854	4.375	99.173	99.073	98.973
4.500	100.909	100.809	100.709	4.500	99.915	99.814	99.704	4.500	100.367	100.257	100.128	4.500	99.615	99.513	99.400
4.625	101.156	101.056	100.956	4.625	100.443	100.342	100.228	4.625	100.603	100.493	100.364	4.625	100.142	100.041	99.928
4.750	101.300	101.200	101.100	4.750	100.691	100.589	100.476	4.750	100.763	100.653	100.523	4.750	100.390	100.289	100.176
4.875	101.470	101.370	101.270	4.875	100.978	100.877	100.764	4.875	100.908	100.798	100.669	4.875	100.668	100.566	100.453
4.990	101.511	101.411	101.311	4.990	101.128	101.027	100.914	4.990	100.966	100.856	100.726	4.990	100.848	100.746	100.633
5.000	101.611	101.511	101.411	5.000	101.228	101.127	101.014	5.000	101.066	100.956	100.826	5.000	100.948	100.846	100.733

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	-2.500	-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	
NY		High Balance	-1.500
TX		Escrow Waiver	0.000
All Subordinate Financing		Texas Equity 50(a)(6)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	
\$0 - \$49,999	-2.500		
\$50,000 - \$85,000	-1.375		
\$85,001 - \$125,000	-0.500		
\$125,001 - \$175,000	-0.375		
\$175,001 - \$275,000	0.000		
\$275,001 up to HB	0.125		



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/1/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/2/2018

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	96.876	96.776	96.676	3.750	97.781	97.675	97.581	2.750	95.698	95.598	95.498
3.875	97.532	97.432	97.332	3.875	98.498	98.390	98.298	2.875	96.359	96.259	96.159
3.990	98.024	97.924	97.824	3.990	99.069	98.957	98.869	2.990	96.813	96.713	96.613
4.000	98.124	98.024	97.924	4.000	99.169	99.057	98.969	3.000	96.913	96.813	96.713
4.125	98.847	98.747	98.647	4.125	99.833	99.728	99.633	3.125	97.374	97.274	97.174
4.250	99.514	99.414	99.314	4.250	100.501	100.394	100.301	3.250	98.032	97.932	97.832
4.375	100.133	100.033	99.933	4.375	101.085	100.974	100.885	3.375	98.398	98.298	98.198
4.500	100.812	100.712	100.612	4.500	101.706	101.591	101.506	3.500	98.817	98.717	98.617
4.625	101.434	101.334	101.234	4.625	102.211	102.087	102.009	3.625	99.335	99.235	99.135
4.750	102.037	101.937	101.837	4.750	102.832	102.704	102.627	3.750	99.916	99.816	99.716
4.875	102.605	102.505	102.405	4.875	103.214	103.085	103.007	3.875	100.505	100.405	100.305
4.990	103.018	102.918	102.818	4.990	103.599	103.468	103.390	3.990	100.777	100.677	100.577
5.000	103.118	103.018	102.918	5.000	103.699	103.568	103.490	4.000	100.877	100.777	100.677
5.125	103.745	103.640	103.544	5.125	104.033	103.865	103.770	4.125	101.399	101.299	101.199
5.250	104.243	104.137	104.041	5.250	104.553	104.384	104.288	4.250	101.690	101.590	101.490
5.375	104.749	104.644	104.548	5.375	105.024	104.854	104.759	4.375	101.980	101.880	101.780
5.500	105.195	105.092	104.995	5.500	105.438	105.267	105.172	4.500	102.166	102.066	101.966
5.625	105.528	105.428	105.328	5.625	105.437	105.337	105.237	4.625	102.561	102.461	102.361
5.750	105.996	105.896	105.796	5.750	105.973	105.873	105.773	4.750	102.866	102.766	102.666

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	96.086	95.986	95.886	2.750	95.354	95.254	95.154
3.875	96.742	96.642	96.542	2.875	96.015	95.915	95.815
3.990	97.234	97.134	97.034	2.990	96.469	96.369	96.269
4.000	97.334	97.234	97.134	3.000	96.569	96.469	96.369
4.125	97.893	97.793	97.693	3.125	97.030	96.930	96.830
4.250	98.560	98.460	98.360	3.250	97.688	97.588	97.488
4.375	99.179	99.079	98.979	3.375	98.054	97.954	97.854
4.500	99.858	99.758	99.658	3.500	98.145	98.045	97.945
4.625	100.551	100.451	100.351	3.625	98.663	98.563	98.463
4.750	101.154	101.054	100.954	3.750	99.244	99.144	99.044
4.875	101.722	101.622	101.522	3.875	99.833	99.733	99.633
4.990	102.135	102.035	101.935	3.990	99.612	99.512	99.412
5.000	102.235	102.135	102.035	4.000	99.712	99.612	99.512
5.125	102.385	102.280	102.184	4.125	100.234	100.134	100.034
5.250	102.883	102.777	102.681	4.250	100.525	100.425	100.325
5.375	103.389	103.284	103.188	4.375	100.815	100.715	100.615
5.500	103.835	103.732	103.635	4.500	100.939	100.839	100.739
5.625	103.168	103.068	102.968	4.625	101.271	101.171	101.071
5.750	103.636	103.536	103.436	4.750	101.514	101.414	101.314

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	-2.500	-2.250	-2.250	-2.500	
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
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
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	N/A	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	-1.625	-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@afrwolesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/1/2018
45 Day Lock Exp.: 6/18/2018
60 Day Lock Exp.: 7/2/2018

W. Rate Sheet Dated: 5/2/2018

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	95.072	94.972	94.872	3.750	94.972	94.872	94.772	3.750	96.331	96.225	96.131	3.750	96.231	96.125	96.031
3.875	95.831	95.731	95.631	3.875	95.731	95.631	95.531	3.875	97.048	96.940	96.848	3.875	96.948	96.840	96.748
3.990	96.526	96.426	96.326	3.990	96.426	96.326	96.226	3.990	97.619	97.507	97.419	3.990	97.519	97.407	97.319
4.000	96.626	96.526	96.426	4.000	96.526	96.426	96.326	4.000	97.719	97.607	97.519	4.000	97.619	97.507	97.419
4.125	97.329	97.229	97.129	4.125	97.229	97.129	97.029	4.125	98.383	98.278	98.183	4.125	98.283	98.178	98.083
4.250	97.954	97.854	97.754	4.250	97.854	97.754	97.654	4.250	99.051	98.944	98.851	4.250	98.951	98.844	98.751
4.375	98.683	98.583	98.483	4.375	98.583	98.483	98.383	4.375	99.635	99.524	99.435	4.375	99.535	99.424	99.335
4.500	99.362	99.262	99.162	4.500	99.262	99.162	99.062	4.500	100.256	100.141	100.056	4.500	100.156	100.041	99.956
4.625	99.984	99.884	99.784	4.625	99.884	99.784	99.684	4.625	100.761	100.637	100.559	4.625	100.661	100.537	100.459
4.750	100.587	100.487	100.387	4.750	100.487	100.387	100.287	4.750	101.382	101.254	101.177	4.750	101.282	101.154	101.077
4.875	101.155	101.055	100.955	4.875	101.055	100.955	100.855	4.875	101.764	101.635	101.557	4.875	101.664	101.535	101.457
4.990	101.568	101.468	101.368	4.990	101.468	101.368	101.268	4.990	102.149	102.018	101.940	4.990	102.049	101.918	101.840
5.000	101.668	101.568	101.468	5.000	101.568	101.468	101.368	5.000	102.249	102.118	102.040	5.000	102.149	102.018	101.940
5.125	102.295	102.190	102.094	5.125	102.195	102.090	101.994	5.125	102.583	102.415	102.320	5.125	102.483	102.315	102.220
5.250	102.793	102.687	102.591	5.250	102.693	102.587	102.491	5.250	103.103	102.934	102.838	5.250	103.003	102.834	102.738
5.375	103.299	103.194	103.098	5.375	103.199	103.094	102.998	5.375	103.574	103.404	103.309	5.375	103.474	103.304	103.209
5.500	103.745	103.642	103.545	5.500	103.645	103.542	103.445	5.500	103.988	103.817	103.722	5.500	103.888	103.717	103.622
5.625	104.078	103.978	103.878	5.625	103.978	103.878	103.778	5.625	103.987	103.887	103.787	5.625	103.887	103.787	103.687
5.750	104.546	104.446	104.346	5.750	104.446	104.346	104.246	5.750	104.523	104.423	104.323	5.750	104.423	104.323	104.223

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.860	93.760	93.660	2.750	93.760	93.660	93.560
2.875	94.545	94.445	94.345	2.875	94.445	94.345	94.245
2.990	95.122	95.022	94.922	2.990	95.022	94.922	94.822
3.000	95.222	95.122	95.022	3.000	95.122	95.022	94.922
3.125	95.843	95.743	95.643	3.125	95.743	95.643	95.543
3.250	96.396	96.296	96.196	3.250	96.296	96.196	96.096
3.375	96.898	96.798	96.698	3.375	96.798	96.698	96.598
3.500	97.312	97.212	97.112	3.500	97.212	97.112	97.012
3.625	97.835	97.735	97.635	3.625	97.735	97.635	97.535
3.750	98.416	98.316	98.216	3.750	98.316	98.216	98.116
3.875	99.005	98.905	98.805	3.875	98.905	98.805	98.705
3.990	99.277	99.177	99.077	3.990	99.177	99.077	98.977
4.000	99.377	99.277	99.177	4.000	99.277	99.177	99.077
4.125	99.899	99.799	99.699	4.125	99.799	99.699	99.599
4.250	100.190	100.090	99.990	4.250	100.090	99.990	99.890
4.375	100.480	100.380	100.280	4.375	100.380	100.280	100.180
4.500	100.666	100.566	100.466	4.500	100.566	100.466	100.366
4.625	101.061	100.961	100.861	4.625	100.961	100.861	100.761
4.750	101.366	101.266	101.166	4.750	101.266	101.166	101.066

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	94.282	94.182	94.082	3.750	94.182	94.082	93.982	2.750	93.516	93.416	93.316	2.750	93.416	93.316	93.216
3.875	95.041	94.941	94.841	3.875	94.941	94.841	94.741	2.875	94.201	94.101	94.001	2.875	94.101	94.001	93.901
3.990	95.736	95.636	95.536	3.990	95.636	95.536	95.436	2.990	94.778	94.678	94.578	2.990	94.678	94.578	94.478
4.000	95.836	95.736	95.636	4.000	95.736	95.636	95.536	3.000	94.878	94.778	94.678	3.000	94.778	94.678	94.578
4.125	96.375	96.275	96.175	4.125	96.275	96.175	96.075	3.125	95.499	95.399	95.299	3.125	95.399	95.299	95.199
4.250	97.000	96.900	96.800	4.250	96.900	96.800	96.700	3.250	96.052	95.952	95.852	3.250	95.952	95.852	95.752
4.375	97.729	97.629	97.529	4.375	97.629	97.529	97.429	3.375	96.554	96.454	96.354	3.375	96.454	96.354	96.254
4.500	98.408	98.308	98.208	4.500	98.308	98.208	98.108	3.500	96.640	96.540	96.440	3.500	96.540	96.440	96.340
4.625	99.101	99.001	98.901	4.625	99.001	98.901	98.801	3.625	97.163	97.063	96.963	3.625	97.063	96.963	96.863
4.750	99.704	99.604	99.504	4.750	99.604	99.504	99.404	3.750	97.744	97.644	97.544	3.750	97.644	97.544	97.444
4.875	100.272	100.172	100.072	4.875	100.172	100.072	99.972	3.875	98.333	98.233	98.133	3.875	98.233	98.133	98.033
4.990	100.685	100.585	100.485	4.990	100.585	100.485	100.385	3.990	98.112	98.012	97.912	3.990	98.012	97.912	97.812
5.000	100.785	100.685	100.585	5.000	100.685	100.585	100.485	4.000	98.212	98.112	98.012	4.000	98.112	98.012	97.912
5.125	100.935	100.835	100.734	5.125	100.835	100.730	100.634	4.125	98.734	98.634	98.534	4.125	98.634	98.534	98.434
5.250	101.433	101.327	101.231	5.250	101.333	101.227	101.131	4.250	99.025	98.925	98.825	4.250	98.925	98.825	98.725
5.375	101.939	101.834	101.738	5.375	101.839	101.734	101.638	4.375	99.315	99.215	99.115	4.375	99.215	99.115	99.015
5.500	102.385	102.282	102.185	5.500	102.285	102.182	102.085	4.500	99.430	99.330	99.239	4.500	99.330	99.239	99.139
5.625	101.718	101.618	101.518	5.625	101.618	101.518	101.418	4.625	99.771	99.671	99.571	4.625	99.671	99.571	99.471
5.750	102.186	102.086	101.986	5.750	102.086	101.986	101.886	4.750	100.014	99.914	99.814	4.750	99.914	99.814	99.714

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

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

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
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
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.:

6/1/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/2/2018

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	96.522	96.422	96.322	3.750	97.781	97.675	97.581	2.750	95.360	95.260	95.160	3.750	95.732	95.632	95.532	2.750	95.016	94.916	94.816
3.875	97.281	97.181	97.081	3.875	98.498	98.390	98.298	2.875	96.045	95.945	95.845	3.875	96.491	96.391	96.291	2.875	95.701	95.601	95.501
3.990	97.976	97.876	97.776	3.990	99.069	98.957	98.869	2.990	96.622	96.522	96.422	3.990	97.186	97.086	96.986	2.990	96.278	96.178	96.078
4.000	98.076	97.976	97.876	4.000	99.169	99.057	98.969	3.000	96.722	96.622	96.522	4.000	97.286	97.186	97.086	3.000	96.378	96.278	96.178
4.125	98.779	98.679	98.579	4.125	99.833	99.728	99.633	3.125	97.343	97.243	97.143	4.125	97.825	97.725	97.625	3.125	96.999	96.899	96.799
4.250	99.404	99.304	99.204	4.250	100.501	100.394	100.301	3.250	97.896	97.796	97.696	4.250	98.450	98.350	98.250	3.250	97.552	97.452	97.352
4.375	100.133	100.033	99.933	4.375	101.085	100.974	100.885	3.375	98.398	98.298	98.198	4.375	99.179	99.079	98.979	3.375	98.054	97.954	97.854
4.500	100.812	100.712	100.612	4.500	101.706	101.591	101.506	3.500	98.812	98.712	98.612	4.500	99.858	99.758	99.658	3.500	98.140	98.040	97.940
4.625	101.434	101.334	101.234	4.625	102.211	102.087	102.009	3.625	99.335	99.235	99.135	4.625	100.551	100.451	100.351	3.625	98.663	98.563	98.463
4.750	102.037	101.937	101.837	4.750	102.832	102.704	102.627	3.750	99.916	99.816	99.716	4.750	101.154	101.054	100.954	3.750	99.244	99.144	99.044
4.875	102.605	102.505	102.405	4.875	103.214	103.085	103.007	3.875	100.505	100.405	100.305	4.875	101.722	101.622	101.522	3.875	99.833	99.733	99.633
4.990	103.018	102.918	102.818	4.990	103.599	103.468	103.390	3.990	100.777	100.677	100.577	4.990	102.135	102.035	101.935	3.990	99.612	99.512	99.412
5.000	103.118	103.018	102.918	5.000	103.699	103.568	103.490	4.000	100.877	100.777	100.677	5.000	102.235	102.135	102.035	4.000	99.712	99.612	99.512
5.125	103.745	103.640	103.544	5.125	104.033	103.865	103.770	4.125	101.399	101.299	101.199	5.125	102.385	102.280	102.184	4.125	100.234	100.134	100.034
5.250	104.243	104.137	104.041	5.250	104.553	104.384	104.288	4.250	101.690	101.590	101.490	5.250	102.883	102.777	102.681	4.250	100.525	100.425	100.325
5.375	104.749	104.644	104.548	5.375	105.024	104.854	104.759	4.375	101.980	101.880	101.780	5.375	103.389	103.284	103.188	4.375	100.815	100.715	100.615
5.500	105.195	105.092	104.995	5.500	105.438	105.267	105.172	4.500	102.166	102.066	101.966	5.500	103.835	103.732	103.635	4.500	100.939	100.839	100.739
5.625	105.528	105.428	105.328	5.625	105.437	105.337	105.237	4.625	102.561	102.461	102.361	5.625	103.168	103.068	102.968	4.625	101.271	101.171	101.071
5.750	105.996	105.896	105.796	5.750	105.973	105.873	105.773	4.750	102.866	102.766	102.666	5.750	103.636	103.536	103.436	4.750	101.514	101.414	101.314

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.: 6/1/2018

45 Day Lock Exp.: 6/18/2018

60 Day Lock Exp.: 7/2/2018

W. Rate Sheet Dated: 5/2/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	96.910	96.785	96.660	
4.125	97.819	97.694	97.569	
4.250	98.475	98.350	98.225	
4.375	99.229	99.104	98.979	
4.500	99.804	99.679	99.554	
4.625	100.255	100.130	100.005	
4.750	100.820	100.695	100.570	
4.875	101.137	101.012	100.887	
5.000	101.507	101.382	101.257	
5.125	101.777	101.652	101.527	
5.250	102.016	101.891	101.766	
5.375	102.264	102.139	102.014	
5.500	102.501	102.376	102.251	

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	97.096	96.971	96.846	
3.625	97.566	97.441	97.316	
3.750	97.994	97.869	97.744	
3.875	98.609	98.484	98.359	
4.000	98.959	98.834	98.709	
4.125	99.213	99.088	98.963	
4.250	99.509	99.384	99.259	
4.375	99.763	99.638	99.513	
4.500	100.024	99.899	99.774	
4.625	100.255	100.130	100.005	
4.750	100.523	100.398	100.273	

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	97.087	96.962	96.837	
3.375	97.583	97.458	97.333	
3.500	98.050	97.925	97.800	
3.625	98.482	98.357	98.232	
3.750	98.881	98.756	98.631	
3.875	99.225	99.100	98.975	
4.000	99.584	99.459	99.334	
4.125	99.916	99.791	99.666	
4.250	100.249	100.124	99.999	
4.375	100.558	100.433	100.308	
4.500	100.869	100.744	100.619	
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)