



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.: 6/11/2018

45 Day Lock Exp.: 6/25/2018

60 Day Lock Exp.: 7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	97.627	97.477	3.500	97.320	97.038	96.888	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.442	98.161	98.011	3.625	97.818	97.537	97.387	2.000	N/A	N/A	N/A	3.250	98.285	98.135	97.985
3.750	99.462	99.306	99.156	3.750	98.995	98.839	98.689	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	99.992	99.836	99.686	3.875	99.490	99.333	99.183	2.250	94.761	94.611	94.461	3.500	99.367	99.217	99.067
4.000	100.518	100.362	100.212	4.000	99.979	99.823	99.673	2.375	95.127	94.977	94.827	3.625	99.901	99.751	99.601
4.125	101.046	100.889	100.739	4.125	100.472	100.315	100.165	2.500	94.248	94.098	93.948	Margin = 2.250		Index = 2.240	
4.250	101.877	101.721	101.564	4.250	101.160	101.004	100.847	2.625	95.198	95.048	94.898				
4.375	102.395	102.238	102.082	4.375	101.642	101.486	101.329	2.750	96.821	96.671	96.521				
4.500	102.905	102.748	102.592	4.500	102.116	101.960	101.804	2.875	97.385	97.235	97.085				
4.625	103.326	103.169	103.013	4.625	102.502	102.345	102.189	3.000	97.859	97.709	97.559				
4.750	103.451	103.263	103.091	4.750	102.565	102.378	102.206	3.125	98.333	98.183	98.033				
4.875	103.616	103.429	103.257	4.875	102.964	102.776	102.604	3.250	98.795	98.645	98.495				
5.000	104.243	104.056	103.884	5.000	103.355	103.167	102.995	3.375	99.262	99.112	98.962				
5.125	104.661	104.473	104.302	5.125	103.557	103.369	103.198	3.500	99.731	99.581	99.431				
5.250	104.661	104.458	104.240	5.250	103.523	103.320	103.101	3.625	100.193	100.043	99.893				
5.375	104.938	104.735	104.517	5.375	103.882	103.679	103.460	3.750	100.449	100.299	100.149				
5.500	104.929	104.725	104.507	5.500	104.210	104.007	103.788	3.875	100.904	100.754	100.604				
5.625	105.358	105.154	104.936	5.625	104.654	104.450	104.232	4.000	101.289	101.139	100.989				
5.750	105.166	104.401	104.301	5.750	104.619	103.854	103.754	4.125	101.629	101.479	101.329				

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	96.427	96.277	3.500	96.320	96.038	95.888	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.242	96.961	96.811	3.625	96.818	96.537	96.387	2.000	N/A	N/A	N/A	3.250	97.285	97.135	96.985
3.750	98.262	98.106	97.956	3.750	97.995	97.839	97.689	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.792	98.636	98.486	3.875	98.490	98.333	98.183	2.250	93.761	93.611	93.461	3.500	98.367	98.217	98.067
4.000	99.318	99.162	99.012	4.000	98.979	98.823	98.673	2.375	94.127	93.977	93.827	3.625	98.901	98.751	98.601
4.125	99.846	99.689	99.539	4.125	99.472	99.315	99.165	2.500	93.248	93.098	92.948	Margin = 2.250		Index = 2.240	
4.250	100.677	100.521	100.364	4.250	100.160	100.004	99.847	2.625	94.198	94.048	93.898	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.195	101.038	100.882	4.375	100.642	100.486	100.329	2.750	95.821	95.671	95.521	Rate	30 Day	45 Day	60 Day
4.500	101.705	101.548	101.392	4.500	101.116	100.960	100.804	2.875	96.385	96.235	96.085	4.500	100.405	100.155	99.905
4.625	102.126	101.969	101.813	4.625	101.502	101.345	101.189	3.000	96.859	96.709	96.559	4.625	100.826	100.576	100.326
4.750	102.133	101.945	101.773	4.750	101.565	101.378	101.206	3.125	97.333	97.183	97.033	4.750	100.783	100.533	100.283
4.875	102.666	102.479	102.307	4.875	101.964	101.776	101.604	3.250	97.795	97.645	97.495	4.875	101.216	100.966	100.716
5.000	103.093	102.906	102.734	5.000	102.355	102.167	101.995	3.375	98.262	98.112	97.962	5.000	101.643	101.393	101.143
5.125	103.511	103.323	103.152	5.125	102.657	102.469	102.298	3.500	98.731	98.581	98.431	5.125	101.981	101.731	101.481
5.250	104.231	104.028	103.810	5.250	102.523	102.320	102.101	3.625	99.193	99.043	98.893	5.250	101.450	101.200	100.950
5.375	104.508	104.305	104.087	5.375	102.882	102.679	102.460	3.750	99.449	99.299	99.149	5.375	101.934	101.684	101.434
5.500	104.699	104.495	104.277	5.500	103.210	103.007	102.788	3.875	99.904	99.754	99.604	5.500	102.079	101.829	101.579
5.625	105.078	104.874	104.656	5.625	103.654	103.450	103.232	4.000	100.289	100.139	99.989	5.625	102.498	102.248	101.998
5.750	104.886	104.121	104.021	5.750	103.619	102.854	102.754	4.125	100.629	100.479	100.329	5.750	102.746	101.980	101.730

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	101.810	101.560	101.310	5.500	101.390	101.140	100.890
5.625	102.121	101.871	101.621	5.625	101.834	101.584	101.334
5.750	102.440	102.190	101.940	5.750	102.278	102.028	101.778
5.875	102.790	102.540	102.290	5.875	102.722	102.472	102.222

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:	5/10/2018	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.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	96.814	96.664	3.500	96.507	96.226	96.076	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.625	97.629	97.348	97.198	3.625	97.005	96.724	96.574	2.000	N/A	N/A	N/A	3.250	97.47	97.323	97.173
3.750	98.619	98.462	98.312	3.750	98.151	97.995	97.845	2.125	N/A	N/A	N/A	3.375	98.06	97.913	97.763
3.875	99.149	98.992	98.842	3.875	98.646	98.490	98.340	2.250	92.761	92.611	92.461	3.500	98.55	98.405	98.255
4.000	99.674	99.518	99.368	4.000	99.136	98.979	98.829	2.375	93.127	92.977	92.827	3.625	99.09	98.939	98.789
4.125	100.202	100.046	99.896	4.125	99.628	99.472	99.322	2.500	92.248	92.098	91.948	Margin = 2.250		Index = 2.240	
4.250	100.939	100.783	100.627	4.250	100.222	100.066	99.910	2.625	93.198	93.048	92.898				
4.375	101.457	101.301	101.145	4.375	100.704	100.548	100.392	2.750	95.133	94.983	94.833				
4.500	101.967	101.811	101.655	4.500	101.179	101.022	100.866	2.875	95.697	95.547	95.397				
4.625	102.388	102.232	102.076	4.625	101.564	101.408	101.252	3.000	96.171	96.021	95.871				
4.750	101.888	101.701	101.529	4.750	101.003	100.815	100.644	3.125	96.646	96.496	96.346				
4.875	102.054	101.866	101.695	4.875	101.401	101.214	101.042	3.250	97.982	97.832	97.682				
5.000	102.681	102.493	102.321	5.000	101.792	101.605	101.433	3.375	98.450	98.300	98.150				
5.125	103.098	102.911	102.739	5.125	101.994	101.807	101.635	3.500	98.919	98.769	98.619				
5.250	101.224	101.021	100.802	5.250	100.086	99.883	99.664	3.625	99.381	99.231	99.081				
5.375	101.501	101.298	101.079	5.375	100.444	100.241	100.022	3.750	99.606	99.456	99.306				
5.500	101.491	101.288	101.069	5.500	100.773	100.570	100.351	3.875	100.060	99.910	99.760				
5.625	101.920	101.717	101.498	5.625	101.216	101.013	100.794	4.000	100.445	100.295	100.145				
5.750	102.166	101.401	101.301	5.750	101.619	100.854	100.754	4.125	100.785	100.635	100.485				

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	95.614	95.464	3.500	95.507	95.226	95.076	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.625	96.429	96.148	95.998	3.625	96.005	95.724	95.574	2.000	N/A	N/A	N/A	3.250	96.473	96.323	96.173
3.750	97.419	97.262	97.112	3.750	97.151	96.995	96.845	2.125	N/A	N/A	N/A	3.375	97.063	96.913	96.763
3.875	97.949	97.792	97.642	3.875	97.646	97.490	97.340	2.250	92.011	91.861	91.711	3.500	97.555	97.405	97.255
4.000	98.474	98.318	98.168	4.000	98.136	97.979	97.829	2.375	92.377	92.227	92.077	3.625	98.089	97.939	97.789
4.125	99.002	98.846	98.696	4.125	98.628	98.472	98.322	2.500	91.498	91.348	91.198	Margin = 2.250		Index = 2.240	
4.250	99.739	99.583	99.427	4.250	99.222	99.066	98.910	2.625	92.448	92.298	92.148	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.257	100.101	99.945	4.375	99.704	99.548	99.392	2.750	94.914	94.764	94.614	Rate	30 Day	45 Day	60 Day
4.500	100.767	100.611	100.455	4.500	100.179	100.022	99.866	2.875	95.478	95.328	95.178	4.500	99.467	99.217	98.967
4.625	101.188	101.032	100.876	4.625	100.564	100.408	100.252	3.000	95.953	95.803	95.653	4.625	99.888	99.638	99.388
4.750	100.570	100.383	100.211	4.750	100.003	99.815	99.644	3.125	96.427	96.277	96.127	4.750	99.220	98.970	98.720
4.875	101.104	100.916	100.745	4.875	100.401	100.214	100.042	3.250	96.326	96.176	96.026	4.875	99.654	99.404	99.154
5.000	101.531	101.343	101.171	5.000	100.792	100.605	100.433	3.375	96.793	96.643	96.493	5.000	100.081	99.831	99.581
5.125	101.948	101.761	101.589	5.125	101.094	100.907	100.735	3.500	97.263	97.113	96.963	5.125	100.418	100.168	99.918
5.250	100.794	100.591	100.372	5.250	99.086	98.883	98.664	3.625	97.724	97.574	97.424	5.250	98.013	97.763	97.513
5.375	101.071	100.868	100.649	5.375	99.444	99.241	99.022	3.750	97.262	97.112	96.962	5.375	98.497	98.247	97.997
5.500	101.261	101.058	100.839	5.500	99.773	99.570	99.351	3.875	97.716	97.566	97.416	5.500	98.641	98.391	98.141
5.625	101.640	101.437	101.218	5.625	100.216	100.013	99.794	4.000	98.101	97.951	97.801	5.625	99.060	98.810	98.560
5.750	101.886	101.121	101.021	5.750	100.619	99.854	99.754	4.125	98.441	98.291	98.141	5.750	99.746	98.980	98.730

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	98.372	98.122	97.872	5.500	97.953	97.703	97.453
5.625	98.683	98.433	98.183	5.625	98.396	98.146	97.896
5.750	99.440	98.675	98.425	5.750	98.799	98.034	97.784
5.875	100.790	100.025	99.775	5.875	100.168	99.402	99.152

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:	5/10/2018	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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	98.062	97.962	97.862	4.625	102.264	102.164	102.064	2.875	96.131	96.031	95.931	3.000	97.334	97.234	97.134
4.125	98.813	98.713	98.613	4.750	102.766	102.666	102.566	2.990	96.555	96.455	96.355	3.125	97.664	97.564	97.464
4.250	99.480	99.380	99.280	4.875	103.147	103.047	102.947	3.000	96.655	96.555	96.455	3.250	98.318	98.218	98.118
4.375	100.063	99.963	99.863	4.990	103.382	103.282	103.182	3.125	97.190	97.090	96.990	3.375	98.668	98.568	98.468
4.500	100.644	100.544	100.444	5.000	103.482	103.382	103.282	3.250	97.541	97.441	97.341	3.500	99.032	98.932	98.832
4.625	101.374	101.274	101.174	5.125	104.029	103.916	103.814	3.375	98.085	97.985	97.885	3.625	99.344	99.244	99.144
4.750	102.050	101.950	101.850	5.250	104.527	104.414	104.312	3.500	98.624	98.524	98.424	3.750	100.053	99.953	99.853
4.875	102.540	102.440	102.340	5.375	104.885	104.772	104.670	3.625	99.150	99.050	98.950	3.875	100.386	100.286	100.186
4.990	102.897	102.797	102.697	5.500	105.202	105.089	104.988	3.750	99.621	99.521	99.421	3.990	100.618	100.518	100.418
5.000	102.997	102.897	102.797	5.625	105.494	105.381	105.279	3.875	100.141	100.041	99.941	4.000	100.718	100.618	100.518
5.125	103.647	103.547	103.447	5.750	105.844	105.731	105.626	3.990	100.547	100.447	100.347	4.125	101.021	100.921	100.821
5.250	104.311	104.211	104.111	5.875	106.208	106.094	105.990	4.000	100.647	100.547	100.447	4.250	101.220	101.120	101.020
5.375	104.779	104.679	104.579	5.990	106.430	106.317	106.212	4.125	101.162	101.062	100.962	4.375	101.475	101.358	101.249
5.500	105.144	105.044	104.944	6.000	106.530	106.417	106.312	4.250	101.440	101.340	101.240	4.500	101.748	101.618	101.493
5.625	105.465	105.365	105.265	6.125	106.788	106.675	106.571	4.375	101.736	101.636	101.536	4.625	101.984	101.854	101.729
5.750	106.077	105.977	105.877	6.250	106.486	106.365	106.249	4.500	101.990	101.890	101.790	4.750	102.143	102.014	101.888
5.875	106.518	106.418	106.318	6.375	106.826	106.704	106.589	4.625	102.258	102.158	102.058	4.875	102.299	102.169	102.044
5.990	106.836	106.736	106.636	6.500	N/A	N/A	N/A	4.750	102.480	102.380	102.280	4.990	102.330	102.200	102.075
6.000	106.936	106.836	106.736	6.625	N/A	N/A	N/A	4.875	102.738	102.638	102.538	5.000	102.430	102.300	102.175

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	98.506	98.406	98.306	3.000	96.257	96.157	96.057
4.375	99.118	99.018	98.918	3.125	96.686	96.586	96.486
4.500	99.672	99.572	99.472	3.250	97.091	96.991	96.891
4.625	100.246	100.146	100.046	3.375	97.536	97.436	97.336
4.750	100.938	100.838	100.738	3.500	97.970	97.870	97.770
4.875	101.474	101.374	101.274	3.625	98.396	98.296	98.196
4.990	101.861	101.761	101.661	3.750	98.762	98.662	98.562
5.000	101.961	101.861	101.761	3.875	99.221	99.121	99.021
5.125	102.204	102.104	102.004	3.990	99.561	99.461	99.361
5.250	102.620	102.507	102.406	4.000	99.661	99.561	99.461
5.375	103.135	103.022	102.921	4.125	100.081	99.981	99.881
5.500	103.636	103.523	103.421	4.250	100.271	100.171	100.071
5.625	103.867	103.754	103.652	4.375	100.473	100.373	100.273
5.750	101.938	101.825	101.720	4.500	100.646	100.546	100.446
5.875	102.475	102.362	102.257	4.625	100.693	100.580	100.468
5.990	102.888	102.775	102.670	4.750	100.837	100.724	100.612
6.000	102.988	102.875	102.770	4.875	101.007	100.894	100.782
6.125	103.241	103.128	103.023	4.990	101.062	100.949	100.837
6.250	103.205	103.068	101.943	5.000	101.162	101.049	100.937

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 LLPAs: 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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	94.349	94.249	94.149	4.625	100.814	100.714	100.614	4.625	99.232	99.132	99.032
4.125	97.249	97.149	97.049	3.990	95.088	94.988	94.888	4.750	101.316	101.216	101.116	4.750	100.049	99.949	99.849
4.250	97.980	97.880	97.780	4.000	95.188	95.088	94.988	4.875	101.697	101.597	101.497	4.875	100.566	100.466	100.366
4.375	98.541	98.441	98.341	4.125	96.234	96.134	96.034	4.990	101.932	101.832	101.732	4.990	100.919	100.819	100.719
4.500	99.194	99.094	98.994	4.250	97.213	97.113	97.013	5.000	102.032	101.932	101.832	5.000	101.019	100.919	100.819
4.625	99.924	99.824	99.724	4.375	97.830	97.730	97.630	5.125	102.579	102.466	102.364	5.125	101.433	101.333	101.233
4.750	100.600	100.500	100.400	4.500	98.687	98.587	98.487	5.250	103.077	102.964	102.862	5.250	102.093	101.993	101.893
4.875	101.090	100.990	100.890	4.625	99.673	99.573	99.473	5.375	103.435	103.322	103.220	5.375	102.603	102.503	102.403
4.990	101.447	101.347	101.247	4.750	100.582	100.482	100.382	5.500	103.752	103.639	103.538	5.500	102.992	102.892	102.792
5.000	101.547	101.447	101.347	4.875	101.123	101.023	100.923	5.625	104.044	103.931	103.829	5.625	103.376	103.276	103.176
5.125	102.197	102.097	101.997	4.990	101.526	101.426	101.326	5.750	104.394	104.281	104.176	5.750	103.840	103.740	103.640
5.250	102.861	102.761	102.661	5.000	101.626	101.526	101.426	5.875	104.758	104.644	104.540	5.875	104.326	104.226	104.126
5.375	103.329	103.229	103.129	5.125	102.178	102.078	101.978	5.990	104.980	104.867	104.762	5.990	104.660	104.560	104.460
5.500	103.694	103.594	103.494	5.250	103.077	102.977	102.877	6.000	105.080	104.967	104.862	6.000	104.760	104.660	104.560
5.625	104.015	103.915	103.815	5.375	103.597	103.497	103.397	6.125	105.338	105.225	105.121	6.125	105.108	105.008	104.908
5.750	104.627	104.527	104.427	5.500	104.002	103.902	103.802	6.250	105.036	104.915	104.799	6.250	104.724	104.602	104.486
5.875	105.068	104.968	104.868	5.625	104.356	104.256	104.156	6.375	105.376	105.254	105.139	6.375	105.178	105.056	104.940
5.990	105.386	105.286	105.186	5.750	105.265	105.165	105.065	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	105.486	105.386	105.286	5.875	105.751	105.651	105.551	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	96.257	96.157	96.057	3.000	93.527	93.427	93.327	3.000	95.834	95.734	95.634	3.000	93.310	93.210	93.110
3.125	96.686	96.586	96.486	3.125	94.195	94.095	93.995	3.125	96.164	96.064	95.964	3.125	93.987	93.887	93.787
3.250	97.091	96.991	96.891	3.250	94.555	94.455	94.355	3.250	96.818	96.718	96.618	3.250	94.358	94.258	94.158
3.375	97.536	97.436	97.336	3.375	95.029	94.929	94.829	3.375	97.168	97.068	96.968	3.375	94.821	94.721	94.621
3.500	97.970	97.870	97.770	3.500	95.721	95.621	95.521	3.500	97.532	97.432	97.332	3.500	95.524	95.424	95.324
3.625	98.396	98.296	98.196	3.625	96.373	96.273	96.173	3.625	97.844	97.744	97.644	3.625	96.166	96.066	95.966
3.750	98.762	98.662	98.562	3.750	96.821	96.721	96.621	3.750	98.553	98.453	98.353	3.750	96.623	96.523	96.423
3.875	99.221	99.121	99.021	3.875	97.484	97.384	97.284	3.875	98.886	98.786	98.686	3.875	97.277	97.177	97.077
3.990	99.561	99.461	99.361	3.990	98.034	97.934	97.834	3.990	99.118	99.018	98.918	3.990	97.826	97.726	97.626
4.000	99.661	99.561	99.461	4.000	98.134	98.034	97.934	4.000	99.218	99.118	99.018	4.000	97.926	97.826	97.726
4.125	100.081	99.981	99.881	4.125	98.776	98.676	98.576	4.125	99.521	99.421	99.321	4.125	98.558	98.458	98.358
4.250	100.271	100.171	100.071	4.250	99.083	98.983	98.883	4.250	99.720	99.620	99.520	4.250	98.865	98.765	98.665
4.375	100.473	100.373	100.273	4.375	99.412	99.312	99.212	4.375	99.975	99.875	99.774	4.375	99.195	99.095	98.995
4.500	100.646	100.546	100.446	4.500	99.733	99.630	99.533	4.500	100.248	100.148	99.993	4.500	99.496	99.393	99.296
4.625	100.693	100.593	100.493	4.625	100.262	100.148	100.037	4.625	100.484	100.354	100.229	4.625	100.024	99.911	99.799
4.750	100.837	100.737	100.637	4.750	100.509	100.396	100.284	4.750	100.643	100.514	100.388	4.750	100.272	100.158	100.047
4.875	101.007	100.907	100.807	4.875	100.797	100.683	100.572	4.875	100.799	100.669	100.544	4.875	100.559	100.446	100.334
4.990	101.062	#N/A	#N/A	4.990	100.960	100.847	100.736	4.990	100.830	100.700	100.575	4.990	100.713	100.600	100.488
5.000	101.162	#N/A	#N/A	5.000	101.060	100.947	100.836	5.000	100.930	100.800	100.675	5.000	100.813	100.700	100.588

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	96.747	96.647	96.547	3.750	97.863	97.758	97.663	2.750	95.335	95.235	95.135
3.875	97.472	97.372	97.272	3.875	98.581	98.475	98.381	2.875	96.020	95.920	95.820
3.990	98.222	98.122	98.022	3.990	99.188	99.076	98.988	2.990	96.599	96.499	96.399
4.000	98.322	98.222	98.122	4.000	99.288	99.176	99.088	3.000	96.699	96.599	96.499
4.125	98.949	98.849	98.749	4.125	99.870	99.770	99.670	3.125	97.313	97.213	97.113
4.250	99.626	99.526	99.426	4.250	100.525	100.425	100.325	3.250	97.834	97.734	97.634
4.375	100.317	100.217	100.117	4.375	101.095	100.995	100.895	3.375	98.348	98.248	98.148
4.500	101.023	100.923	100.823	4.500	101.784	101.682	101.584	3.500	98.732	98.632	98.532
4.625	101.641	101.541	101.441	4.625	102.380	102.276	102.180	3.625	99.269	99.169	99.069
4.750	102.265	102.165	102.065	4.750	102.914	102.807	102.714	3.750	99.844	99.744	99.644
4.875	102.827	102.727	102.627	4.875	103.309	103.199	103.109	3.875	100.422	100.322	100.222
4.990	103.308	103.208	103.108	4.990	103.708	103.598	103.508	3.990	100.703	100.603	100.503
5.000	103.408	103.308	103.208	5.000	103.808	103.698	103.608	4.000	100.803	100.703	100.603
5.125	103.906	103.806	103.706	5.125	103.981	103.834	103.738	4.125	101.345	101.245	101.145
5.250	104.420	104.320	104.220	5.250	104.538	104.389	104.294	4.250	101.623	101.523	101.423
5.375	104.943	104.843	104.743	5.375	104.955	104.805	104.710	4.375	101.918	101.818	101.718
5.500	105.404	105.304	105.204	5.500	105.382	105.231	105.136	4.500	101.984	101.880	101.784
5.625	105.442	105.342	105.242	5.625	105.389	105.289	105.189	4.625	102.385	102.280	102.185
5.750	105.965	105.865	105.765	5.750	105.938	105.838	105.738	4.750	102.717	102.610	102.517

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	95.957	95.857	95.757	2.750	94.991	94.891	94.791
3.875	96.682	96.582	96.482	2.875	95.676	95.576	95.476
3.990	97.432	97.332	97.232	2.990	96.255	96.155	96.055
4.000	97.532	97.432	97.332	3.000	96.355	96.255	96.155
4.125	98.074	97.974	97.874	3.125	96.969	96.869	96.769
4.250	98.751	98.651	98.551	3.250	97.490	97.390	97.290
4.375	99.442	99.342	99.242	3.375	98.004	97.904	97.804
4.500	100.148	100.048	99.948	3.500	98.075	97.975	97.875
4.625	100.719	100.619	100.519	3.625	98.612	98.512	98.412
4.750	101.343	101.243	101.143	3.750	99.187	99.087	98.987
4.875	101.905	101.805	101.705	3.875	99.765	99.665	99.565
4.990	102.386	102.286	102.186	3.990	99.562	99.462	99.362
5.000	102.486	102.386	102.286	4.000	99.662	99.562	99.462
5.125	102.570	102.470	102.370	4.125	100.204	100.104	100.004
5.250	103.084	102.984	102.884	4.250	100.482	100.382	100.282
5.375	103.607	103.507	103.407	4.375	100.777	100.677	100.577
5.500	104.068	103.968	103.868	4.500	100.780	100.676	100.580
5.625	103.106	103.006	102.906	4.625	101.119	101.014	100.919
5.750	103.629	103.529	103.429	4.750	101.388	101.281	101.188

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125

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

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

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

Additional LPMI Premium Adjustments						
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699	
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540	
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050	
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700	
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050	
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400	
Employee Relocation	0.100	0.100	0.140	0.250	0.250	
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750	

*The Loan Amount adjustment does not apply in AK with loan amt \$453.1K - \$679.65K

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



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.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	95.297	95.197	95.097	3.750	95.197	95.097	94.997	3.750	96.413	96.308	96.213	3.750	96.313	96.208	96.113
3.875	96.022	95.922	95.822	3.875	95.922	95.822	95.722	3.875	97.131	97.025	96.931	3.875	97.031	96.925	96.831
3.990	96.772	96.672	96.572	3.990	96.672	96.572	96.472	3.990	97.738	97.626	97.538	3.990	97.638	97.526	97.438
4.000	96.872	96.772	96.672	4.000	96.772	96.672	96.572	4.000	97.838	97.726	97.638	4.000	97.738	97.626	97.538
4.125	97.499	97.399	97.299	4.125	97.399	97.299	97.199	4.125	98.420	98.320	98.220	4.125	98.320	98.220	98.120
4.250	98.176	98.076	97.976	4.250	98.076	97.976	97.876	4.250	99.075	98.975	98.875	4.250	98.975	98.875	98.775
4.375	98.867	98.767	98.667	4.375	98.767	98.667	98.567	4.375	99.645	99.545	99.445	4.375	99.545	99.445	99.345
4.500	99.573	99.473	99.373	4.500	99.473	99.373	99.273	4.500	100.334	100.232	100.134	4.500	100.234	100.132	100.034
4.625	100.191	100.091	99.991	4.625	100.091	99.991	99.891	4.625	100.930	100.826	100.730	4.625	100.830	100.726	100.630
4.750	100.815	100.715	100.615	4.750	100.715	100.615	100.515	4.750	101.464	101.357	101.264	4.750	101.364	101.257	101.164
4.875	101.377	101.277	101.177	4.875	101.277	101.177	101.077	4.875	101.859	101.749	101.659	4.875	101.759	101.649	101.559
4.990	101.858	101.758	101.658	4.990	101.758	101.658	101.558	4.990	102.258	102.148	102.058	4.990	102.158	102.048	101.958
5.000	101.958	101.858	101.758	5.000	101.858	101.758	101.658	5.000	102.358	102.248	102.158	5.000	102.258	102.148	102.058
5.125	102.456	102.356	102.256	5.125	102.356	102.256	102.156	5.125	102.531	102.384	102.288	5.125	102.431	102.284	102.188
5.250	102.970	102.870	102.770	5.250	102.870	102.770	102.670	5.250	103.088	102.939	102.844	5.250	102.988	102.839	102.744
5.375	103.493	103.393	103.293	5.375	103.393	103.293	103.193	5.375	103.505	103.355	103.260	5.375	103.405	103.255	103.160
5.500	103.954	103.854	103.754	5.500	103.854	103.754	103.654	5.500	103.932	103.781	103.686	5.500	103.832	103.681	103.586
5.625	103.992	103.892	103.792	5.625	103.892	103.792	103.692	5.625	103.939	103.839	103.739	5.625	103.839	103.739	103.639
5.750	104.515	104.415	104.315	5.750	104.415	104.315	104.215	5.750	104.488	104.388	104.288	5.750	104.388	104.288	104.188

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.835	93.735	93.635	2.750	93.735	93.635	93.535
2.875	94.520	94.420	94.320	2.875	94.420	94.320	94.220
2.990	95.099	94.999	94.899	2.990	94.999	94.899	94.799
3.000	95.199	95.099	94.999	3.000	95.099	94.999	94.899
3.125	95.813	95.713	95.613	3.125	95.713	95.613	95.513
3.250	96.334	96.234	96.134	3.250	96.234	96.134	96.034
3.375	96.848	96.748	96.648	3.375	96.748	96.648	96.548
3.500	97.232	97.132	97.032	3.500	97.132	97.032	96.932
3.625	97.769	97.669	97.569	3.625	97.669	97.569	97.469
3.750	98.344	98.244	98.144	3.750	98.244	98.144	98.044
3.875	98.922	98.822	98.722	3.875	98.822	98.722	98.622
3.990	99.203	99.103	99.003	3.990	99.103	99.003	98.903
4.000	99.303	99.203	99.103	4.000	99.203	99.103	99.003
4.125	99.845	99.745	99.645	4.125	99.745	99.645	99.545
4.250	100.123	100.023	99.923	4.250	100.023	99.923	99.823
4.375	100.418	100.318	100.218	4.375	100.318	100.218	100.118
4.500	100.484	100.380	100.284	4.500	100.384	100.280	100.184
4.625	100.885	100.780	100.685	4.625	100.785	100.680	100.585
4.750	101.217	101.110	101.017	4.750	101.117	101.010	100.917

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	94.507	94.407	94.307	3.750	94.407	94.307	94.207	2.750	93.491	93.391	93.291	2.750	93.391	93.291	93.191
3.875	95.232	95.132	95.032	3.875	95.132	95.032	94.932	2.875	94.176	94.076	93.976	2.875	94.076	93.976	93.876
3.990	95.982	95.882	95.782	3.990	95.882	95.782	95.682	2.990	94.755	94.655	94.555	2.990	94.655	94.555	94.455
4.000	96.082	95.982	95.882	4.000	95.982	95.882	95.782	3.000	94.855	94.755	94.655	3.000	94.755	94.655	94.555
4.125	96.624	96.524	96.424	4.125	96.524	96.424	96.324	3.125	95.469	95.369	95.269	3.125	95.369	95.269	95.169
4.250	97.301	97.201	97.101	4.250	97.201	97.101	97.001	3.250	95.990	95.890	95.790	3.250	95.890	95.790	95.690
4.375	97.992	97.892	97.792	4.375	97.892	97.792	97.692	3.375	96.504	96.404	96.304	3.375	96.404	96.304	96.204
4.500	98.698	98.598	98.498	4.500	98.598	98.498	98.398	3.500	96.575	96.475	96.375	3.500	96.475	96.375	96.275
4.625	99.269	99.169	99.069	4.625	99.169	99.069	98.969	3.625	97.112	97.012	96.912	3.625	97.012	96.912	96.812
4.750	99.893	99.793	99.693	4.750	99.793	99.693	99.593	3.750	97.687	97.587	97.487	3.750	97.587	97.487	97.387
4.875	100.455	100.355	100.255	4.875	100.355	100.255	100.155	3.875	98.265	98.165	98.065	3.875	98.165	98.065	97.965
4.990	100.936	100.836	100.736	4.990	100.836	100.736	100.636	3.990	98.062	97.962	97.862	3.990	97.962	97.862	97.762
5.000	101.036	100.936	100.836	5.000	100.936	100.836	100.736	4.000	98.162	98.062	97.962	4.000	98.062	97.962	97.862
5.125	101.120	101.020	100.920	5.125	101.020	100.920	100.820	4.125	98.704	98.604	98.504	4.125	98.604	98.504	98.404
5.250	101.634	101.534	101.434	5.250	101.534	101.434	101.334	4.250	98.982	98.882	98.782	4.250	98.882	98.782	98.682
5.375	102.157	102.057	101.957	5.375	102.057	101.957	101.857	4.375	99.277	99.177	99.077	4.375	99.177	99.077	98.977
5.500	102.618	102.518	102.418	5.500	102.518	102.418	102.318	4.500	99.280	99.176	99.080	4.500	99.180	99.076	98.980
5.625	101.656	101.556	101.456	5.625	101.556	101.456	101.356	4.625	99.619	99.514	99.419	4.625	99.519	99.414	99.319
5.750	102.179	102.079	101.979	5.750	102.079	101.979	101.879	4.750	99.888	99.781	99.688	4.750	99.788	99.681	99.588

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	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/I Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	96.747	96.647	96.547	3.750	97.863	97.758	97.663	2.750	95.335	95.235	95.135	3.750	95.957	95.857	95.757	2.750	94.991	94.891	94.791
3.875	97.472	97.372	97.272	3.875	98.581	98.475	98.381	2.875	96.020	95.920	95.820	3.875	96.682	96.582	96.482	2.875	95.676	95.576	95.476
3.990	98.222	98.122	98.022	3.990	99.188	99.076	98.988	2.990	96.599	96.499	96.399	3.990	97.432	97.332	97.232	2.990	96.255	96.155	96.055
4.000	98.322	98.222	98.122	4.000	99.288	99.176	99.088	3.000	96.699	96.599	96.499	4.000	97.532	97.432	97.332	3.000	96.355	96.255	96.155
4.125	98.949	98.849	98.749	4.125	99.870	99.770	99.670	3.125	97.313	97.213	97.113	4.125	98.074	97.974	97.874	3.125	96.969	96.869	96.769
4.250	99.626	99.526	99.426	4.250	100.525	100.425	100.325	3.250	97.834	97.734	97.634	4.250	98.751	98.651	98.551	3.250	97.490	97.390	97.290
4.375	100.317	100.217	100.117	4.375	101.095	100.995	100.895	3.375	98.348	98.248	98.148	4.375	99.442	99.342	99.242	3.375	98.004	97.904	97.804
4.500	101.023	100.923	100.823	4.500	101.784	101.682	101.584	3.500	98.732	98.632	98.532	4.500	100.148	100.048	99.948	3.500	98.075	97.975	97.875
4.625	101.641	101.541	101.441	4.625	102.380	102.276	102.180	3.625	99.269	99.169	99.069	4.625	100.719	100.619	100.519	3.625	98.612	98.512	98.412
4.750	102.265	102.165	102.065	4.750	102.914	102.807	102.714	3.750	99.844	99.744	99.644	4.750	101.343	101.243	101.143	3.750	99.187	99.087	98.987
4.875	102.827	102.727	102.627	4.875	103.309	103.199	103.109	3.875	100.422	100.322	100.222	4.875	101.905	101.805	101.705	3.875	99.765	99.665	99.565
4.990	103.308	103.208	103.108	4.990	103.708	103.598	103.508	3.990	100.703	100.603	100.503	4.990	102.386	102.286	102.186	3.990	99.562	99.462	99.362
5.000	103.408	103.308	103.208	5.000	103.808	103.698	103.608	4.000	100.803	100.703	100.603	5.000	102.486	102.386	102.286	4.000	99.662	99.562	99.462
5.125	103.906	103.806	103.706	5.125	103.981	103.834	103.738	4.125	101.345	101.245	101.145	5.125	102.570	102.470	102.370	4.125	100.204	100.104	100.004
5.250	104.420	104.320	104.220	5.250	104.538	104.389	104.294	4.250	101.623	101.523	101.423	5.250	103.084	102.984	102.884	4.250	100.482	100.382	100.282
5.375	104.943	104.843	104.743	5.375	104.955	104.805	104.710	4.375	101.918	101.818	101.718	5.375	103.607	103.507	103.407	4.375	100.777	100.677	100.577
5.500	105.404	105.304	105.204	5.500	105.382	105.231	105.136	4.500	101.984	101.880	101.784	5.500	104.068	103.968	103.868	4.500	100.780	100.676	100.580
5.625	105.442	105.342	105.242	5.625	105.389	105.289	105.189	4.625	102.385	102.280	102.185	5.625	103.106	103.006	102.906	4.625	101.119	101.014	100.919
5.750	105.965	105.865	105.765	5.750	105.938	105.838	105.738	4.750	102.717	102.610	102.517	5.750	103.629	103.529	103.429	4.750	101.388	101.281	101.188

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.: 6/11/2018

45 Day Lock Exp.: 6/25/2018

60 Day Lock Exp.: 7/9/2018

W. Rate Sheet Dated: 5/10/2018

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	96.906	96.781	96.656	
4.125	97.821	97.696	97.571	
4.250	98.480	98.355	98.230	
4.375	99.236	99.111	98.986	
4.500	99.813	99.688	99.563	
4.625	100.265	100.140	100.015	
4.750	100.828	100.703	100.578	
4.875	101.143	101.018	100.893	
5.000	101.484	101.359	101.234	
5.125	101.762	101.637	101.512	
5.250	102.010	101.885	101.760	
5.375	102.258	102.133	102.008	
5.500	102.502	102.377	102.252	

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	97.171	97.046	96.921	
3.625	97.634	97.509	97.384	
3.750	98.058	97.933	97.808	
3.875	98.667	98.542	98.417	
4.000	99.012	98.887	98.762	
4.125	99.267	99.142	99.017	
4.250	99.553	99.428	99.303	
4.375	99.813	99.688	99.563	
4.500	100.061	99.936	99.811	
4.625	100.304	100.179	100.054	
4.750	100.572	100.447	100.322	

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	97.176	97.051	96.926	
3.375	97.666	97.541	97.416	
3.500	98.128	98.003	97.878	
3.625	98.555	98.430	98.305	
3.750	98.948	98.823	98.698	
3.875	99.298	99.173	99.048	
4.000	99.640	99.515	99.390	
4.125	99.984	99.859	99.734	
4.250	100.316	100.191	100.066	
4.375	100.626	100.501	100.376	
4.500	100.936	100.811	100.686	
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)