[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.: **6/7/2018**
45 Day Lock Exp.: **6/22/2018**
60 Day Lock Exp.: **7/9/2018**

W. Rate Sheet Dated: 5/8/2018 **Release Time: 10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.908	97.758	97.608	3.500	97.320	97.170	97.020	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.442	98.292	98.142	3.625	97.818	97.668	97.518	2.000	N/A	N/A	N/A	3.250	98.285	98.135	97.985
3.750	99.492	99.342	99.192	3.750	99.024	98.874	98.724	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	100.018	99.868	99.718	3.875	99.516	99.366	99.216	2.250	93.711	93.561	93.411	3.500	99.367	99.217	99.067
4.000	100.547	100.397	100.247	4.000	100.009	99.859	99.709	2.375	94.076	93.926	93.776	3.625	99.901	99.751	99.601
4.125	101.068	100.918	100.768	4.125	100.494	100.344	100.194	2.500	93.198	93.048	92.898	Margin = 2.250		Index = 2.240	
4.250	101.888	101.748	101.592	4.250	101.171	101.031	100.874	2.625	94.148	93.998	93.848				
4.375	102.402	102.262	102.105	4.375	101.649	101.509	101.352	2.750	96.789	96.639	96.489				
4.500	102.847	102.706	102.550	4.500	102.058	101.918	101.761	2.875	97.353	97.203	97.053				
4.625	103.246	103.105	102.949	4.625	102.422	102.281	102.125	3.000	97.828	97.678	97.528				
4.750	103.371	103.184	103.012	4.750	102.577	102.389	102.217	3.125	98.302	98.152	98.002				
4.875	103.629	103.442	103.270	4.875	102.976	102.789	102.617	3.250	98.760	98.610	98.460				
5.000	104.193	104.005	103.833	5.000	103.304	103.117	102.945	3.375	99.227	99.077	98.927				
5.125	104.663	104.476	104.304	5.125	103.559	103.372	103.200	3.500	99.696	99.546	99.396				
5.250	104.719	104.454	104.282	5.250	103.581	103.316	103.144	3.625	100.158	100.008	99.858				
5.375	104.970	104.704	104.532	5.375	103.913	103.647	103.476	3.750	100.407	100.257	100.107				
5.500	105.051	104.785	104.613	5.500	104.332	104.067	103.895	3.875	100.861	100.711	100.561				
5.625	105.391	105.126	104.954	5.625	104.687	104.422	104.250	4.000	101.246	101.096	100.946				
5.750	105.068	104.968	104.812	5.750	104.521	104.421	104.265	4.125	101.586	101.436	101.286				

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	96.708	96.558	96.408	3.500	96.320	96.170	96.020	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.242	97.092	96.942	3.625	96.818	96.668	96.518	2.000	N/A	N/A	N/A	3.250	97.285	97.135	96.985
3.750	98.292	98.142	97.992	3.750	98.024	97.874	97.724	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.818	98.668	98.518	3.875	98.516	98.366	98.216	2.250	92.711	92.561	92.411	3.500	98.367	98.217	98.067
4.000	99.347	99.197	99.047	4.000	99.009	98.859	98.709	2.375	93.076	92.926	92.776	3.625	98.901	98.751	98.601
4.125	99.868	99.718	99.568	4.125	99.494	99.344	99.194	2.500	92.198	92.048	91.898	Margin = 2.250		Index = 2.240	
4.250	100.688	100.548	100.392	4.250	100.171	100.031	99.874	2.625	93.148	92.998	92.848	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.202	101.062	100.905	4.375	100.649	100.509	100.352	2.750	95.789	95.639	95.489	Rate	30 Day	45 Day	60 Day
4.500	101.647	101.506	101.350	4.500	101.058	100.918	100.761	2.875	96.353	96.203	96.053	4.500	100.347	100.097	99.847
4.625	102.046	101.905	101.749	4.625	101.422	101.281	101.125	3.000	96.828	96.678	96.528	4.625	100.746	100.496	100.246
4.750	102.144	101.956	101.785	4.750	101.577	101.389	101.217	3.125	97.302	97.152	97.002	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	97.760	97.610	97.460	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	98.227	98.077	97.927	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	98.696	98.546	98.396	5.125	101.983	101.733	101.483
5.250	104.289	104.024	103.852	5.250	102.581	102.316	102.144	3.625	99.158	99.008	98.858	5.250	101.508	101.242	100.992
5.375	104.540	104.274	104.102	5.375	102.913	102.647	102.476	3.750	99.407	99.257	99.107	5.375	101.966	101.700	101.450
5.500	104.821	104.555	104.383	5.500	103.332	103.067	102.895	3.875	99.861	99.711	99.561	5.500	102.201	101.935	101.685
5.625	105.111	104.846	104.674	5.625	103.687	103.422	103.250	4.000	100.246	100.096	99.946	5.625	102.531	102.265	102.015
5.750	104.788	104.688	104.532	5.750	103.521	103.421	103.265	4.125	100.586	100.436	100.286	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

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:	5/8/2018	5.250%

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	101.932	101.666	101.416	5.500	101.512	101.247	100.997
5.625	102.154	101.889	101.639	5.625	101.867	101.602	101.352
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

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 *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.

 Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**6/7/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**6/22/2018**
			60 Day Lock Exp.:	**7/9/2018**

W. Rate Sheet Dated: **5/8/2018** **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	97.096	96.946	96.796	3.500	96.507	96.357	96.207	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.625	97.629	97.479	97.329	3.625	97.005	96.855	96.705	2.000	N/A	N/A	N/A	3.250	97.47	97.323	97.173
3.750	98.679	98.529	98.379	3.750	98.212	98.062	97.912	2.125	N/A	N/A	N/A	3.375	98.06	97.913	97.763
3.875	99.206	99.056	98.906	3.875	98.703	98.553	98.403	2.250	91.711	91.561	91.411	3.500	98.55	98.405	98.255
4.000	99.734	99.584	99.434	4.000	99.196	99.046	98.896	2.375	92.076	91.926	91.776	3.625	99.09	98.939	98.789
4.125	100.255	100.105	99.955	4.125	99.681	99.531	99.381	2.500	91.198	91.048	90.898	Margin = 2.250		Index = 2.240	
4.250	100.951	100.810	100.654	4.250	100.234	100.093	99.937	2.625	92.148	91.998	91.848				
4.375	101.465	101.324	101.168	4.375	100.712	100.571	100.415	2.750	95.102	94.952	94.802				
4.500	101.909	101.769	101.612	4.500	101.121	100.980	100.824	2.875	95.666	95.516	95.366				
4.625	102.309	102.168	102.012	4.625	101.485	101.344	101.188	3.000	96.140	95.990	95.840				
4.750	101.746	101.559	101.387	4.750	100.952	100.764	100.592	3.125	96.615	96.465	96.315				
4.875	102.004	101.817	101.645	4.875	101.351	101.164	100.992	3.250	97.947	97.797	97.647				
5.000	102.568	102.380	102.208	5.000	101.679	101.492	101.320	3.375	98.415	98.265	98.115				
5.125	103.038	102.851	102.679	5.125	101.934	101.747	101.575	3.500	98.884	98.734	98.584				
5.250	101.719	101.454	101.282	5.250	100.581	100.316	100.144	3.625	99.345	99.195	99.045				
5.375	101.970	101.704	101.532	5.375	100.913	100.647	100.476	3.750	99.594	99.444	99.294				
5.500	102.051	101.785	101.613	5.500	101.332	101.067	100.895	3.875	100.048	99.898	99.748				
5.625	102.391	102.126	101.954	5.625	101.687	101.422	101.250	4.000	100.433	100.283	100.133				
5.750	102.068	101.968	101.812	5.750	101.521	101.421	101.265	4.125	100.774	100.624	100.474				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.500	95.896	95.746	95.596	3.500	95.507	95.357	95.207	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.625	96.429	96.279	96.129	3.625	96.005	95.855	95.705	2.000	N/A	N/A	N/A	3.250	96.473	96.323	96.173
3.750	97.479	97.329	97.179	3.750	97.212	97.062	96.912	2.125	N/A	N/A	N/A	3.375	97.063	96.913	96.763
3.875	98.006	97.856	97.706	3.875	97.703	97.553	97.403	2.250	90.961	90.811	90.661	3.500	97.555	97.405	97.255
4.000	98.534	98.384	98.234	4.000	98.196	98.046	97.896	2.375	91.326	91.176	91.026	3.625	98.089	97.939	97.789
4.125	99.055	98.905	98.755	4.125	98.681	98.531	98.381	2.500	90.448	90.298	90.148	Margin = 2.250		Index = 2.240	
4.250	99.751	99.610	99.454	4.250	99.234	99.093	98.937	2.625	91.398	91.248	91.098	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	100.265	100.124	99.968	4.375	99.712	99.571	99.415	2.750	94.883	94.733	94.583	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	100.709	100.569	100.412	4.500	100.121	99.980	99.824	2.875	95.447	95.297	95.147	4.500	99.409	99.159	98.909
4.625	101.109	100.968	100.812	4.625	100.485	100.344	100.188	3.000	95.921	95.771	95.621	4.625	99.809	99.559	99.309
4.750	100.519	100.331	100.160	4.750	99.952	99.764	99.592	3.125	96.396	96.246	96.096	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	96.291	96.141	95.991	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	96.758	96.608	96.458	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	97.228	97.078	96.928	5.125	100.358	100.108	99.858
5.250	101.289	101.024	100.852	5.250	99.581	99.316	99.144	3.625	97.689	97.539	97.389	5.250	98.508	98.242	97.992
5.375	101.540	101.274	101.102	5.375	99.913	99.647	99.476	3.750	97.219	97.069	96.919	5.375	98.966	98.700	98.450
5.500	101.821	101.555	101.383	5.500	100.332	100.067	99.895	3.875	97.673	97.523	97.373	5.500	99.201	98.935	98.685
5.625	102.111	101.846	101.674	5.625	100.687	100.422	100.250	4.000	98.058	97.908	97.758	5.625	99.531	99.265	99.015
5.750	101.788	101.688	101.532	5.750	100.521	100.421	100.265	4.125	98.399	98.249	98.099	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

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:	5/8/2018	5.250%

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	98.932	98.666	98.416	5.500	98.512	98.247	97.997
5.625	99.154	98.889	98.639	5.625	98.867	98.602	98.352
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

DPA Advantage Adjustment

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

Lock Desk Policy

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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)

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.: 6/7/2018
45 Day Lock Exp.: 6/22/2018
60 Day Lock Exp.: 7/9/2018

W. Rate Sheet Dated: 5/8/2018 **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	98.534	98.434	98.334	4.625	102.232	102.132	102.032	3.000	96.612	96.512	96.412	3.000	97.301	97.201	97.101
4.125	99.277	99.177	99.077	4.750	102.731	102.631	102.531	3.125	97.154	97.054	96.954	3.125	97.641	97.541	97.441
4.250	99.907	99.807	99.707	4.875	103.110	103.010	102.910	3.250	97.524	97.424	97.324	3.250	98.289	98.189	98.089
4.375	100.498	100.398	100.298	4.990	103.367	103.262	103.163	3.375	98.312	98.212	98.112	3.375	98.650	98.550	98.450
4.500	101.010	100.910	100.810	5.000	103.467	103.362	103.263	3.500	98.764	98.664	98.564	3.500	99.001	98.901	98.801
4.625	101.664	101.564	101.464	5.125	104.016	103.911	103.812	3.625	99.200	99.100	99.000	3.625	99.322	99.222	99.122
4.750	102.235	102.135	102.035	5.250	104.512	104.407	104.308	3.750	99.826	99.726	99.626	3.750	100.041	99.941	99.841
4.875	102.739	102.639	102.539	5.375	104.866	104.761	104.662	3.875	100.128	100.028	99.928	3.875	100.374	100.274	100.174
4.990	102.825	102.725	102.625	5.500	105.183	105.078	104.978	3.990	100.532	100.432	100.332	3.990	100.594	100.494	100.394
5.000	102.925	102.825	102.725	5.625	105.472	105.367	105.268	4.000	100.632	100.532	100.432	4.000	100.694	100.594	100.494
5.125	103.594	103.494	103.394	5.750	105.874	105.761	105.654	4.125	101.135	101.035	100.935	4.125	100.994	100.894	100.794
5.250	104.254	104.154	104.054	5.875	106.235	106.122	106.015	4.250	101.410	101.310	101.210	4.250	101.192	101.092	100.992
5.375	104.719	104.619	104.519	5.990	106.458	106.345	106.237	4.375	101.704	101.604	101.504	4.375	101.435	101.317	101.196
5.500	105.070	104.970	104.870	6.000	106.558	106.445	106.337	4.500	101.935	101.835	101.735	4.500	101.707	101.581	101.452
5.625	105.418	105.318	105.218	6.125	106.815	106.702	106.595	4.625	102.214	102.114	102.014	4.625	101.942	101.815	101.686
5.750	106.086	105.986	105.886	6.250	106.533	106.412	106.295	4.750	102.434	102.334	102.234	4.750	102.100	101.974	101.845
5.875	106.524	106.424	106.324	6.375	106.871	106.750	106.633	4.875	102.690	102.590	102.490	4.875	102.242	102.115	101.986
5.990	106.840	106.740	106.640	6.500	N/A	N/A	N/A	4.990	102.810	102.710	102.610	4.990	102.301	102.174	102.045
6.000	106.940	106.840	106.740	6.625	N/A	N/A	N/A	5.000	102.910	102.810	102.710	5.000	102.401	102.274	102.145

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.501	98.401	98.301	3.000	96.213	96.113	96.013
4.375	99.100	99.000	98.900	3.125	96.651	96.551	96.451
4.500	99.649	99.549	99.449	3.250	97.071	96.971	96.871
4.625	100.197	100.097	99.997	3.375	97.505	97.405	97.305
4.750	100.884	100.784	100.684	3.500	97.948	97.848	97.748
4.875	101.416	101.316	101.216	3.625	98.362	98.262	98.162
4.990	101.779	101.679	101.579	3.750	98.760	98.660	98.560
5.000	101.879	101.779	101.679	3.875	99.210	99.110	99.010
5.125	102.120	102.020	101.920	3.990	99.546	99.446	99.346
5.250	102.566	102.461	102.362	4.000	99.646	99.546	99.446
5.375	103.077	102.972	102.873	4.125	100.054	99.954	99.854
5.500	103.564	103.459	103.360	4.250	100.242	100.142	100.042
5.625	103.820	103.715	103.616	4.375	100.445	100.345	100.245
5.750	101.948	101.835	101.728	4.500	100.596	100.496	100.396
5.875	102.482	102.369	102.261	4.625	100.650	100.539	100.426
5.990	102.893	102.780	102.673	4.750	100.793	100.682	100.569
6.000	102.993	102.880	102.773	4.875	100.960	100.848	100.735
6.125	103.245	103.132	103.025	4.990	101.002	100.891	100.777
6.250	102.235	102.097	101.969	5.000	101.102	100.991	100.877

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

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.

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

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 →	LPMI Adjust Term > 20 yr & All Manuf.: ≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	LPMI Adjust Term ≤ 20 yr: ≤ 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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/7/2018
45 Day Lock Exp.: 6/22/2018
60 Day Lock Exp.: 7/9/2018

W. Rate Sheet Dated: 5/8/2018 **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	96.474	96.374	96.274	3.875	94.531	94.431	94.331	4.625	100.782	100.682	100.582	4.625	99.199	99.099	98.999
4.125	97.235	97.135	97.035	3.990	95.093	94.993	94.893	4.750	101.281	101.181	101.081	4.750	100.011	99.911	99.811
4.250	97.973	97.873	97.773	4.000	95.193	95.093	94.993	4.875	101.660	101.560	101.460	4.875	100.525	100.425	100.325
4.375	98.520	98.420	98.320	4.125	96.223	96.123	96.023	4.990	101.917	101.812	101.713	4.990	100.874	100.774	100.674
4.500	99.155	99.055	98.955	4.250	97.205	97.105	97.005	5.000	102.017	101.912	101.813	5.000	100.974	100.874	100.774
4.625	99.870	99.770	99.670	4.375	97.809	97.709	97.609	5.125	102.566	102.461	102.362	5.125	101.381	101.281	101.181
4.750	100.543	100.443	100.343	4.500	98.651	98.551	98.451	5.250	103.062	102.957	102.858	5.250	102.075	101.975	101.875
4.875	101.030	100.930	100.830	4.625	99.622	99.522	99.422	5.375	103.416	103.311	103.212	5.375	102.581	102.481	102.381
4.990	101.375	101.275	101.175	4.750	100.526	100.426	100.326	5.500	103.733	103.628	103.528	5.500	102.965	102.865	102.765
5.000	101.475	101.375	101.275	4.875	101.063	100.963	100.863	5.625	104.022	103.917	103.818	5.625	103.348	103.248	103.148
5.125	102.144	102.044	101.944	4.990	101.442	101.342	101.242	5.750	104.424	104.311	104.204	5.750	103.868	103.768	103.668
5.250	102.804	102.704	102.604	5.000	101.542	101.442	101.342	5.875	104.785	104.672	104.565	5.875	104.351	104.251	104.151
5.375	103.269	103.169	103.069	5.125	102.128	102.028	101.928	5.990	105.008	104.895	104.787	5.990	104.686	104.586	104.486
5.500	103.620	103.520	103.420	5.250	103.021	102.921	102.821	6.000	105.108	104.995	104.887	6.000	104.786	104.686	104.586
5.625	103.968	103.868	103.768	5.375	103.536	103.436	103.336	6.125	105.365	105.252	105.145	6.125	105.133	105.033	104.933
5.750	104.636	104.536	104.436	5.500	103.926	103.826	103.726	6.250	105.083	104.962	104.845	6.250	104.771	104.649	104.532
5.875	105.074	104.974	104.874	5.625	104.351	104.251	104.151	6.375	105.421	105.300	105.183	6.375	105.225	105.104	104.986
5.990	105.390	105.290	105.190	5.750	105.274	105.174	105.074	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	105.490	105.390	105.290	5.875	105.757	105.657	105.557	6.625	N/A	N/A	N/A	6.625	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	96.213	96.113	96.013	3.000	93.484	93.384	93.284	3.000	95.801	95.701	95.601	3.000	93.276	93.176	93.076
3.125	96.651	96.551	96.451	3.125	94.160	94.060	93.960	3.125	96.141	96.041	95.941	3.125	93.962	93.862	93.762
3.250	97.071	96.971	96.871	3.250	94.528	94.428	94.328	3.250	96.789	96.689	96.589	3.250	94.320	94.220	94.120
3.375	97.505	97.405	97.305	3.375	95.002	94.902	94.802	3.375	97.150	97.050	96.950	3.375	94.805	94.705	94.605
3.500	97.948	97.848	97.748	3.500	95.700	95.600	95.500	3.500	97.501	97.401	97.301	3.500	95.493	95.393	95.293
3.625	98.362	98.262	98.162	3.625	96.339	96.239	96.139	3.625	97.822	97.722	97.622	3.625	96.141	96.041	95.941
3.750	98.760	98.660	98.560	3.750	96.825	96.725	96.625	3.750	98.541	98.441	98.341	3.750	96.618	96.518	96.418
3.875	99.210	99.110	99.010	3.875	97.473	97.373	97.273	3.875	98.874	98.774	98.674	3.875	97.265	97.165	97.065
3.990	99.546	99.446	99.346	3.990	98.020	97.920	97.820	3.990	99.094	98.994	98.894	3.990	97.802	97.702	97.602
4.000	99.646	99.546	99.446	4.000	98.120	98.020	97.920	4.000	99.194	99.094	98.994	4.000	97.902	97.802	97.702
4.125	100.054	99.954	99.854	4.125	98.749	98.649	98.549	4.125	99.494	99.394	99.294	4.125	98.531	98.431	98.331
4.250	100.242	100.142	100.042	4.250	99.054	98.954	98.854	4.250	99.692	99.592	99.492	4.250	98.836	98.736	98.636
4.375	100.445	100.345	100.245	4.375	99.378	99.278	99.178	4.375	99.935	99.817	99.696	4.375	99.141	99.041	98.941
4.500	100.596	100.496	100.396	4.500	99.693	99.586	99.478	4.500	100.207	100.081	99.952	4.500	99.456	99.349	99.241
4.625	100.650	100.550	100.450	4.625	100.218	100.107	99.994	4.625	100.442	100.315	100.186	4.625	99.981	99.869	99.756
4.750	100.793	100.693	100.593	4.750	100.464	100.352	100.239	4.750	100.600	100.474	100.345	4.750	100.226	100.115	100.002
4.875	100.960	100.860	100.760	4.875	100.749	100.637	100.524	4.875	100.742	100.615	100.486	4.875	100.501	100.390	100.277
4.990	101.002	100.902	100.802	4.990	100.897	100.785	100.672	4.990	100.801	100.674	100.545	4.990	100.679	100.568	100.455
5.000	101.102	101.002	100.902	5.000	100.997	100.885	100.772	5.000	100.901	100.774	100.645	5.000	100.779	100.668	100.555

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

LLPA Cap

Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
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	-1.000	-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	-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	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		

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-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.

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@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/7/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/22/2018
		60 Day Lock Exp.:	7/9/2018

W. Rate Sheet Dated: 5/8/2018 **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	96.884	96.784	96.684	3.750	97.880	97.772	97.680	2.750	95.271	95.171	95.071
3.875	97.762	97.662	97.562	3.875	98.541	98.432	98.341	2.875	95.957	95.857	95.757
3.990	98.434	98.334	98.234	3.990	99.143	99.028	98.943	2.990	96.535	96.435	96.335
4.000	98.534	98.434	98.334	4.000	99.243	99.128	99.043	3.000	96.635	96.535	96.435
4.125	99.277	99.177	99.077	4.125	99.872	99.772	99.672	3.125	97.258	97.158	97.058
4.250	99.907	99.807	99.707	4.250	100.523	100.423	100.323	3.250	97.787	97.687	97.587
4.375	100.498	100.398	100.298	4.375	101.090	100.990	100.890	3.375	98.312	98.212	98.112
4.500	101.010	100.910	100.810	4.500	101.775	101.672	101.575	3.500	98.764	98.664	98.564
4.625	101.664	101.564	101.464	4.625	102.364	102.254	102.160	3.625	99.234	99.134	99.034
4.750	102.235	102.135	102.035	4.750	102.894	102.781	102.687	3.750	99.826	99.726	99.626
4.875	102.783	102.683	102.583	4.875	103.284	103.170	103.076	3.875	100.379	100.279	100.179
4.990	103.236	103.136	103.036	4.990	103.678	103.562	103.468	3.990	100.679	100.579	100.479
5.000	103.336	103.236	103.136	5.000	103.778	103.662	103.568	4.000	100.779	100.679	100.579
5.125	103.871	103.771	103.663	5.125	104.002	103.848	103.732	4.125	101.307	101.207	101.107
5.250	104.377	104.277	104.169	5.250	104.553	104.397	104.282	4.250	101.582	101.482	101.382
5.375	104.892	104.792	104.684	5.375	104.965	104.809	104.693	4.375	101.876	101.776	101.676
5.500	105.335	105.235	105.130	5.500	105.387	105.230	105.114	4.500	101.997	101.897	101.797
5.625	105.587	105.487	105.387	5.625	105.424	105.324	105.224	4.625	102.397	102.297	102.197
5.750	106.062	105.962	105.862	5.750	105.967	105.867	105.767	4.750	102.727	102.627	102.527

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	96.094	95.994	95.894	2.750	94.927	94.827	94.727
3.875	96.972	96.872	96.772	2.875	95.613	95.513	95.413
3.990	97.644	97.544	97.444	2.990	96.191	96.091	95.991
4.000	97.744	97.644	97.544	3.000	96.291	96.191	96.091
4.125	98.386	98.286	98.186	3.125	96.914	96.814	96.714
4.250	99.016	98.916	98.816	3.250	97.443	97.343	97.243
4.375	99.607	99.507	99.407	3.375	97.968	97.868	97.768
4.500	100.119	100.019	99.919	3.500	98.092	97.992	97.892
4.625	100.726	100.626	100.526	3.625	98.562	98.462	98.362
4.750	101.297	101.197	101.097	3.750	99.154	99.054	98.954
4.875	101.845	101.745	101.645	3.875	99.707	99.607	99.507
4.990	102.298	102.198	102.098	3.990	99.514	99.414	99.314
5.000	102.398	102.298	102.198	4.000	99.614	99.514	99.414
5.125	102.496	102.396	102.288	4.125	100.142	100.042	99.942
5.250	103.002	102.902	102.794	4.250	100.417	100.317	100.217
5.375	103.517	103.417	103.309	4.375	100.711	100.611	100.511
5.500	103.960	103.860	103.755	4.500	100.770	100.670	100.570
5.625	103.212	103.112	103.012	4.625	101.107	101.007	100.907
5.750	103.687	103.587	103.487	4.750	101.375	101.275	101.175

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

Program Feataures								
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	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
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								

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

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

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

30 Day Lock Exp.: **6/7/2018**
45 Day Lock Exp.: **6/22/2018**
60 Day Lock Exp.: **7/9/2018**

W. Rate Sheet Dated: 5/8/2018 **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	95.248	95.148	95.048	3.750	95.148	95.048	94.948	3.750	96.376	96.268	96.176	3.750	96.276	96.168	96.076
3.875	95.960	95.860	95.760	3.875	95.860	95.760	95.660	3.875	97.091	96.982	96.891	3.875	96.991	96.882	96.791
3.990	96.713	96.613	96.513	3.990	96.613	96.513	96.413	3.990	97.693	97.578	97.493	3.990	97.593	97.478	97.393
4.000	96.813	96.713	96.613	4.000	96.713	96.613	96.513	4.000	97.793	97.678	97.593	4.000	97.693	97.578	97.493
4.125	97.501	97.401	97.301	4.125	97.401	97.301	97.201	4.125	98.422	98.322	98.222	4.125	98.322	98.222	98.122
4.250	98.182	98.082	97.982	4.250	98.082	97.982	97.882	4.250	99.073	98.973	98.873	4.250	98.973	98.873	98.773
4.375	98.855	98.755	98.655	4.375	98.755	98.655	98.555	4.375	99.640	99.540	99.440	4.375	99.540	99.440	99.340
4.500	99.551	99.451	99.351	4.500	99.451	99.351	99.251	4.500	100.325	100.222	100.125	4.500	100.225	100.122	100.025
4.625	100.164	100.064	99.964	4.625	100.064	99.964	99.864	4.625	100.914	100.804	100.710	4.625	100.814	100.704	100.610
4.750	100.780	100.680	100.580	4.750	100.680	100.580	100.480	4.750	101.444	101.331	101.237	4.750	101.344	101.231	101.137
4.875	101.333	101.233	101.133	4.875	101.233	101.133	101.033	4.875	101.834	101.720	101.626	4.875	101.734	101.620	101.526
4.990	101.786	101.686	101.586	4.990	101.686	101.586	101.486	4.990	102.228	102.112	102.018	4.990	102.128	102.012	101.918
5.000	101.886	101.786	101.686	5.000	101.786	101.686	101.586	5.000	102.328	102.212	102.118	5.000	102.228	102.112	102.018
5.125	102.421	102.321	102.213	5.125	102.321	102.221	102.113	5.125	102.552	102.398	102.282	5.125	102.452	102.298	102.182
5.250	102.927	102.827	102.719	5.250	102.827	102.727	102.619	5.250	103.103	102.947	102.832	5.250	103.003	102.847	102.732
5.375	103.442	103.342	103.234	5.375	103.342	103.242	103.134	5.375	103.515	103.359	103.243	5.375	103.415	103.259	103.143
5.500	103.885	103.785	103.680	5.500	103.785	103.685	103.580	5.500	103.937	103.780	103.664	5.500	103.837	103.680	103.564
5.625	104.137	104.037	103.937	5.625	104.037	103.937	103.837	5.625	103.974	103.874	103.774	5.625	103.874	103.774	103.674
5.750	104.612	104.512	104.412	5.750	104.512	104.412	104.312	5.750	104.517	104.417	104.317	5.750	104.417	104.317	104.217

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.771	93.671	93.571	2.750	93.671	93.571	93.471
2.875	94.457	94.357	94.257	2.875	94.357	94.257	94.157
2.990	95.035	94.935	94.835	2.990	94.935	94.835	94.735
3.000	95.135	95.035	94.935	3.000	95.035	94.935	94.835
3.125	95.758	95.658	95.558	3.125	95.658	95.558	95.458
3.250	96.287	96.187	96.087	3.250	96.187	96.087	95.987
3.375	96.790	96.690	96.590	3.375	96.690	96.590	96.490
3.500	97.210	97.110	97.010	3.500	97.110	97.010	96.910
3.625	97.734	97.634	97.534	3.625	97.634	97.534	97.434
3.750	98.315	98.215	98.115	3.750	98.215	98.115	98.015
3.875	98.879	98.779	98.679	3.875	98.779	98.679	98.579
3.990	99.179	99.079	98.979	3.990	99.079	98.979	98.879
4.000	99.279	99.179	99.079	4.000	99.179	99.079	98.979
4.125	99.807	99.707	99.607	4.125	99.707	99.607	99.507
4.250	100.082	99.982	99.882	4.250	99.982	99.882	99.782
4.375	100.376	100.276	100.176	4.375	100.276	100.176	100.076
4.500	100.497	100.397	100.297	4.500	100.397	100.297	100.197
4.625	100.897	100.797	100.697	4.625	100.797	100.697	100.597
4.750	101.227	101.127	101.027	4.750	101.127	101.027	100.927

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	94.458	94.358	94.258	3.750	94.358	94.258	94.158	2.750	93.427	93.327	93.227	2.750	93.327	93.227	93.127
3.875	95.170	95.070	94.970	3.875	95.070	94.970	94.870	2.875	94.113	94.013	93.913	2.875	94.013	93.913	93.813
3.990	95.923	95.823	95.723	3.990	95.823	95.723	95.623	2.990	94.691	94.591	94.491	2.990	94.591	94.491	94.391
4.000	96.023	95.923	95.823	4.000	95.923	95.823	95.723	3.000	94.791	94.691	94.591	3.000	94.691	94.591	94.491
4.125	96.610	96.510	96.410	4.125	96.510	96.410	96.310	3.125	95.414	95.314	95.214	3.125	95.314	95.214	95.114
4.250	97.291	97.191	97.091	4.250	97.191	97.091	96.991	3.250	95.943	95.843	95.743	3.250	95.843	95.743	95.643
4.375	97.964	97.864	97.764	4.375	97.864	97.764	97.664	3.375	96.446	96.346	96.246	3.375	96.346	96.246	96.146
4.500	98.660	98.560	98.460	4.500	98.560	98.460	98.360	3.500	96.538	96.438	96.338	3.500	96.438	96.338	96.238
4.625	99.226	99.126	99.026	4.625	99.126	99.026	98.926	3.625	97.062	96.962	96.862	3.625	96.962	96.862	96.762
4.750	99.842	99.742	99.642	4.750	99.742	99.642	99.542	3.750	97.643	97.543	97.443	3.750	97.543	97.443	97.343
4.875	100.395	100.295	100.195	4.875	100.295	100.195	100.095	3.875	98.207	98.107	98.007	3.875	98.107	98.007	97.907
4.990	100.848	100.748	100.648	4.990	100.748	100.648	100.548	3.990	98.014	97.914	97.814	3.990	97.914	97.814	97.714
5.000	100.948	100.848	100.748	5.000	100.848	100.748	100.648	4.000	98.114	98.014	97.914	4.000	98.014	97.914	97.814
5.125	101.046	100.946	100.838	5.125	100.946	100.846	100.738	4.125	98.642	98.542	98.442	4.125	98.542	98.442	98.342
5.250	101.552	101.452	101.344	5.250	101.452	101.352	101.244	4.250	98.917	98.817	98.717	4.250	98.817	98.717	98.617
5.375	102.067	101.967	101.859	5.375	101.967	101.867	101.759	4.375	99.211	99.111	99.011	4.375	99.111	99.011	98.911
5.500	102.510	102.410	102.305	5.500	102.410	102.310	102.205	4.500	99.270	99.170	99.070	4.500	99.170	99.070	98.970
5.625	101.762	101.662	101.562	5.625	101.662	101.562	101.462	4.625	99.607	99.507	99.407	4.625	99.507	99.407	99.307
5.750	102.237	102.137	102.037	5.750	102.137	102.037	101.937	4.750	99.875	99.775	99.675	4.750	99.775	99.675	99.575

Applicable for all mortgages with greater than 15 year terms

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

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

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 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC 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%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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 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

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

30 Day Lock Exp.: **6/7/2018**
45 Day Lock Exp.: **6/22/2018**
60 Day Lock Exp.: **7/9/2018**

W. Rate Sheet Dated: **5/8/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible & Home Possible Advantage																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	96.698	96.598	96.498	3.750	97.826	97.718	97.626	2.750	95.271	95.171	95.071	3.750	95.908	95.808	95.708	2.750	94.927	94.827	94.727
3.875	97.410	97.310	97.210	3.875	98.541	98.432	98.341	2.875	95.957	95.857	95.757	3.875	96.620	96.520	96.420	2.875	95.613	95.513	95.413
3.990	98.163	98.063	97.963	3.990	99.143	99.028	98.943	2.990	96.535	96.435	96.335	3.990	97.373	97.273	97.173	2.990	96.191	96.091	95.991
4.000	98.263	98.163	98.063	4.000	99.243	99.128	99.043	3.000	96.635	96.535	96.435	4.000	97.473	97.373	97.273	3.000	96.291	96.191	96.091
4.125	98.951	98.851	98.751	4.125	99.872	99.772	99.672	3.125	97.258	97.158	97.058	4.125	98.060	97.960	97.860	3.125	96.914	96.814	96.714
4.250	99.632	99.532	99.432	4.250	100.523	100.423	100.323	3.250	97.787	97.687	97.587	4.250	98.741	98.641	98.541	3.250	97.443	97.343	97.243
4.375	100.305	100.205	100.105	4.375	101.090	100.990	100.890	3.375	98.290	98.190	98.090	4.375	99.414	99.314	99.214	3.375	97.946	97.846	97.746
4.500	101.001	100.901	100.801	4.500	101.775	101.672	101.575	3.500	98.710	98.610	98.510	4.500	100.110	100.010	99.910	3.500	98.038	97.938	97.838
4.625	101.614	101.514	101.414	4.625	102.364	102.254	102.160	3.625	99.234	99.134	99.034	4.625	100.676	100.576	100.476	3.625	98.562	98.462	98.362
4.750	102.230	102.130	102.030	4.750	102.894	102.781	102.687	3.750	99.815	99.715	99.615	4.750	101.292	101.192	101.092	3.750	99.143	99.043	98.943
4.875	102.783	102.683	102.583	4.875	103.284	103.170	103.076	3.875	100.379	100.279	100.179	4.875	101.845	101.745	101.645	3.875	99.707	99.607	99.507
4.990	103.236	103.136	103.036	4.990	103.678	103.562	103.468	3.990	100.679	100.579	100.479	4.990	102.298	102.198	102.098	3.990	99.514	99.414	99.314
5.000	103.336	103.236	103.136	5.000	103.778	103.662	103.568	4.000	100.779	100.679	100.579	5.000	102.398	102.298	102.198	4.000	99.614	99.514	99.414
5.125	103.871	103.771	103.663	5.125	104.002	103.848	103.732	4.125	101.307	101.207	101.107	5.125	102.496	102.396	102.288	4.125	100.142	100.042	99.942
5.250	104.377	104.277	104.169	5.250	104.553	104.397	104.282	4.250	101.582	101.482	101.382	5.250	103.002	102.902	102.794	4.250	100.417	100.317	100.217
5.375	104.892	104.792	104.684	5.375	104.965	104.809	104.693	4.375	101.876	101.776	101.676	5.375	103.517	103.417	103.309	4.375	100.711	100.611	100.511
5.500	105.335	105.235	105.130	5.500	105.387	105.230	105.114	4.500	101.997	101.897	101.797	5.500	103.960	103.860	103.755	4.500	100.770	100.670	100.570
5.625	105.587	105.487	105.387	5.625	105.424	105.324	105.224	4.625	102.397	102.297	102.197	5.625	103.212	103.112	103.012	4.625	101.107	101.007	100.907
5.750	106.062	105.962	105.862	5.750	105.967	105.867	105.767	4.750	102.727	102.627	102.527	5.750	103.687	103.587	103.487	4.750	101.375	101.275	101.175

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.

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.: **6/7/2018**
45 Day Lock Exp.: **6/22/2018**
60 Day Lock Exp.: **7/9/2018**

W. Rate Sheet Dated: **5/8/2018** **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	97.087	96.962	96.837
4.125	97.982	97.857	97.732
4.250	98.632	98.507	98.382
4.375	99.375	99.250	99.125
4.500	99.940	99.815	99.690
4.625	100.382	100.257	100.132
4.750	100.937	100.812	100.687
4.875	101.244	101.119	100.994
5.000	101.582	101.457	101.332
5.125	101.852	101.727	101.602
5.250	102.091	101.966	101.841
5.375	102.335	102.210	102.085
5.500	102.554	102.429	102.304

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	97.237	97.112	96.987
3.625	97.694	97.569	97.444
3.750	98.112	97.987	97.862
3.875	98.717	98.592	98.467
4.000	99.057	98.932	98.807
4.125	99.306	99.181	99.056
4.250	99.590	99.465	99.340
4.375	99.844	99.719	99.594
4.500	100.091	99.966	99.841
4.625	100.331	100.206	100.081
4.750	100.599	100.474	100.349

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	97.255	97.130	97.005
3.375	97.740	97.615	97.490
3.500	98.197	98.072	97.947
3.625	98.619	98.494	98.369
3.750	99.007	98.882	98.757
3.875	99.350	99.225	99.100
4.000	99.692	99.567	99.442
4.125	100.028	99.903	99.778
4.250	100.356	100.231	100.106
4.375	100.666	100.541	100.416
4.500	100.976	100.851	100.726
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 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

[1]Full Am. [2]ARMs 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)