



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.: 6/4/2018

45 Day Lock Exp.: 6/18/2018

60 Day Lock Exp.: 7/2/2018

W. Rate Sheet Dated: 5/3/2018

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	98.017	97.867	97.717	3.500	97.429	97.279	97.129	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.551	98.401	98.251	3.625	97.927	97.777	97.627	2.000	N/A	N/A	N/A	3.250	98.285	98.135	97.985
3.750	99.525	99.375	99.225	3.750	99.058	98.908	98.758	2.125	N/A	N/A	N/A	3.375	98.742	98.592	98.442
3.875	100.055	99.905	99.755	3.875	99.552	99.402	99.252	2.250	93.871	93.721	93.571	3.500	99.367	99.217	99.067
4.000	100.580	100.430	100.280	4.000	100.042	99.892	99.742	2.375	94.236	94.086	93.936	3.625	99.901	99.751	99.601
4.125	101.108	100.958	100.808	4.125	100.534	100.384	100.234	2.500	93.358	93.208	93.058	Margin = 2.250		Index = 2.250	
4.250	101.893	101.721	101.596	4.250	101.175	101.004	100.879	2.625	94.308	94.158	94.008				
4.375	102.410	102.238	102.113	4.375	101.657	101.486	101.361	2.750	96.953	96.803	96.653				
4.500	102.920	102.748	102.623	4.500	102.132	101.960	101.835	2.875	97.518	97.368	97.218				
4.625	103.341	103.169	103.044	4.625	102.517	102.345	102.220	3.000	97.992	97.842	97.692				
4.750	103.466	103.263	103.091	4.750	102.519	102.315	102.144	3.125	98.466	98.316	98.166				
4.875	103.570	103.366	103.195	4.875	102.917	102.714	102.542	3.250	98.920	98.770	98.620				
5.000	104.196	103.993	103.821	5.000	103.308	103.105	102.933	3.375	99.387	99.237	99.087				
5.125	104.614	104.411	104.239	5.125	103.510	103.307	103.135	3.500	99.856	99.706	99.556				
5.250	104.724	104.458	104.224	5.250	103.586	103.320	103.086	3.625	100.318	100.168	100.018				
5.375	105.001	104.735	104.501	5.375	103.944	103.679	103.444	3.750	100.489	100.339	100.189				
5.500	104.991	104.725	104.491	5.500	104.273	104.007	103.773	3.875	100.943	100.793	100.643				
5.625	105.420	105.154	104.920	5.625	104.716	104.450	104.216	4.000	101.328	101.178	101.028				
5.750	105.495	105.395	105.295	5.750	104.947	104.847	104.747	4.125	101.668	101.518	101.368				

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	96.817	96.667	96.517	3.500	96.429	96.279	96.129	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.351	97.201	97.051	3.625	96.927	96.777	96.627	2.000	N/A	N/A	N/A	3.250	97.285	97.135	96.985
3.750	98.325	98.175	98.025	3.750	98.058	97.908	97.758	2.125	N/A	N/A	N/A	3.375	97.742	97.592	97.442
3.875	98.855	98.705	98.555	3.875	98.552	98.402	98.252	2.250	92.871	92.721	92.571	3.500	98.367	98.217	98.067
4.000	99.380	99.230	99.080	4.000	99.042	98.892	98.742	2.375	93.236	93.086	92.936	3.625	98.901	98.751	98.601
4.125	99.908	99.758	99.608	4.125	99.534	99.384	99.234	2.500	92.358	92.208	92.058	Margin = 2.250		Index = 2.250	
4.250	100.693	100.521	100.396	4.250	100.175	100.004	99.879	2.625	93.308	93.158	93.008	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.210	101.038	100.913	4.375	100.657	100.486	100.361	2.750	95.953	95.803	95.653	Rate	30 Day	45 Day	60 Day
4.500	101.720	101.548	101.423	4.500	101.132	100.960	100.835	2.875	96.518	96.368	96.218	4.500	100.420	100.170	99.920
4.625	102.141	101.969	101.844	4.625	101.517	101.345	101.220	3.000	96.992	96.842	96.692	4.625	100.841	100.591	100.341
4.750	102.266	102.063	101.891	4.750	101.519	101.315	101.144	3.125	97.466	97.316	97.166	4.750	100.736	100.486	100.236
4.875	102.620	102.416	102.245	4.875	101.917	101.714	101.542	3.250	97.920	97.770	97.620	4.875	101.170	100.920	100.670
5.000	103.046	102.843	102.671	5.000	102.308	102.105	101.933	3.375	98.387	98.237	98.087	5.000	101.596	101.346	101.096
5.125	103.464	103.261	103.089	5.125	102.610	102.407	102.235	3.500	98.856	98.706	98.556	5.125	101.934	101.684	101.434
5.250	104.294	104.028	103.794	5.250	102.586	102.320	102.086	3.625	99.318	99.168	99.018	5.250	101.513	101.247	100.997
5.375	104.571	104.305	104.071	5.375	102.944	102.679	102.444	3.750	99.489	99.339	99.189	5.375	102.217	101.951	101.701
5.500	104.761	104.495	104.261	5.500	103.273	103.007	102.773	3.875	99.943	99.793	99.643	5.500	102.391	102.125	101.875
5.625	105.140	104.874	104.640	5.625	103.716	103.450	103.216	4.000	100.328	100.178	100.028	5.625	102.560	102.294	102.044
5.750	105.215	105.115	105.015	5.750	103.947	103.847	103.747	4.125	100.668	100.518	100.368	5.750	102.725	102.475	102.225

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.250	\$0 - \$49,999	-2.500
FICO 680 - 719	0.250	\$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	0.000
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	101.872	101.606	101.356	5.500	101.453	101.187	100.937
5.625	102.433	102.167	101.917	5.625	101.896	101.630	101.380
5.750	102.519	102.269	102.019	5.750	102.127	101.877	101.627
5.875	102.719	102.469	102.219	5.875	102.496	102.246	101.996

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:	5/3/2018	5.250%

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/4/2018

6/18/2018

7/2/2018

W. Rate Sheet Dated: 5/3/2018

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	97.205	97.055	96.905	3.500	96.617	96.467	96.317	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.625	97.739	97.589	97.439	3.625	97.115	96.965	96.815	2.000	N/A	N/A	N/A	3.250	97.47	97.323	97.173
3.750	98.712	98.562	98.412	3.750	98.245	98.095	97.945	2.125	N/A	N/A	N/A	3.375	97.93	97.780	97.630
3.875	99.242	99.092	98.942	3.875	98.740	98.590	98.440	2.250	91.871	91.721	91.571	3.500	98.55	98.405	98.255
4.000	99.768	99.618	99.468	4.000	99.229	99.079	98.929	2.375	92.236	92.086	91.936	3.625	99.09	98.939	98.789
4.125	100.296	100.146	99.996	4.125	99.722	99.572	99.422	2.500	91.358	91.208	91.058	Margin = 2.250		Index = 2.250	
4.250	100.955	100.783	100.658	4.250	100.238	100.066	99.941	2.625	92.308	92.158	92.008				
4.375	101.473	101.301	101.176	4.375	100.720	100.548	100.423	2.750	95.266	95.116	94.966				
4.500	101.983	101.811	101.686	4.500	101.194	101.022	100.897	2.875	95.830	95.680	95.530				
4.625	102.404	102.232	102.107	4.625	101.580	101.408	101.283	3.000	96.304	96.154	96.004				
4.750	101.841	101.638	101.466	4.750	100.894	100.690	100.519	3.125	96.779	96.629	96.479				
4.875	101.945	101.741	101.570	4.875	101.292	101.089	100.917	3.250	98.107	97.957	97.807				
5.000	102.571	102.368	102.196	5.000	101.683	101.480	101.308	3.375	98.575	98.425	98.275				
5.125	102.989	102.786	102.614	5.125	101.885	101.682	101.510	3.500	99.044	98.894	98.744				
5.250	101.724	101.458	101.224	5.250	100.586	100.320	100.086	3.625	99.506	99.356	99.206				
5.375	102.001	101.735	101.501	5.375	100.944	100.679	100.444	3.750	99.676	99.526	99.376				
5.500	101.991	101.725	101.491	5.500	101.273	101.007	100.773	3.875	100.130	99.980	99.830				
5.625	102.420	102.154	101.920	5.625	101.716	101.450	101.216	4.000	100.515	100.365	100.215				
5.750	102.495	102.395	102.295	5.750	101.947	101.847	101.747	4.125	100.856	100.706	100.556				

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	96.005	95.855	95.705	3.500	95.617	95.467	95.317	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.625	96.539	96.389	96.239	3.625	96.115	95.965	95.815	2.000	N/A	N/A	N/A	3.250	96.473	96.323	96.173
3.750	97.512	97.362	97.212	3.750	97.245	97.095	96.945	2.125	N/A	N/A	N/A	3.375	96.930	96.780	96.630
3.875	98.042	97.892	97.742	3.875	97.740	97.590	97.440	2.250	91.121	90.971	90.821	3.500	97.555	97.405	97.255
4.000	98.568	98.418	98.268	4.000	98.229	98.079	97.929	2.375	91.486	91.336	91.186	3.625	98.089	97.939	97.789
4.125	99.096	98.946	98.796	4.125	98.722	98.572	98.422	2.500	90.608	90.458	90.308	Margin = 2.250	Index = 2.250		
4.250	99.755	99.583	99.458	4.250	99.238	99.066	98.941	2.625	91.558	91.408	91.258				
4.375	100.273	100.101	99.976	4.375	99.720	99.548	99.423	2.750	95.047	94.897	94.747	30 Year OTC "Borrower Paid Only for USDA"			
												Rate	30 Day	45 Day	60 Day
4.500	100.783	100.611	100.486	4.500	100.194	100.022	99.897	2.875	95.611	95.461	95.311	4.500	99.483	99.233	98.983
4.625	101.204	101.032	100.907	4.625	100.580	100.408	100.283	3.000	96.086	95.936	95.786	4.625	99.904	99.654	99.404
4.750	100.641	100.438	100.266	4.750	99.894	99.690	99.519	3.125	96.560	96.410	96.260	4.750	99.111	98.861	98.611
4.875	100.995	100.791	100.620	4.875	100.292	100.089	99.917	3.250	96.451	96.301	96.151	4.875	99.545	99.295	99.045
5.000	101.421	101.218	101.046	5.000	100.683	100.480	100.308	3.375	96.918	96.768	96.618	5.000	99.971	99.721	99.471
5.125	101.839	101.636	101.464	5.125	100.985	100.782	100.610	3.500	97.388	97.238	97.088	5.125	100.309	100.059	99.809
5.250	101.294	101.028	100.794	5.250	99.586	99.320	99.086	3.625	97.849	97.699	97.549	5.250	98.513	98.247	97.997
5.375	101.571	101.305	101.071	5.375	99.944	99.679	99.444	3.750	97.301	97.151	97.001	5.375	99.217	98.951	98.701
5.500	101.761	101.495	101.261	5.500	100.273	100.007	99.773	3.875	97.755	97.605	97.455	5.500	99.391	99.125	98.875
5.625	102.140	101.874	101.640	5.625	100.716	100.450	100.216	4.000	98.140	97.990	97.840	5.625	99.560	99.294	99.044
5.750	102.215	102.115	102.015	5.750	100.947	100.847	100.747	4.125	98.481	98.331	98.181	5.750	99.725	99.475	99.225

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.250	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	98.872	98.606	98.356	5.500	98.453	98.187	97.937
5.625	99.433	99.167	98.917	5.625	98.896	98.630	98.380
5.750	99.519	99.269	99.019	5.750	99.127	98.877	98.627
5.875	100.719	100.469	100.219	5.875	100.496	100.246	99.996

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:	5/3/2018 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.:

6/4/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/3/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	97.985	97.885	97.785	4.500	101.713	101.613	101.513	3.000	96.788	96.688	96.588	3.000	97.425	97.325	97.225
4.125	98.761	98.661	98.561	4.625	102.309	102.209	102.109	3.125	97.278	97.178	97.078	3.125	97.765	97.665	97.565
4.250	99.491	99.391	99.291	4.750	102.809	102.709	102.609	3.250	97.907	97.807	97.707	3.250	98.431	98.331	98.231
4.375	100.052	99.952	99.852	4.875	103.189	103.089	102.989	3.375	98.302	98.202	98.102	3.375	98.790	98.690	98.590
4.500	100.733	100.633	100.533	4.990	103.444	103.339	103.234	3.500	98.754	98.654	98.554	3.500	99.141	99.041	98.941
4.625	101.459	101.359	101.259	5.000	103.544	103.439	103.334	3.625	99.257	99.157	99.057	3.625	99.464	99.364	99.264
4.750	102.134	102.034	101.934	5.125	104.097	103.992	103.887	3.750	99.816	99.716	99.616	3.750	100.125	100.025	99.925
4.875	102.623	102.523	102.423	5.250	104.594	104.489	104.384	3.875	100.210	100.110	100.010	3.875	100.456	100.356	100.256
4.990	102.999	102.899	102.799	5.375	104.951	104.846	104.741	3.990	100.615	100.515	100.415	3.990	100.677	100.577	100.477
5.000	103.099	102.999	102.899	5.500	105.270	105.165	105.060	4.000	100.715	100.615	100.515	4.000	100.777	100.677	100.577
5.125	103.772	103.672	103.572	5.625	105.557	105.453	105.347	4.125	101.219	101.119	101.019	4.125	101.079	100.979	100.879
5.250	104.434	104.334	104.234	5.750	106.067	105.947	105.826	4.250	101.496	101.396	101.296	4.250	101.347	101.245	101.132
5.375	104.902	104.802	104.702	5.875	106.429	106.310	106.188	4.375	101.791	101.691	101.591	4.375	101.652	101.539	101.410
5.500	105.265	105.165	105.065	5.990	106.650	106.531	106.410	4.500	102.032	101.932	101.832	4.500	101.924	101.811	101.682
5.625	105.653	105.548	105.443	6.000	106.750	106.631	106.510	4.625	102.431	102.331	102.231	4.625	102.159	102.046	101.917
5.750	106.341	106.236	106.131	6.125	107.008	106.888	106.767	4.750	102.652	102.552	102.452	4.750	102.318	102.206	102.076
5.875	106.780	106.676	106.571	6.250	106.736	106.609	106.488	4.875	102.909	102.809	102.709	4.875	102.461	102.348	102.219
5.990	107.095	106.991	106.885	6.375	107.074	106.947	106.825	4.990	103.035	102.935	102.835	4.990	102.521	102.409	102.279
6.000	107.195	107.091	106.985	6.500	N/A	N/A	N/A	5.000	103.135	103.035	102.935	5.000	102.621	102.509	102.379

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	97.841	97.741	97.641	3.000	96.399	96.299	96.199
4.250	98.605	98.505	98.405	3.125	96.837	96.737	96.637
4.375	99.215	99.115	99.015	3.250	97.272	97.172	97.072
4.500	99.766	99.666	99.566	3.375	97.707	97.607	97.507
4.625	100.292	100.192	100.092	3.500	98.151	98.051	97.951
4.750	100.981	100.881	100.781	3.625	98.567	98.467	98.367
4.875	101.516	101.416	101.316	3.750	99.059	98.959	98.859
4.990	101.902	101.802	101.702	3.875	99.510	99.410	99.310
5.000	102.002	101.902	101.802	3.990	99.848	99.748	99.648
5.125	102.244	102.144	102.044	4.000	99.948	99.848	99.748
5.250	102.688	102.588	102.488	4.125	100.358	100.258	100.158
5.375	103.201	103.097	102.992	4.250	100.546	100.446	100.346
5.500	103.701	103.596	103.491	4.375	100.748	100.648	100.548
5.625	103.931	103.826	103.721	4.500	100.903	100.803	100.703
5.750	102.161	102.042	101.920	4.625	101.148	101.045	100.932
5.875	102.696	102.576	102.455	4.750	101.293	101.189	101.076
5.990	103.108	102.989	102.868	4.875	101.460	101.357	101.244
6.000	103.208	103.089	102.968	4.990	101.504	101.401	101.287
6.125	103.461	103.342	103.220	5.000	101.604	101.501	101.387

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/4/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/3/2018

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	96.535	96.435	96.335	3.875	94.518	94.418	94.318	4.500	100.263	100.163	100.063	4.500	98.726	98.626	98.526
4.125	97.311	97.211	97.111	3.990	95.152	95.052	94.952	4.625	100.859	100.759	100.659	4.625	99.271	99.171	99.071
4.250	98.041	97.941	97.841	4.000	95.252	95.152	95.052	4.750	101.359	101.259	101.159	4.750	100.085	99.985	99.885
4.375	98.602	98.502	98.402	4.125	96.298	96.198	96.098	4.875	101.739	101.639	101.539	4.875	100.600	100.500	100.400
4.500	99.283	99.183	99.083	4.250	97.274	97.174	97.074	4.990	101.994	101.889	101.784	4.990	100.953	100.853	100.753
4.625	100.009	99.909	99.809	4.375	97.889	97.789	97.689	5.000	102.094	101.989	101.884	5.000	101.053	100.953	100.853
4.750	100.684	100.584	100.484	4.500	98.729	98.629	98.529	5.125	102.647	102.542	102.437	5.125	101.462	101.362	101.262
4.875	101.173	101.073	100.973	4.625	99.714	99.614	99.514	5.250	103.144	103.039	102.934	5.250	102.153	102.053	101.953
4.990	101.549	101.449	101.349	4.750	100.619	100.519	100.419	5.375	103.501	103.396	103.291	5.375	102.663	102.563	102.463
5.000	101.649	101.549	101.449	4.875	101.158	101.058	100.958	5.500	103.820	103.715	103.610	5.500	103.050	102.950	102.850
5.125	102.322	102.222	102.122	4.990	101.560	101.460	101.360	5.625	104.107	104.003	103.897	5.625	103.433	103.333	103.233
5.250	102.984	102.884	102.784	5.000	101.660	101.560	101.460	5.750	104.617	104.497	104.376	5.750	104.056	103.952	103.847
5.375	103.452	103.352	103.252	5.125	102.242	102.142	102.042	5.875	104.979	104.860	104.738	5.875	104.541	104.436	104.331
5.500	103.815	103.715	103.615	5.250	103.138	103.038	102.938	5.990	105.200	105.081	104.960	5.990	104.874	104.769	104.664
5.625	104.203	104.098	103.993	5.375	103.657	103.557	103.457	6.000	105.300	105.181	105.060	6.000	104.974	104.869	104.764
5.750	104.891	104.786	104.681	5.500	104.061	103.961	103.861	6.125	105.558	105.438	105.317	6.125	105.321	105.216	105.111
5.875	105.330	105.226	105.121	5.625	104.557	104.452	104.347	6.250	105.286	105.159	105.038	6.250	104.967	104.846	104.725
5.990	105.645	105.541	105.435	5.750	105.482	105.378	105.273	6.375	105.624	105.497	105.375	6.375	105.421	105.300	105.179
6.000	105.745	105.641	105.535	5.875	105.967	105.862	105.757	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	96.399	96.299	96.199	3.000	93.607	93.507	93.407	3.000	95.925	95.825	95.725	3.000	93.400	93.300	93.200
3.125	96.837	96.737	96.637	3.125	94.284	94.184	94.084	3.125	96.265	96.165	96.065	3.125	94.086	93.986	93.886
3.250	97.272	97.172	97.072	3.250	94.653	94.553	94.453	3.250	96.931	96.831	96.731	3.250	94.445	94.345	94.245
3.375	97.707	97.607	97.507	3.375	95.139	95.039	94.939	3.375	97.290	97.190	97.090	3.375	94.942	94.842	94.742
3.500	98.151	98.051	97.951	3.500	95.839	95.739	95.639	3.500	97.641	97.541	97.441	3.500	95.632	95.532	95.432
3.625	98.567	98.467	98.367	3.625	96.481	96.381	96.281	3.625	97.964	97.864	97.764	3.625	96.284	96.184	96.084
3.750	99.059	98.959	98.859	3.750	96.906	96.806	96.706	3.750	98.625	98.525	98.425	3.750	96.699	96.599	96.499
3.875	99.510	99.410	99.310	3.875	97.555	97.455	97.355	3.875	98.956	98.856	98.756	3.875	97.347	97.247	97.147
3.990	99.848	99.748	99.648	3.990	98.104	98.004	97.904	3.990	99.177	99.077	98.977	3.990	97.887	97.787	97.687
4.000	99.948	99.848	99.748	4.000	98.204	98.104	98.004	4.000	99.277	99.177	99.077	4.000	97.987	97.887	97.787
4.125	100.358	100.258	100.158	4.125	98.834	98.734	98.634	4.125	99.579	99.479	99.379	4.125	98.616	98.516	98.416
4.250	100.546	100.446	100.346	4.250	99.139	99.039	98.939	4.250	99.847	99.745	99.632	4.250	98.922	98.822	98.722
4.375	100.748	100.648	100.548	4.375	99.468	99.368	99.268	4.375	100.152	100.039	99.910	4.375	99.230	99.130	99.030
4.500	100.903	100.803	100.703	4.500	99.908	99.805	99.692	4.500	100.424	100.311	100.182	4.500	99.670	99.567	99.454
4.625	101.148	101.048	100.948	4.625	100.436	100.333	100.219	4.625	100.659	100.546	100.417	4.625	100.198	100.095	99.982
4.750	101.293	101.193	101.093	4.750	100.683	100.580	100.467	4.750	100.818	100.706	100.576	4.750	100.446	100.343	100.230
4.875	101.460	101.360	101.260	4.875	100.968	100.865	100.752	4.875	100.961	100.848	100.719	4.875	100.721	100.618	100.505
4.990	101.504	101.404	101.304	4.990	101.121	101.018	100.905	4.990	101.021	100.909	100.779	4.990	100.903	100.800	100.687
5.000	101.604	101.504	101.404	5.000	101.221	101.118	101.005	5.000	101.121	101.009	100.879	5.000	101.003	100.900	100.787

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	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2										

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

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

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

All Loan Type Adjustments			
Adjusters		All Terms	
NY		-0.250	
TX		0.150	
All Subordinate Financing		-0.375	
Loan Size Adjuster			
\$0 - \$49,999		-2.500	
\$50,000 - \$85,000		-1.375	
\$85,001 - \$125,000		-0.500	
\$125,001 - \$175,000		-0.375	
\$175,001 - \$275,000		0.000	
\$275,001 up to HB		0.125	



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/4/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/3/2018

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	96.857	96.757	96.657	3.750	98.068	97.968	97.868	2.750	95.573	95.473	95.373
3.875	97.614	97.514	97.414	3.875	98.783	98.683	98.583	2.875	96.234	96.134	96.034
3.990	98.307	98.207	98.107	3.990	99.354	99.249	99.154	2.990	96.688	96.588	96.488
4.000	98.407	98.307	98.207	4.000	99.454	99.349	99.254	3.000	96.788	96.688	96.588
4.125	99.094	98.994	98.894	4.125	100.027	99.927	99.827	3.125	97.399	97.299	97.199
4.250	99.716	99.616	99.516	4.250	100.695	100.595	100.495	3.250	97.951	97.851	97.751
4.375	100.442	100.342	100.242	4.375	101.276	101.176	101.076	3.375	98.453	98.353	98.253
4.500	101.120	101.020	100.920	4.500	101.896	101.794	101.696	3.500	98.864	98.764	98.664
4.625	101.702	101.602	101.502	4.625	102.351	102.247	102.151	3.625	99.386	99.286	99.186
4.750	102.302	102.202	102.102	4.750	102.970	102.863	102.770	3.750	99.966	99.866	99.766
4.875	102.868	102.768	102.668	4.875	103.352	103.243	103.152	3.875	100.553	100.453	100.353
4.990	103.280	103.180	103.080	4.990	103.734	103.624	103.534	3.990	100.786	100.686	100.586
5.000	103.380	103.280	103.180	5.000	103.834	103.724	103.634	4.000	100.886	100.786	100.686
5.125	104.014	103.914	103.814	5.125	104.154	104.006	103.911	4.125	101.407	101.307	101.207
5.250	104.509	104.409	104.309	5.250	104.672	104.523	104.428	4.250	101.697	101.597	101.497
5.375	105.012	104.912	104.812	5.375	105.142	104.992	104.897	4.375	101.988	101.888	101.788
5.500	105.457	105.357	105.257	5.500	105.555	105.404	105.309	4.500	102.109	102.009	101.909
5.625	105.677	105.577	105.477	5.625	105.516	105.416	105.316	4.625	102.504	102.404	102.304
5.750	106.148	106.048	105.948	5.750	106.050	105.950	105.850	4.750	102.808	102.708	102.608

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	96.067	95.967	95.867	2.750	95.229	95.129	95.029
3.875	96.824	96.724	96.624	2.875	95.890	95.790	95.690
3.990	97.517	97.417	97.317	2.990	96.344	96.244	96.144
4.000	97.617	97.517	97.417	3.000	96.444	96.344	96.244
4.125	98.140	98.040	97.940	3.125	97.055	96.955	96.855
4.250	98.762	98.662	98.562	3.250	97.607	97.507	97.407
4.375	99.488	99.388	99.288	3.375	98.109	98.009	97.909
4.500	100.166	100.066	99.966	3.500	98.192	98.092	97.992
4.625	100.819	100.719	100.619	3.625	98.714	98.614	98.514
4.750	101.419	101.319	101.219	3.750	99.294	99.194	99.094
4.875	101.985	101.885	101.785	3.875	99.881	99.781	99.681
4.990	102.397	102.297	102.197	3.990	99.621	99.521	99.421
5.000	102.497	102.397	102.297	4.000	99.721	99.621	99.521
5.125	102.693	102.593	102.493	4.125	100.242	100.142	100.042
5.250	103.188	103.088	102.988	4.250	100.532	100.432	100.332
5.375	103.691	103.591	103.491	4.375	100.823	100.723	100.623
5.500	104.136	104.036	103.936	4.500	100.882	100.782	100.682
5.625	103.356	103.256	103.156	4.625	101.214	101.114	101.014
5.750	103.827	103.727	103.627	4.750	101.456	101.356	101.256

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 Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/4/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/3/2018

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	95.407	95.307	95.207	3.750	95.307	95.207	95.107	3.750	96.618	96.518	96.418	3.750	96.518	96.418	96.318
3.875	96.164	96.064	95.964	3.875	96.064	95.964	95.864	3.875	97.333	97.233	97.133	3.875	97.233	97.133	97.033
3.990	96.857	96.757	96.657	3.990	96.757	96.657	96.557	3.990	97.904	97.799	97.704	3.990	97.804	97.699	97.604
4.000	96.957	96.857	96.757	4.000	96.857	96.757	96.657	4.000	98.004	97.899	97.804	4.000	97.904	97.799	97.704
4.125	97.644	97.544	97.444	4.125	97.544	97.444	97.344	4.125	98.577	98.477	98.377	4.125	98.477	98.377	98.277
4.250	98.266	98.166	98.066	4.250	98.166	98.066	97.966	4.250	99.245	99.145	99.045	4.250	99.145	99.045	98.945
4.375	98.992	98.892	98.792	4.375	98.892	98.792	98.692	4.375	99.826	99.726	99.626	4.375	99.726	99.626	99.526
4.500	99.670	99.570	99.470	4.500	99.570	99.470	99.370	4.500	100.446	100.346	100.246	4.500	100.346	100.246	100.146
4.625	100.252	100.152	100.052	4.625	100.152	100.052	99.952	4.625	100.901	100.797	100.701	4.625	100.801	100.697	100.601
4.750	100.852	100.752	100.652	4.750	100.752	100.652	100.552	4.750	101.520	101.413	101.320	4.750	101.420	101.313	101.220
4.875	101.418	101.318	101.218	4.875	101.318	101.218	101.118	4.875	101.902	101.793	101.702	4.875	101.802	101.693	101.602
4.990	101.930	101.730	101.630	4.990	101.730	101.630	101.530	4.990	102.284	102.174	102.084	4.990	102.184	102.074	101.984
5.000	101.930	101.830	101.730	5.000	101.830	101.730	101.630	5.000	102.384	102.274	102.184	5.000	102.284	102.174	102.084
5.125	102.564	102.464	102.364	5.125	102.464	102.364	102.264	5.125	102.704	102.556	102.461	5.125	102.604	102.456	102.361
5.250	103.059	102.959	102.859	5.250	102.959	102.859	102.759	5.250	103.222	103.073	102.978	5.250	103.122	102.973	102.878
5.375	103.562	103.462	103.362	5.375	103.462	103.362	103.262	5.375	103.692	103.542	103.447	5.375	103.592	103.442	103.347
5.500	104.007	103.907	103.807	5.500	103.907	103.807	103.707	5.500	104.105	103.954	103.859	5.500	104.005	103.854	103.759
5.625	104.427	104.127	104.027	5.625	104.127	104.027	103.927	5.625	104.066	103.966	103.866	5.625	103.966	103.866	103.766
5.750	104.698	104.598	104.498	5.750	104.598	104.498	104.398	5.750	104.600	104.500	104.400	5.750	104.500	104.400	104.300

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.915	93.815	93.715	2.750	93.815	93.715	93.615
2.875	94.601	94.501	94.401	2.875	94.501	94.401	94.301
2.990	95.178	95.078	94.978	2.990	95.078	94.978	94.878
3.000	95.278	95.178	95.078	3.000	95.178	95.078	94.978
3.125	95.899	95.799	95.699	3.125	95.799	95.699	95.599
3.250	96.451	96.351	96.251	3.250	96.351	96.251	96.151
3.375	96.953	96.853	96.753	3.375	96.853	96.753	96.653
3.500	97.364	97.264	97.164	3.500	97.264	97.164	97.064
3.625	97.886	97.786	97.686	3.625	97.786	97.686	97.586
3.750	98.466	98.366	98.266	3.750	98.366	98.266	98.166
3.875	99.053	98.953	98.853	3.875	98.953	98.853	98.753
3.990	99.286	99.186	99.086	3.990	99.186	99.086	98.986
4.000	99.386	99.286	99.186	4.000	99.286	99.186	99.086
4.125	99.907	99.807	99.707	4.125	99.807	99.707	99.607
4.250	100.197	100.097	99.997	4.250	100.097	99.997	99.897
4.375	100.488	100.388	100.288	4.375	100.388	100.288	100.188
4.500	100.609	100.509	100.409	4.500	100.509	100.409	100.309
4.625	101.004	100.904	100.804	4.625	100.904	100.804	100.704
4.750	101.308	101.208	101.108	4.750	101.208	101.108	101.008

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	94.617	94.517	94.417	3.750	94.517	94.417	94.317	2.750	93.571	93.471	93.371	2.750	93.471	93.371	93.271
3.875	95.374	95.274	95.174	3.875	95.274	95.174	95.074	2.875	94.257	94.157	94.057	2.875	94.157	94.057	93.957
3.990	96.067	95.967	95.867	3.990	95.967	95.867	95.767	2.990	94.834	94.734	94.634	2.990	94.734	94.634	94.534
4.000	96.167	96.067	95.967	4.000	96.067	95.967	95.867	3.000	94.934	94.834	94.734	3.000	94.834	94.734	94.634
4.125	96.690	96.590	96.490	4.125	96.590	96.490	96.390	3.125	95.555	95.455	95.355	3.125	95.455	95.355	95.255
4.250	97.312	97.212	97.112	4.250	97.212	97.112	97.012	3.250	96.107	96.007	95.907	3.250	96.007	95.907	95.807
4.375	98.038	97.938	97.838	4.375	97.938	97.838	97.738	3.375	96.609	96.509	96.409	3.375	96.509	96.409	96.309
4.500	98.716	98.616	98.516	4.500	98.616	98.516	98.416	3.500	96.692	96.592	96.492	3.500	96.592	96.492	96.392
4.625	99.369	99.269	99.169	4.625	99.269	99.169	99.069	3.625	97.214	97.114	97.014	3.625	97.114	97.014	96.914
4.750	99.969	99.869	99.769	4.750	99.869	99.769	99.669	3.750	97.794	97.694	97.594	3.750	97.694	97.594	97.494
4.875	100.535	100.435	100.335	4.875	100.435	100.335	100.235	3.875	98.381	98.281	98.181	3.875	98.281	98.181	98.081
4.990	100.947	100.847	100.747	4.990	100.847	100.747	100.647	3.990	98.821	98.721	98.621	3.990	98.721	98.621	98.521
5.000	101.047	100.947	100.847	5.000	100.947	100.847	100.747	4.000	98.821	98.721	98.621	4.000	98.721	98.621	98.521
5.125	101.243	101.143	101.043	5.125	101.143	101.043	100.943	4.125	98.742	98.642	98.542	4.125	98.642	98.542	98.442
5.250	101.738	101.638	101.538	5.250	101.638	101.538	101.438	4.250	99.032	98.932	98.832	4.250	98.932	98.832	98.732
5.375	102.241	102.141	102.041	5.375	102.141	102.041	101.941	4.375	99.323	99.223	99.123	4.375	99.223	99.123	99.023
5.500	102.686	102.586	102.486	5.500	102.586	102.486	102.386	4.500	99.382	99.282	99.182	4.500	99.282	99.182	99.082
5.625	101.906	101.806	101.706	5.625	101.806	101.706	101.606	4.625	99.714	99.614	99.514	4.625	99.614	99.514	99.414
5.750	102.377	102.277	102.177	5.750	102.277	102.177	102.077	4.750	99.956	99.856	99.756	4.750	99.856	99.756	99.656

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

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

Product Features										
Product Feature & \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
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/I 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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/4/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/2/2018

W. Rate Sheet Dated: 5/3/2018

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	96.857	96.757	96.657	3.750	98.068	97.968	97.868	2.750	95.415	95.315	95.215	3.750	96.067	95.967	95.867	2.750	95.071	94.971	94.871
3.875	97.614	97.514	97.414	3.875	98.783	98.683	98.583	2.875	96.101	96.001	95.901	3.875	96.824	96.724	96.624	2.875	95.757	95.657	95.557
3.990	98.307	98.207	98.107	3.990	99.354	99.249	99.154	2.990	96.678	96.578	96.478	3.990	97.517	97.417	97.317	2.990	96.334	96.234	96.134
4.000	98.407	98.307	98.207	4.000	99.454	99.349	99.254	3.000	96.778	96.678	96.578	4.000	97.617	97.517	97.417	3.000	96.434	96.334	96.234
4.125	99.094	98.994	98.894	4.125	100.027	99.927	99.827	3.125	97.399	97.299	97.199	4.125	98.140	98.040	97.940	3.125	97.055	96.955	96.855
4.250	99.716	99.616	99.516	4.250	100.695	100.595	100.495	3.250	97.951	97.851	97.751	4.250	98.762	98.662	98.562	3.250	97.607	97.507	97.407
4.375	100.442	100.342	100.242	4.375	101.276	101.176	101.076	3.375	98.453	98.353	98.253	4.375	99.488	99.388	99.288	3.375	98.109	98.009	97.909
4.500	101.120	101.020	100.920	4.500	101.896	101.794	101.696	3.500	98.864	98.764	98.664	4.500	100.166	100.066	99.966	3.500	98.192	98.092	97.992
4.625	101.702	101.602	101.502	4.625	102.351	102.247	102.151	3.625	99.386	99.286	99.186	4.625	100.819	100.719	100.619	3.625	98.714	98.614	98.514
4.750	102.302	102.202	102.102	4.750	102.970	102.863	102.770	3.750	99.966	99.866	99.766	4.750	101.419	101.319	101.219	3.750	99.294	99.194	99.094
4.875	102.868	102.768	102.668	4.875	103.352	103.243	103.152	3.875	100.553	100.453	100.353	4.875	101.985	101.885	101.785	3.875	99.881	99.781	99.681
4.990	103.280	103.180	103.080	4.990	103.734	103.624	103.534	3.990	100.786	100.686	100.586	4.990	102.397	102.297	102.197	3.990	99.621	99.521	99.421
5.000	103.380	103.280	103.180	5.000	103.834	103.724	103.634	4.000	100.886	100.786	100.686	5.000	102.497	102.397	102.297	4.000	99.721	99.621	99.521
5.125	104.014	103.914	103.814	5.125	104.154	104.006	103.911	4.125	101.407	101.307	101.207	5.125	102.693	102.593	102.493	4.125	100.242	100.142	100.042
5.250	104.509	104.409	104.309	5.250	104.672	104.523	104.428	4.250	101.697	101.597	101.497	5.250	103.188	103.088	102.988	4.250	100.532	100.432	100.332
5.375	105.012	104.912	104.812	5.375	105.142	104.992	104.897	4.375	101.988	101.888	101.788	5.375	103.691	103.591	103.491	4.375	100.823	100.723	100.623
5.500	105.457	105.357	105.257	5.500	105.555	105.404	105.309	4.500	102.109	102.009	101.909	5.500	104.136	104.036	103.936	4.500	100.882	100.782	100.682
5.625	105.677	105.577	105.477	5.625	105.516	105.416	105.316	4.625	102.504	102.404	102.304	5.625	103.356	103.256	103.156	4.625	101.214	101.114	101.014
5.750	106.148	106.048	105.948	5.750	106.050	105.950	105.850	4.750	102.808	102.708	102.608	5.750	103.827	103.727	103.627	4.750	101.456	101.356	101.256

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.: 6/4/2018

45 Day Lock Exp.: 6/18/2018

60 Day Lock Exp.: 7/2/2018

W. Rate Sheet Dated: 5/3/2018

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	97.119	96.994	96.869	
4.125	98.016	97.891	97.766	
4.250	98.665	98.540	98.415	
4.375	99.408	99.283	99.158	
4.500	99.973	99.848	99.723	
4.625	100.415	100.290	100.165	
4.750	100.970	100.845	100.720	
4.875	101.278	101.153	101.028	
5.000	101.642	101.517	101.392	
5.125	101.903	101.778	101.653	
5.250	102.135	102.010	101.885	
5.375	102.379	102.254	102.129	
5.500	102.591	102.466	102.341	

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	97.259	97.134	97.009	
3.625	97.720	97.595	97.470	
3.750	98.139	98.014	97.889	
3.875	98.746	98.621	98.496	
4.000	99.089	98.964	98.839	
4.125	99.335	99.210	99.085	
4.250	99.625	99.500	99.375	
4.375	99.873	99.748	99.623	
4.500	100.127	100.002	99.877	
4.625	100.359	100.234	100.109	
4.750	100.627	100.502	100.377	

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	97.288	97.163	97.038	
3.375	97.775	97.650	97.525	
3.500	98.233	98.108	97.983	
3.625	98.657	98.532	98.407	
3.750	99.047	98.922	98.797	
3.875	99.384	99.259	99.134	
4.000	99.736	99.611	99.486	
4.125	100.061	99.936	99.811	
4.250	100.388	100.263	100.138	
4.375	100.697	100.572	100.447	
4.500	101.008	100.883	100.758	
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)