



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.: 7/3/2018

W. Rate Sheet Dated: 5/4/2018

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	98.189	98.039	97.889	3.500	97.601	97.451	97.301	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.723	98.573	98.423	3.625	98.099	97.949	97.799	2.000	N/A	N/A	N/A	3.250	98.285	98.135	97.985
3.750	99.695	99.545	99.395	3.750	99.228	99.078	98.928	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	100.221	100.071	99.921	3.875	99.719	99.569	99.419	2.250	93.949	93.799	93.649	3.500	99.367	99.217	99.067
4.000	100.750	100.600	100.450	4.000	100.212	100.062	99.912	2.375	94.314	94.164	94.014	3.625	99.901	99.751	99.601
4.125	101.271	101.121	100.971	4.125	100.697	100.547	100.397	2.500	93.436	93.286	93.136	Margin = 2.250		Index = 2.250	
4.250	101.998	101.842	101.701	4.250	101.281	101.124	100.984	2.625	94.386	94.236	94.086				
4.375	102.512	102.355	102.215	4.375	101.759	101.602	101.462	2.750	97.020	96.870	96.720				
4.500	102.956	102.800	102.659	4.500	102.168	102.011	101.871	2.875	97.584	97.434	97.284				
4.625	103.355	103.199	103.059	4.625	102.531	102.375	102.235	3.000	98.058	97.908	97.758				
4.750	103.480	103.293	103.121	4.750	102.577	102.389	102.217	3.125	98.533	98.383	98.233				
4.875	103.629	103.442	103.270	4.875	102.976	102.789	102.617	3.250	98.986	98.836	98.686				
5.000	104.193	104.005	103.833	5.000	103.304	103.117	102.945	3.375	99.454	99.304	99.154				
5.125	104.663	104.476	104.304	5.125	103.559	103.372	103.200	3.500	99.923	99.773	99.623				
5.250	104.813	104.548	104.376	5.250	103.675	103.409	103.238	3.625	100.384	100.234	100.084				
5.375	105.064	104.798	104.626	5.375	104.007	103.741	103.569	3.750	100.563	100.413	100.263				
5.500	105.144	104.879	104.707	5.500	104.426	104.160	103.988	3.875	101.017	100.867	100.717				
5.625	105.485	105.219	105.048	5.625	104.781	104.515	104.344	4.000	101.402	101.252	101.102				
5.750	105.240	105.140	104.999	5.750	104.693	104.593	104.452	4.125	101.742	101.592	101.442				

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	96.989	96.839	96.689	3.500	96.601	96.451	96.301	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.523	97.373	97.223	3.625	97.099	96.949	96.799	2.000	N/A	N/A	N/A	3.250	97.285	97.135	96.985
3.750	98.495	98.345	98.195	3.750	98.228	98.078	97.928	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	99.021	98.871	98.721	3.875	98.719	98.569	98.419	2.250	92.949	92.799	92.649	3.500	98.367	98.217	98.067
4.000	99.550	99.400	99.250	4.000	99.212	99.062	98.912	2.375	93.314	93.164	93.014	3.625	98.901	98.751	98.601
4.125	100.071	99.921	99.771	4.125	99.697	99.547	99.397	2.500	92.436	92.286	92.136	Margin = 2.250		Index = 2.250	
4.250	100.798	100.642	100.501	4.250	100.281	100.124	99.984	2.625	93.386	93.236	93.086	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.312	101.155	101.015	4.375	100.759	100.602	100.462	2.750	96.020	95.870	95.720	Rate	30 Day	45 Day	60 Day
4.500	101.756	101.600	101.459	4.500	101.168	101.011	100.871	2.875	96.584	96.434	96.284	4.500	100.456	100.206	99.956
4.625	102.155	101.999	101.859	4.625	101.531	101.375	101.235	3.000	97.058	96.908	96.758	4.625	100.855	100.605	100.355
4.750	102.280	102.093	101.921	4.750	101.577	101.389	101.217	3.125	97.533	97.383	97.233	4.750	100.794	100.544	100.294
4.875	102.679	102.492	102.320	4.875	101.976	101.789	101.617	3.250	97.986	97.836	97.686	4.875	101.229	100.979	100.729
5.000	103.043	102.855	102.683	5.000	102.304	102.117	101.945	3.375	98.454	98.304	98.154	5.000	101.593	101.343	101.093
5.125	103.513	103.326	103.154	5.125	102.659	102.472	102.300	3.500	98.923	98.773	98.623	5.125	101.983	101.733	101.483
5.250	104.383	104.118	103.946	5.250	102.675	102.409	102.238	3.625	99.384	99.234	99.084	5.250	101.602	101.336	101.086
5.375	104.634	104.368	104.196	5.375	103.007	102.741	102.569	3.750	99.563	99.413	99.263	5.375	102.060	101.794	101.544
5.500	104.914	104.649	104.477	5.500	103.426	103.160	102.988	3.875	100.017	99.867	99.717	5.500	102.294	102.028	101.778
5.625	105.205	104.939	104.768	5.625	103.781	103.515	103.344	4.000	100.402	100.252	100.102	5.625	102.625	102.359	102.109
5.750	104.960	104.860	104.719	5.750	103.693	103.593	103.452	4.125	100.742	100.592	100.442	5.750	102.720	102.470	102.220

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	102.025	101.760	101.510	5.500	101.606	101.340	101.090
5.625	102.248	101.982	101.732	5.625	101.961	101.695	101.445
5.750	102.514	102.264	102.014	5.750	101.873	101.623	101.373
5.875	102.687	102.437	102.187	5.875	102.215	101.965	101.715

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:	5/4/2018	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

7/3/2018

W. Rate Sheet Dated: 5/4/2018

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	97.377	97.227	97.077	3.500	96.788	96.638	96.488	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.625	97.911	97.761	97.611	3.625	97.287	97.137	96.987	2.000	N/A	N/A	N/A	3.250	97.47	97.323	97.173
3.750	98.882	98.732	98.582	3.750	98.415	98.265	98.115	2.125	N/A	N/A	N/A	3.375	98.06	97.913	97.763
3.875	99.409	99.259	99.109	3.875	98.906	98.756	98.606	2.250	91.949	91.799	91.649	3.500	98.55	98.405	98.255
4.000	99.938	99.788	99.638	4.000	99.399	99.249	99.099	2.375	92.314	92.164	92.014	3.625	99.09	98.939	98.789
4.125	100.459	100.309	100.159	4.125	99.885	99.735	99.585	2.500	91.436	91.286	91.136	Margin = 2.250		Index = 2.250	
4.250	101.060	100.904	100.763	4.250	100.343	100.187	100.046	2.625	92.386	92.236	92.086				
4.375	101.574	101.418	101.277	4.375	100.821	100.665	100.524	2.750	95.332	95.182	95.032				
4.500	102.019	101.862	101.722	4.500	101.230	101.074	100.933	2.875	95.896	95.746	95.596				
4.625	102.418	102.262	102.121	4.625	101.594	101.438	101.297	3.000	96.371	96.221	96.071				
4.750	101.855	101.668	101.496	4.750	100.952	100.764	100.592	3.125	96.845	96.695	96.545				
4.875	102.004	101.817	101.645	4.875	101.351	101.164	100.992	3.250	98.174	98.024	97.874				
5.000	102.568	102.380	102.208	5.000	101.679	101.492	101.320	3.375	98.641	98.491	98.341				
5.125	103.038	102.851	102.679	5.125	101.934	101.747	101.575	3.500	99.110	98.960	98.810				
5.250	101.813	101.548	101.376	5.250	100.675	100.409	100.238	3.625	99.572	99.422	99.272				
5.375	102.064	101.798	101.626	5.375	101.007	100.741	100.569	3.750	99.750	99.600	99.450				
5.500	102.144	101.879	101.707	5.500	101.426	101.160	100.988	3.875	100.205	100.055	99.905				
5.625	102.485	102.219	102.048	5.625	101.781	101.515	101.344	4.000	100.590	100.440	100.290				
5.750	102.240	102.140	101.999	5.750	101.693	101.593	101.452	4.125	100.930	100.780	100.630				

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	96.177	96.027	95.877	3.500	95.788	95.638	95.488	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.625	96.711	96.561	96.411	3.625	96.287	96.137	95.987	2.000	N/A	N/A	N/A	3.250	96.473	96.323	96.173
3.750	97.682	97.532	97.382	3.750	97.415	97.265	97.115	2.125	N/A	N/A	N/A	3.375	97.063	96.913	96.763
3.875	98.209	98.059	97.909	3.875	97.906	97.756	97.606	2.250	91.199	91.049	90.899	3.500	97.555	97.405	97.255
4.000	98.738	98.588	98.438	4.000	98.399	98.249	98.099	2.375	91.564	91.414	91.264	3.625	98.089	97.939	97.789
4.125	99.259	99.109	98.959	4.125	98.885	98.735	98.585	2.500	90.686	90.536	90.386	Margin = 2.250		Index = 2.250	
4.250	99.860	99.704	99.563	4.250	99.343	99.187	99.046	2.625	91.636	91.486	91.336	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.374	100.218	100.077	4.375	99.821	99.665	99.524	2.750	95.114	94.964	94.814	Rate	30 Day	45 Day	60 Day
4.500	100.819	100.662	100.522	4.500	100.230	100.074	99.933	2.875	95.678	95.528	95.378	4.500	99.519	99.269	99.019
4.625	101.218	101.062	100.921	4.625	100.594	100.438	100.297	3.000	96.152	96.002	95.852	4.625	99.918	99.668	99.418
4.750	100.655	100.468	100.296	4.750	99.952	99.764	99.592	3.125	96.626	96.476	96.326	4.750	99.169	98.919	98.669
4.875	101.054	100.867	100.695	4.875	100.351	100.164	99.992	3.250	96.517	96.367	96.217	4.875	99.604	99.354	99.104
5.000	101.418	101.230	101.058	5.000	100.679	100.492	100.320	3.375	96.985	96.835	96.685	5.000	99.968	99.718	99.468
5.125	101.888	101.701	101.529	5.125	101.034	100.847	100.675	3.500	97.454	97.304	97.154	5.125	100.358	100.108	99.858
5.250	101.383	101.118	100.946	5.250	99.675	99.409	99.238	3.625	97.916	97.766	97.616	5.250	98.602	98.336	98.086
5.375	101.634	101.368	101.196	5.375	100.007	99.741	99.569	3.750	97.375	97.225	97.075	5.375	99.060	98.794	98.544
5.500	101.914	101.649	101.477	5.500	100.426	100.160	99.988	3.875	97.830	97.680	97.530	5.500	99.294	99.028	98.778
5.625	102.205	101.939	101.768	5.625	100.781	100.515	100.344	4.000	98.215	98.065	97.915	5.625	99.625	99.359	99.109
5.750	101.960	101.860	101.719	5.750	100.693	100.593	100.452	4.125	98.555	98.405	98.255	5.750	99.720	99.470	99.220

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	99.025	98.760	98.510	5.500	98.606	98.340	98.090
5.625	99.248	98.982	98.732	5.625	98.961	98.695	98.445
5.750	99.514	99.264	99.014	5.750	98.873	98.623	98.373
5.875	100.687	100.437	100.187	5.875	100.215	99.965	99.715

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:	5/4/2018 5.250%

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline 1A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

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Lockdesk Hours:

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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/4/2018

45 Day Lock Exp.:

6/18/2018

60 Day Lock Exp.:

7/3/2018

W. Rate Sheet Dated: 5/4/2018

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	98.440	98.340	98.240	4.500	101.802	101.702	101.602	3.000	96.825	96.725	96.625	3.000	97.516	97.416	97.316
4.125	99.183	99.083	98.983	4.625	102.397	102.297	102.197	3.125	97.369	97.269	97.169	3.125	97.855	97.755	97.655
4.250	99.813	99.713	99.613	4.750	102.897	102.797	102.697	3.250	97.705	97.605	97.505	3.250	98.443	98.343	98.243
4.375	100.404	100.304	100.204	4.875	103.278	103.178	103.078	3.375	98.281	98.181	98.081	3.375	98.802	98.702	98.602
4.500	100.932	100.832	100.732	4.990	103.509	103.409	103.309	3.500	98.754	98.654	98.554	3.500	99.154	99.054	98.954
4.625	101.602	101.502	101.402	5.000	103.609	103.509	103.409	3.625	99.269	99.169	99.069	3.625	99.476	99.376	99.276
4.750	102.202	102.102	102.002	5.125	104.122	104.017	103.913	3.750	99.795	99.695	99.595	3.750	100.199	100.099	99.999
4.875	102.690	102.590	102.490	5.250	104.618	104.513	104.409	3.875	100.284	100.184	100.084	3.875	100.530	100.430	100.330
4.990	103.024	102.924	102.824	5.375	104.973	104.868	104.764	3.990	100.689	100.589	100.489	3.990	100.751	100.651	100.551
5.000	103.124	103.024	102.924	5.500	105.291	105.186	105.082	4.000	100.789	100.689	100.589	4.000	100.851	100.751	100.651
5.125	103.726	103.626	103.526	5.625	105.582	105.477	105.373	4.125	101.193	101.093	100.993	4.125	101.152	101.052	100.952
5.250	104.387	104.287	104.187	5.750	106.014	105.901	105.789	4.250	101.570	101.470	101.370	4.250	101.350	101.250	101.150
5.375	104.853	104.753	104.653	5.875	106.374	106.261	106.149	4.375	101.865	101.765	101.665	4.375	101.599	101.499	101.371
5.500	105.206	105.106	105.006	5.990	106.597	106.484	106.372	4.500	102.097	101.997	101.897	4.500	101.871	101.756	101.626
5.625	105.554	105.454	105.354	6.000	106.697	106.584	106.472	4.625	102.378	102.278	102.178	4.625	102.106	101.990	101.861
5.750	106.236	106.136	106.036	6.125	106.955	106.841	106.729	4.750	102.599	102.499	102.399	4.750	102.264	102.149	102.019
5.875	106.675	106.575	106.475	6.250	106.675	106.554	106.433	4.875	102.853	102.753	102.653	4.875	102.408	102.293	102.164
5.990	106.990	106.890	106.790	6.375	107.013	106.892	106.771	4.990	102.978	102.878	102.778	4.990	102.469	102.353	102.224
6.000	107.090	106.990	106.890	6.500	N/A	N/A	N/A	5.000	103.078	102.978	102.878	5.000	102.569	102.453	102.324

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	97.953	97.853	97.753	3.000	96.490	96.390	96.290
4.250	98.725	98.625	98.525	3.125	96.928	96.828	96.728
4.375	99.325	99.225	99.125	3.250	97.287	97.187	97.087
4.500	99.876	99.776	99.676	3.375	97.722	97.622	97.522
4.625	100.362	100.262	100.162	3.500	98.164	98.064	97.964
4.750	101.050	100.950	100.850	3.625	98.579	98.479	98.379
4.875	101.583	101.483	101.383	3.750	99.137	99.037	98.937
4.990	101.948	101.848	101.748	3.875	99.584	99.484	99.384
5.000	102.048	101.948	101.848	3.990	99.922	99.822	99.722
5.125	102.290	102.190	102.090	4.000	100.022	99.922	99.822
5.250	102.641	102.536	102.432	4.125	100.431	100.331	100.231
5.375	103.153	103.048	102.944	4.250	100.620	100.520	100.420
5.500	103.641	103.536	103.432	4.375	100.821	100.721	100.621
5.625	103.901	103.796	103.692	4.500	100.973	100.873	100.773
5.750	102.056	101.943	101.831	4.625	101.096	100.991	100.878
5.875	102.591	102.478	102.366	4.750	101.240	101.135	101.022
5.990	103.001	102.888	102.776	4.875	101.407	101.303	101.189
6.000	103.101	102.988	102.876	4.990	101.451	101.346	101.233
6.125	103.357	103.243	103.131	5.000	101.551	101.446	101.333

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

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

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

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

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

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

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

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

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



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.:

7/3/2018

W. Rate Sheet Dated: 5/4/2018

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	96.660	96.560	96.460	3.875	94.627	94.527	94.427	4.500	100.352	100.252	100.152	4.500	98.846	98.746	98.646
4.125	97.423	97.323	97.223	3.990	95.277	95.177	95.077	4.625	100.947	100.847	100.747	4.625	99.360	99.260	99.160
4.250	98.162	98.062	97.962	4.000	95.377	95.277	95.177	4.750	101.447	101.347	101.247	4.750	100.173	100.073	99.973
4.375	98.711	98.611	98.511	4.125	96.409	96.309	96.209	4.875	101.828	101.728	101.628	4.875	100.689	100.589	100.489
4.500	99.361	99.261	99.161	4.250	97.394	97.294	97.194	4.990	102.059	101.959	101.859	4.990	101.039	100.939	100.839
4.625	100.079	99.979	99.879	4.375	97.999	97.899	97.799	5.000	102.159	102.059	101.959	5.000	101.139	101.039	100.939
4.750	100.752	100.652	100.552	4.500	98.808	98.708	98.608	5.125	102.672	102.567	102.463	5.125	101.547	101.447	101.347
4.875	101.240	101.140	101.040	4.625	99.782	99.682	99.582	5.250	103.168	103.063	102.959	5.250	102.146	102.046	101.946
4.990	101.574	101.474	101.374	4.750	100.688	100.588	100.488	5.375	103.523	103.418	103.314	5.375	102.654	102.554	102.454
5.000	101.674	101.574	101.474	4.875	101.226	101.126	101.026	5.500	103.841	103.736	103.632	5.500	103.040	102.940	102.840
5.125	102.276	102.176	102.076	4.990	101.606	101.506	101.406	5.625	104.132	104.027	103.923	5.625	103.422	103.322	103.222
5.250	102.937	102.837	102.737	5.000	101.706	101.606	101.506	5.750	104.564	104.451	104.339	5.750	103.972	103.872	103.772
5.375	103.403	103.303	103.203	5.125	102.196	102.096	101.996	5.875	104.924	104.811	104.699	5.875	104.456	104.356	104.256
5.500	103.756	103.656	103.556	5.250	103.091	102.991	102.891	5.990	105.147	105.034	104.922	5.990	104.789	104.689	104.589
5.625	104.104	104.004	103.904	5.375	103.609	103.509	103.409	6.000	105.247	105.134	105.022	6.000	104.889	104.789	104.689
5.750	104.786	104.686	104.586	5.500	104.001	103.901	103.801	6.125	105.505	105.391	105.279	6.125	105.236	105.136	105.036
5.875	105.225	105.125	105.025	5.625	104.453	104.353	104.253	6.250	105.225	105.104	104.983	6.250	104.881	104.760	104.639
5.990	105.400	105.300	105.200	5.750	105.377	105.277	105.177	6.375	105.563	105.442	105.321	6.375	105.335	105.214	105.093
6.000	105.640	105.540	105.440	5.875	105.862	105.762	105.662	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	96.490	96.390	96.290	3.000	93.698	93.598	93.498	3.000	96.016	95.916	95.816	3.000	93.491	93.391	93.291
3.125	96.928	96.828	96.728	3.125	94.374	94.274	94.174	3.125	96.355	96.255	96.155	3.125	94.177	94.077	93.977
3.250	97.287	97.187	97.087	3.250	94.744	94.644	94.544	3.250	96.943	96.843	96.743	3.250	94.536	94.436	94.336
3.375	97.722	97.622	97.522	3.375	95.154	95.054	94.954	3.375	97.302	97.202	97.102	3.375	94.956	94.856	94.756
3.500	98.164	98.064	97.964	3.500	95.852	95.752	95.652	3.500	97.654	97.554	97.454	3.500	95.645	95.545	95.445
3.625	98.579	98.479	98.379	3.625	96.493	96.393	96.293	3.625	97.976	97.876	97.776	3.625	96.296	96.196	96.096
3.750	99.137	99.037	98.937	3.750	96.980	96.880	96.780	3.750	98.699	98.599	98.499	3.750	96.772	96.672	96.572
3.875	99.584	99.484	99.384	3.875	97.628	97.528	97.428	3.875	99.030	98.930	98.830	3.875	97.421	97.321	97.221
3.990	99.922	99.822	99.722	3.990	98.178	98.078	97.978	3.990	99.251	99.151	99.051	3.990	97.960	97.860	97.760
4.000	100.022	99.922	99.822	4.000	98.278	98.178	98.078	4.000	99.351	99.251	99.151	4.000	98.060	97.960	97.860
4.125	100.431	100.331	100.231	4.125	98.907	98.807	98.707	4.125	99.652	99.552	99.452	4.125	98.690	98.590	98.490
4.250	100.620	100.520	100.420	4.250	99.213	99.113	99.013	4.250	99.850	99.750	99.650	4.250	98.996	98.896	98.796
4.375	100.821	100.721	100.621	4.375	99.539	99.439	99.339	4.375	100.099	99.999	99.871	4.375	99.301	99.201	99.101
4.500	100.973	100.873	100.773	4.500	99.856	99.756	99.649	4.500	100.371	100.256	100.126	4.500	99.619	99.518	99.410
4.625	101.096	100.996	100.896	4.625	100.382	100.278	100.164	4.625	100.606	100.490	100.361	4.625	100.145	100.040	99.927
4.750	101.240	101.140	101.040	4.750	100.629	100.524	100.411	4.750	100.764	100.649	100.519	4.750	100.392	100.287	100.174
4.875	101.407	101.307	101.207	4.875	100.915	100.811	100.697	4.875	100.908	100.793	100.664	4.875	100.668	100.563	100.450
4.990	101.451	101.351	101.251	4.990	101.064	100.960	100.846	4.990	100.969	100.853	100.724	4.990	100.847	100.742	100.629
5.000	101.551	101.451	101.351	5.000	101.164	101.060	100.946	5.000	101.069	100.953	100.824	5.000	100.947	100.842	100.729

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2										

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

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

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

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	-0.250
\$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.:

7/3/2018

W. Rate Sheet Dated: 5/4/2018

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	96.981	96.881	96.781	3.750	98.148	98.048	97.948	2.750	95.446	95.346	95.246
3.875	97.724	97.624	97.524	3.875	98.860	98.760	98.660	2.875	96.132	96.032	95.932
3.990	98.420	98.320	98.220	3.990	99.428	99.322	99.228	2.990	96.709	96.609	96.509
4.000	98.520	98.420	98.320	4.000	99.528	99.422	99.328	3.000	96.809	96.709	96.609
4.125	99.183	99.083	98.983	4.125	100.016	99.916	99.816	3.125	97.429	97.329	97.229
4.250	99.813	99.713	99.613	4.250	100.680	100.580	100.480	3.250	97.981	97.881	97.781
4.375	100.468	100.368	100.268	4.375	101.259	101.159	101.059	3.375	98.480	98.380	98.280
4.500	101.136	101.036	100.936	4.500	101.875	101.773	101.675	3.500	98.895	98.795	98.695
4.625	101.715	101.615	101.515	4.625	102.368	102.264	102.168	3.625	99.416	99.316	99.216
4.750	102.307	102.207	102.107	4.750	102.983	102.876	102.783	3.750	99.993	99.893	99.793
4.875	102.864	102.764	102.664	4.875	103.360	103.252	103.160	3.875	100.577	100.477	100.377
4.990	103.249	103.149	103.049	4.990	103.737	103.628	103.537	3.990	100.833	100.733	100.633
5.000	103.349	103.249	103.149	5.000	103.837	103.728	103.637	4.000	100.933	100.833	100.733
5.125	103.943	103.843	103.743	5.125	104.124	103.976	103.874	4.125	101.451	101.351	101.251
5.250	104.431	104.331	104.231	5.250	104.637	104.488	104.386	4.250	101.738	101.638	101.538
5.375	104.926	104.826	104.726	5.375	105.101	104.952	104.850	4.375	102.028	101.928	101.828
5.500	105.353	105.253	105.153	5.500	105.509	105.360	105.257	4.500	102.219	102.119	102.019
5.625	105.711	105.611	105.511	5.625	105.503	105.403	105.303	4.625	102.611	102.511	102.411
5.750	106.167	106.067	105.967	5.750	106.032	105.932	105.832	4.750	102.914	102.814	102.714

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	96.191	96.091	95.991	2.750	95.102	95.002	94.902
3.875	96.934	96.834	96.734	2.875	95.788	95.688	95.588
3.990	97.630	97.530	97.430	2.990	96.365	96.265	96.165
4.000	97.730	97.630	97.530	3.000	96.465	96.365	96.265
4.125	98.261	98.161	98.061	3.125	97.085	96.985	96.885
4.250	98.891	98.791	98.691	3.250	97.637	97.537	97.437
4.375	99.546	99.446	99.346	3.375	98.136	98.036	97.936
4.500	100.214	100.114	100.014	3.500	98.223	98.123	98.023
4.625	100.824	100.724	100.624	3.625	98.744	98.644	98.544
4.750	101.416	101.316	101.216	3.750	99.321	99.221	99.121
4.875	101.973	101.873	101.773	3.875	99.905	99.805	99.705
4.990	102.358	102.258	102.158	3.990	99.668	99.568	99.468
5.000	102.458	102.358	102.258	4.000	99.768	99.668	99.568
5.125	102.497	102.397	102.297	4.125	100.286	100.186	100.086
5.250	102.985	102.885	102.785	4.250	100.573	100.473	100.373
5.375	103.480	103.380	103.280	4.375	100.863	100.763	100.663
5.500	103.907	103.807	103.707	4.500	100.992	100.892	100.792
5.625	103.265	103.165	103.065	4.625	101.321	101.221	101.121
5.750	103.721	103.621	103.521	4.750	101.562	101.462	101.362

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500	
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.			



30 Day Lock Exp.: 6/4/2018
45 Day Lock Exp.: 6/18/2018
60 Day Lock Exp.: 7/3/2018

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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	94.741	94.641	94.541	3.750	94.641	94.541	94.441	2.750	93.602	93.502	93.402	2.750	93.502	93.402	93.302
3.875	95.484	95.384	95.284	3.875	95.384	95.284	95.184	2.875	94.288	94.188	94.088	2.875	94.188	94.088	93.988
3.950	96.180	96.080	95.980	3.950	96.080	95.980	95.880	2.990	94.865	94.765	94.665	2.990	94.765	94.665	94.565
4.000	96.280	96.180	96.080	4.000	96.180	96.080	95.980	3.000	94.965	94.865	94.765	3.000	94.865	94.765	94.665
4.125	96.960	96.660	96.560	4.125	96.660	96.560	96.460	3.125	95.585	95.485	95.385	3.125	95.485	95.385	95.285
4.250	97.380	97.080	96.980	4.250	97.080	96.980	96.880	3.250	96.137	96.037	95.937	3.250	96.037	95.937	95.837
4.375	98.096	97.796	97.696	4.375	97.796	97.696	97.596	3.375	96.736	96.636	96.536	3.375	96.636	96.536	96.436
4.500	98.764	98.664	98.564	4.500	98.664	98.564	98.464	3.500	96.723	96.623	96.523	3.500	96.623	96.523	96.423
4.625	99.374	99.274	99.174	4.625	99.274	99.174	99.074	3.625	97.244	97.144	97.044	3.625	97.144	97.044	96.944
4.750	99.966	99.866	99.766	4.750	99.866	99.766	99.666	3.750	97.821	97.721	97.621	3.750	97.721	97.621	97.521
4.875	100.523	100.423	100.323	4.875	100.423	100.323	100.223	3.875	98.405	98.305	98.205	3.875	98.305	98.205	98.105
4.950	100.908	100.808	100.708	4.950	100.808	100.708	100.608	3.990	98.168	98.068	97.968	3.990	98.068	97.968	97.868
5.000	101.008	100.908	100.808	5.000	100.908	100.808	100.708	4.000	98.268	98.168	98.068	4.000	98.168	98.068	97.968
5.125	101.047	100.947	100.847	5.125	100.947	100.847	100.747	4.125	98.786	98.686	98.586	4.125	98.686	98.586	98.486
5.250	101.533	101.433	101.333	5.250	101.433	101.333	101.233	4.250	99.373	99.273	99.173	4.250	99.273	99.173	99.073
5.375	102.030	101.930	101.830	5.375	101.930	101.830	101.730	4.375	99.363	99.263	99.163	4.375	99.263	99.163	99.063
5.500	102.457	102.357	102.257	5.500	102.357	102.257	102.157	4.500	99.492	99.392	99.292	4.500	99.392	99.292	99.192
5.625	101.815	101.715	101.615	5.625	101.715	101.615	101.515	4.625	99.821	99.721	99.621	4.625	99.721	99.621	99.521
5.750	102.271	102.171	102.071	5.750	102.171	102.071	101.971	4.750	100.062	99.962	99.862	4.750	99.962	99.862	99.762

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-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

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Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
<i>For use by mortgage professionals only and should not be distributed to borrowers.</i>			



AFR Loan Center

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Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.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.:

7/3/2018

W. Rate Sheet Dated: 5/4/2018

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			
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	96.981	96.881	96.781	3.750	98.148	98.048	97.948	2.750	95.446	95.346	95.246	3.750	96.191	96.091	95.991
3.875	97.724	97.624	97.524	3.875	98.860	98.760	98.660	2.875	96.132	96.032	95.932	3.875	96.934	96.834	96.734
3.990	98.420	98.320	98.220	3.990	99.428	99.322	99.228	2.990	96.709	96.609	96.509	3.990	97.630	97.530	97.430
4.000	98.520	98.420	98.320	4.000	99.528	99.422	99.328	3.000	96.809	96.709	96.609	4.000	97.730	97.630	97.530
4.125	99.132	99.032	98.932	4.125	100.016	99.916	99.816	3.125	97.429	97.329	97.229	4.125	98.210	98.110	98.010
4.250	99.760	99.660	99.560	4.250	100.680	100.580	100.480	3.250	97.981	97.881	97.781	4.250	98.838	98.738	98.638
4.375	100.468	100.368	100.268	4.375	101.259	101.159	101.059	3.375	98.480	98.380	98.280	4.375	99.546	99.446	99.346
4.500	101.136	101.036	100.936	4.500	101.875	101.773	101.675	3.500	98.895	98.795	98.695	4.500	100.214	100.114	100.014
4.625	101.715	101.615	101.515	4.625	102.368	102.264	102.168	3.625	99.416	99.316	99.216	4.625	100.824	100.724	100.624
4.750	102.307	102.207	102.107	4.750	102.983	102.876	102.783	3.750	99.993	99.893	99.793	4.750	101.416	101.316	101.216
4.875	102.864	102.764	102.664	4.875	103.360	103.252	103.160	3.875	100.577	100.477	100.377	4.875	101.973	101.873	101.773
4.990	103.249	103.149	103.049	4.990	103.737	103.628	103.537	3.990	100.833	100.733	100.633	4.990	102.358	102.258	102.158
5.000	103.349	103.249	103.149	5.000	103.837	103.728	103.637	4.000	100.933	100.833	100.733	5.000	102.458	102.358	102.258
5.125	103.943	103.843	103.743	5.125	104.124	103.976	103.874	4.125	101.451	101.351	101.251	5.125	102.497	102.397	102.297
5.250	104.431	104.331	104.231	5.250	104.637	104.488	104.386	4.250	101.738	101.638	101.538	5.250	102.985	102.885	102.785
5.375	104.926	104.826	104.726	5.375	105.101	104.952	104.850	4.375	102.028	101.928	101.828	5.375	103.480	103.380	103.280
5.500	105.353	105.253	105.153	5.500	105.509	105.360	105.257	4.500	102.219	102.119	102.019	5.500	103.907	103.807	103.707
5.625	105.711	105.611	105.511	5.625	105.503	105.403	105.303	4.625	102.611	102.511	102.411	5.625	103.265	103.165	103.065
5.750	106.167	106.067	105.967	5.750	106.032	105.932	105.832	4.750	102.914	102.814	102.714	5.750	103.721	103.621	103.521

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.: 7/3/2018

W. Rate Sheet Dated: 5/4/2018

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)