



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.: **6/13/2018**45 Day Lock Exp.: **6/28/2018**60 Day Lock Exp.: **7/13/2018**W. Rate Sheet Dated: **5/14/2018**Release Time: **10:00 am ET**

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.908	97.758	97.608	3.500	97.320	97.170	97.020	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.442	98.292	98.142	3.625	97.818	97.668	97.518	2.000	N/A	N/A	N/A	3.250	98.285	98.135	97.985
3.750	99.445	99.295	99.145	3.750	98.978	98.828	98.678	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	99.971	99.821	99.671	3.875	99.469	99.319	99.169	2.250	93.660	93.510	93.360	3.500	99.367	99.217	99.067
4.000	100.500	100.350	100.200	4.000	99.962	99.812	99.662	2.375	94.025	93.875	93.725	3.625	99.901	99.751	99.601
4.125	101.021	100.871	100.721	4.125	100.447	100.297	100.147	2.500	93.147	92.997	92.847	Margin = 2.250		Index = 2.240	
4.250	101.873	101.732	101.560	4.250	101.156	101.015	100.843	2.625	94.097	93.947	93.797				
4.375	102.387	102.246	102.074	4.375	101.634	101.493	101.321	2.750	96.680	96.530	96.380				
4.500	102.831	102.690	102.519	4.500	102.043	101.902	101.730	2.875	97.244	97.094	96.944				
4.625	103.230	103.090	102.918	4.625	102.406	102.266	102.094	3.000	97.718	97.568	97.418				
4.750	103.355	103.184	103.012	4.750	102.546	102.374	102.202	3.125	98.193	98.043	97.893				
4.875	103.598	103.426	103.254	4.875	102.945	102.773	102.601	3.250	98.744	98.594	98.444				
5.000	104.162	103.990	103.818	5.000	103.273	103.101	102.929	3.375	99.211	99.061	98.911				
5.125	104.632	104.460	104.288	5.125	103.528	103.356	103.184	3.500	99.681	99.531	99.381				
5.250	104.688	104.501	104.298	5.250	103.550	103.363	103.159	3.625	100.142	99.992	99.842				
5.375	104.939	104.751	104.548	5.375	103.882	103.694	103.491	3.750	100.332	100.182	100.032				
5.500	105.019	104.832	104.629	5.500	104.301	104.113	103.910	3.875	100.787	100.637	100.487				
5.625	105.360	105.173	104.969	5.625	104.656	104.469	104.265	4.000	101.172	101.022	100.872				
5.750	104.849	104.749	104.649	5.750	104.302	104.202	104.102	4.125	101.512	101.362	101.212				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	96.708	96.558	96.408	3.500	96.320	96.170	96.020	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.242	97.092	96.942	3.625	96.818	96.668	96.518	2.000	N/A	N/A	N/A	3.250	97.285	97.135	96.985
3.750	98.245	98.095	97.945	3.750	97.978	97.828	97.678	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.771	98.621	98.471	3.875	98.469	98.319	98.169	2.250	92.660	92.510	92.360	3.500	98.367	98.217	98.067
4.000	99.300	99.150	99.000	4.000	98.962	98.812	98.662	2.375	93.025	92.875	92.725	3.625	98.901	98.751	98.601
4.125	99.821	99.671	99.521	4.125	99.447	99.297	99.147	2.500	92.147	91.997	91.847	Margin = 2.250		Index = 2.240	
4.250	100.673	100.532	100.360	4.250	100.156	100.015	99.843	2.625	93.097	92.947	92.797	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.187	101.046	100.874	4.375	100.634	100.493	100.321	2.750	95.680	95.530	95.380	Rate	30 Day	45 Day	60 Day
4.500	101.631	101.490	101.319	4.500	101.043	100.902	100.730	2.875	96.244	96.094	95.944	4.500	100.331	100.081	99.831
4.625	102.030	101.890	101.718	4.625	101.406	101.266	101.094	3.000	96.718	96.568	96.418	4.625	100.730	100.480	100.230
4.750	102.113	101.941	101.769	4.750	101.546	101.374	101.202	3.125	97.193	97.043	96.893	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	97.744	97.594	97.444	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	98.211	98.061	97.911	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	98.681	98.531	98.381	5.125	101.952	101.702	101.452
5.250	104.258	104.071	103.868	5.250	102.550	102.363	102.159	3.625	99.142	98.992	98.842	5.250	101.477	101.227	100.977
5.375	104.509	104.321	104.118	5.375	102.882	102.694	102.491	3.750	99.332	99.182	99.032	5.375	101.935	101.685	101.435
5.500	104.789	104.602	104.399	5.500	103.301	103.113	102.910	3.875	99.787	99.637	99.487	5.500	102.169	101.919	101.669
5.625	105.080	104.893	104.689	5.625	103.656	103.469	103.265	4.000	100.172	100.022	99.872	5.625	102.500	102.250	102.000
5.750	104.569	104.469	104.369	5.750	103.302	103.202	103.102	4.125	100.512	100.362	100.212	5.750	102.429	102.179	101.929

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
4.500	99.481	99.231	98.981	4.500	99.223	98.973	98.723
4.750	99.913	99.663	99.413	4.750	99.726	99.476	99.226
5.000	100.712	100.462	100.212	5.000	100.453	100.203	99.953
5.250	101.679	101.429	101.179	5.250	101.458	101.208	100.958
5.500	101.950	101.700	101.450	5.500	101.481	101.231	100.981
5.625	102.173	101.923	101.673	5.625	101.836	101.586	101.336
5.750	102.273	102.023	101.773	5.750	101.482	101.232	100.982
5.875	102.677	102.427	102.177	5.875	101.824	101.574	101.324

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:	5/14/2018	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)



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.:

6/13/2018

45 Day Lock Exp.:

6/28/2018

60 Day Lock Exp.:

7/13/2018

W. Rate Sheet Dated: 5/14/2018

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
3.250	95.867	95.717	95.567	3.250	95.404	95.254	95.104	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	96.562	96.412	96.262	3.375	96.009	95.859	95.709	2.000	N/A	N/A	N/A	3.250	97.47	97.323	97.173
3.500	97.096	96.946	96.796	3.500	96.507	96.357	96.207	2.125	N/A	N/A	N/A	3.375	98.06	97.913	97.763
3.625	97.629	97.479	97.329	3.625	97.005	96.855	96.705	2.250	91.660	91.510	91.360	3.500	98.55	98.405	98.255
3.750	98.601	98.451	98.301	3.750	98.134	97.984	97.834	2.375	92.025	91.875	91.725	3.625	99.09	98.939	98.789
3.875	99.128	98.978	98.828	3.875	98.625	98.475	98.325	2.500	91.147	90.997	90.847	Margin = 2.250		Index = 2.240	
4.000	99.656	99.506	99.356	4.000	99.118	98.968	98.818	2.625	92.097	91.947	91.797				
4.125	100.177	100.027	99.877	4.125	99.603	99.453	99.303	2.750	94.992	94.842	94.692				
4.250	100.935	100.795	100.623	4.250	100.218	100.078	99.906	2.875	95.557	95.407	95.257				
4.375	101.449	101.308	101.137	4.375	100.696	100.556	100.384	3.000	96.031	95.881	95.731				
4.500	101.894	101.753	101.581	4.500	101.105	100.964	100.793	3.125	96.505	96.355	96.205				
4.625	102.293	102.152	101.980	4.625	101.469	101.328	101.156	3.250	97.932	97.782	97.632				
4.750	101.793	101.621	101.449	4.750	100.983	100.811	100.639	3.375	98.399	98.249	98.099				
4.875	102.035	101.863	101.692	4.875	101.383	101.211	101.039	3.500	98.868	98.718	98.568				
5.000	102.599	102.427	102.255	5.000	101.711	101.539	101.367	3.625	99.330	99.180	99.030				
5.125	103.070	102.898	102.726	5.125	101.966	101.794	101.622	3.750	99.489	99.339	99.189				
5.250	101.251	101.063	100.860	5.250	100.113	99.925	99.722	3.875	99.943	99.793	99.643				
5.375	101.501	101.314	101.110	5.375	100.444	100.257	100.054	4.000	100.328	100.178	100.028				
5.500	101.582	101.394	101.191	5.500	100.863	100.676	100.473	4.125	100.668	100.518	100.368				

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
3.250	94.667	94.517	94.367	3.250	94.404	94.254	94.104	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	95.362	95.212	95.062	3.375	95.009	94.859	94.709	2.000	N/A	N/A	N/A	3.250	96.473	96.323	96.173
3.500	95.896	95.746	95.596	3.500	95.507	95.357	95.207	2.125	N/A	N/A	N/A	3.375	97.063	96.913	96.763
3.625	96.429	96.279	96.129	3.625	96.005	95.855	95.705	2.250	90.910	90.760	90.610	3.500	97.555	97.405	97.255
3.750	97.401	97.251	97.101	3.750	97.134	96.984	96.834	2.375	91.275	91.125	90.975	3.625	98.089	97.939	97.789
3.875	97.928	97.778	97.628	3.875	97.625	97.475	97.325	2.500	90.397	90.247	90.097	Margin = 2.250		Index = 2.240	
4.000	98.456	98.306	98.156	4.000	98.118	97.968	97.818	2.625	91.347	91.197	91.047	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.977	98.827	98.677	4.125	98.603	98.453	98.303	2.750	94.774	94.624	94.474	Rate	30 Day	45 Day	60 Day
4.250	99.735	99.595	99.423	4.250	99.218	99.078	98.906	2.875	95.338	95.188	95.038	4.500	99.394	99.144	98.894
4.375	100.249	100.108	99.937	4.375	99.696	99.556	99.384	3.000	95.812	95.662	95.512	4.625	99.793	99.543	99.293
4.500	100.694	100.553	100.381	4.500	100.105	99.964	99.793	3.125	96.286	96.136	95.986	4.750	99.200	98.950	98.700
4.625	101.093	100.952	100.780	4.625	100.469	100.328	100.156	3.250	96.275	96.125	95.975	4.875	99.635	99.385	99.135
4.750	100.550	100.378	100.206	4.750	99.983	99.811	99.639	3.375	96.743	96.593	96.443	5.000	99.999	99.749	99.499
4.875	101.085	100.913	100.742	4.875	100.383	100.211	100.039	3.500	97.212	97.062	96.912	5.125	100.390	100.140	99.890
5.000	101.449	101.277	101.105	5.000	100.711	100.539	100.367	3.625	97.674	97.524	97.374	5.250	98.040	97.790	97.540
5.125	101.920	101.748	101.576	5.125	101.066	100.894	100.722	3.750	97.145	96.995	96.845	5.375	98.497	98.247	97.997
5.250	100.821	100.633	100.430	5.250	99.113	98.925	98.722	3.875	97.599	97.449	97.299	5.500	98.732	98.482	98.232
5.375	101.071	100.884	100.680	5.375	99.444	99.257	99.054	4.000	97.984	97.834	97.684	5.625	99.063	98.813	98.563
5.500	101.352	101.164	100.961	5.500	99.863	99.676	99.473	4.125	98.324	98.174	98.024	5.750	99.429	99.179	98.929

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
4.500	98.544	98.294	98.044	4.500	98.285	98.035	97.785
4.750	98.350	98.100	97.850	4.750	98.163	97.913	97.663
5.000	99.149	98.899	98.649	5.000	98.891	98.641	98.391
5.250	98.241	97.991	97.741	5.250	98.021	97.771	97.521
5.500	98.513	98.263	98.013	5.500	98.043	97.793	97.543
5.625	98.736	98.486	98.236	5.625	98.399	98.149	97.899
5.750	99.273	99.023	98.773	5.750	98.482	98.232	97.982
5.875	100.677	100.427	100.177	5.875	99.824	99.574	99.324

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 AVIM	-0.750

Max USDA-GRH Rate	
Today:	5/14/2018 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)



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.:

6/13/2018

45 Day Lock Exp.:

6/28/2018

60 Day Lock Exp.:

7/13/2018

W. Rate Sheet Dated: 5/14/2018

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	98.375	98.275	98.175	4.625	102.188	102.088	101.988	3.000	96.431	96.331	96.231	3.000	97.111	97.011	96.911
4.125	99.125	99.025	98.925	4.750	102.693	102.593	102.493	3.125	96.979	96.879	96.779	3.125	97.454	97.354	97.254
4.250	99.792	99.692	99.592	4.875	103.078	102.978	102.878	3.250	97.410	97.310	97.210	3.250	98.172	98.072	97.972
4.375	100.376	100.276	100.176	4.990	103.339	103.239	103.139	3.375	98.187	98.087	97.987	3.375	98.534	98.434	98.334
4.500	100.932	100.832	100.732	5.000	103.439	103.339	103.239	3.500	98.639	98.539	98.439	3.500	98.888	98.788	98.688
4.625	101.556	101.456	101.356	5.125	103.995	103.895	103.795	3.625	99.075	98.975	98.875	3.625	99.212	99.112	99.012
4.750	102.160	102.060	101.960	5.250	104.497	104.397	104.297	3.750	99.701	99.601	99.501	3.750	99.892	99.792	99.692
4.875	102.674	102.574	102.474	5.375	104.857	104.757	104.657	3.875	99.980	99.880	99.780	3.875	100.225	100.125	100.025
4.990	102.795	102.695	102.595	5.500	105.180	105.080	104.980	3.990	100.397	100.297	100.197	3.990	100.448	100.348	100.248
5.000	102.895	102.795	102.695	5.625	105.474	105.374	105.274	4.000	100.497	100.397	100.297	4.000	100.548	100.448	100.348
5.125	103.566	103.466	103.366	5.750	105.757	105.657	105.557	4.125	100.999	100.899	100.799	4.125	100.853	100.753	100.653
5.250	104.233	104.133	104.033	5.875	106.126	106.026	105.926	4.250	101.279	101.179	101.079	4.250	101.053	100.953	100.853
5.375	104.707	104.607	104.507	5.990	106.356	106.256	106.156	4.375	101.578	101.478	101.378	4.375	101.276	101.162	101.068
5.500	105.067	104.967	104.867	6.000	106.456	106.356	106.256	4.500	101.814	101.714	101.614	4.500	101.546	101.416	101.301
5.625	105.422	105.322	105.222	6.125	106.719	106.619	106.519	4.625	102.066	101.966	101.866	4.625	101.783	101.653	101.538
5.750	105.963	105.863	105.763	6.250	106.561	106.461	106.361	4.750	102.291	102.191	102.091	4.750	101.945	101.816	101.701
5.875	106.410	106.310	106.210	6.375	106.906	106.806	106.706	4.875	102.552	102.452	102.352	4.875	102.090	101.961	101.846
5.990	106.735	106.635	106.535	6.500	N/A	N/A	N/A	4.990	102.681	102.581	102.481	4.990	102.153	102.023	101.908
6.000	106.835	106.735	106.635	6.625	N/A	N/A	N/A	5.000	102.781	102.681	102.581	5.000	102.253	102.123	102.008

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	98.432	98.332	98.232	3.000	96.028	95.928	95.828
4.375	99.039	98.939	98.839	3.125	96.470	96.370	96.270
4.500	99.597	99.497	99.397	3.250	96.959	96.859	96.759
4.625	100.147	100.047	99.947	3.375	97.396	97.296	97.196
4.750	100.844	100.744	100.644	3.500	97.841	97.741	97.641
4.875	101.384	101.284	101.184	3.625	98.259	98.159	98.059
4.990	101.755	101.655	101.555	3.750	98.607	98.507	98.407
5.000	101.855	101.755	101.655	3.875	99.058	98.958	98.858
5.125	102.100	102.000	101.900	3.990	99.401	99.301	99.201
5.250	102.550	102.450	102.350	4.000	99.501	99.401	99.301
5.375	103.070	102.970	102.870	4.125	99.913	99.813	99.713
5.500	103.567	103.467	103.367	4.250	100.104	100.004	99.904
5.625	103.831	103.731	103.631	4.375	100.308	100.208	100.108
5.750	101.830	101.730	101.630	4.500	100.461	100.361	100.261
5.875	102.375	102.275	102.175	4.625	100.497	100.384	100.278
5.990	102.797	102.697	102.597	4.750	100.643	100.530	100.425
6.000	102.897	102.797	102.697	4.875	100.813	100.700	100.595
6.125	103.155	103.055	102.955	4.990	100.859	100.746	100.641
6.250	102.143	102.022	101.898	5.000	100.959	100.846	100.741

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	-1.125
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/13/2018

45 Day Lock Exp.:

6/28/2018

60 Day Lock Exp.:

7/13/2018

W. Rate Sheet Dated: 5/14/2018

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	96.385	96.285	96.185	3.875	94.378	94.278	94.178	4.625	100.738	100.638	100.538	4.625	99.148	99.048	98.948
4.125	97.154	97.054	96.954	3.990	94.997	94.897	94.797	4.750	101.243	101.143	101.043	4.750	99.970	99.870	99.770
4.250	97.899	97.799	97.699	4.000	95.097	94.997	94.897	4.875	101.628	101.528	101.428	4.875	100.491	100.391	100.291
4.375	98.456	98.356	98.256	4.125	96.138	96.038	95.938	4.990	101.889	101.789	101.689	4.990	100.847	100.747	100.647
4.500	99.094	98.994	98.894	4.250	97.132	97.032	96.932	5.000	101.989	101.889	101.789	5.000	100.947	100.847	100.747
4.625	99.819	99.719	99.619	4.375	97.744	97.644	97.544	5.125	102.545	102.445	102.345	5.125	101.364	101.264	101.164
4.750	100.500	100.400	100.300	4.500	98.585	98.485	98.385	5.250	103.047	102.947	102.847	5.250	102.056	101.956	101.856
4.875	100.994	100.894	100.794	4.625	99.568	99.468	99.368	5.375	103.407	103.307	103.207	5.375	102.572	102.472	102.372
4.990	101.345	101.245	101.145	4.750	100.482	100.382	100.282	5.500	103.730	103.630	103.530	5.500	102.966	102.866	102.766
5.000	101.445	101.345	101.245	4.875	101.027	100.927	100.827	5.625	104.024	103.924	103.824	5.625	103.357	103.257	103.157
5.125	102.116	102.016	101.916	4.990	101.413	101.313	101.213	5.750	104.307	104.207	104.107	5.750	103.747	103.647	103.547
5.250	102.783	102.683	102.583	5.000	101.513	101.413	101.313	5.875	104.676	104.576	104.476	5.875	104.241	104.141	104.041
5.375	103.257	103.157	103.057	5.125	102.097	101.997	101.897	5.990	104.906	104.806	104.706	5.990	104.585	104.485	104.385
5.500	103.617	103.517	103.417	5.250	103.000	102.900	102.800	6.000	105.006	104.906	104.806	6.000	104.685	104.585	104.485
5.625	103.972	103.872	103.772	5.375	103.525	103.425	103.325	6.125	105.269	105.169	105.069	6.125	105.036	104.936	104.836
5.750	104.513	104.413	104.313	5.500	103.925	103.825	103.725	6.250	105.111	104.893	104.754	6.250	104.676	104.555	104.442
5.875	104.960	104.860	104.760	5.625	104.317	104.217	104.117	6.375	105.456	105.237	105.099	6.375	105.138	105.017	104.904
5.990	105.285	105.185	105.085	5.750	105.151	105.051	104.951	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	105.385	105.285	105.185	5.875	105.645	105.545	105.445	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	96.028	95.928	95.828	3.000	93.296	93.196	93.096	3.000	95.611	95.511	95.411	3.000	93.089	92.989	92.889
3.125	96.470	96.370	96.270	3.125	93.979	93.879	93.779	3.125	95.954	95.854	95.754	3.125	93.781	93.681	93.581
3.250	96.959	96.859	96.759	3.250	94.351	94.251	94.151	3.250	96.672	96.572	96.472	3.250	94.144	94.044	93.944
3.375	97.396	97.296	97.196	3.375	94.886	94.786	94.686	3.375	97.034	96.934	96.834	3.375	94.689	94.589	94.489
3.500	97.841	97.741	97.641	3.500	95.590	95.490	95.390	3.500	97.388	97.288	97.188	3.500	95.382	95.282	95.182
3.625	98.259	98.159	98.059	3.625	96.236	96.136	96.036	3.625	97.712	97.612	97.512	3.625	96.038	95.938	95.838
3.750	98.607	98.507	98.407	3.750	96.666	96.566	96.466	3.750	98.392	98.292	98.192	3.750	96.458	96.358	96.258
3.875	99.058	98.958	98.858	3.875	97.319	97.219	97.119	3.875	98.725	98.625	98.525	3.875	97.112	97.012	96.912
3.990	99.401	99.301	99.201	3.990	97.872	97.772	97.672	3.990	98.948	98.848	98.748	3.990	97.654	97.554	97.454
4.000	99.501	99.401	99.301	4.000	97.972	97.872	97.772	4.000	99.048	98.948	98.848	4.000	97.754	97.654	97.554
4.125	99.913	99.813	99.713	4.125	98.609	98.509	98.409	4.125	99.353	99.253	99.153	4.125	98.391	98.291	98.191
4.250	100.104	100.004	99.904	4.250	98.918	98.818	98.718	4.250	99.553	99.453	99.353	4.250	98.700	98.600	98.500
4.375	100.308	100.208	100.108	4.375	99.249	99.149	99.049	4.375	99.776	99.676	99.576	4.375	99.012	98.912	98.812
4.500	100.461	100.361	100.261	4.500	99.539	99.439	99.339	4.500	100.046	99.946	99.846	4.500	99.302	99.202	99.102
4.625	100.497	100.397	100.297	4.625	100.066	99.966	99.866	4.625	100.283	100.183	100.083	4.625	99.828	99.728	99.628
4.750	100.643	100.543	100.443	4.750	100.317	100.217	100.117	4.750	100.445	100.345	100.245	4.750	100.079	99.979	99.879
4.875	100.813	100.713	100.613	4.875	100.605	100.492	100.387	4.875	100.590	100.461	100.346	4.875	100.358	100.245	100.139
4.990	100.859	100.759	100.659	4.990	100.761	100.648	100.543	4.990	100.653	100.523	100.408	4.990	100.544	100.431	100.325
5.000	100.959	100.859	100.759	5.000	100.861	100.748	100.643	5.000	100.753	100.623	100.508	5.000	100.644	100.531	100.425

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments			
Adjusters		Adjusters	
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	-0.250
\$0 - \$49,999	-2.500		
\$50,000 - \$85,000	-1.375		
\$85,001 - \$125,000	-0.500		
\$125,001 - \$175,000	-0.375		
\$175,001 - \$275,000	0.000		
\$275,001 up to HB	0.125		



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/13/2018

45 Day Lock Exp.:

6/28/2018

60 Day Lock Exp.:

7/13/2018

W. Rate Sheet Dated: 5/14/2018

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	96.679	96.579	96.479	3.750	97.783	97.683	97.583	2.750	95.147	95.047	94.947
3.875	97.535	97.435	97.335	3.875	98.443	98.343	98.243	2.875	95.834	95.734	95.634
3.990	98.275	98.175	98.075	3.990	99.035	98.935	98.835	2.990	96.412	96.312	96.212
4.000	98.375	98.275	98.175	4.000	99.135	99.035	98.935	3.000	96.512	96.412	96.312
4.125	99.125	99.025	98.925	4.125	99.815	99.715	99.615	3.125	97.135	97.035	96.935
4.250	99.792	99.692	99.592	4.250	100.459	100.359	100.259	3.250	97.666	97.566	97.466
4.375	100.376	100.276	100.176	4.375	101.016	100.916	100.816	3.375	98.187	98.087	97.987
4.500	100.948	100.848	100.748	4.500	101.687	101.587	101.487	3.500	98.639	98.539	98.439
4.625	101.585	101.485	101.385	4.625	102.317	102.217	102.117	3.625	99.154	99.054	98.954
4.750	102.205	102.105	102.005	4.750	102.836	102.736	102.636	3.750	99.735	99.635	99.535
4.875	102.763	102.663	102.563	4.875	103.215	103.115	103.015	3.875	100.298	100.198	100.098
4.990	103.205	103.105	103.005	4.990	103.592	103.492	103.392	3.990	100.589	100.489	100.389
5.000	103.305	103.205	103.105	5.000	103.692	103.592	103.492	4.000	100.689	100.589	100.489
5.125	103.865	103.762	103.665	5.125	103.983	103.881	103.724	4.125	101.201	101.101	101.001
5.250	104.356	104.254	104.156	5.250	104.517	104.415	104.256	4.250	101.473	101.373	101.273
5.375	104.841	104.738	104.641	5.375	104.914	104.812	104.652	4.375	101.762	101.662	101.562
5.500	105.244	105.142	105.044	5.500	105.321	105.219	105.058	4.500	102.331	102.231	102.131
5.625	105.457	105.335	105.257	5.625	105.346	105.224	105.146	4.625	102.705	102.605	102.505
5.750	105.911	105.789	105.711	5.750	105.872	105.750	105.672	4.750	103.035	102.935	102.835

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	95.889	95.789	95.689	2.750	94.803	94.703	94.603
3.875	96.745	96.645	96.545	2.875	95.490	95.390	95.290
3.990	97.485	97.385	97.285	2.990	96.068	95.968	95.868
4.000	97.585	97.485	97.385	3.000	96.168	96.068	95.968
4.125	98.234	98.134	98.034	3.125	96.791	96.691	96.591
4.250	98.901	98.801	98.701	3.250	97.322	97.222	97.122
4.375	99.485	99.385	99.285	3.375	97.843	97.743	97.643
4.500	100.057	99.957	99.857	3.500	97.967	97.867	97.767
4.625	100.647	100.547	100.447	3.625	98.482	98.382	98.282
4.750	101.267	101.167	101.067	3.750	99.063	98.963	98.863
4.875	101.825	101.725	101.625	3.875	99.626	99.526	99.426
4.990	102.267	102.167	102.067	3.990	99.432	99.332	99.232
5.000	102.367	102.267	102.167	4.000	99.532	99.432	99.332
5.125	102.490	102.387	102.290	4.125	100.044	99.944	99.844
5.250	102.981	102.879	102.781	4.250	100.316	100.216	100.116
5.375	103.466	103.363	103.266	4.375	100.605	100.505	100.405
5.500	103.869	103.767	103.669	4.500	101.112	101.012	100.912
5.625	103.082	102.960	102.882	4.625	101.423	101.323	101.223
5.750	103.536	103.414	103.336	4.750	101.691	101.591	101.491

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	-2.250	-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.:

6/13/2018

45 Day Lock Exp.:

6/28/2018

60 Day Lock Exp.:

7/13/2018

W. Rate Sheet Dated: 5/14/2018

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	95.225	95.125	95.025	3.750	95.125	95.025	94.925	3.750	96.284	96.184	96.084	3.750	96.184	96.084	95.984
3.875	95.936	95.836	95.736	3.875	95.836	95.736	95.636	3.875	96.993	96.893	96.793	3.875	96.893	96.793	96.693
3.990	96.697	96.597	96.497	3.990	96.597	96.497	96.397	3.990	97.585	97.485	97.385	3.990	97.485	97.385	97.285
4.000	96.797	96.697	96.597	4.000	96.697	96.597	96.497	4.000	97.685	97.585	97.485	4.000	97.585	97.485	97.385
4.125	97.431	97.331	97.231	4.125	97.331	97.231	97.131	4.125	98.365	98.265	98.165	4.125	98.265	98.165	98.065
4.250	98.117	98.017	97.917	4.250	98.017	97.917	97.817	4.250	99.009	98.909	98.809	4.250	98.909	98.809	98.709
4.375	98.799	98.699	98.599	4.375	98.699	98.599	98.499	4.375	99.566	99.466	99.366	4.375	99.466	99.366	99.266
4.500	99.498	99.398	99.298	4.500	99.398	99.298	99.198	4.500	100.237	100.137	100.037	4.500	100.137	100.037	99.937
4.625	100.135	100.035	99.935	4.625	100.035	99.935	99.835	4.625	100.867	100.767	100.667	4.625	100.767	100.667	100.567
4.750	100.755	100.655	100.555	4.750	100.655	100.555	100.455	4.750	101.386	101.286	101.186	4.750	101.286	101.186	101.086
4.875	101.313	101.213	101.113	4.875	101.213	101.113	101.013	4.875	101.765	101.665	101.565	4.875	101.665	101.565	101.465
4.990	101.755	101.655	101.555	4.990	101.655	101.555	101.455	4.990	102.142	102.042	101.942	4.990	102.042	101.942	101.842
5.000	101.855	101.755	101.655	5.000	101.755	101.655	101.555	5.000	102.242	102.142	102.042	5.000	102.142	102.042	101.942
5.125	102.415	102.312	102.215	5.125	102.312	102.212	102.115	5.125	102.533	102.431	102.324	5.125	102.433	102.331	102.224
5.250	102.906	102.804	102.706	5.250	102.806	102.704	102.606	5.250	103.067	102.965	102.866	5.250	102.967	102.865	102.766
5.375	103.391	103.288	103.191	5.375	103.291	103.188	103.091	5.375	103.464	103.362	103.262	5.375	103.364	103.262	103.162
5.500	103.794	103.692	103.594	5.500	103.694	103.592	103.494	5.500	103.871	103.769	103.668	5.500	103.771	103.669	103.568
5.625	104.007	103.885	103.807	5.625	103.907	103.785	103.707	5.625	103.896	103.774	103.696	5.625	103.796	103.674	103.596
5.750	104.461	104.339	104.261	5.750	104.361	104.239	104.161	5.750	104.422	104.300	104.222	5.750	104.322	104.200	104.122

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.647	93.547	93.447	2.750	93.547	93.447	93.347
2.875	94.334	94.234	94.134	2.875	94.234	94.134	94.034
2.990	94.912	94.812	94.712	2.990	94.812	94.712	94.612
3.000	95.012	94.912	94.812	3.000	94.912	94.812	94.712
3.125	95.635	95.535	95.435	3.125	95.535	95.435	95.335
3.250	96.166	96.066	95.966	3.250	96.066	95.966	95.866
3.375	96.668	96.568	96.468	3.375	96.568	96.468	96.368
3.500	97.103	97.003	96.903	3.500	97.003	96.903	96.803
3.625	97.654	97.554	97.454	3.625	97.554	97.454	97.354
3.750	98.235	98.135	98.035	3.750	98.135	98.035	97.935
3.875	98.798	98.698	98.598	3.875	98.698	98.598	98.498
3.990	99.089	98.989	98.889	3.990	98.989	98.889	98.789
4.000	99.189	99.089	98.989	4.000	99.089	98.989	98.889
4.125	99.701	99.601	99.501	4.125	99.601	99.501	99.401
4.250	99.973	99.873	99.773	4.250	99.873	99.773	99.673
4.375	100.262	100.162	100.062	4.375	100.162	100.062	99.962
4.500	100.831	100.731	100.631	4.500	100.731	100.631	100.531
4.625	101.205	101.105	101.005	4.625	101.105	101.005	100.905
4.750	101.535	101.435	101.335	4.750	101.435	101.335	101.235

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	94.435	94.335	94.235	3.750	94.335	94.235	94.135	2.750	93.303	93.203	93.103	2.750	93.203	93.103	93.003
3.875	95.146	95.046	94.946	3.875	95.046	94.946	94.846	2.875	93.990	93.890	93.790	2.875	93.890	93.790	93.690
3.990	95.907	95.807	95.707	3.990	95.807	95.707	95.607	2.990	94.568	94.468	94.368	2.990	94.468	94.368	94.268
4.000	96.007	95.907	95.807	4.000	95.907	95.807	95.707	3.000	94.668	94.568	94.468	3.000	94.568	94.468	94.368
4.125	96.540	96.440	96.340	4.125	96.440	96.340	96.240	3.125	95.291	95.191	95.091	3.125	95.191	95.091	94.991
4.250	97.226	97.126	97.026	4.250	97.126	97.026	96.926	3.250	95.822	95.722	95.622	3.250	95.722	95.622	95.522
4.375	97.908	97.808	97.708	4.375	97.808	97.708	97.608	3.375	96.324	96.224	96.124	3.375	96.224	96.124	96.024
4.500	98.607	98.507	98.407	4.500	98.507	98.407	98.307	3.500	96.431	96.331	96.231	3.500	96.331	96.231	96.131
4.625	99.197	99.097	98.997	4.625	99.097	98.997	98.897	3.625	96.982	96.882	96.782	3.625	96.882	96.782	96.682
4.750	99.817	99.717	99.617	4.750	99.717	99.617	99.517	3.750	97.563	97.463	97.363	3.750	97.463	97.363	97.263
4.875	100.375	100.275	100.175	4.875	100.275	100.175	100.075	3.875	98.126	98.026	97.926	3.875	98.026	97.926	97.826
4.990	100.817	100.717	100.617	4.990	100.717	100.617	100.517	3.990	97.932	97.832	97.732	3.990	97.832	97.732	97.632
5.000	100.917	100.817	100.717	5.000	100.817	100.717	100.617	4.000	98.032	97.932	97.832	4.000	97.932	97.832	97.732
5.125	101.040	100.937	100.840	5.125	100.940	100.837	100.740	4.125	98.544	98.444	98.344	4.125	98.444	98.344	98.244
5.250	101.531	101.429	101.331	5.250	101.431	101.329	101.231	4.250	98.816	98.716	98.616	4.250	98.716	98.616	98.516
5.375	102.016	101.913	101.816	5.375	101.916	101.813	101.716	4.375	99.105	99.005	98.905	4.375	99.005	98.905	98.805
5.500	102.419	102.317	102.219	5.500	102.319	102.217	102.119	4.500	99.612	99.512	99.412	4.500	99.512	99.412	99.312
5.625	101.632	101.510	101.432	5.625	101.532	101.410	101.332	4.625	99.923	99.823	99.723	4.625	99.823	99.723	99.623
5.750	102.086	101.964	101.886	5.750	101.986	101.864	101.786	4.750	100.191	100.091	99.991	4.750	100.091	99.991	99.891

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/13/2018

45 Day Lock Exp.:

6/28/2018

60 Day Lock Exp.:

7/13/2018

W. Rate Sheet Dated: 5/14/2018

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	96.675	96.575	96.475	3.750	97.734	97.634	97.534	2.750	95.147	95.047	94.947	3.750	95.885	95.785	95.685	2.750	94.803	94.703	94.603
3.875	97.386	97.286	97.186	3.875	98.443	98.343	98.243	2.875	95.834	95.734	95.634	3.875	96.596	96.496	96.396	2.875	95.490	95.390	95.290
3.990	98.147	98.047	97.947	3.990	99.035	98.935	98.835	2.990	96.412	96.312	96.212	3.990	97.357	97.257	97.157	2.990	96.068	95.968	95.868
4.000	98.247	98.147	98.047	4.000	99.135	99.035	98.935	3.000	96.512	96.412	96.312	4.000	97.457	97.357	97.257	3.000	96.168	96.068	95.968
4.125	98.881	98.781	98.681	4.125	99.815	99.715	99.615	3.125	97.135	97.035	96.935	4.125	97.990	97.890	97.790	3.125	96.791	96.691	96.591
4.250	99.567	99.467	99.367	4.250	100.459	100.359	100.259	3.250	97.666	97.566	97.466	4.250	98.676	98.576	98.476	3.250	97.322	97.222	97.122
4.375	100.249	100.149	100.049	4.375	101.016	100.916	100.816	3.375	98.168	98.068	97.968	4.375	99.358	99.258	99.158	3.375	97.824	97.724	97.624
4.500	100.948	100.848	100.748	4.500	101.687	101.587	101.487	3.500	98.603	98.503	98.403	4.500	100.057	99.957	99.857	3.500	97.931	97.831	97.731
4.625	101.585	101.485	101.385	4.625	102.317	102.217	102.117	3.625	99.154	99.054	98.954	4.625	100.647	100.547	100.447	3.625	98.482	98.382	98.282
4.750	102.205	102.105	102.005	4.750	102.836	102.736	102.636	3.750	99.735	99.635	99.535	4.750	101.267	101.167	101.067	3.750	99.063	98.963	98.863
4.875	102.763	102.663	102.563	4.875	103.215	103.115	103.015	3.875	100.298	100.198	100.098	4.875	101.825	101.725	101.625	3.875	99.626	99.526	99.426
4.990	103.205	103.105	103.005	4.990	103.592	103.492	103.392	3.990	100.589	100.489	100.389	4.990	102.267	102.167	102.067	3.990	99.432	99.332	99.232
5.000	103.305	103.205	103.105	5.000	103.692	103.592	103.492	4.000	100.689	100.589	100.489	5.000	102.367	102.267	102.167	4.000	99.532	99.432	99.332
5.125	103.865	103.762	103.665	5.125	103.983	103.881	103.724	4.125	101.201	101.101	101.001	5.125	102.490	102.387	102.290	4.125	100.044	99.944	99.844
5.250	104.356	104.254	104.156	5.250	104.517	104.415	104.256	4.250	101.473	101.373	101.273	5.250	102.981	102.879	102.781	4.250	100.316	100.216	100.116
5.375	104.841	104.738	104.641	5.375	104.914	104.812	104.652	4.375	101.762	101.662	101.562	5.375	103.466	103.363	103.266	4.375	100.605	100.505	100.405
5.500	105.244	105.142	105.044	5.500	105.321	105.219	105.058	4.500	102.331	102.231	102.131	5.500	103.869	103.767	103.669	4.500	101.112	101.012	100.912
5.625	105.457	105.355	105.257	5.625	105.346	105.224	105.146	4.625	102.705	102.605	102.505	5.625	103.082	102.960	102.882	4.625	101.423	101.323	101.223
5.750	105.911	105.789	105.711	5.750	105.872	105.750	105.672	4.750	103.035	102.935	102.835	5.750	103.536	103.414	103.336	4.750	101.691	101.591	101.491

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.: **6/13/2018**

45 Day Lock Exp.: **6/28/2018**

60 Day Lock Exp.: **7/13/2018**

W. Rate Sheet Dated: **5/14/2018**

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	96.910	96.785	96.660	
4.125	97.830	97.705	97.580	
4.250	98.491	98.366	98.241	
4.375	99.250	99.125	99.000	
4.500	99.830	99.705	99.580	
4.625	100.284	100.159	100.034	
4.750	100.849	100.724	100.599	
4.875	101.164	101.039	100.914	
5.000	101.503	101.378	101.253	
5.125	101.786	101.661	101.536	
5.250	102.035	101.910	101.785	
5.375	102.285	102.160	102.035	
5.500	102.534	102.409	102.284	

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	97.182	97.057	96.932	
3.625	97.648	97.523	97.398	
3.750	98.073	97.948	97.823	
3.875	98.683	98.558	98.433	
4.000	99.029	98.904	98.779	
4.125	99.283	99.158	99.033	
4.250	99.569	99.444	99.319	
4.375	99.828	99.703	99.578	
4.500	100.077	99.952	99.827	
4.625	100.327	100.202	100.077	
4.750	100.595	100.470	100.345	

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	97.315	97.190	97.065	
3.375	97.801	97.676	97.551	
3.500	98.259	98.134	98.009	
3.625	98.682	98.557	98.432	
3.750	99.070	98.945	98.820	
3.875	99.421	99.296	99.171	
4.000	99.754	99.629	99.504	
4.125	100.099	99.974	99.849	
4.250	100.430	100.305	100.180	
4.375	100.740	100.615	100.490	
4.500	101.050	100.925	100.800	
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)