



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.: 6/6/2018

45 Day Lock Exp.: 6/21/2018

60 Day Lock Exp.: 7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	99.663	99.513	99.363	3.750	99.196	99.046	98.896	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	100.190	100.040	99.890	3.875	99.687	99.537	99.387	2.250	93.867	93.717	93.567	3.500	99.367	99.217	99.067
4.000	100.719	100.569	100.419	4.000	100.180	100.030	99.880	2.375	94.232	94.082	93.932	3.625	99.901	99.751	99.601
4.125	101.240	101.090	100.940	4.125	100.666	100.516	100.366	2.500	93.354	93.204	93.054	Margin = 2.250		Index = 2.250	
4.250	102.013	101.857	101.717	4.250	101.296	101.140	100.999	2.625	94.304	94.154	94.004				
4.375	102.527	102.371	102.230	4.375	101.774	101.618	101.477	2.750	96.957	96.807	96.657				
4.500	102.972	102.815	102.675	4.500	102.183	102.027	101.886	2.875	97.521	97.371	97.221				
4.625	103.371	103.215	103.074	4.625	102.547	102.391	102.250	3.000	97.996	97.846	97.696				
4.750	103.496	103.309	103.137	4.750	102.639	102.452	102.280	3.125	98.470	98.320	98.170				
4.875	103.692	103.504	103.332	4.875	103.039	102.851	102.679	3.250	98.916	98.766	98.616				
5.000	104.255	104.068	103.896	5.000	103.367	103.179	103.007	3.375	99.383	99.233	99.083				
5.125	104.726	104.538	104.367	5.125	103.622	103.434	103.263	3.500	99.853	99.703	99.553				
5.250	104.735	104.469	104.219	5.250	103.597	103.331	103.081	3.625	100.314	100.164	100.014				
5.375	104.985	104.720	104.470	5.375	103.929	103.663	103.413	3.750	100.524	100.374	100.224				
5.500	105.066	104.801	104.551	5.500	104.348	104.082	103.832	3.875	100.978	100.828	100.678				
5.625	105.407	105.141	104.891	5.625	104.703	104.437	104.187	4.000	101.363	101.213	101.063				
5.750	105.068	104.968	104.868	5.750	104.521	104.421	104.321	4.125	101.703	101.553	101.403				

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	98.463	98.313	98.163	3.750	98.196	98.046	97.896	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.990	98.840	98.690	3.875	98.687	98.537	98.387	2.250	92.867	92.717	92.567	3.500	98.367	98.217	98.067
4.000	99.519	99.369	99.219	4.000	99.180	99.030	98.880	2.375	93.232	93.082	92.932	3.625	98.901	98.751	98.601
4.125	100.040	99.890	99.740	4.125	99.666	99.516	99.366	2.500	92.354	92.204	92.054	Margin = 2.250		Index = 2.250	
4.250	100.813	100.657	100.517	4.250	100.296	100.140	99.999	2.625	93.304	93.154	93.004	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.327	101.171	101.030	4.375	100.774	100.618	100.477	2.750	95.957	95.807	95.657	Rate	30 Day	45 Day	60 Day
4.500	101.772	101.615	101.475	4.500	101.183	101.027	100.886	2.875	96.521	96.371	96.221	4.500	100.472	100.222	99.972
4.625	102.171	102.015	101.874	4.625	101.547	101.391	101.250	3.000	96.996	96.846	96.696	4.625	100.871	100.621	100.371
4.750	102.206	102.019	101.847	4.750	101.639	101.452	101.280	3.125	97.470	97.320	97.170	4.750	100.856	100.606	100.356
4.875	102.742	102.554	102.382	4.875	102.039	101.851	101.679	3.250	97.916	97.766	97.616	4.875	101.292	101.042	100.792
5.000	103.105	102.918	102.746	5.000	102.367	102.179	102.007	3.375	98.383	98.233	98.083	5.000	101.655	101.405	101.155
5.125	103.576	103.388	103.217	5.125	102.722	102.534	102.363	3.500	98.853	98.703	98.553	5.125	102.046	101.796	101.546
5.250	104.305	104.039	103.789	5.250	102.597	102.331	102.081	3.625	99.314	99.164	99.014	5.250	101.524	101.258	101.008
5.375	104.555	104.290	104.040	5.375	102.929	102.663	102.413	3.750	99.524	99.374	99.224	5.375	101.981	101.715	101.465
5.500	104.836	104.571	104.321	5.500	103.348	103.082	102.832	3.875	99.978	99.828	99.678	5.500	102.216	101.950	101.700
5.625	105.127	104.861	104.611	5.625	103.703	103.437	103.187	4.000	100.363	100.213	100.063	5.625	102.547	102.281	102.031
5.750	104.788	104.688	104.588	5.750	103.521	103.421	103.321	4.125	100.703	100.553	100.403	5.750	102.648	102.398	102.148

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	101.947	101.682	101.432	5.500	101.528	101.262	101.012
5.625	102.170	101.904	101.654	5.625	101.883	101.617	101.367
5.750	102.342	102.092	101.842	5.750	101.701	101.451	101.201
5.875	102.666	102.416	102.166	5.875	102.043	101.793	101.543

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:	5/7/2018	5.500%

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

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/6/2018

6/21/2018

7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	98.851	98.701	98.551	3.750	98.384	98.234	98.084	2.125	N/A	N/A	N/A	3.375	98.06	97.913	97.763
3.875	99.378	99.228	99.078	3.875	98.875	98.725	98.575	2.250	91.867	91.717	91.567	3.500	98.55	98.405	98.255
4.000	99.906	99.756	99.606	4.000	99.368	99.218	99.068	2.375	92.232	92.082	91.932	3.625	99.09	98.939	98.789
4.125	100.427	100.277	100.127	4.125	99.853	99.703	99.553	2.500	91.354	91.204	91.054	Margin = 2.250		Index = 2.250	
4.250	101.076	100.920	100.779	4.250	100.359	100.203	100.062	2.625	92.304	92.154	92.004				
4.375	101.590	101.433	101.293	4.375	100.837	100.681	100.540	2.750	95.270	95.120	94.970				
4.500	102.034	101.878	101.737	4.500	101.246	101.089	100.949	2.875	95.834	95.684	95.534				
4.625	102.434	102.277	102.137	4.625	101.610	101.453	101.313	3.000	96.308	96.158	96.008				
4.750	101.871	101.684	101.512	4.750	101.014	100.827	100.655	3.125	96.783	96.633	96.483				
4.875	102.067	101.879	101.707	4.875	101.414	101.226	101.054	3.250	98.103	97.953	97.803				
5.000	102.630	102.443	102.271	5.000	101.742	101.554	101.382	3.375	98.571	98.421	98.271				
5.125	103.101	102.913	102.742	5.125	101.997	101.809	101.638	3.500	99.040	98.890	98.740				
5.250	101.735	101.469	101.219	5.250	100.597	100.331	100.081	3.625	99.502	99.352	99.202				
5.375	101.985	101.720	101.470	5.375	100.929	100.663	100.413	3.750	99.711	99.561	99.411				
5.500	102.066	101.801	101.551	5.500	101.348	101.082	100.832	3.875	100.166	100.016	99.866				
5.625	102.407	102.141	101.891	5.625	101.703	101.437	101.187	4.000	100.551	100.401	100.251				
5.750	102.068	101.968	101.868	5.750	101.521	101.421	101.321	4.125	100.891	100.741	100.591				

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	97.651	97.501	97.351	3.750	97.384	97.234	97.084	2.125	N/A	N/A	N/A	3.375	97.063	96.913	96.763
3.875	98.178	98.028	97.878	3.875	97.875	97.725	97.575	2.250	91.117	90.967	90.817	3.500	97.555	97.405	97.255
4.000	98.706	98.556	98.406	4.000	98.368	98.218	98.068	2.375	91.482	91.332	91.182	3.625	98.089	97.939	97.789
4.125	99.227	99.077	98.927	4.125	98.853	98.703	98.553	2.500	90.604	90.454	90.304	Margin = 2.250		Index = 2.250	
4.250	99.876	99.720	99.579	4.250	99.359	99.203	99.062	2.625	91.554	91.404	91.254	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.390	100.233	100.093	4.375	99.837	99.681	99.540	2.750	95.051	94.901	94.751	Rate	30 Day	45 Day	60 Day
4.500	100.834	100.678	100.537	4.500	100.246	100.089	99.949	2.875	95.615	95.465	95.315	4.500	99.534	99.284	99.034
4.625	101.234	101.077	100.937	4.625	100.610	100.453	100.313	3.000	96.089	95.939	95.789	4.625	99.934	99.684	99.434
4.750	100.581	100.394	100.222	4.750	100.014	99.827	99.655	3.125	96.564	96.414	96.264	4.750	99.231	98.981	98.731
4.875	101.117	100.929	100.757	4.875	100.414	100.226	100.054	3.250	96.447	96.297	96.147	4.875	99.667	99.417	99.167
5.000	101.480	101.293	101.121	5.000	100.742	100.554	100.382	3.375	96.915	96.765	96.615	5.000	100.030	99.780	99.530
5.125	101.951	101.763	101.592	5.125	101.097	100.909	100.738	3.500	97.384	97.234	97.084	5.125	100.421	100.171	99.921
5.250	101.305	101.039	100.789	5.250	99.597	99.331	99.081	3.625	97.845	97.695	97.545	5.250	98.524	98.258	98.008
5.375	101.555	101.290	101.040	5.375	99.929	99.663	99.413	3.750	97.336	97.186	97.036	5.375	98.981	98.715	98.465
5.500	101.836	101.571	101.321	5.500	100.348	100.082	99.832	3.875	97.791	97.641	97.491	5.500	99.216	98.950	98.700
5.625	102.127	101.861	101.611	5.625	100.703	100.437	100.187	4.000	98.176	98.026	97.876	5.625	99.547	99.281	99.031
5.750	101.788	101.688	101.588	5.750	100.521	100.421	100.321	4.125	98.516	98.366	98.216	5.750	99.648	99.398	99.148

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	98.947	98.682	98.432	5.500	98.528	98.262	98.012
5.625	99.170	98.904	98.654	5.625	98.883	98.617	98.367
5.750	99.342	99.092	98.842	5.750	98.701	98.451	98.201
5.875	100.666	100.416	100.166	5.875	100.043	99.793	99.543

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:	5/7/2018 5.500%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/6/2018

45 Day Lock Exp.:

6/21/2018

60 Day Lock Exp.:

7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	98.597	98.497	98.397	4.500	101.767	101.667	101.567	3.000	96.755	96.655	96.555	3.000	97.445	97.345	97.245
4.125	99.339	99.239	99.139	4.625	102.363	102.263	102.163	3.125	97.298	97.198	97.098	3.125	97.784	97.684	97.584
4.250	99.969	99.869	99.769	4.750	102.862	102.762	102.662	3.250	97.667	97.567	97.467	3.250	98.433	98.333	98.233
4.375	100.560	100.460	100.360	4.875	103.241	103.141	103.041	3.375	98.406	98.306	98.206	3.375	98.792	98.692	98.592
4.500	101.073	100.973	100.873	4.990	103.481	103.378	103.281	3.500	98.858	98.758	98.658	3.500	99.145	99.045	98.945
4.625	101.727	101.627	101.527	5.000	103.581	103.478	103.381	3.625	99.294	99.194	99.094	3.625	99.465	99.365	99.265
4.750	102.298	102.198	102.098	5.125	104.131	104.018	103.909	3.750	99.920	99.820	99.720	3.750	100.139	100.039	99.939
4.875	102.802	102.702	102.602	5.250	104.626	104.513	104.405	3.875	100.226	100.126	100.026	3.875	100.470	100.370	100.270
4.990	102.959	102.859	102.759	5.375	104.980	104.867	104.759	3.990	100.629	100.529	100.429	3.990	100.691	100.591	100.491
5.000	103.059	102.959	102.859	5.500	105.297	105.184	105.076	4.000	100.729	100.629	100.529	4.000	100.791	100.691	100.591
5.125	103.723	103.623	103.523	5.625	105.587	105.473	105.365	4.125	101.233	101.133	101.033	4.125	101.092	100.992	100.892
5.250	104.383	104.283	104.183	5.750	105.975	105.862	105.754	4.250	101.508	101.408	101.308	4.250	101.290	101.190	101.090
5.375	104.850	104.750	104.650	5.875	106.336	106.223	106.115	4.375	101.802	101.702	101.602	4.375	101.535	101.419	101.300
5.500	105.202	105.102	105.002	5.990	106.559	106.446	106.337	4.500	102.037	101.937	101.837	4.500	101.807	101.683	101.554
5.625	105.547	105.447	105.347	6.000	106.659	106.546	106.437	4.625	102.313	102.213	102.113	4.625	102.041	101.917	101.788
5.750	106.232	106.132	106.032	6.125	106.916	106.803	106.695	4.750	102.533	102.433	102.333	4.750	102.200	102.076	101.947
5.875	106.671	106.571	106.471	6.250	106.635	106.514	106.396	4.875	102.789	102.689	102.589	4.875	102.344	102.220	102.091
5.990	106.987	106.887	106.787	6.375	106.973	106.852	106.734	4.990	102.914	102.814	102.714	4.990	102.400	102.276	102.147
6.000	107.087	106.987	106.887	6.500	N/A	N/A	N/A	5.000	103.014	102.914	102.814	5.000	102.500	102.376	102.247

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	97.892	97.792	97.692	3.000	96.419	96.319	96.219
4.250	98.662	98.562	98.462	3.125	96.857	96.757	96.657
4.375	99.261	99.161	99.061	3.250	97.277	97.177	97.077
4.500	99.811	99.711	99.611	3.375	97.711	97.611	97.511
4.625	100.327	100.227	100.127	3.500	98.153	98.053	97.953
4.750	101.015	100.915	100.815	3.625	98.568	98.468	98.368
4.875	101.547	101.447	101.347	3.750	99.077	98.977	98.877
4.990	101.910	101.810	101.710	3.875	99.524	99.424	99.324
5.000	102.010	101.910	101.810	3.990	99.862	99.762	99.662
5.125	102.252	102.152	102.052	4.000	99.962	99.862	99.762
5.250	102.681	102.581	102.481	4.125	100.371	100.271	100.171
5.375	103.192	103.092	102.992	4.250	100.558	100.458	100.358
5.500	103.679	103.579	103.479	4.375	100.761	100.661	100.561
5.625	103.938	103.838	103.738	4.500	100.912	100.812	100.712
5.750	102.049	101.949	101.849	4.625	101.031	100.931	100.831
5.875	102.583	102.483	102.383	4.750	101.174	101.074	100.974
5.990	102.994	102.894	102.794	4.875	101.343	101.243	101.143
6.000	103.094	102.994	102.894	4.990	101.383	101.283	101.183
6.125	103.346	103.246	103.146	5.000	101.483	101.383	101.283

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 *Not applicable to detached condominiums or site condominiums								

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@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/6/2018

45 Day Lock Exp.:

6/21/2018

60 Day Lock Exp.:

7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	96.634	96.534	96.434	3.875	94.599	94.499	94.399	4.500	100.317	100.217	100.117	4.500	98.815	98.715	98.615
4.125	97.395	97.295	97.195	3.990	95.251	95.151	95.051	4.625	100.913	100.813	100.713	4.625	99.329	99.229	99.129
4.250	98.133	98.033	97.933	4.000	95.351	95.251	95.151	4.750	101.412	101.312	101.212	4.750	100.142	100.042	99.942
4.375	98.682	98.582	98.482	4.125	96.383	96.283	96.183	4.875	101.791	101.691	101.591	4.875	100.655	100.555	100.455
4.500	99.301	99.201	99.101	4.250	97.366	97.266	97.166	4.990	102.031	101.928	101.831	4.990	101.004	100.904	100.804
4.625	100.016	99.916	99.816	4.375	97.970	97.870	97.770	5.000	102.131	102.028	101.931	5.000	101.104	101.004	100.904
4.750	100.689	100.589	100.489	4.500	98.779	98.679	98.579	5.125	102.681	102.568	102.459	5.125	101.515	101.415	101.315
4.875	101.177	101.077	100.977	4.625	99.752	99.652	99.552	5.250	103.176	103.063	102.955	5.250	102.189	102.089	101.989
4.990	101.509	101.409	101.309	4.750	100.656	100.556	100.456	5.375	103.530	103.417	103.309	5.375	102.696	102.596	102.496
5.000	101.609	101.509	101.409	4.875	101.193	101.093	100.993	5.500	103.847	103.734	103.626	5.500	103.081	102.981	102.881
5.125	102.273	102.173	102.073	4.990	101.572	101.472	101.372	5.625	104.137	104.023	103.915	5.625	103.465	103.365	103.265
5.250	102.933	102.833	102.733	5.000	101.672	101.572	101.472	5.750	104.525	104.412	104.304	5.750	103.968	103.868	103.768
5.375	103.400	103.300	103.200	5.125	102.240	102.140	102.040	5.875	104.886	104.773	104.665	5.875	104.451	104.351	104.251
5.500	103.752	103.652	103.552	5.250	103.134	103.034	102.934	5.990	105.109	104.996	104.887	5.990	104.786	104.686	104.586
5.625	104.097	103.997	103.897	5.375	103.650	103.550	103.450	6.000	105.209	105.096	104.987	6.000	104.886	104.786	104.686
5.750	104.782	104.682	104.582	5.500	104.042	103.942	103.842	6.125	105.466	105.353	105.245	6.125	105.232	105.132	105.032
5.875	105.221	105.121	105.021	5.625	104.451	104.351	104.251	6.250	105.185	105.064	104.946	6.250	104.872	104.751	104.633
5.990	105.377	105.277	105.177	5.750	105.374	105.274	105.174	6.375	105.523	105.402	105.284	6.375	105.326	105.205	105.087
6.000	105.637	105.537	105.437	5.875	105.857	105.757	105.657	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	96.419	96.319	96.219	3.000	93.627	93.527	93.427	3.000	95.945	95.845	95.745	3.000	93.419	93.319	93.219
3.125	96.857	96.757	96.657	3.125	94.303	94.203	94.103	3.125	96.284	96.184	96.084	3.125	94.105	94.005	93.905
3.250	97.277	97.177	97.077	3.250	94.671	94.571	94.471	3.250	96.933	96.833	96.733	3.250	94.463	94.363	94.263
3.375	97.711	97.611	97.511	3.375	95.146	95.046	94.946	3.375	97.292	97.192	97.092	3.375	94.948	94.848	94.748
3.500	98.153	98.053	97.953	3.500	95.843	95.743	95.643	3.500	97.645	97.545	97.445	3.500	95.636	95.536	95.436
3.625	98.568	98.468	98.368	3.625	96.482	96.382	96.282	3.625	97.965	97.865	97.765	3.625	96.285	96.185	96.085
3.750	99.077	98.977	98.877	3.750	96.923	96.823	96.723	3.750	98.639	98.539	98.439	3.750	96.716	96.616	96.516
3.875	99.524	99.424	99.324	3.875	97.570	97.470	97.370	3.875	98.970	98.870	98.770	3.875	97.363	97.263	97.163
3.990	99.862	99.762	99.662	3.990	98.118	98.018	97.918	3.990	99.191	99.091	98.991	3.990	97.900	97.800	97.700
4.000	99.962	99.862	99.762	4.000	98.218	98.118	98.018	4.000	99.291	99.191	99.091	4.000	98.000	97.900	97.800
4.125	100.371	100.271	100.171	4.125	98.847	98.747	98.647	4.125	99.592	99.492	99.392	4.125	98.630	98.530	98.430
4.250	100.558	100.458	100.358	4.250	99.152	99.052	98.952	4.250	99.790	99.690	99.590	4.250	98.934	98.834	98.734
4.375	100.761	100.661	100.561	4.375	99.479	99.379	99.279	4.375	100.035	99.919	99.800	4.375	99.241	99.141	99.041
4.500	100.912	100.812	100.712	4.500	99.792	99.686	99.579	4.500	100.307	100.183	100.054	4.500	99.554	99.449	99.341
4.625	101.031	100.931	100.831	4.625	100.318	100.208	100.095	4.625	100.541	100.417	100.288	4.625	100.080	99.971	99.858
4.750	101.174	101.074	100.974	4.750	100.565	100.455	100.342	4.750	100.700	100.576	100.447	4.750	100.327	100.217	100.104
4.875	101.343	101.243	101.143	4.875	100.848	100.738	100.625	4.875	100.844	100.720	100.591	4.875	100.601	100.491	100.378
4.990	101.383	101.283	101.183	4.990	101.000	100.890	100.777	4.990	100.900	100.776	100.647	4.990	100.782	100.673	100.559
5.000	101.483	101.383	101.283	5.000	101.100	100.990	100.877	5.000	101.000	100.876	100.747	5.000	100.882	100.773	100.659

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

* 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		

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/6/2018

45 Day Lock Exp.:

6/21/2018

60 Day Lock Exp.:

7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	96.947	96.847	96.747	3.750	98.071	97.971	97.871	2.750	95.381	95.281	95.181
3.875	97.825	97.725	97.625	3.875	98.785	98.685	98.585	2.875	96.066	95.966	95.866
3.990	98.497	98.397	98.297	3.990	99.355	99.250	99.155	2.990	96.644	96.544	96.444
4.000	98.597	98.497	98.397	4.000	99.455	99.350	99.255	3.000	96.744	96.644	96.544
4.125	99.339	99.239	99.139	4.125	99.961	99.861	99.761	3.125	97.363	97.263	97.163
4.250	99.969	99.869	99.769	4.250	100.627	100.527	100.427	3.250	97.916	97.816	97.716
4.375	100.560	100.460	100.360	4.375	101.208	101.106	101.008	3.375	98.416	98.316	98.216
4.500	101.099	100.999	100.899	4.500	101.826	101.720	101.626	3.500	98.858	98.758	98.658
4.625	101.727	101.627	101.527	4.625	102.383	102.279	102.183	3.625	99.350	99.250	99.150
4.750	102.298	102.198	102.098	4.750	103.000	102.893	102.800	3.750	99.929	99.829	99.729
4.875	102.851	102.751	102.651	4.875	103.379	103.271	103.179	3.875	100.515	100.415	100.315
4.990	103.240	103.140	103.040	4.990	103.760	103.649	103.560	3.990	100.755	100.655	100.555
5.000	103.340	103.240	103.140	5.000	103.860	103.749	103.660	4.000	100.855	100.755	100.655
5.125	103.946	103.846	103.746	5.125	104.096	103.948	103.846	4.125	101.374	101.274	101.174
5.250	104.438	104.338	104.238	5.250	104.611	104.463	104.360	4.250	101.663	101.563	101.463
5.375	104.937	104.837	104.737	5.375	105.078	104.929	104.827	4.375	101.953	101.853	101.753
5.500	105.367	105.267	105.167	5.500	105.488	105.339	105.237	4.500	102.140	102.040	101.940
5.625	105.700	105.600	105.500	5.625	105.517	105.417	105.317	4.625	102.534	102.434	102.334
5.750	106.161	106.061	105.961	5.750	106.049	105.949	105.849	4.750	102.837	102.737	102.637

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	96.157	96.057	95.957	2.750	95.037	94.937	94.837
3.875	97.035	96.935	96.835	2.875	95.722	95.622	95.522
3.990	97.707	97.607	97.507	2.990	96.300	96.200	96.100
4.000	97.807	97.707	97.607	3.000	96.400	96.300	96.200
4.125	98.417	98.317	98.217	3.125	97.019	96.919	96.819
4.250	99.047	98.947	98.847	3.250	97.572	97.472	97.372
4.375	99.638	99.538	99.438	3.375	98.072	97.972	97.872
4.500	100.177	100.077	99.977	3.500	98.186	98.086	97.986
4.625	100.836	100.736	100.636	3.625	98.678	98.578	98.478
4.750	101.407	101.307	101.207	3.750	99.257	99.157	99.057
4.875	101.960	101.860	101.760	3.875	99.843	99.743	99.643
4.990	102.349	102.249	102.149	3.990	99.590	99.490	99.390
5.000	102.449	102.349	102.249	4.000	99.690	99.590	99.490
5.125	102.500	102.400	102.300	4.125	100.209	100.109	100.009
5.250	102.992	102.892	102.792	4.250	100.498	100.398	100.298
5.375	103.491	103.391	103.291	4.375	100.788	100.688	100.588
5.500	103.921	103.821	103.721	4.500	100.913	100.813	100.713
5.625	103.254	103.154	103.054	4.625	101.244	101.144	101.044
5.750	103.715	103.615	103.515	4.750	101.485	101.385	101.285

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@afrrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/6/2018
45 Day Lock Exp.: 6/21/2018
60 Day Lock Exp.: 7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	95.366	95.266	95.166	3.750	95.266	95.166	95.066	3.750	96.621	96.521	96.421	3.750	96.521	96.421	96.321
3.875	96.111	96.011	95.911	3.875	96.011	95.911	95.811	3.875	97.335	97.235	97.135	3.875	97.235	97.135	97.035
3.990	96.812	96.712	96.612	3.990	96.712	96.612	96.512	3.990	97.905	97.805	97.705	3.990	97.805	97.700	97.605
4.000	96.912	96.812	96.712	4.000	96.812	96.712	96.612	4.000	98.005	97.900	97.805	4.000	97.905	97.800	97.705
4.125	97.634	97.534	97.434	4.125	97.534	97.434	97.334	4.125	98.511	98.411	98.311	4.125	98.411	98.311	98.211
4.250	98.265	98.165	98.065	4.250	98.165	98.065	97.965	4.250	99.177	99.077	98.977	4.250	99.077	98.977	98.877
4.375	98.977	98.877	98.777	4.375	98.877	98.777	98.677	4.375	99.758	99.656	99.558	4.375	99.658	99.556	99.458
4.500	99.649	99.549	99.449	4.500	99.549	99.449	99.349	4.500	100.376	100.270	100.176	4.500	100.276	100.170	100.076
4.625	100.245	100.145	100.045	4.625	100.145	100.045	99.945	4.625	100.933	100.829	100.733	4.625	100.833	100.729	100.633
4.750	100.841	100.741	100.641	4.750	100.741	100.641	100.541	4.750	101.550	101.443	101.350	4.750	101.450	101.343	101.250
4.875	101.401	101.301	101.201	4.875	101.301	101.201	101.101	4.875	101.929	101.821	101.729	4.875	101.829	101.721	101.629
4.990	101.790	101.690	101.590	4.990	101.690	101.590	101.490	4.990	102.310	102.199	102.110	4.990	102.210	102.099	102.010
5.000	101.890	101.790	101.690	5.000	101.790	101.690	101.590	5.000	102.410	102.299	102.210	5.000	102.310	102.199	102.110
5.125	102.496	102.396	102.296	5.125	102.396	102.296	102.196	5.125	102.646	102.498	102.396	5.125	102.546	102.398	102.296
5.250	102.988	102.888	102.788	5.250	102.888	102.788	102.688	5.250	103.161	103.013	102.910	5.250	103.061	102.913	102.810
5.375	103.487	103.387	103.287	5.375	103.387	103.287	103.187	5.375	103.628	103.479	103.377	5.375	103.528	103.379	103.277
5.500	103.917	103.817	103.717	5.500	103.817	103.717	103.617	5.500	104.038	103.889	103.787	5.500	103.938	103.789	103.687
5.625	104.250	104.150	104.050	5.625	104.150	104.050	103.950	5.625	104.067	103.967	103.867	5.625	103.967	103.867	103.767
5.750	104.711	104.611	104.511	5.750	104.611	104.511	104.411	5.750	104.599	104.499	104.399	5.750	104.499	104.399	104.299

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.881	93.781	93.681	2.750	93.781	93.681	93.581
2.875	94.566	94.466	94.366	2.875	94.466	94.366	94.266
2.990	95.144	95.044	94.944	2.990	95.044	94.944	94.844
3.000	95.244	95.144	95.044	3.000	95.144	95.044	94.944
3.125	95.863	95.763	95.663	3.125	95.763	95.663	95.563
3.250	96.416	96.316	96.216	3.250	96.316	96.216	96.116
3.375	96.916	96.816	96.716	3.375	96.816	96.716	96.616
3.500	97.329	97.229	97.129	3.500	97.229	97.129	97.029
3.625	97.850	97.750	97.650	3.625	97.750	97.650	97.550
3.750	98.429	98.329	98.229	3.750	98.329	98.229	98.129
3.875	99.015	98.915	98.815	3.875	98.915	98.815	98.715
3.990	99.255	99.155	99.055	3.990	99.155	99.055	98.955
4.000	99.355	99.255	99.155	4.000	99.255	99.155	99.055
4.125	99.874	99.774	99.674	4.125	99.774	99.674	99.574
4.250	100.163	100.063	99.963	4.250	100.063	99.963	99.863
4.375	100.453	100.353	100.253	4.375	100.353	100.253	100.153
4.500	100.640	100.540	100.440	4.500	100.540	100.440	100.340
4.625	101.034	100.934	100.834	4.625	100.934	100.834	100.734
4.750	101.337	101.237	101.137	4.750	101.237	101.137	101.037

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	94.576	94.476	94.376	3.750	94.476	94.376	94.276	2.750	93.537	93.437	93.337	2.750	93.437	93.337	93.237
3.875	95.321	95.221	95.121	3.875	95.221	95.121	95.021	2.875	94.222	94.122	94.022	2.875	94.122	94.022	93.922
3.990	96.022	95.922	95.822	3.990	95.922	95.822	95.722	2.990	94.800	94.700	94.600	2.990	94.700	94.600	94.500
4.000	96.122	96.022	95.922	4.000	96.022	95.922	95.822	3.000	94.800	94.700	94.600	3.000	94.700	94.600	94.500
4.125	96.712	96.612	96.512	4.125	96.612	96.512	96.412	3.125	95.519	95.419	95.319	3.125	95.419	95.319	95.219
4.250	97.343	97.243	97.143	4.250	97.243	97.143	97.043	3.250	96.072	95.972	95.872	3.250	95.972	95.872	95.772
4.375	98.055	97.955	97.855	4.375	97.955	97.855	97.755	3.375	96.572	96.472	96.372	3.375	96.472	96.372	96.272
4.500	98.727	98.627	98.527	4.500	98.627	98.527	98.427	3.500	96.657	96.557	96.457	3.500	96.557	96.457	96.357
4.625	99.354	99.254	99.154	4.625	99.254	99.154	99.054	3.625	97.178	97.078	96.978	3.625	97.078	96.978	96.878
4.750	99.950	99.850	99.750	4.750	99.850	99.750	99.650	3.750	97.757	97.657	97.557	3.750	97.657	97.557	97.457
4.875	100.510	100.410	100.310	4.875	100.410	100.310	100.210	3.875	98.343	98.243	98.143	3.875	98.243	98.143	98.043
4.990	100.899	100.799	100.699	4.990	100.799	100.699	100.599	3.990	98.990	98.890	98.790	3.990	98.890	98.790	98.690
5.000	100.999	100.899	100.799	5.000	100.899	100.799	100.699	4.000	98.990	98.890	98.790	4.000	98.890	98.790	98.690
5.125	101.050	100.950	100.850	5.125	100.950	100.850	100.750	4.125	98.709	98.609	98.509	4.125	98.609	98.509	98.409
5.250	101.542	101.442	101.342	5.250	101.442	101.342	101.242	4.250	98.998	98.898	98.798	4.250	98.898	98.798	98.698
5.375	102.041	101.941	101.841	5.375	101.941	101.841	101.741	4.375	99.288	99.188	99.088	4.375	99.188	99.088	98.988
5.500	102.471	102.371	102.271	5.500	102.371	102.271	102.171	4.500	99.413	99.313	99.213	4.500	99.313	99.213	99.113
5.625	101.804	101.704	101.604	5.625	101.704	101.604	101.504	4.625	99.744	99.644	99.544	4.625	99.644	99.544	99.444
5.750	102.265	102.165	102.065	5.750	102.165	102.065	101.965	4.750	99.985	99.885	99.785	4.750	99.885	99.785	99.685

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

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

Product Features							
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
High-LTV	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.50%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125
Second Home	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Manufactured	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%
2-Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%
3-4 Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.50%	-2.00%	-2.00%
Condo > 15 year	0.00%	0.00%	0.00%	-0.75%	-0.75%	-0.75%	-0.75%
SC C/O Refi	-1.00%	-1.00%	-1.00%	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%

Cash-Out Refinance Texas Equity 50(a)(6) Only				
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



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.:

6/6/2018

45 Day Lock Exp.:

6/21/2018

60 Day Lock Exp.:

7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	98.816	96.716	96.616	3.750	98.071	97.971	97.871	2.750	95.381	95.281	95.181	3.750	96.026	95.926	95.826	2.750	95.037	94.937	94.837
3.875	97.561	97.461	97.361	3.875	98.785	98.685	98.585	2.875	96.066	95.966	95.866	3.875	96.771	96.671	96.571	2.875	95.722	95.622	95.522
3.990	98.262	98.162	98.062	3.990	99.355	99.250	99.155	2.990	96.644	96.544	96.444	3.990	97.472	97.372	97.272	2.990	96.300	96.200	96.100
4.000	98.362	98.262	98.162	4.000	99.455	99.350	99.255	3.000	96.744	96.644	96.544	4.000	97.572	97.472	97.372	3.000	96.400	96.300	96.200
4.125	99.084	98.984	98.884	4.125	99.961	99.861	99.761	3.125	97.363	97.263	97.163	4.125	98.162	98.062	97.962	3.125	97.019	96.919	96.819
4.250	99.715	99.615	99.515	4.250	100.627	100.527	100.427	3.250	97.916	97.816	97.716	4.250	98.793	98.693	98.593	3.250	97.572	97.472	97.372
4.375	100.427	100.327	100.227	4.375	101.208	101.106	101.008	3.375	98.416	98.316	98.216	4.375	99.505	99.405	99.305	3.375	98.072	97.972	97.872
4.500	101.099	100.999	100.899	4.500	101.826	101.720	101.626	3.500	98.829	98.729	98.629	4.500	100.177	100.077	99.977	3.500	98.157	98.057	97.957
4.625	101.695	101.595	101.495	4.625	102.383	102.279	102.183	3.625	99.350	99.250	99.150	4.625	100.804	100.704	100.604	3.625	98.678	98.578	98.478
4.750	102.291	102.191	102.091	4.750	103.000	102.893	102.800	3.750	99.929	99.829	99.729	4.750	101.400	101.300	101.200	3.750	99.257	99.157	99.057
4.875	102.851	102.751	102.651	4.875	103.379	103.271	103.179	3.875	100.515	100.415	100.315	4.875	101.960	101.860	101.760	3.875	99.843	99.743	99.643
4.990	103.240	103.140	103.040	4.990	103.760	103.649	103.560	3.990	100.755	100.655	100.555	4.990	102.349	102.249	102.149	3.990	99.590	99.490	99.390
5.000	103.340	103.240	103.140	5.000	103.860	103.749	103.660	4.000	100.855	100.755	100.655	5.000	102.449	102.349	102.249	4.000	99.690	99.590	99.490
5.125	103.946	103.846	103.746	5.125	104.096	103.948	103.846	4.125	101.374	101.274	101.174	5.125	102.500	102.400	102.300	4.125	100.209	100.109	100.009
5.250	104.438	104.338	104.238	5.250	104.611	104.463	104.360	4.250	101.663	101.563	101.463	5.250	102.992	102.892	102.792	4.250	100.498	100.398	100.298
5.375	104.937	104.837	104.737	5.375	105.078	104.929	104.827	4.375	101.953	101.853	101.753	5.375	103.491	103.391	103.291	4.375	100.788	100.688	100.588
5.500	105.367	105.267	105.167	5.500	105.488	105.339	105.237	4.500	102.140	102.040	101.940	5.500	103.921	103.821	103.721	4.500	100.913	100.813	100.713
5.625	105.700	105.600	105.500	5.625	105.517	105.417	105.317	4.625	102.534	102.434	102.334	5.625	103.254	103.154	103.054	4.625	101.244	101.144	101.044
5.750	106.161	106.061	105.961	5.750	106.049	105.949	105.849	4.750	102.837	102.737	102.637	5.750	103.715	103.615	103.515	4.750	101.485	101.385	101.285

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%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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.: 6/6/2018

45 Day Lock Exp.: 6/21/2018

60 Day Lock Exp.: 7/6/2018

W. Rate Sheet Dated: 5/7/2018

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	97.110	96.985	96.860	
4.125	97.999	97.874	97.749	
4.250	98.648	98.523	98.398	
4.375	99.389	99.264	99.139	
4.500	99.952	99.827	99.702	
4.625	100.391	100.266	100.141	
4.750	100.944	100.819	100.694	
4.875	101.251	101.126	101.001	
5.000	101.588	101.463	101.338	
5.125	101.857	101.732	101.607	
5.250	102.095	101.970	101.845	
5.375	102.338	102.213	102.088	
5.500	102.555	102.430	102.305	

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	97.203	97.078	96.953	
3.625	97.662	97.537	97.412	
3.750	98.080	97.955	97.830	
3.875	98.686	98.561	98.436	
4.000	99.028	98.903	98.778	
4.125	99.277	99.152	99.027	
4.250	99.563	99.438	99.313	
4.375	99.817	99.692	99.567	
4.500	100.066	99.941	99.816	
4.625	100.305	100.180	100.055	
4.750	100.573	100.448	100.323	

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	97.222	97.097	96.972	
3.375	97.707	97.582	97.457	
3.500	98.165	98.040	97.915	
3.625	98.588	98.463	98.338	
3.750	98.978	98.853	98.728	
3.875	99.321	99.196	99.071	
4.000	99.666	99.541	99.416	
4.125	100.000	99.875	99.750	
4.250	100.329	100.204	100.079	
4.375	100.639	100.514	100.389	
4.500	100.949	100.824	100.699	
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)