



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@af wholesale.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.: 7/10/2018

W. Rate Sheet Dated: 5/11/2018

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	97.877	97.727	97.577	3.500	97.288	97.138	96.988	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.411	98.261	98.111	3.625	97.787	97.637	97.487	2.000	N/A	N/A	N/A	3.250	98.285	98.135	97.985
3.750	99.538	99.388	99.238	3.750	99.071	98.921	98.771	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	100.065	99.915	99.765	3.875	99.562	99.412	99.262	2.250	94.761	94.611	94.461	3.500	99.367	99.217	99.067
4.000	100.594	100.444	100.294	4.000	100.055	99.905	99.755	2.375	95.127	94.977	94.827	3.625	99.901	99.751	99.601
4.125	101.115	100.965	100.815	4.125	100.541	100.391	100.241	2.500	94.248	94.098	93.948	Margin = 2.250		Index = 2.240	
4.250	101.920	101.779	101.638	4.250	101.203	101.062	100.921	2.625	95.198	95.048	94.898				
4.375	102.433	102.293	102.152	4.375	101.681	101.540	101.399	2.750	96.817	96.667	96.517				
4.500	102.878	102.737	102.597	4.500	102.089	101.949	101.808	2.875	97.381	97.231	97.081				
4.625	103.277	103.137	102.996	4.625	102.453	102.313	102.172	3.000	97.855	97.705	97.555				
4.750	103.402	103.230	103.059	4.750	102.546	102.374	102.202	3.125	98.329	98.179	98.029				
4.875	103.598	103.426	103.254	4.875	102.945	102.773	102.601	3.250	98.799	98.649	98.499				
5.000	104.162	103.990	103.818	5.000	103.273	103.101	102.929	3.375	99.266	99.116	98.966				
5.125	104.632	104.460	104.288	5.125	103.528	103.356	103.184	3.500	99.735	99.585	99.435				
5.250	104.673	104.485	104.282	5.250	103.534	103.347	103.144	3.625	100.197	100.047	99.897				
5.375	104.923	104.735	104.532	5.375	103.866	103.679	103.476	3.750	100.414	100.264	100.114				
5.500	105.004	104.816	104.613	5.500	104.285	104.098	103.895	3.875	100.869	100.719	100.569				
5.625	105.344	105.157	104.954	5.625	104.640	104.453	104.250	4.000	101.254	101.104	100.954				
5.750	104.959	104.859	104.759	5.750	104.412	104.312	104.212	4.125	101.594	101.444	101.294				

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	96.677	96.527	96.377	3.500	96.288	96.138	95.988	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.211	97.061	96.911	3.625	96.787	96.637	96.487	2.000	N/A	N/A	N/A	3.250	97.285	97.135	96.985
3.750	98.338	98.188	98.038	3.750	98.071	97.921	97.771	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.865	98.715	98.565	3.875	98.562	98.412	98.262	2.250	93.761	93.611	93.461	3.500	98.367	98.217	98.067
4.000	99.394	99.244	99.094	4.000	99.055	98.905	98.755	2.375	94.127	93.977	93.827	3.625	98.901	98.751	98.601
4.125	99.915	99.765	99.615	4.125	99.541	99.391	99.241	2.500	93.248	93.098	92.948	Margin = 2.250		Index = 2.240	
4.250	100.720	100.579	100.438	4.250	100.203	100.062	99.921	2.625	94.198	94.048	93.898	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.233	101.093	100.952	4.375	100.681	100.540	100.399	2.750	95.817	95.667	95.517	Rate	30 Day	45 Day	60 Day
4.500	101.678	101.537	101.397	4.500	101.089	100.949	100.808	2.875	96.381	96.231	96.081	4.500	100.378	100.128	99.878
4.625	102.077	101.937	101.796	4.625	101.453	101.313	101.172	3.000	96.855	96.705	96.555	4.625	100.777	100.527	100.277
4.750	102.113	101.941	101.769	4.750	101.546	101.374	101.202	3.125	97.329	97.179	97.029	4.750	100.763	100.513	100.263
4.875	102.648	102.476	102.304	4.875	101.945	101.773	101.601	3.250	97.799	97.649	97.499	4.875	101.198	100.948	100.698
5.000	103.012	102.840	102.668	5.000	102.273	102.101	101.929	3.375	98.266	98.116	97.966	5.000	101.562	101.312	101.062
5.125	103.482	103.310	103.138	5.125	102.628	102.456	102.284	3.500	98.735	98.585	98.435	5.125	101.952	101.702	101.452
5.250	104.243	104.055	103.852	5.250	102.534	102.347	102.144	3.625	99.197	99.047	98.897	5.250	101.462	101.212	100.962
5.375	104.493	104.305	104.102	5.375	102.866	102.679	102.476	3.750	99.414	99.264	99.114	5.375	101.919	101.669	101.419
5.500	104.774	104.586	104.383	5.500	103.285	103.098	102.895	3.875	99.869	99.719	99.569	5.500	102.154	101.904	101.654
5.625	105.064	104.877	104.674	5.625	103.640	103.453	103.250	4.000	100.254	100.104	99.954	5.625	102.484	102.234	101.984
5.750	104.679	104.579	104.479	5.750	103.412	103.312	103.212	4.125	100.594	100.444	100.294	5.750	102.539	102.289	102.039

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.250	\$0 - \$49,999	-2.500
FICO 680- 719	0.250	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.250	\$85,001 - \$125,000	-0.500
FICO 640 - 659	0.000	\$125,001 - \$175,000	-0.125
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	-1.500	\$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
5.500	102.035	101.785	101.535	5.500	101.465	101.215	100.965
5.625	102.257	102.007	101.757	5.625	101.820	101.570	101.320
5.750	102.383	102.133	101.883	5.750	101.592	101.342	101.092
5.875	102.706	102.456	102.206	5.875	101.933	101.683	101.433

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:	5/11/2018	5.500%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/11/2018

6/25/2018

7/10/2018

W. Rate Sheet Dated: 5/11/2018

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	97.064	96.914	96.764	3.500	96.476	96.326	96.176	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.625	97.598	97.448	97.298	3.625	96.974	96.824	96.674	2.000	N/A	N/A	N/A	3.250	97.47	97.323	97.173
3.750	98.695	98.545	98.395	3.750	98.228	98.078	97.928	2.125	N/A	N/A	N/A	3.375	98.06	97.913	97.763
3.875	99.221	99.071	98.921	3.875	98.719	98.569	98.419	2.250	92.761	92.611	92.461	3.500	98.55	98.405	98.255
4.000	99.750	99.600	99.450	4.000	99.212	99.062	98.912	2.375	93.127	92.977	92.827	3.625	99.09	98.939	98.789
4.125	100.271	100.121	99.971	4.125	99.697	99.547	99.397	2.500	92.248	92.098	91.948	Margin = 2.250		Index = 2.240	
4.250	100.982	100.842	100.701	4.250	100.265	100.124	99.984	2.625	93.198	93.048	92.898				
4.375	101.496	101.355	101.215	4.375	100.743	100.602	100.462	2.750	95.129	94.979	94.829				
4.500	101.940	101.800	101.659	4.500	101.152	101.011	100.871	2.875	95.693	95.543	95.393				
4.625	102.340	102.199	102.059	4.625	101.516	101.375	101.235	3.000	96.168	96.018	95.868				
4.750	101.840	101.668	101.496	4.750	100.983	100.811	100.639	3.125	96.642	96.492	96.342				
4.875	102.035	101.863	101.692	4.875	101.383	101.211	101.039	3.250	97.986	97.836	97.686				
5.000	102.599	102.427	102.255	5.000	101.711	101.539	101.367	3.375	98.454	98.304	98.154				
5.125	103.070	102.898	102.726	5.125	101.966	101.794	101.622	3.500	98.923	98.773	98.623				
5.250	101.235	101.048	100.844	5.250	100.097	99.909	99.706	3.625	99.384	99.234	99.084				
5.375	101.485	101.298	101.095	5.375	100.429	100.241	100.038	3.750	99.571	99.421	99.271				
5.500	101.566	101.379	101.176	5.500	100.848	100.660	100.457	3.875	100.025	99.875	99.725				
5.625	101.907	101.719	101.516	5.625	101.203	101.015	100.812	4.000	100.410	100.260	100.110				
5.750	101.959	101.859	101.759	5.750	101.412	101.312	101.212	4.125	100.750	100.600	100.450				

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	95.864	95.714	95.564	3.500	95.476	95.326	95.176	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.625	96.398	96.248	96.098	3.625	95.974	95.824	95.674	2.000	N/A	N/A	N/A	3.250	96.473	96.323	96.173
3.750	97.495	97.345	97.195	3.750	97.228	97.078	96.928	2.125	N/A	N/A	N/A	3.375	97.063	96.913	96.763
3.875	98.021	97.871	97.721	3.875	97.719	97.569	97.419	2.250	92.011	91.861	91.711	3.500	97.555	97.405	97.255
4.000	98.550	98.400	98.250	4.000	98.212	98.062	97.912	2.375	92.377	92.227	92.077	3.625	98.089	97.939	97.789
4.125	99.071	98.921	98.771	4.125	98.697	98.547	98.397	2.500	91.498	91.348	91.198	Margin = 2.250		Index = 2.240	
4.250	99.782	99.642	99.501	4.250	99.265	99.124	98.984	2.625	92.448	92.298	92.148	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.296	100.155	100.015	4.375	99.743	99.602	99.462	2.750	94.910	94.760	94.610	Rate	30 Day	45 Day	60 Day
4.500	100.740	100.600	100.459	4.500	100.152	100.011	99.871	2.875	95.475	95.325	95.175	4.500	99.440	99.190	98.940
4.625	101.140	100.999	100.859	4.625	100.516	100.375	100.235	3.000	95.949	95.799	95.649	4.625	99.840	99.590	99.340
4.750	100.550	100.378	100.206	4.750	99.983	99.811	99.639	3.125	96.423	96.273	96.123	4.750	99.200	98.950	98.700
4.875	101.085	100.913	100.742	4.875	100.383	100.211	100.039	3.250	96.330	96.180	96.030	4.875	99.635	99.385	99.135
5.000	101.449	101.277	101.105	5.000	100.711	100.539	100.367	3.375	96.797	96.647	96.497	5.000	99.999	99.749	99.499
5.125	101.920	101.748	101.576	5.125	101.066	100.894	100.722	3.500	97.267	97.117	96.967	5.125	100.390	100.140	99.890
5.250	100.805	100.618	100.414	5.250	99.097	98.909	98.706	3.625	97.728	97.578	97.428	5.250	98.024	97.774	97.524
5.375	101.055	100.868	100.665	5.375	99.429	99.241	99.038	3.750	97.227	97.077	96.927	5.375	98.481	98.231	97.981
5.500	101.336	101.149	100.946	5.500	99.848	99.660	99.457	3.875	97.681	97.531	97.381	5.500	98.716	98.466	98.216
5.625	101.627	101.439	101.236	5.625	100.203	100.015	99.812	4.000	98.066	97.916	97.766	5.625	99.047	98.797	98.547
5.750	101.679	101.579	101.479	5.750	100.412	100.312	100.212	4.125	98.406	98.256	98.106	5.750	99.539	99.289	99.039

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	98.597	98.347	98.097	5.500	98.028	97.778	97.528
5.625	98.820	98.570	98.320	5.625	98.383	98.133	97.883
5.750	99.383	99.133	98.883	5.750	98.592	98.342	98.092
5.875	100.706	100.456	100.206	5.875	99.933	99.683	99.433

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:	5/11/2018	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 11A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

Lockdesk e-mail:

Lockdesk 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.:

7/10/2018

W. Rate Sheet Dated: 5/11/2018

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	98.218	98.118	98.018	4.625	102.254	102.154	102.054	2.875	96.048	95.948	95.848	3.000	97.257	97.157	97.057
4.125	98.969	98.869	98.769	4.750	102.755	102.655	102.555	2.990	96.471	96.371	96.271	3.125	97.597	97.497	97.397
4.250	99.636	99.536	99.436	4.875	103.135	103.035	102.935	3.000	96.571	96.471	96.371	3.250	98.275	98.175	98.075
4.375	100.219	100.119	100.019	4.990	103.372	103.272	103.172	3.125	97.115	97.015	96.915	3.375	98.634	98.534	98.434
4.500	100.776	100.676	100.576	5.000	103.472	103.372	103.272	3.250	97.510	97.410	97.310	3.500	98.986	98.886	98.786
4.625	101.431	101.331	101.231	5.125	104.018	103.918	103.818	3.375	98.156	98.056	97.956	3.625	99.308	99.208	99.108
4.750	102.035	101.935	101.835	5.250	104.515	104.415	104.315	3.500	98.608	98.508	98.408	3.750	99.948	99.848	99.748
4.875	102.549	102.449	102.349	5.375	104.870	104.770	104.670	3.625	99.105	99.005	98.905	3.875	100.279	100.179	100.079
4.990	102.834	102.734	102.634	5.500	105.188	105.088	104.988	3.750	99.670	99.570	99.470	3.990	100.500	100.400	100.300
5.000	102.934	102.834	102.734	5.625	105.478	105.378	105.278	3.875	100.035	99.935	99.835	4.000	100.600	100.500	100.400
5.125	103.591	103.491	103.391	5.750	105.734	105.634	105.534	3.990	100.440	100.340	100.240	4.125	100.901	100.801	100.701
5.250	104.252	104.152	104.052	5.875	106.097	105.997	105.896	4.000	100.540	100.440	100.340	4.250	101.099	100.999	100.899
5.375	104.720	104.620	104.520	5.990	106.321	106.221	106.120	4.125	101.044	100.944	100.844	4.375	101.335	101.216	101.108
5.500	105.073	104.973	104.873	6.000	106.421	106.321	106.220	4.250	101.321	101.221	101.121	4.500	101.606	101.477	101.353
5.625	105.419	105.319	105.219	6.125	106.679	106.579	106.478	4.375	101.616	101.516	101.416	4.625	101.841	101.712	101.588
5.750	105.941	105.841	105.741	6.250	106.574	106.355	106.195	4.500	101.848	101.748	101.648	4.750	101.999	101.870	101.746
5.875	106.381	106.281	106.181	6.375	106.911	106.693	106.533	4.625	102.117	102.017	101.917	4.875	102.143	102.014	101.890
5.990	106.698	106.598	106.498	6.500	N/A	N/A	N/A	4.750	102.339	102.239	102.139	4.990	102.204	102.074	101.950
6.000	106.798	106.698	106.598	6.625	N/A	N/A	N/A	4.875	102.596	102.496	102.396	5.000	102.304	102.174	102.050

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	98.524	98.424	98.324	3.000	96.170	96.070	95.970
4.375	99.123	99.023	98.923	3.125	96.609	96.509	96.409
4.500	99.675	99.575	99.475	3.250	97.059	96.959	96.859
4.625	100.218	100.118	100.018	3.375	97.491	97.391	97.291
4.750	100.907	100.807	100.707	3.500	97.935	97.835	97.735
4.875	101.440	101.340	101.240	3.625	98.350	98.250	98.150
4.990	101.805	101.705	101.605	3.750	98.663	98.563	98.463
5.000	101.905	101.805	101.705	3.875	99.114	99.014	98.914
5.125	102.147	102.047	101.947	3.990	99.452	99.352	99.252
5.250	102.568	102.468	102.368	4.000	99.552	99.452	99.352
5.375	103.081	102.981	102.881	4.125	99.961	99.861	99.761
5.500	103.571	103.471	103.371	4.250	100.150	100.050	99.950
5.625	103.829	103.729	103.629	4.375	100.351	100.251	100.151
5.750	101.808	101.708	101.608	4.500	100.503	100.403	100.303
5.875	102.344	102.244	102.144	4.625	100.551	100.438	100.327
5.990	102.756	102.656	102.555	4.750	100.696	100.583	100.472
6.000	102.856	102.756	102.655	4.875	100.863	100.750	100.639
6.125	103.108	103.008	102.908	4.990	100.907	100.794	100.683
6.250	102.137	102.016	101.893	5.000	101.007	100.894	100.783

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 *Not applicable to detached condominiums or site condominiums								

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

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

HomeReady LLPAs*	
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 buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	T



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.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/10/2018

W. Rate Sheet Dated: 5/11/2018

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	96.487	96.387	96.287	3.875	94.384	94.284	94.184	4.625	100.804	100.704	100.604	4.625	99.217	99.117	99.017
4.125	97.252	97.152	97.052	3.990	95.104	95.004	94.904	4.750	101.305	101.205	101.105	4.750	100.031	99.931	99.831
4.250	97.991	97.891	97.791	4.000	95.204	95.104	95.004	4.875	101.685	101.585	101.485	4.875	100.546	100.446	100.346
4.375	98.541	98.441	98.341	4.125	96.239	96.139	96.039	4.990	101.922	101.822	101.722	4.990	100.896	100.796	100.696
4.500	99.172	99.072	98.972	4.250	97.224	97.124	97.024	5.000	102.022	101.922	101.822	5.000	100.996	100.896	100.796
4.625	99.888	99.788	99.688	4.375	97.829	97.729	97.629	5.125	102.568	102.468	102.368	5.125	101.408	101.308	101.208
4.750	100.562	100.462	100.362	4.500	98.665	98.565	98.465	5.250	103.065	102.965	102.865	5.250	102.073	101.973	101.873
4.875	101.050	100.950	100.850	4.625	99.639	99.539	99.439	5.375	103.420	103.320	103.220	5.375	102.582	102.482	102.382
4.990	101.384	101.284	101.184	4.750	100.545	100.445	100.345	5.500	103.738	103.638	103.538	5.500	102.968	102.868	102.768
5.000	101.484	101.384	101.284	4.875	101.083	100.983	100.883	5.625	104.028	103.928	103.828	5.625	103.354	103.254	103.154
5.125	102.141	102.041	101.941	4.990	101.463	101.363	101.263	5.750	104.284	104.184	104.084	5.750	103.724	103.624	103.524
5.250	102.802	102.702	102.602	5.000	101.563	101.463	101.363	5.875	104.647	104.547	104.446	5.875	104.208	104.108	104.008
5.375	103.270	103.170	103.070	5.125	102.123	102.023	101.923	5.990	104.871	104.771	104.670	5.990	104.544	104.444	104.344
5.500	103.623	103.523	103.423	5.250	103.019	102.919	102.819	6.000	104.971	104.871	104.770	6.000	104.644	104.544	104.444
5.625	103.969	103.869	103.769	5.375	103.536	103.436	103.336	6.125	105.229	105.129	105.028	6.125	104.992	104.892	104.792
5.750	104.491	104.391	104.291	5.500	103.929	103.829	103.729	6.250	105.124	104.905	104.745	6.250	104.669	104.547	104.432
5.875	104.931	104.831	104.731	5.625	104.314	104.214	104.114	6.375	105.461	105.243	105.083	6.375	105.123	105.001	104.886
5.990	105.248	105.148	105.048	5.750	105.129	105.029	104.929	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	105.348	105.248	105.148	5.875	105.614	105.514	105.414	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	96.170	96.070	95.970	3.000	93.441	93.341	93.241	3.000	95.757	95.657	95.557	3.000	93.233	93.133	93.033
3.125	96.609	96.509	96.409	3.125	94.118	94.018	93.918	3.125	96.097	95.997	95.897	3.125	93.921	93.821	93.721
3.250	97.059	96.959	96.859	3.250	94.487	94.387	94.287	3.250	96.775	96.675	96.575	3.250	94.280	94.180	94.080
3.375	97.491	97.391	97.291	3.375	94.985	94.885	94.785	3.375	97.134	97.034	96.934	3.375	94.788	94.688	94.588
3.500	97.935	97.835	97.735	3.500	95.686	95.586	95.486	3.500	97.486	97.386	97.286	3.500	95.479	95.379	95.279
3.625	98.350	98.250	98.150	3.625	96.327	96.227	96.127	3.625	97.808	97.708	97.608	3.625	96.130	96.030	95.930
3.750	98.663	98.563	98.463	3.750	96.730	96.630	96.530	3.750	98.448	98.348	98.248	3.750	96.522	96.422	96.322
3.875	99.114	99.014	98.914	3.875	97.377	97.277	97.177	3.875	98.779	98.679	98.579	3.875	97.170	97.070	96.970
3.990	99.452	99.352	99.252	3.990	97.926	97.826	97.726	3.990	99.000	98.900	98.800	3.990	97.708	97.608	97.508
4.000	99.552	99.452	99.352	4.000	98.026	97.926	97.826	4.000	99.100	99.000	98.900	4.000	97.808	97.708	97.608
4.125	99.961	99.861	99.761	4.125	98.656	98.556	98.456	4.125	99.401	99.301	99.201	4.125	98.439	98.339	98.239
4.250	100.150	100.050	99.950	4.250	98.962	98.862	98.762	4.250	99.599	99.499	99.399	4.250	98.745	98.645	98.545
4.375	100.351	100.251	100.151	4.375	99.287	99.187	99.087	4.375	99.835	99.735	99.635	4.375	99.050	98.950	98.850
4.500	100.503	100.403	100.303	4.500	99.594	99.494	99.394	4.500	100.106	99.977	99.853	4.500	99.357	99.257	99.154
4.625	100.551	100.451	100.351	4.625	100.120	100.020	99.920	4.625	100.341	100.241	100.141	4.625	99.882	99.782	99.682
4.750	100.696	100.596	100.496	4.750	100.366	100.266	100.166	4.750	100.499	100.399	100.299	4.750	100.129	100.029	99.929
4.875	100.863	100.763	100.663	4.875	100.653	100.553	100.453	4.875	100.643	100.543	100.443	4.875	100.405	100.305	100.205
4.990	100.907	#N/A	#N/A	4.990	100.801	100.688	100.577	4.990	100.704	100.574	100.450	4.990	100.584	100.471	100.360
5.000	101.007	#N/A	#N/A	5.000	100.901	100.788	100.677	5.000	100.804	100.674	100.550	5.000	100.684	100.571	100.460

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	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
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		-0.250	
TX		0.150	
All Subordinate Financing		-0.375	
Loan Size Adjuster			
\$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@afrownhouse.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.:

7/10/2018

W. Rate Sheet Dated: 5/11/2018

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	96.667	96.567	96.467	3.750	97.813	97.712	97.613	2.750	95.224	95.124	95.024
3.875	97.379	97.279	97.179	3.875	98.524	98.421	98.324	2.875	95.919	95.819	95.719
3.990	98.145	98.045	97.945	3.990	99.124	99.015	98.924	2.990	96.498	96.398	96.298
4.000	98.245	98.145	98.045	4.000	99.224	99.115	99.024	3.000	96.598	96.498	96.398
4.125	98.970	98.870	98.770	4.125	99.938	99.838	99.738	3.125	97.221	97.121	97.021
4.250	99.658	99.558	99.458	4.250	100.585	100.482	100.385	3.250	97.753	97.653	97.553
4.375	100.340	100.240	100.140	4.375	101.145	101.039	100.945	3.375	98.255	98.155	98.055
4.500	101.044	100.944	100.844	4.500	101.820	101.712	101.620	3.500	98.682	98.582	98.482
4.625	101.555	101.455	101.355	4.625	102.343	102.227	102.143	3.625	99.207	99.107	99.007
4.750	102.176	102.076	101.976	4.750	102.865	102.747	102.664	3.750	99.788	99.688	99.588
4.875	102.733	102.633	102.533	4.875	103.245	103.125	103.042	3.875	100.352	100.252	100.152
4.990	103.174	103.074	102.974	4.990	103.623	103.502	103.419	3.990	100.619	100.519	100.419
5.000	103.274	103.174	103.074	5.000	103.723	103.602	103.519	4.000	100.719	100.619	100.519
5.125	103.883	103.782	103.680	5.125	104.064	103.901	103.799	4.125	101.246	101.146	101.046
5.250	104.374	104.274	104.172	5.250	104.600	104.435	104.333	4.250	101.518	101.418	101.318
5.375	104.856	104.756	104.656	5.375	104.997	104.832	104.730	4.375	101.810	101.710	101.610
5.500	105.257	105.157	105.057	5.500	105.403	105.239	105.137	4.500	101.870	101.770	101.670
5.625	105.408	105.308	105.208	5.625	105.306	105.206	105.106	4.625	102.269	102.169	102.069
5.750	105.862	105.762	105.662	5.750	105.832	105.732	105.632	4.750	102.600	102.500	102.400

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	95.877	95.777	95.677	2.750	94.880	94.780	94.680
3.875	96.589	96.489	96.389	2.875	95.575	95.475	95.375
3.990	97.355	97.255	97.155	2.990	96.154	96.054	95.954
4.000	97.455	97.355	97.255	3.000	96.254	96.154	96.054
4.125	98.079	97.979	97.879	3.125	96.877	96.777	96.677
4.250	98.767	98.667	98.567	3.250	97.409	97.309	97.209
4.375	99.449	99.349	99.249	3.375	97.911	97.811	97.711
4.500	100.153	100.053	99.953	3.500	98.010	97.910	97.810
4.625	100.633	100.533	100.433	3.625	98.535	98.435	98.335
4.750	101.254	101.154	101.054	3.750	99.116	99.016	98.916
4.875	101.811	101.711	101.611	3.875	99.680	99.580	99.480
4.990	102.252	102.152	102.052	3.990	99.454	99.354	99.254
5.000	102.352	102.252	102.152	4.000	99.554	99.454	99.354
5.125	102.492	102.391	102.289	4.125	100.081	99.981	99.881
5.250	102.983	102.883	102.781	4.250	100.353	100.253	100.153
5.375	103.465	103.365	103.265	4.375	100.645	100.545	100.445
5.500	103.866	103.766	103.666	4.500	100.643	100.543	100.443
5.625	103.017	102.917	102.817	4.625	100.979	100.879	100.779
5.750	103.471	103.371	103.271	4.750	101.248	101.148	101.048

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

Program Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only									

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk 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.:

7/10/2018

W. Rate Sheet Dated: 5/11/2018

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	95.217	95.117	95.017	3.750	95.117	95.017	94.917	3.750	96.363	96.262	96.163	3.750	96.263	96.162	96.063
3.875	95.929	95.829	95.729	3.875	95.829	95.729	95.629	3.875	97.074	96.971	96.874	3.875	96.974	96.871	96.774
3.990	96.695	96.595	96.495	3.990	96.595	96.495	96.395	3.990	97.674	97.565	97.474	3.990	97.574	97.465	97.374
4.000	96.795	96.695	96.595	4.000	96.695	96.595	96.495	4.000	97.774	97.665	97.574	4.000	97.674	97.565	97.474
4.125	97.520	97.420	97.320	4.125	97.420	97.320	97.220	4.125	98.488	98.388	98.288	4.125	98.388	98.288	98.188
4.250	98.208	98.108	98.008	4.250	98.108	98.008	97.908	4.250	99.135	99.032	98.935	4.250	99.035	98.932	98.835
4.375	98.890	98.790	98.690	4.375	98.790	98.690	98.590	4.375	99.695	99.589	99.495	4.375	99.595	99.489	99.395
4.500	99.594	99.494	99.394	4.500	99.494	99.394	99.294	4.500	100.370	100.262	100.170	4.500	100.270	100.162	100.070
4.625	100.105	100.005	99.905	4.625	100.005	99.905	99.805	4.625	100.893	100.777	100.693	4.625	100.793	100.677	100.593
4.750	100.726	100.626	100.526	4.750	100.626	100.526	100.426	4.750	101.415	101.297	101.214	4.750	101.315	101.197	101.114
4.875	101.283	101.183	101.083	4.875	101.183	101.083	100.983	4.875	101.795	101.675	101.592	4.875	101.695	101.575	101.492
4.990	101.724	101.624	101.524	4.990	101.624	101.524	101.424	4.990	102.173	102.052	101.969	4.990	102.073	101.952	101.869
5.000	101.824	101.724	101.624	5.000	101.724	101.624	101.524	5.000	102.273	102.152	102.069	5.000	102.173	102.052	101.969
5.125	102.493	102.392	102.290	5.125	102.392	102.290	102.188	5.125	102.614	102.491	102.349	5.125	102.514	102.351	102.249
5.250	102.924	102.824	102.722	5.250	102.824	102.724	102.622	5.250	103.150	102.985	102.883	5.250	103.050	102.885	102.783
5.375	103.406	103.306	103.206	5.375	103.306	103.206	103.106	5.375	103.547	103.382	103.280	5.375	103.447	103.282	103.180
5.500	103.807	103.707	103.607	5.500	103.707	103.607	103.507	5.500	103.953	103.789	103.687	5.500	103.853	103.689	103.587
5.625	103.958	103.858	103.758	5.625	103.858	103.758	103.658	5.625	103.956	103.756	103.656	5.625	103.756	103.656	103.556
5.750	104.412	104.312	104.212	5.750	104.312	104.212	104.112	5.750	104.382	104.282	104.182	5.750	104.282	104.182	104.082

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.724	93.624	93.524	2.750	93.624	93.524	93.424
2.875	94.419	94.319	94.219	2.875	94.319	94.219	94.119
2.990	94.998	94.898	94.798	2.990	94.898	94.798	94.698
3.000	95.098	94.998	94.898	3.000	94.998	94.898	94.798
3.125	95.721	95.621	95.521	3.125	95.621	95.521	95.421
3.250	96.253	96.153	96.053	3.250	96.153	96.053	95.953
3.375	96.755	96.655	96.555	3.375	96.655	96.555	96.455
3.500	97.182	97.082	96.982	3.500	97.082	96.982	96.882
3.625	97.707	97.607	97.507	3.625	97.607	97.507	97.407
3.750	98.288	98.188	98.088	3.750	98.188	98.088	97.988
3.875	98.852	98.752	98.652	3.875	98.752	98.652	98.552
3.990	99.119	99.019	98.919	3.990	99.019	98.919	98.819
4.000	99.219	99.119	99.019	4.000	99.119	99.019	98.919
4.125	99.746	99.646	99.546	4.125	99.646	99.546	99.446
4.250	100.018	99.918	99.818	4.250	99.918	99.818	99.718
4.375	100.310	100.210	100.110	4.375	100.210	100.110	100.010
4.500	100.370	100.270	100.170	4.500	100.270	100.170	100.070
4.625	100.769	100.669	100.569	4.625	100.669	100.569	100.469
4.750	101.100	101.000	100.900	4.750	101.000	100.900	100.800

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	94.427	94.327	94.227	3.750	94.327	94.227	94.127	2.750	93.380	93.280	93.180	2.750	93.280	93.180	93.080
3.875	95.139	95.039	94.939	3.875	95.039	94.939	94.839	2.875	94.075	93.975	93.875	2.875	93.975	93.875	93.775
3.990	95.905	95.805	95.705	3.990	95.805	95.705	95.605	2.990	94.654	94.554	94.454	2.990	94.554	94.454	94.354
4.000	96.005	95.905	95.805	4.000	95.905	95.805	95.705	3.000	94.754	94.654	94.554	3.000	94.654	94.554	94.454
4.125	96.629	96.529	96.429	4.125	96.529	96.429	96.329	3.125	95.377	95.277	95.177	3.125	95.277	95.177	95.077
4.250	97.317	97.217	97.117	4.250	97.217	97.117	97.017	3.250	95.909	95.809	95.709	3.250	95.809	95.709	95.609
4.375	97.999	97.899	97.799	4.375	97.899	97.799	97.699	3.375	96.411	96.311	96.211	3.375	96.311	96.211	96.111
4.500	98.703	98.603	98.503	4.500	98.603	98.503	98.403	3.500	96.910	96.810	96.710	3.500	96.810	96.710	96.610
4.625	99.183	99.083	98.983	4.625	99.083	98.983	98.883	3.625	97.035	96.935	96.835	3.625	96.935	96.835	96.735
4.750	99.804	99.704	99.604	4.750	99.704	99.604	99.504	3.750	97.616	97.516	97.416	3.750	97.516	97.416	97.316
4.875	100.361	100.261	100.161	4.875	100.261	100.161	100.061	3.875	98.180	98.080	97.980	3.875	98.080	97.980	97.880
4.990	100.802	100.702	100.602	4.990	100.702	100.602	100.502	3.990	97.954	97.854	97.754	3.990	97.854	97.754	97.654
5.000	100.902	100.802	100.702	5.000	100.802	100.702	100.602	4.000	98.054	97.954	97.854	4.000	97.954	97.854	97.754
5.125	101.042	100.942	100.842	5.125	100.942	100.842	100.742	4.125	98.581	98.481	98.381	4.125	98.481	98.381	98.281
5.250	101.533	101.433	101.333	5.250	101.433	101.333	101.233	4.250	98.853	98.753	98.653	4.250	98.753	98.653	98.553
5.375	102.015	101.915	101.815	5.375	101.915	101.815	101.715	4.375	99.145	99.045	98.945	4.375	99.045	98.945	98.845
5.500	102.416	102.316	102.216	5.500	102.316	102.216	102.116	4.500	99.143	99.043	98.943	4.500	99.043	98.943	98.843
5.625	101.567	101.467	101.367	5.625	101.467	101.367	101.267	4.625	99.479	99.379	99.279	4.625	99.379	99.279	99.179
5.750	102.021	101.921	101.821	5.750	101.921	101.821	101.721	4.750	99.748	99.648	99.548	4.750	99.648	99.548	99.448

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/11/2018

45 Day Lock Exp.:

6/25/2018

60 Day Lock Exp.:

7/10/2018

W. Rate Sheet Dated: 5/11/2018

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	96.667	96.567	96.467	3.750	97.813	97.712	97.613	2.750	95.224	95.124	95.024	3.750	95.877	95.777	95.677	2.750	94.880	94.780	94.680
3.875	97.379	97.279	97.179	3.875	98.524	98.421	98.324	2.875	95.919	95.819	95.719	3.875	96.589	96.489	96.389	2.875	95.575	95.475	95.375
3.990	98.145	98.045	97.945	3.990	99.124	99.015	98.924	2.990	96.498	96.398	96.298	3.990	97.355	97.255	97.155	2.990	96.154	96.054	95.954
4.000	98.245	98.145	98.045	4.000	99.224	99.115	99.024	3.000	96.598	96.498	96.398	4.000	97.455	97.355	97.255	3.000	96.254	96.154	96.054
4.125	98.970	98.870	98.770	4.125	99.938	99.838	99.738	3.125	97.221	97.121	97.021	4.125	98.079	97.979	97.879	3.125	96.877	96.777	96.677
4.250	99.658	99.558	99.458	4.250	100.585	100.482	100.385	3.250	97.753	97.653	97.553	4.250	98.767	98.667	98.567	3.250	97.409	97.309	97.209
4.375	100.340	100.240	100.140	4.375	101.145	101.039	100.945	3.375	98.255	98.155	98.055	4.375	99.449	99.349	99.249	3.375	97.911	97.811	97.711
4.500	101.044	100.944	100.844	4.500	101.820	101.712	101.620	3.500	98.682	98.582	98.482	4.500	100.153	100.053	99.953	3.500	98.010	97.910	97.810
4.625	101.555	101.455	101.355	4.625	102.343	102.227	102.143	3.625	99.207	99.107	99.007	4.625	100.633	100.533	100.433	3.625	98.535	98.435	98.335
4.750	102.176	102.076	101.976	4.750	102.865	102.747	102.664	3.750	99.788	99.688	99.588	4.750	101.254	101.154	101.054	3.750	99.116	99.016	98.916
4.875	102.733	102.633	102.533	4.875	103.245	103.125	103.042	3.875	100.352	100.252	100.152	4.875	101.811	101.711	101.611	3.875	99.680	99.580	99.480
4.990	103.174	103.074	102.974	4.990	103.623	103.502	103.419	3.990	100.619	100.519	100.419	4.990	102.252	102.152	102.052	3.990	99.454	99.354	99.254
5.000	103.274	103.174	103.074	5.000	103.723	103.602	103.519	4.000	100.719	100.619	100.519	5.000	102.352	102.252	102.152	4.000	99.554	99.454	99.354
5.125	103.883	103.782	103.680	5.125	104.064	103.901	103.799	4.125	101.246	101.146	101.046	5.125	102.492	102.391	102.289	4.125	100.081	99.981	99.881
5.250	104.374	104.274	104.172	5.250	104.600	104.435	104.333	4.250	101.518	101.418	101.318	5.250	102.983	102.883	102.781	4.250	100.353	100.253	100.153
5.375	104.856	104.756	104.656	5.375	104.997	104.832	104.730	4.375	101.810	101.710	101.610	5.375	103.465	103.365	103.265	4.375	100.645	100.545	100.445
5.500	105.257	105.157	105.057	5.500	105.403	105.239	105.137	4.500	101.870	101.770	101.670	5.500	103.866	103.766	103.666	4.500	100.643	100.543	100.443
5.625	105.408	105.308	105.208	5.625	105.306	105.206	105.106	4.625	102.269	102.169	102.069	5.625	103.017	102.917	102.817	4.625	100.979	100.879	100.779
5.750	105.862	105.762	105.662	5.750	105.832	105.732	105.632	4.750	102.600	102.500	102.400	5.750	103.471	103.371	103.271	4.750	101.248	101.148	101.048

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

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/11/2018

45 Day Lock Exp.: 6/25/2018

60 Day Lock Exp.: 7/10/2018

W. Rate Sheet Dated: 5/11/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	97.000	96.875	96.750	
4.125	97.904	97.779	97.654	
4.250	98.559	98.434	98.309	
4.375	99.308	99.183	99.058	
4.500	99.877	99.752	99.627	
4.625	100.322	100.197	100.072	
4.750	100.880	100.755	100.630	
4.875	101.190	101.065	100.940	
5.000	101.508	101.383	101.258	
5.125	101.776	101.651	101.526	
5.250	102.021	101.896	101.771	
5.375	102.269	102.144	102.019	
5.500	102.508	102.383	102.258	

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	97.193	97.068	96.943	
3.625	97.655	97.530	97.405	
3.750	98.076	97.951	97.826	
3.875	98.684	98.559	98.434	
4.000	99.027	98.902	98.777	
4.125	99.280	99.155	99.030	
4.250	99.564	99.439	99.314	
4.375	99.823	99.698	99.573	
4.500	100.070	99.945	99.820	
4.625	100.315	100.190	100.065	
4.750	100.583	100.458	100.333	

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	97.215	97.090	96.965	
3.375	97.703	97.578	97.453	
3.500	98.163	98.038	97.913	
3.625	98.587	98.462	98.337	
3.750	98.977	98.852	98.727	
3.875	99.327	99.202	99.077	
4.000	99.666	99.541	99.416	
4.125	100.009	99.884	99.759	
4.250	100.340	100.215	100.090	
4.375	100.650	100.525	100.400	
4.500	100.960	100.835	100.710	
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)