



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.: 6/8/2018

45 Day Lock Exp.: 6/25/2018

60 Day Lock Exp.: 7/9/2018

W. Rate Sheet Dated: 5/9/2018

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	97.736	97.586	97.436	3.500	97.148	96.998	96.848	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.270	98.120	97.970	3.625	97.646	97.496	97.346	2.000	N/A	N/A	N/A	3.250	98.285	98.135	97.985
3.750	99.275	99.125	98.975	3.750	98.808	98.658	98.508	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	99.805	99.655	99.505	3.875	99.302	99.152	99.002	2.250	93.586	93.436	93.286	3.500	99.367	99.217	99.067
4.000	100.330	100.180	100.030	4.000	99.792	99.642	99.492	2.375	93.951	93.801	93.651	3.625	99.901	99.751	99.601
4.125	100.858	100.708	100.558	4.125	100.284	100.134	99.984	2.500	93.073	92.923	92.773	Margin = 2.250		Index = 2.240	
4.250	101.689	101.549	101.393	4.250	100.972	100.832	100.675	2.625	94.023	93.873	93.723				
4.375	102.207	102.066	101.910	4.375	101.454	101.314	101.157	2.750	96.610	96.460	96.310				
4.500	102.717	102.576	102.420	4.500	101.929	101.788	101.632	2.875	97.174	97.024	96.874				
4.625	103.138	102.998	102.841	4.625	102.314	102.174	102.017	3.000	97.648	97.498	97.348				
4.750	103.263	103.091	102.991	4.750	102.409	102.237	102.137	3.125	98.122	97.972	97.822				
4.875	103.460	103.288	103.188	4.875	102.807	102.636	102.536	3.250	98.599	98.449	98.299				
5.000	104.087	103.915	103.815	5.000	103.198	103.026	102.926	3.375	99.067	98.917	98.767				
5.125	104.505	104.333	104.233	5.125	103.401	103.229	103.129	3.500	99.536	99.386	99.236				
5.250	104.568	104.349	104.130	5.250	103.430	103.211	102.992	3.625	99.998	99.848	99.698				
5.375	104.845	104.626	104.407	5.375	103.788	103.569	103.350	3.750	100.274	100.124	99.974				
5.500	104.835	104.616	104.397	5.500	104.116	103.898	103.679	3.875	100.728	100.578	100.428				
5.625	105.264	105.045	104.826	5.625	104.560	104.341	104.122	4.000	101.113	100.963	100.813				
5.750	105.104	105.004	104.879	5.750	104.557	104.457	104.332	4.125	101.453	101.303	101.153				

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	96.536	96.386	96.236	3.500	96.148	95.998	95.848	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.070	96.920	96.770	3.625	96.646	96.496	96.346	2.000	N/A	N/A	N/A	3.250	97.285	97.135	96.985
3.750	98.075	97.925	97.775	3.750	97.808	97.658	97.508	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.605	98.455	98.305	3.875	98.302	98.152	98.002	2.250	92.586	92.436	92.286	3.500	98.367	98.217	98.067
4.000	99.130	98.980	98.830	4.000	98.792	98.642	98.492	2.375	92.951	92.801	92.651	3.625	98.901	98.751	98.601
4.125	99.658	99.508	99.358	4.125	99.284	99.134	98.984	2.500	92.073	91.923	91.773	Margin = 2.250		Index = 2.240	
4.250	100.489	100.349	100.193	4.250	99.972	99.832	99.675	2.625	93.023	92.873	92.723	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.007	100.866	100.710	4.375	100.454	100.314	100.157	2.750	95.610	95.460	95.310	Rate	30 Day	45 Day	60 Day
4.500	101.517	101.376	101.220	4.500	100.929	100.788	100.632	2.875	96.174	96.024	95.874	4.500	100.217	99.967	99.717
4.625	101.938	101.798	101.641	4.625	101.314	101.174	101.017	3.000	96.648	96.498	96.348	4.625	100.638	100.388	100.138
4.750	101.976	101.804	101.704	4.750	101.409	101.237	101.137	3.125	97.122	96.972	96.822	4.750	100.626	100.376	100.126
4.875	102.510	102.338	102.238	4.875	101.807	101.636	101.536	3.250	97.599	97.449	97.299	4.875	101.060	100.810	100.560
5.000	102.937	102.765	102.665	5.000	102.198	102.026	101.926	3.375	98.067	97.917	97.767	5.000	101.487	101.237	100.987
5.125	103.355	103.183	103.083	5.125	102.501	102.329	102.229	3.500	98.536	98.386	98.236	5.125	101.825	101.575	101.325
5.250	104.138	103.919	103.700	5.250	102.430	102.211	101.992	3.625	98.998	98.848	98.698	5.250	101.357	101.107	100.857
5.375	104.415	104.196	103.977	5.375	102.788	102.569	102.350	3.750	99.274	99.124	98.974	5.375	101.841	101.591	101.341
5.500	104.605	104.386	104.167	5.500	103.116	102.898	102.679	3.875	99.728	99.578	99.428	5.500	101.985	101.735	101.485
5.625	104.984	104.765	104.546	5.625	103.560	103.341	103.122	4.000	100.113	99.963	99.813	5.625	102.404	102.154	101.904
5.750	104.824	104.724	104.599	5.750	103.557	103.457	103.332	4.125	100.453	100.303	100.153	5.750	102.684	102.434	102.184

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	101.716	101.466	101.216	5.500	101.296	101.046	100.796
5.625	102.027	101.777	101.527	5.625	101.740	101.490	101.240
5.750	102.378	102.128	101.878	5.750	101.737	101.487	101.237
5.875	102.728	102.478	102.228	5.875	102.105	101.855	101.605

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:	5/9/2018	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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30 Day Lock Exp.:

6/8/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/9/2018

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	96.924	96.774	96.624	3.500	96.335	96.185	96.035	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.625	97.457	97.307	97.157	3.625	96.833	96.683	96.533	2.000	N/A	N/A	N/A	3.250	97.47	97.323	97.173
3.750	98.431	98.281	98.131	3.750	97.964	97.814	97.664	2.125	N/A	N/A	N/A	3.375	98.06	97.913	97.763
3.875	98.961	98.811	98.661	3.875	98.458	98.308	98.158	2.250	91.586	91.436	91.286	3.500	98.55	98.405	98.255
4.000	99.487	99.337	99.187	4.000	98.948	98.798	98.648	2.375	91.951	91.801	91.651	3.625	99.09	98.939	98.789
4.125	100.014	99.864	99.714	4.125	99.440	99.290	99.140	2.500	91.073	90.923	90.773	Margin = 2.250		Index = 2.240	
4.250	100.752	100.611	100.455	4.250	100.035	99.894	99.738	2.625	92.023	91.873	91.723				
4.375	101.270	101.129	100.973	4.375	100.517	100.376	100.220	2.750	94.922	94.772	94.622				
4.500	101.780	101.639	101.483	4.500	100.991	100.851	100.694	2.875	95.486	95.336	95.186				
4.625	102.201	102.060	101.904	4.625	101.377	101.236	101.080	3.000	95.961	95.811	95.661				
4.750	101.701	101.529	101.429	4.750	100.847	100.675	100.575	3.125	96.435	96.285	96.135				
4.875	101.898	101.726	101.626	4.875	101.245	101.073	100.973	3.250	97.787	97.637	97.487				
5.000	102.524	102.352	102.252	5.000	101.636	101.464	101.364	3.375	98.254	98.104	97.954				
5.125	102.942	102.770	102.670	5.125	101.838	101.666	101.566	3.500	98.724	98.574	98.424				
5.250	101.130	100.911	100.693	5.250	99.992	99.773	99.555	3.625	99.185	99.035	98.885				
5.375	101.407	101.188	100.970	5.375	100.350	100.132	99.913	3.750	99.430	99.280	99.130				
5.500	101.397	101.179	100.960	5.500	100.679	100.460	100.241	3.875	99.884	99.734	99.584				
5.625	101.826	101.608	101.389	5.625	101.122	100.904	100.685	4.000	100.269	100.119	99.969				
5.750	102.104	102.004	101.879	5.750	101.557	101.457	101.332	4.125	100.609	100.459	100.309				

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	95.724	95.574	95.424	3.500	95.335	95.185	95.035	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.625	96.257	96.107	95.957	3.625	95.833	95.683	95.533	2.000	N/A	N/A	N/A	3.250	96.473	96.323	96.173
3.750	97.231	97.081	96.931	3.750	96.964	96.814	96.664	2.125	N/A	N/A	N/A	3.375	97.063	96.913	96.763
3.875	97.761	97.611	97.461	3.875	97.458	97.308	97.158	2.250	90.836	90.686	90.536	3.500	97.555	97.405	97.255
4.000	98.287	98.137	97.987	4.000	97.948	97.798	97.648	2.375	91.201	91.051	90.901	3.625	98.089	97.939	97.789
4.125	98.814	98.664	98.514	4.125	98.440	98.290	98.140	2.500	90.323	90.173	90.023	Margin = 2.250		Index = 2.240	
4.250	99.552	99.411	99.255	4.250	99.035	98.894	98.738	2.625	91.273	91.123	90.973	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.070	99.929	99.773	4.375	99.517	99.376	99.220	2.750	94.703	94.553	94.403	Rate	30 Day	45 Day	60 Day
4.500	100.580	100.439	100.283	4.500	99.991	99.851	99.694	2.875	95.268	95.118	94.968	4.500	99.280	99.030	98.780
4.625	101.001	100.860	100.704	4.625	100.377	100.236	100.080	3.000	95.742	95.592	95.442	4.625	99.701	99.451	99.201
4.750	100.414	100.242	100.142	4.750	99.847	99.675	99.575	3.125	96.216	96.066	95.916	4.750	99.064	98.814	98.564
4.875	100.948	100.776	100.676	4.875	100.245	100.073	99.973	3.250	96.131	95.981	95.831	4.875	99.498	99.248	98.998
5.000	101.374	101.202	101.102	5.000	100.636	100.464	100.364	3.375	96.598	96.448	96.298	5.000	99.924	99.674	99.424
5.125	101.792	101.620	101.520	5.125	100.938	100.766	100.666	3.500	97.067	96.917	96.767	5.125	100.262	100.012	99.762
5.250	100.700	100.481	100.263	5.250	98.992	98.773	98.555	3.625	97.529	97.379	97.229	5.250	97.919	97.669	97.419
5.375	100.977	100.758	100.540	5.375	99.350	99.132	98.913	3.750	97.086	96.936	96.786	5.375	98.403	98.153	97.903
5.500	101.167	100.949	100.730	5.500	99.679	99.460	99.241	3.875	97.541	97.391	97.241	5.500	98.547	98.297	98.047
5.625	101.546	101.328	101.109	5.625	100.122	99.904	99.685	4.000	97.926	97.776	97.626	5.625	98.966	98.716	98.466
5.750	101.824	101.724	101.599	5.750	100.557	100.457	100.332	4.125	98.266	98.116	97.966	5.750	99.684	99.434	99.184

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	98.278	98.028	97.778	5.500	97.859	97.609	97.359
5.625	98.589	98.339	98.089	5.625	98.302	98.052	97.802
5.750	99.378	99.128	98.878	5.750	98.737	98.487	98.237
5.875	100.728	100.478	100.228	5.875	100.105	99.855	99.605

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:	5/9/2018 5.500%

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

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



AFR Loan Center

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Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/8/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/9/2018

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	98.378	98.278	98.178	4.625	101.922	101.822	101.722	3.000	96.394	96.294	96.194	3.000	97.064	96.964	96.864
4.125	99.121	99.021	98.921	4.750	102.413	102.313	102.213	3.125	96.927	96.827	96.727	3.125	97.404	97.304	97.204
4.250	99.751	99.651	99.551	4.875	102.852	102.752	102.652	3.250	97.357	97.257	97.157	3.250	98.067	97.967	97.867
4.375	100.342	100.242	100.142	4.990	103.089	102.976	102.873	3.375	98.249	98.149	98.049	3.375	98.426	98.326	98.226
4.500	100.869	100.769	100.669	5.000	103.189	103.076	102.973	3.500	98.701	98.601	98.501	3.500	98.778	98.678	98.578
4.625	101.539	101.439	101.339	5.125	103.740	103.627	103.524	3.625	99.137	99.037	98.937	3.625	99.099	98.999	98.899
4.750	102.110	102.010	101.910	5.250	104.237	104.124	104.021	3.750	99.763	99.663	99.563	3.750	99.849	99.749	99.649
4.875	102.614	102.514	102.414	5.375	104.592	104.479	104.376	3.875	100.027	99.927	99.827	3.875	100.180	100.080	99.980
4.990	102.588	102.488	102.388	5.500	104.910	104.797	104.694	3.990	100.428	100.328	100.228	3.990	100.401	100.301	100.201
5.000	102.688	102.588	102.488	5.625	105.201	105.087	104.984	4.000	100.528	100.428	100.328	4.000	100.501	100.401	100.301
5.125	103.359	103.259	103.159	5.750	105.601	105.488	105.384	4.125	100.963	100.863	100.763	4.125	100.803	100.703	100.603
5.250	104.020	103.920	103.820	5.875	105.964	105.850	105.744	4.250	101.240	101.140	101.040	4.250	101.000	100.900	100.800
5.375	104.486	104.386	104.286	5.990	106.187	106.074	105.968	4.375	101.535	101.435	101.335	4.375	101.242	101.123	101.007
5.500	104.849	104.749	104.649	6.000	106.287	106.174	106.068	4.500	101.787	101.687	101.587	4.500	101.514	101.385	101.258
5.625	105.167	105.067	104.967	6.125	106.546	106.433	106.327	4.625	102.061	101.961	101.861	4.625	101.749	101.619	101.493
5.750	105.834	105.734	105.634	6.250	106.260	106.139	106.022	4.750	102.282	102.182	102.082	4.750	101.907	101.778	101.651
5.875	106.273	106.173	106.073	6.375	106.598	106.477	106.360	4.875	102.536	102.436	102.336	4.875	102.051	101.922	101.795
5.990	106.590	106.490	106.390	6.500	N/A	N/A	N/A	4.990	102.671	102.571	102.471	4.990	102.111	101.982	101.855
6.000	106.690	106.590	106.490	6.625	N/A	N/A	N/A	5.000	102.771	102.671	102.571	5.000	102.211	102.082	101.955

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	98.167	98.067	97.967	3.000	95.996	95.896	95.796
4.375	98.777	98.677	98.577	3.125	96.424	96.324	96.224
4.500	99.329	99.229	99.129	3.250	96.849	96.749	96.649
4.625	99.896	99.796	99.696	3.375	97.293	97.193	97.093
4.750	100.585	100.485	100.385	3.500	97.725	97.625	97.525
4.875	101.118	101.018	100.918	3.625	98.150	98.050	97.950
4.990	101.503	101.403	101.303	3.750	98.568	98.468	98.368
5.000	101.603	101.503	101.403	3.875	99.025	98.925	98.825
5.125	101.845	101.745	101.645	3.990	99.363	99.263	99.163
5.250	102.331	102.231	102.131	4.000	99.463	99.363	99.263
5.375	102.843	102.743	102.643	4.125	99.883	99.783	99.683
5.500	103.341	103.241	103.141	4.250	100.071	99.971	99.871
5.625	103.571	103.471	103.371	4.375	100.273	100.173	100.073
5.750	101.695	101.595	101.495	4.500	100.444	100.344	100.244
5.875	102.230	102.130	102.030	4.625	100.497	100.397	100.297
5.990	102.643	102.543	102.443	4.750	100.641	100.541	100.441
6.000	102.743	102.643	102.543	4.875	100.809	100.709	100.609
6.125	102.995	102.895	102.795	4.990	100.862	100.762	100.662
6.250	101.980	101.880	101.780	5.000	100.962	100.862	100.762

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

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

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

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/8/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/9/2018

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	96.139	96.039	95.939	4.000	94.858	94.758	94.658	4.625	100.462	100.362	100.262	4.625	98.880	98.780	98.680
4.125	96.912	96.812	96.712	4.125	95.899	95.799	95.699	4.750	100.963	100.863	100.763	4.750	99.694	99.594	99.494
4.250	97.640	97.540	97.440	4.250	96.873	96.773	96.673	4.875	101.342	101.242	101.142	4.875	100.209	100.109	100.009
4.375	98.199	98.099	97.999	4.375	97.488	97.388	97.288	4.990	101.639	101.526	101.423	4.990	100.559	100.459	100.359
4.500	98.845	98.745	98.645	4.500	98.338	98.238	98.138	5.000	101.739	101.626	101.523	5.000	100.659	100.559	100.459
4.625	99.571	99.471	99.371	4.625	99.323	99.223	99.123	5.125	102.290	102.177	102.074	5.125	101.067	100.967	100.867
4.750	100.246	100.146	100.046	4.750	100.228	100.128	100.028	5.250	102.787	102.674	102.571	5.250	101.801	101.701	101.601
4.875	100.733	100.633	100.533	4.875	100.767	100.667	100.567	5.375	103.142	103.029	102.926	5.375	102.308	102.208	102.108
4.990	101.138	101.038	100.938	4.990	101.166	101.066	100.966	5.500	103.460	103.347	103.244	5.500	102.696	102.596	102.496
5.000	101.238	101.138	101.038	5.000	101.266	101.166	101.066	5.625	103.751	103.637	103.534	5.625	103.078	102.978	102.878
5.125	101.909	101.809	101.709	5.125	101.891	101.791	101.691	5.750	104.151	104.038	103.932	5.750	103.596	103.496	103.396
5.250	102.570	102.470	102.370	5.250	102.787	102.687	102.587	5.875	104.514	104.400	104.294	5.875	104.081	103.981	103.881
5.375	103.036	102.936	102.836	5.375	103.303	103.203	103.103	5.990	104.737	104.624	104.518	5.990	104.414	104.314	104.214
5.500	103.399	103.299	103.199	5.500	103.707	103.607	103.507	6.000	104.837	104.724	104.618	6.000	104.514	104.414	104.314
5.625	103.717	103.617	103.517	5.625	104.098	103.998	103.898	6.125	105.096	104.983	104.877	6.125	104.864	104.764	104.664
5.750	104.384	104.284	104.184	5.750	105.022	104.922	104.822	6.250	104.810	104.689	104.572	6.250	104.497	104.376	104.259
5.875	104.823	104.723	104.623	5.875	105.506	105.406	105.306	6.375	105.148	105.027	104.910	6.375	104.951	104.830	104.713
5.990	105.140	105.040	104.940	5.990	105.865	105.765	105.665	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	105.240	105.140	105.040	6.000	105.965	105.865	105.765	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	95.996	95.896	95.796	3.000	N/A	N/A	N/A	3.000	95.564	95.464	95.364	3.000	N/A	N/A	N/A
3.125	96.424	96.324	96.224	3.125	93.933	93.833	93.733	3.125	95.904	95.804	95.704	3.125	93.725	93.625	93.525
3.250	96.849	96.749	96.649	3.250	94.292	94.192	94.092	3.250	96.567	96.467	96.367	3.250	94.084	93.984	93.884
3.375	97.293	97.193	97.093	3.375	94.788	94.688	94.588	3.375	96.926	96.826	96.726	3.375	94.580	94.480	94.380
3.500	97.725	97.625	97.525	3.500	95.477	95.377	95.277	3.500	97.278	97.178	97.078	3.500	95.270	95.170	95.070
3.625	98.150	98.050	97.950	3.625	96.127	96.027	95.927	3.625	97.599	97.499	97.399	3.625	95.919	95.819	95.719
3.750	98.568	98.468	98.368	3.750	96.630	96.530	96.430	3.750	98.349	98.249	98.149	3.750	96.423	96.323	96.223
3.875	99.025	98.925	98.825	3.875	97.288	97.188	97.088	3.875	98.680	98.580	98.480	3.875	97.071	96.971	96.871
3.990	99.363	99.263	99.163	3.990	97.837	97.737	97.637	3.990	98.901	98.801	98.701	3.990	97.610	97.510	97.410
4.000	99.463	99.363	99.263	4.000	97.937	97.837	97.737	4.000	99.001	98.901	98.801	4.000	97.710	97.610	97.510
4.125	99.883	99.783	99.683	4.125	98.577	98.477	98.377	4.125	99.303	99.203	99.103	4.125	98.340	98.240	98.140
4.250	100.071	99.971	99.871	4.250	98.883	98.783	98.683	4.250	99.500	99.400	99.300	4.250	98.646	98.546	98.446
4.375	100.273	100.173	100.073	4.375	99.209	99.109	99.009	4.375	99.742	99.623	99.507	4.375	98.951	98.851	98.751
4.500	100.444	100.344	100.244	4.500	99.539	99.439	99.339	4.500	100.014	99.885	99.758	4.500	99.262	99.156	99.053
4.625	100.497	100.397	100.297	4.625	100.065	99.952	99.840	4.625	100.249	100.119	99.993	4.625	99.788	99.675	99.563
4.750	100.641	100.541	100.441	4.750	100.312	100.199	100.087	4.750	100.407	100.278	100.151	4.750	100.035	99.921	99.810
4.875	100.809	100.709	100.609	4.875	100.595	100.482	100.370	4.875	100.551	100.422	100.295	4.875	100.308	100.195	100.083
4.990	100.862	100.762	100.662	4.990	100.757	100.644	100.532	4.990	100.611	100.482	100.355	4.990	100.490	100.377	100.265
5.000	100.962	100.862	100.762	5.000	100.857	100.744	100.632	5.000	100.711	100.582	100.455	5.000	100.590	100.477	100.365

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

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

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

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	75.01 - 80.00%	80.01 - 85.00%
≥ 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	



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/8/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/9/2018

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	96.728	96.628	96.528	3.750	97.724	97.611	97.524	2.750	95.059	94.959	94.859
3.875	97.606	97.506	97.406	3.875	98.301	98.187	98.101	2.875	95.745	95.645	95.545
3.990	98.278	98.178	98.078	3.990	98.874	98.754	98.674	2.990	96.323	96.223	96.123
4.000	98.378	98.278	98.178	4.000	98.974	98.854	98.774	3.000	96.423	96.323	96.223
4.125	99.121	99.021	98.921	4.125	99.571	99.467	99.371	3.125	97.036	96.936	96.836
4.250	99.751	99.651	99.551	4.250	100.224	100.117	100.024	3.250	97.556	97.456	97.356
4.375	100.342	100.242	100.142	4.375	100.791	100.681	100.591	3.375	98.249	98.149	98.049
4.500	100.869	100.769	100.669	4.500	101.478	101.364	101.278	3.500	98.701	98.601	98.501
4.625	101.539	101.439	101.339	4.625	102.081	101.960	101.881	3.625	99.137	99.037	98.937
4.750	102.110	102.010	101.910	4.750	102.612	102.489	102.411	3.750	99.763	99.663	99.563
4.875	102.614	102.514	102.414	4.875	103.004	102.879	102.802	3.875	100.191	100.091	99.991
4.990	102.997	102.897	102.797	4.990	103.400	103.273	103.196	3.990	100.513	100.413	100.313
5.000	103.097	102.997	102.897	5.000	103.500	103.373	103.296	4.000	100.613	100.513	100.413
5.125	103.693	103.588	103.492	5.125	103.768	103.600	103.505	4.125	101.152	101.052	100.952
5.250	104.202	104.097	104.001	5.250	104.321	104.152	104.057	4.250	101.428	101.328	101.228
5.375	104.720	104.615	104.519	5.375	104.735	104.565	104.470	4.375	101.723	101.623	101.523
5.500	105.176	105.073	104.976	5.500	105.159	104.988	104.892	4.500	101.797	101.697	101.597
5.625	105.384	105.284	105.184	5.625	105.274	105.174	105.074	4.625	102.198	102.098	101.998
5.750	105.884	105.784	105.684	5.750	105.820	105.720	105.620	4.750	102.529	102.429	102.329

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	95.938	95.838	95.738	2.750	94.715	94.615	94.515
3.875	96.816	96.716	96.616	2.875	95.401	95.301	95.201
3.990	97.488	97.388	97.288	2.990	95.979	95.879	95.779
4.000	97.588	97.488	97.388	3.000	96.079	95.979	95.879
4.125	98.230	98.130	98.030	3.125	96.692	96.592	96.492
4.250	98.860	98.760	98.660	3.250	97.212	97.112	97.012
4.375	99.451	99.351	99.251	3.375	97.905	97.805	97.705
4.500	99.978	99.878	99.778	3.500	98.029	97.929	97.829
4.625	100.601	100.501	100.401	3.625	98.465	98.365	98.265
4.750	101.172	101.072	100.972	3.750	99.091	98.991	98.891
4.875	101.676	101.576	101.476	3.875	99.519	99.419	99.319
4.990	102.059	101.959	101.859	3.990	99.348	99.248	99.148
5.000	102.159	102.059	101.959	4.000	99.448	99.348	99.248
5.125	102.318	102.213	102.117	4.125	99.987	99.887	99.787
5.250	102.827	102.722	102.626	4.250	100.263	100.163	100.063
5.375	103.345	103.240	103.144	4.375	100.558	100.458	100.358
5.500	103.801	103.698	103.601	4.500	100.570	100.470	100.370
5.625	103.009	102.909	102.809	4.625	100.908	100.808	100.708
5.750	103.509	103.409	103.309	4.750	101.177	101.077	100.977

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	-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

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.:

6/8/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/9/2018

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	95.010	94.910	94.810	3.750	94.910	94.810	94.710	3.750	96.104	95.991	95.904	3.750	96.004	95.891	95.804
3.875	95.733	95.633	95.533	3.875	95.633	95.533	95.433	3.875	96.820	96.706	96.620	3.875	96.720	96.606	96.520
3.990	96.479	96.379	96.279	3.990	96.379	96.279	96.179	3.990	97.424	97.304	97.224	3.990	97.324	97.204	97.124
4.000	96.579	96.479	96.379	4.000	96.479	96.379	96.279	4.000	97.524	97.404	97.324	4.000	97.424	97.304	97.224
4.125	97.203	97.103	97.003	4.125	97.103	97.003	96.903	4.125	98.121	98.017	97.921	4.125	98.021	97.917	97.821
4.250	97.876	97.776	97.676	4.250	97.776	97.676	97.576	4.250	98.774	98.667	98.574	4.250	98.674	98.567	98.474
4.375	98.561	98.461	98.361	4.375	98.461	98.361	98.261	4.375	99.341	99.231	99.141	4.375	99.241	99.131	99.041
4.500	99.260	99.160	99.060	4.500	99.160	99.060	98.960	4.500	100.028	99.914	99.828	4.500	99.928	99.814	99.728
4.625	99.896	99.796	99.696	4.625	99.796	99.696	99.596	4.625	100.631	100.510	100.431	4.625	100.531	100.410	100.331
4.750	100.515	100.415	100.315	4.750	100.415	100.315	100.215	4.750	101.162	101.039	100.961	4.750	101.062	100.939	100.861
4.875	101.072	100.972	100.872	4.875	100.972	100.872	100.772	4.875	101.554	101.429	101.352	4.875	101.454	101.329	101.252
4.990	101.547	101.447	101.347	4.990	101.447	101.347	101.247	4.990	101.950	101.823	101.746	4.990	101.850	101.723	101.646
5.000	101.647	101.547	101.447	5.000	101.547	101.447	101.347	5.000	102.050	101.923	101.846	5.000	101.950	101.823	101.746
5.125	102.243	102.138	102.042	5.125	102.143	102.038	101.942	5.125	102.318	102.150	102.055	5.125	102.218	102.050	101.955
5.250	102.752	102.647	102.551	5.250	102.652	102.547	102.451	5.250	102.871	102.702	102.607	5.250	102.771	102.602	102.507
5.375	103.270	103.165	103.069	5.375	103.170	103.065	102.969	5.375	103.285	103.115	103.020	5.375	103.185	103.015	102.920
5.500	103.726	103.623	103.526	5.500	103.626	103.523	103.426	5.500	103.709	103.538	103.442	5.500	103.609	103.438	103.342
5.625	103.934	103.834	103.734	5.625	103.834	103.734	103.634	5.625	103.824	103.724	103.624	5.625	103.724	103.624	103.524
5.750	104.434	104.334	104.234	5.750	104.334	104.234	104.134	5.750	104.370	104.270	104.170	5.750	104.270	104.170	104.070

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.559	93.459	93.359	2.750	93.459	93.359	93.259
2.875	94.245	94.145	94.045	2.875	94.145	94.045	93.945
2.990	94.823	94.723	94.623	2.990	94.723	94.623	94.523
3.000	94.923	94.823	94.723	3.000	94.823	94.723	94.623
3.125	95.536	95.436	95.336	3.125	95.436	95.336	95.236
3.250	96.056	95.956	95.856	3.250	95.956	95.856	95.756
3.375	96.570	96.470	96.370	3.375	96.470	96.370	96.270
3.500	97.007	96.907	96.807	3.500	96.907	96.807	96.707
3.625	97.543	97.443	97.343	3.625	97.443	97.343	97.243
3.750	98.115	98.015	97.915	3.750	98.015	97.915	97.815
3.875	98.691	98.591	98.491	3.875	98.591	98.491	98.391
3.990	99.013	98.913	98.813	3.990	98.913	98.813	98.713
4.000	99.113	99.013	98.913	4.000	99.013	98.913	98.813
4.125	99.652	99.552	99.452	4.125	99.552	99.452	99.352
4.250	99.928	99.828	99.728	4.250	99.828	99.728	99.628
4.375	100.223	100.123	100.023	4.375	100.123	100.023	99.923
4.500	100.297	100.197	100.097	4.500	100.197	100.097	99.997
4.625	100.698	100.598	100.498	4.625	100.598	100.498	100.398
4.750	101.029	100.929	100.829	4.750	100.929	100.829	100.729

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	94.220	94.120	94.020	3.750	94.120	94.020	93.920	2.750	93.215	93.115	93.015	2.750	93.115	93.015	92.915
3.875	94.943	94.843	94.743	3.875	94.843	94.743	94.643	2.875	93.901	93.801	93.701	2.875	93.801	93.701	93.601
3.990	95.689	95.589	95.489	3.990	95.589	95.489	95.389	2.990	94.479	94.379	94.279	2.990	94.379	94.279	94.179
4.000	95.789	95.689	95.589	4.000	95.689	95.589	95.489	3.000	94.579	94.479	94.379	3.000	94.479	94.379	94.279
4.125	96.312	96.212	96.112	4.125	96.212	96.112	96.012	3.125	95.192	95.092	94.992	3.125	95.092	94.992	94.892
4.250	96.985	96.885	96.785	4.250	96.885	96.785	96.685	3.250	95.712	95.612	95.512	3.250	95.612	95.512	95.412
4.375	97.670	97.570	97.470	4.375	97.570	97.470	97.370	3.375	96.226	96.126	96.026	3.375	96.126	96.026	95.926
4.500	98.369	98.269	98.169	4.500	98.269	98.169	98.069	3.500	96.335	96.235	96.135	3.500	96.235	96.135	96.035
4.625	98.958	98.858	98.758	4.625	98.858	98.758	98.658	3.625	96.871	96.771	96.671	3.625	96.771	96.671	96.571
4.750	99.577	99.477	99.377	4.750	99.477	99.377	99.277	3.750	97.443	97.343	97.243	3.750	97.343	97.243	97.143
4.875	100.134	100.034	99.934	4.875	100.034	99.934	99.834	3.875	98.019	97.919	97.819	3.875	97.919	97.819	97.719
4.990	100.609	100.509	100.409	4.990	100.509	100.409	100.309	3.990	97.848	97.748	97.648	3.990	97.748	97.648	97.548
5.000	100.709	100.609	100.509	5.000	100.609	100.509	100.409	4.000	97.948	97.848	97.748	4.000	97.848	97.748	97.648
5.125	100.868	100.768	100.668	5.125	100.768	100.668	100.568	4.125	98.487	98.387	98.287	4.125	98.387	98.287	98.187
5.250	101.377	101.277	101.177	5.250	101.277	101.177	101.077	4.250	98.763	98.663	98.563	4.250	98.663	98.563	98.463
5.375	101.895	101.795	101.695	5.375	101.795	101.695	101.595	4.375	99.058	98.958	98.858	4.375	98.958	98.858	98.758
5.500	102.351	102.248	102.151	5.500	102.251	102.148	102.051	4.500	99.070	98.970	98.870	4.500	98.970	98.870	98.770
5.625	101.559	101.459	101.359	5.625	101.459	101.359	101.259	4.625	99.408	99.308	99.208	4.625	99.308	99.208	99.108
5.750	102.059	101.959	101.859	5.750	101.959	101.859	101.759	4.750	99.677	99.577	99.477	4.750	99.577	99.477	99.377

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%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.50%	-1.00%	-2.00%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00%	0.00%	0.00%	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%	-0.50%	-0.50%	-0.50%
2-Unit Property	-1.00%	-1.00%	-1.00%	-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%	-2.00%	-2.00%	-2.00%
Condo ≥ 15 year	0.00%	0.00%	0.00%	0.00%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%
SC C/O Refi	-1.00%	-1.00%	-1.00%	-1.00%	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/R Refi	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/8/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/9/2018

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	96.460	96.360	96.260	3.750	97.554	97.441	97.354	2.750	95.059	94.959	94.859	3.750	95.670	95.570	95.470	2.750	94.715	94.615	94.515
3.875	97.183	97.083	96.983	3.875	98.270	98.156	98.070	2.875	95.745	95.645	95.545	3.875	96.393	96.293	96.193	2.875	95.401	95.301	95.201
3.990	97.929	97.829	97.729	3.990	98.874	98.754	98.674	2.990	96.323	96.223	96.123	3.990	97.139	97.039	96.939	2.990	95.979	95.879	95.779
4.000	98.029	97.929	97.829	4.000	98.974	98.854	98.774	3.000	96.423	96.323	96.223	4.000	97.239	97.139	97.039	3.000	96.079	95.979	95.879
4.125	98.653	98.553	98.453	4.125	99.571	99.467	99.371	3.125	97.036	96.936	96.836	4.125	97.762	97.662	97.562	3.125	96.692	96.592	96.492
4.250	99.326	99.226	99.126	4.250	100.224	100.117	100.024	3.250	97.556	97.456	97.356	4.250	98.435	98.335	98.235	3.250	97.212	97.112	97.012
4.375	100.011	99.911	99.811	4.375	100.791	100.681	100.591	3.375	98.070	97.970	97.870	4.375	99.120	99.020	98.920	3.375	97.726	97.626	97.526
4.500	100.710	100.610	100.510	4.500	101.478	101.364	101.278	3.500	98.507	98.407	98.307	4.500	99.819	99.719	99.619	3.500	97.835	97.735	97.635
4.625	101.346	101.246	101.146	4.625	102.081	101.960	101.881	3.625	99.043	98.943	98.843	4.625	100.408	100.308	100.208	3.625	98.371	98.271	98.171
4.750	101.965	101.865	101.765	4.750	102.612	102.489	102.411	3.750	99.615	99.515	99.415	4.750	101.027	100.927	100.827	3.750	98.943	98.843	98.743
4.875	102.522	102.422	102.322	4.875	103.004	102.879	102.802	3.875	100.191	100.091	99.991	4.875	101.584	101.484	101.384	3.875	99.519	99.419	99.319
4.990	102.997	102.897	102.797	4.990	103.400	103.273	103.196	3.990	100.513	100.413	100.313	4.990	102.059	101.959	101.859	3.990	99.348	99.248	99.148
5.000	103.097	102.997	102.897	5.000	103.500	103.373	103.296	4.000	100.613	100.513	100.413	5.000	102.159	102.059	101.959	4.000	99.448	99.348	99.248
5.125	103.693	103.588	103.492	5.125	103.768	103.600	103.505	4.125	101.152	101.052	100.952	5.125	102.318	102.213	102.117	4.125	99.987	99.887	99.787
5.250	104.202	104.097	104.001	5.250	104.321	104.152	104.057	4.250	101.428	101.328	101.228	5.250	102.827	102.722	102.626	4.250	100.263	100.163	100.063
5.375	104.720	104.615	104.519	5.375	104.735	104.565	104.470	4.375	101.723	101.623	101.523	5.375	103.345	103.240	103.144	4.375	100.558	100.458	100.358
5.500	105.176	105.073	104.976	5.500	105.159	104.988	104.892	4.500	101.797	101.697	101.597	5.500	103.801	103.698	103.601	4.500	100.570	100.470	100.370
5.625	105.384	105.284	105.184	5.625	105.274	105.174	105.074	4.625	102.198	102.098	101.998	5.625	103.009	102.909	102.809	4.625	100.908	100.808	100.708
5.750	105.884	105.784	105.684	5.750	105.820	105.720	105.620	4.750	102.529	102.429	102.329	5.750	103.509	103.409	103.309	4.750	101.177	101.077	100.977

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤ 80%	> 80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/8/2018

45 Day Lock Exp.: 6/25/2018

60 Day Lock Exp.: 7/9/2018

W. Rate Sheet Dated: 5/9/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	96.832	96.707	96.582	
4.125	97.754	97.629	97.504	
4.250	98.415	98.290	98.165	
4.375	99.175	99.050	98.925	
4.500	99.756	99.631	99.506	
4.625	100.212	100.087	99.962	
4.750	100.779	100.654	100.529	
4.875	101.097	100.972	100.847	
5.000	101.441	101.316	101.191	
5.125	101.723	101.598	101.473	
5.250	101.973	101.848	101.723	
5.375	102.223	102.098	101.973	
5.500	102.475	102.350	102.225	

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	97.122	96.997	96.872	
3.625	97.589	97.464	97.339	
3.750	98.015	97.890	97.765	
3.875	98.628	98.503	98.378	
4.000	98.976	98.851	98.726	
4.125	99.232	99.107	98.982	
4.250	99.520	99.395	99.270	
4.375	99.781	99.656	99.531	
4.500	100.032	99.907	99.782	
4.625	100.274	100.149	100.024	
4.750	100.542	100.417	100.292	

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	97.130	97.005	96.880	
3.375	97.623	97.498	97.373	
3.500	98.087	97.962	97.837	
3.625	98.516	98.391	98.266	
3.750	98.911	98.786	98.661	
3.875	99.262	99.137	99.012	
4.000	99.608	99.483	99.358	
4.125	99.951	99.826	99.701	
4.250	100.285	100.160	100.035	
4.375	100.595	100.470	100.345	
4.500	100.905	100.780	100.655	
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	-0.500	-1.000	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)