



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.: **6/14/2018**45 Day Lock Exp.: **6/29/2018**60 Day Lock Exp.: **7/16/2018**W. Rate Sheet Dated: **5/15/2018**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	97.455	97.305	97.155	3.500	96.867	96.717	96.567	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	97.989	97.839	97.689	3.625	97.365	97.215	97.065	2.000	N/A	N/A	N/A	3.250	98.129	97.979	97.829
3.750	98.992	98.842	98.685	3.750	98.524	98.374	98.218	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.518	99.368	99.212	3.875	99.016	98.866	98.709	2.250	93.277	93.127	92.977	3.500	99.211	99.061	98.911
4.000	100.047	99.897	99.741	4.000	99.509	99.359	99.202	2.375	93.643	93.493	93.343	3.625	99.745	99.595	99.445
4.125	100.568	100.418	100.262	4.125	99.994	99.844	99.688	2.500	92.764	92.614	92.464	Margin = 2.250		Index = 2.270	
4.250	101.529	101.404	101.217	4.250	100.812	100.687	100.499	2.625	93.714	93.564	93.414				
4.375	102.043	101.918	101.730	4.375	101.290	101.165	100.977	2.750	96.438	96.288	96.138				
4.500	102.487	102.362	102.175	4.500	101.699	101.574	101.386	2.875	97.002	96.852	96.702				
4.625	102.887	102.762	102.574	4.625	102.063	101.938	101.750	3.000	97.476	97.326	97.176				
4.750	103.012	102.824	102.652	4.750	102.280	102.092	101.921	3.125	97.951	97.801	97.651				
4.875	103.332	103.145	102.973	4.875	102.679	102.492	102.320	3.250	98.459	98.309	98.159				
5.000	103.896	103.708	103.537	5.000	103.007	102.820	102.648	3.375	98.926	98.776	98.626				
5.125	104.367	104.179	104.007	5.125	103.263	103.075	102.903	3.500	99.396	99.246	99.096				
5.250	104.501	104.298	104.094	5.250	103.363	103.159	102.956	3.625	99.857	99.707	99.557				
5.375	104.751	104.548	104.345	5.375	103.694	103.491	103.288	3.750	100.074	99.924	99.774				
5.500	104.832	104.629	104.426	5.500	104.113	103.910	103.707	3.875	100.529	100.379	100.229				
5.625	105.173	104.969	104.766	5.625	104.469	104.265	104.062	4.000	100.914	100.764	100.614				
5.750	104.974	104.874	104.774	5.750	104.427	104.327	104.227	4.125	101.254	101.104	100.954				

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	96.255	96.105	95.955	3.500	95.867	95.717	95.567	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	96.789	96.639	96.489	3.625	96.365	96.215	96.065	2.000	N/A	N/A	N/A	3.250	97.129	96.979	96.829
3.750	97.792	97.642	97.485	3.750	97.524	97.374	97.218	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.318	98.168	98.012	3.875	98.016	97.866	97.709	2.250	92.277	92.127	91.977	3.500	98.211	98.061	97.911
4.000	98.847	98.697	98.541	4.000	98.509	98.359	98.202	2.375	92.643	92.493	92.343	3.625	98.745	98.595	98.445
4.125	99.368	99.218	99.062	4.125	98.994	98.844	98.688	2.500	91.764	91.614	91.464	Margin = 2.250		Index = 2.270	
4.250	100.329	100.204	100.017	4.250	99.812	99.687	99.499	2.625	92.714	92.564	92.414	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.843	100.718	100.530	4.375	100.290	100.165	99.977	2.750	95.438	95.288	95.138	Rate	30 Day	45 Day	60 Day
4.500	101.287	101.162	100.975	4.500	100.699	100.574	100.386	2.875	96.002	95.852	95.702	4.500	99.987	99.737	99.487
4.625	101.687	101.562	101.374	4.625	101.063	100.938	100.750	3.000	96.476	96.326	96.176	4.625	100.387	100.137	99.887
4.750	101.847	101.660	101.488	4.750	101.280	101.092	100.921	3.125	96.951	96.801	96.651	4.750	100.497	100.247	99.997
4.875	102.382	102.195	102.023	4.875	101.679	101.492	101.320	3.250	97.459	97.309	97.159	4.875	100.932	100.682	100.432
5.000	102.746	102.558	102.387	5.000	102.007	101.820	101.648	3.375	97.926	97.776	97.626	5.000	101.296	101.046	100.796
5.125	103.217	103.029	102.857	5.125	102.363	102.175	102.003	3.500	98.396	98.246	98.096	5.125	101.687	101.437	101.187
5.250	104.071	103.868	103.664	5.250	102.363	102.159	101.956	3.625	98.857	98.707	98.557	5.250	101.290	101.040	100.790
5.375	104.321	104.118	103.915	5.375	102.694	102.491	102.288	3.750	99.074	98.924	98.774	5.375	101.747	101.497	101.247
5.500	104.602	104.399	104.196	5.500	103.113	102.910	102.707	3.875	99.529	99.379	99.229	5.500	101.982	101.732	101.482
5.625	104.893	104.689	104.486	5.625	103.469	103.265	103.062	4.000	99.914	99.764	99.614	5.625	102.313	102.063	101.813
5.750	104.694	104.594	104.494	5.750	103.427	103.327	103.227	4.125	100.254	100.104	99.954	5.750	102.654	102.404	102.154

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	99.137	98.887	98.637	4.500	98.879	98.629	98.379
4.750	99.647	99.397	99.147	4.750	99.460	99.210	98.960
5.000	100.446	100.196	99.946	5.000	100.187	99.937	99.687
5.250	101.491	101.241	100.991	5.250	101.271	101.021	100.771
5.500	101.963	101.713	101.463	5.500	101.293	101.043	100.793
5.625	102.186	101.936	101.686	5.625	101.649	101.399	101.149
5.750	102.448	102.198	101.948	5.750	101.607	101.357	101.107
5.875	102.652	102.402	102.152	5.875	101.949	101.699	101.449

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:	5/15/2018	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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/14/2018

45 Day Lock Exp.:

6/29/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/15/2018

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	95.414	95.264	95.114	3.250	94.951	94.801	94.651	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	96.109	95.959	95.809	3.375	95.556	95.406	95.256	2.000	N/A	N/A	N/A	3.250	97.32	97.167	97.017
3.500	96.642	96.492	96.342	3.500	96.054	95.904	95.754	2.125	N/A	N/A	N/A	3.375	97.91	97.757	97.607
3.625	97.176	97.026	96.876	3.625	96.552	96.402	96.252	2.250	91.277	91.127	90.977	3.500	98.40	98.249	98.099
3.750	98.148	97.998	97.842	3.750	97.681	97.531	97.374	2.375	91.643	91.493	91.343	3.625	98.93	98.782	98.632
3.875	98.675	98.525	98.368	3.875	98.172	98.022	97.866	2.500	90.764	90.614	90.464	Margin = 2.250		Index = 2.270	
4.000	99.203	99.053	98.897	4.000	98.665	98.515	98.359	2.625	91.714	91.564	91.414				
4.125	99.724	99.574	99.418	4.125	99.150	99.000	98.844	2.750	94.750	94.600	94.450				
4.250	100.592	100.467	100.279	4.250	99.874	99.749	99.562	2.875	95.314	95.164	95.014				
4.375	101.105	100.980	100.793	4.375	100.352	100.227	100.040	3.000	95.789	95.639	95.489				
4.500	101.550	101.425	101.237	4.500	100.761	100.636	100.449	3.125	96.263	96.113	95.963				
4.625	101.949	101.824	101.637	4.625	101.125	101.000	100.813	3.250	97.646	97.496	97.346				
4.750	101.449	101.262	101.090	4.750	100.717	100.530	100.358	3.375	98.114	97.964	97.814				
4.875	101.770	101.582	101.410	4.875	101.117	100.929	100.758	3.500	98.583	98.433	98.283				
5.000	102.333	102.146	101.974	5.000	101.445	101.257	101.086	3.625	99.045	98.895	98.745				
5.125	102.804	102.617	102.445	5.125	101.700	101.513	101.341	3.750	99.231	99.081	98.931				
5.250	101.063	100.860	100.657	5.250	99.925	99.722	99.519	3.875	99.685	99.535	99.385				
5.375	101.314	101.110	100.907	5.375	100.257	100.054	99.851	4.000	100.070	99.920	99.770				
5.500	101.394	101.191	100.988	5.500	100.676	100.473	100.270	4.125	100.410	100.260	100.110				

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	94.214	94.064	93.914	3.250	93.951	93.801	93.651	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	94.909	94.759	94.609	3.375	94.556	94.406	94.256	2.000	N/A	N/A	N/A	3.250	96.317	96.167	96.017
3.500	95.442	95.292	95.142	3.500	95.054	94.904	94.754	2.125	N/A	N/A	N/A	3.375	96.907	96.757	96.607
3.625	95.976	95.826	95.676	3.625	95.552	95.402	95.252	2.250	90.527	90.377	90.227	3.500	97.399	97.249	97.099
3.750	96.948	96.798	96.642	3.750	96.681	96.531	96.374	2.375	90.893	90.743	90.593	3.625	97.932	97.782	97.632
3.875	97.475	97.325	97.168	3.875	97.172	97.022	96.866	2.500	90.014	89.864	89.714	Margin = 2.250		Index = 2.270	
4.000	98.003	97.853	97.697	4.000	97.665	97.515	97.359	2.625	90.964	90.814	90.664	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.524	98.374	98.218	4.125	98.150	98.000	97.844	2.750	94.532	94.382	94.232	Rate	30 Day	45 Day	60 Day
4.250	99.392	99.267	99.079	4.250	98.874	98.749	98.562	2.875	95.096	94.946	94.796	4.500	99.050	98.800	98.550
4.375	99.905	99.780	99.593	4.375	99.352	99.227	99.040	3.000	95.570	95.420	95.270	4.625	99.449	99.199	98.949
4.500	100.350	100.225	100.037	4.500	99.761	99.636	99.449	3.125	96.044	95.894	95.744	4.750	98.935	98.685	98.435
4.625	100.749	100.624	100.437	4.625	100.125	100.000	99.813	3.250	95.990	95.840	95.690	4.875	99.370	99.120	98.870
4.750	100.285	100.097	99.925	4.750	99.717	99.530	99.358	3.375	96.457	96.307	96.157	5.000	99.733	99.483	99.233
4.875	100.820	100.632	100.460	4.875	100.117	99.929	99.758	3.500	96.927	96.777	96.627	5.125	100.124	99.874	99.624
5.000	101.183	100.996	100.824	5.000	100.445	100.257	100.086	3.625	97.388	97.238	97.088	5.250	97.852	97.602	97.352
5.125	101.654	101.467	101.295	5.125	100.800	100.613	100.441	3.750	96.887	96.737	96.587	5.375	98.310	98.060	97.810
5.250	100.633	100.430	100.227	5.250	98.925	98.722	98.519	3.875	97.341	97.191	97.041	5.500	98.544	98.294	98.044
5.375	100.884	100.680	100.477	5.375	99.257	99.054	98.851	4.000	97.726	97.576	97.426	5.625	98.875	98.625	98.375
5.500	101.164	100.961	100.758	5.500	99.676	99.473	99.270	4.125	98.066	97.916	97.766	5.750	99.654	99.404	99.154

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	98.200	97.950	97.700	4.500	97.941	97.691	97.441
4.750	98.085	97.835	97.585	4.750	97.897	97.647	97.397
5.000	98.883	98.633	98.383	5.000	98.625	98.375	98.125
5.250	98.054	97.804	97.554	5.250	97.833	97.583	97.333
5.500	98.525	98.275	98.025	5.500	97.856	97.606	97.356
5.625	98.748	98.498	98.248	5.625	98.211	97.961	97.711
5.750	99.448	99.198	98.948	5.750	98.607	98.357	98.107
5.875	100.652	100.402	100.152	5.875	99.949	99.699	99.449

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:	5/15/2018 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.: 6/14/2018

45 Day Lock Exp.: 6/29/2018

60 Day Lock Exp.: 7/16/2018

W. Rate Sheet Dated: 5/15/2018

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	
4.250	99.730	99.630	99.530	4.625	101.937	101.837	101.737	3.000	96.242	96.142	96.042	3.000	96.934	96.834	96.734	
4.375	100.313	100.213	100.113	4.750	102.440	102.340	102.240	3.125	96.791	96.691	96.591	3.125	97.277	97.177	97.077	
4.500	100.870	100.770	100.670	4.875	102.899	102.799	102.699	3.250	97.201	97.101	97.001	3.250	97.957	97.857	97.757	
4.625	101.524	101.424	101.324	4.990	102.997	102.897	102.797	3.375	98.093	97.993	97.893	3.375	98.319	98.219	98.119	
4.750	102.129	102.029	101.929	5.000	103.097	102.997	102.897	3.500	98.545	98.445	98.345	3.500	98.674	98.574	98.474	
4.875	102.643	102.543	102.443	5.125	103.598	103.498	103.398	3.625	98.981	98.881	98.781	3.625	98.998	98.898	98.798	
4.990	102.507	102.407	102.307	5.250	104.101	104.001	103.901	3.750	99.607	99.507	99.407	3.750	99.671	99.571	99.471	
5.000	102.607	102.507	102.407	5.375	104.462	104.362	104.262	3.875	99.871	99.771	99.671	3.875	100.005	99.905	99.805	
5.125	103.208	103.108	103.008	5.500	104.786	104.686	104.586	3.990	100.272	100.172	100.072	3.990	100.230	100.130	100.030	
5.250	103.877	103.777	103.677	5.625	105.081	104.981	104.881	4.000	100.372	100.272	100.172	4.000	100.330	100.230	100.130	
5.375	104.352	104.252	104.152	5.750	105.377	105.277	105.177	4.125	100.777	100.677	100.577	4.125	100.635	100.535	100.435	
5.500	104.723	104.623	104.523	5.875	105.746	105.646	105.546	4.250	101.058	100.958	100.858	4.250	101.150	101.050	100.950	
5.625	105.049	104.949	104.849	5.990	105.975	105.875	105.775	4.375	101.385	101.285	101.185	4.375	101.460	101.360	101.260	
5.750	105.603	105.503	105.403	6.000	106.075	105.975	105.875	4.500	101.822	101.722	101.622	4.500	101.735	101.635	101.535	
5.875	106.050	105.950	105.850	6.125	106.339	106.239	106.139	4.625	102.245	102.145	102.045	4.625	101.972	101.872	101.772	
5.990	106.377	106.277	106.177	6.250	106.172	105.954	105.822	4.750	102.471	102.371	102.271	4.750	102.134	102.034	101.934	
6.000	106.477	106.377	106.277	6.375	106.516	106.298	106.166	4.875	102.733	102.633	102.533	4.875	102.282	102.182	102.082	
6.125	106.798	106.698	106.598	6.500	N/A	N/A	N/A	4.990	102.859	102.759	102.659	4.990	102.346	102.246	102.146	
6.250	106.583	106.462	106.350	6.625	N/A	N/A	N/A	5.000	102.959	102.859	102.759	5.000	102.446	102.346	102.246	

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	98.005	97.905	97.805		3.000	95.846	95.746	95.646
4.375	98.623	98.523	98.423		3.125	96.287	96.187	96.087
4.500	99.181	99.081	98.981		3.250	96.736	96.636	96.536
4.625	99.848	99.748	99.648		3.375	97.174	97.074	96.974
4.750	100.547	100.447	100.347		3.500	97.621	97.521	97.421
4.875	101.088	100.988	100.888		3.625	98.039	97.939	97.839
4.990	101.480	101.380	101.280		3.750	98.389	98.289	98.189
5.000	101.580	101.480	101.380		3.875	98.841	98.741	98.641
5.125	101.825	101.725	101.625		3.990	99.183	99.083	98.983
5.250	102.193	102.093	101.993		4.000	99.283	99.183	99.083
5.375	102.716	102.616	102.516		4.125	99.696	99.596	99.496
5.500	103.223	103.123	103.023		4.250	99.886	99.786	99.686
5.625	103.458	103.358	103.258		4.375	100.093	99.993	99.893
5.750	101.470	101.370	101.270		4.500	100.319	100.219	100.119
5.875	102.016	101.916	101.816		4.625	100.681	100.581	100.481
5.990	102.439	102.339	102.239		4.750	100.827	100.727	100.627
6.000	102.539	102.439	102.339		4.875	101.000	100.900	100.800
6.125	102.795	102.695	102.595		4.990	101.047	100.947	100.847
6.250	101.780	101.659	101.535		5.000	101.147	101.047	100.947

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 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 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.:

6/14/2018

45 Day Lock Exp.:

6/29/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/15/2018

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
4.250	97.473	97.373	97.273	4.250	96.706	96.606	96.506	4.625	100.420	100.320	100.220	4.625	98.830	98.730	98.630
4.375	98.041	97.941	97.841	4.375	97.328	97.228	97.128	4.750	100.926	100.826	100.726	4.750	99.653	99.553	99.453
4.500	98.787	98.687	98.587	4.500	98.275	98.175	98.075	4.875	101.311	101.211	101.111	4.875	100.175	100.075	99.975
4.625	99.522	99.422	99.322	4.625	99.270	99.170	99.070	4.990	101.547	101.447	101.347	4.990	100.533	100.433	100.333
4.750	100.203	100.103	100.003	4.750	100.185	100.085	99.985	5.000	101.647	101.547	101.447	5.000	100.633	100.533	100.433
4.875	100.698	100.598	100.498	4.875	100.731	100.631	100.531	5.125	102.148	102.048	101.948	5.125	101.050	100.950	100.850
4.990	101.057	100.957	100.857	4.990	101.138	101.038	100.938	5.250	102.651	102.551	102.451	5.250	101.660	101.560	101.460
5.000	101.157	101.057	100.957	5.000	101.238	101.138	101.038	5.375	103.012	102.912	102.812	5.375	102.178	102.078	101.978
5.125	101.758	101.658	101.558	5.125	101.738	101.638	101.538	5.500	103.336	103.236	103.136	5.500	102.572	102.472	102.372
5.250	102.427	102.327	102.227	5.250	102.644	102.544	102.444	5.625	103.631	103.531	103.431	5.625	102.964	102.864	102.764
5.375	102.902	102.802	102.702	5.375	103.170	103.070	102.970	5.750	103.927	103.827	103.727	5.750	103.368	103.268	103.168
5.500	103.273	103.173	103.073	5.500	103.581	103.481	103.381	5.875	104.296	104.196	104.096	5.875	103.862	103.762	103.662
5.625	103.599	103.499	103.399	5.625	103.944	103.844	103.744	5.990	104.525	104.425	104.325	5.990	104.204	104.104	104.004
5.750	104.153	104.053	103.953	5.750	104.791	104.691	104.591	6.000	104.625	104.525	104.425	6.000	104.304	104.204	104.104
5.875	104.600	104.500	104.400	5.875	105.286	105.186	105.086	6.125	104.889	104.789	104.689	6.125	104.659	104.559	104.459
5.990	104.927	104.827	104.727	5.990	105.654	105.554	105.454	6.250	104.722	104.622	104.522	6.250	104.293	104.193	104.093
6.000	105.027	104.927	104.827	6.000	105.754	105.654	105.554	6.375	105.066	104.966	104.866	6.375	104.755	104.655	104.555
6.125	105.348	105.248	105.148	6.125	106.111	106.011	105.911	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.250	105.133	105.033	104.933	6.250	105.700	105.600	105.500	6.625	N/A	N/A	N/A	6.625	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	95.846	95.746	95.646	3.000	N/A	N/A	N/A	3.000	95.434	95.334	95.234	3.000	N/A	N/A	N/A
3.125	96.287	96.187	96.087	3.125	93.797	93.697	93.597	3.125	95.777	95.677	95.577	3.125	93.600	93.500	93.400
3.250	96.736	96.636	96.536	3.250	94.169	94.069	93.969	3.250	96.457	96.357	96.257	3.250	93.962	93.862	93.762
3.375	97.174	97.074	96.974	3.375	94.664	94.564	94.464	3.375	96.819	96.719	96.619	3.375	94.467	94.367	94.267
3.500	97.621	97.521	97.421	3.500	95.370	95.270	95.170	3.500	97.174	97.074	96.974	3.500	95.163	95.063	94.963
3.625	98.039	97.939	97.839	3.625	96.016	95.916	95.816	3.625	97.498	97.398	97.298	3.625	95.819	95.719	95.619
3.750	98.389	98.289	98.189	3.750	96.444	96.344	96.244	3.750	98.171	98.071	97.971	3.750	96.237	96.137	96.037
3.875	98.841	98.741	98.641	3.875	97.099	96.999	96.899	3.875	98.505	98.405	98.305	3.875	96.892	96.792	96.692
3.990	99.183	99.083	98.983	3.990	97.654	97.554	97.454	3.990	98.730	98.630	98.530	3.990	97.437	97.337	97.237
4.000	99.283	99.183	99.083	4.000	97.754	97.654	97.554	4.000	98.830	98.730	98.630	4.000	97.537	97.437	97.337
4.125	99.696	99.596	99.496	4.125	98.391	98.291	98.191	4.125	99.135	99.035	98.935	4.125	98.174	98.074	97.974
4.250	99.886	99.786	99.686	4.250	98.701	98.601	98.501	4.250	99.650	99.550	99.450	4.250	98.484	98.384	98.284
4.375	100.093	99.993	99.893	4.375	99.149	99.049	98.949	4.375	99.960	99.860	99.760	4.375	98.912	98.812	98.712
4.500	100.319	100.219	100.119	4.500	99.718	99.618	99.518	4.500	100.235	100.135	100.035	4.500	99.480	99.380	99.280
4.625	100.681	100.581	100.481	4.625	100.250	100.150	100.050	4.625	100.472	100.372	100.272	4.625	100.012	99.912	99.812
4.750	100.827	100.727	100.627	4.750	100.501	100.401	100.301	4.750	100.634	100.534	100.434	4.750	100.263	100.163	100.063
4.875	101.000	100.900	100.800	4.875	100.792	100.692	100.592	4.875	100.782	100.682	100.582	4.875	100.544	100.444	100.344
4.990	101.047	100.947	100.847	4.990	100.949	100.849	100.749	4.990	100.846	100.746	100.646	4.990	100.732	100.632	100.532
5.000	101.147	101.047	100.947	5.000	101.049	100.949	100.849	5.000	100.946	100.846	100.746	5.000	100.832	100.732	100.632

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

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

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 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%	75.00%	80.00%	
≥ 740	-0.375	-0.625	-0.625	-0.875	
720 - 739	-0.375	-1.000	-1.000	-1.125	
700 - 719	-0.375	-1.000	-1.000	-1.125	
680 - 699	-0.375	-1.125	-1.125	-1.750	
660 - 679	-0.625	-1.125	-1.125	-1.875	
640 - 659	-0.625	-1.625	-1.625	-2.625	
620 - 639	-0.625	-1.625	-1.625	-3.125	
< 620	-1.625	-2.625	-2.625	-3.125	

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.



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.:

6/14/2018

45 Day Lock Exp.:

6/29/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/15/2018

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	96.616	96.516	96.416	3.750	97.658	97.558	97.458	2.750	94.908	94.808	94.708
3.875	97.473	97.373	97.273	3.875	98.209	98.109	98.009	2.875	95.596	95.496	95.396
3.990	98.212	98.112	98.012	3.990	98.808	98.708	98.608	2.990	96.174	96.074	95.974
4.000	98.312	98.212	98.112	4.000	98.908	98.808	98.708	3.000	96.274	96.174	96.074
4.125	99.063	98.963	98.863	4.125	99.529	99.429	99.329	3.125	96.900	96.800	96.700
4.250	99.730	99.630	99.530	4.250	100.214	100.114	100.014	3.250	97.432	97.332	97.232
4.375	100.313	100.213	100.113	4.375	100.806	100.706	100.606	3.375	98.093	97.993	97.893
4.500	100.870	100.770	100.670	4.500	101.378	101.278	101.178	3.500	98.545	98.445	98.345
4.625	101.524	101.424	101.324	4.625	102.015	101.915	101.815	3.625	98.981	98.881	98.781
4.750	102.129	102.029	101.929	4.750	102.536	102.436	102.334	3.750	99.607	99.507	99.407
4.875	102.643	102.543	102.443	4.875	102.916	102.816	102.712	3.875	100.080	99.980	99.880
4.990	102.922	102.822	102.722	4.990	103.294	103.194	103.088	3.990	100.365	100.265	100.165
5.000	103.022	102.922	102.822	5.000	103.394	103.294	103.188	4.000	100.465	100.365	100.265
5.125	103.558	103.455	103.347	5.125	103.695	103.592	103.422	4.125	100.979	100.879	100.779
5.250	104.055	103.952	103.844	5.250	104.231	104.129	103.956	4.250	101.252	101.152	101.052
5.375	104.544	104.441	104.333	5.375	104.629	104.527	104.353	4.375	101.541	101.441	101.341
5.500	104.961	104.859	104.752	5.500	105.038	104.935	104.761	4.500	102.060	101.960	101.860
5.625	105.275	105.153	105.075	5.625	105.189	105.067	104.989	4.625	102.435	102.335	102.235
5.750	105.746	105.624	105.546	5.750	105.717	105.595	105.517	4.750	102.765	102.665	102.565

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	95.826	95.726	95.626	2.750	94.564	94.464	94.364
3.875	96.683	96.583	96.483	2.875	95.252	95.152	95.052
3.990	97.422	97.322	97.222	2.990	95.830	95.730	95.630
4.000	97.522	97.422	97.322	3.000	95.930	95.830	95.730
4.125	98.172	98.072	97.972	3.125	96.556	96.456	96.356
4.250	98.839	98.739	98.639	3.250	97.088	96.988	96.888
4.375	99.422	99.322	99.222	3.375	97.749	97.649	97.549
4.500	99.979	99.879	99.779	3.500	97.873	97.773	97.673
4.625	100.586	100.486	100.386	3.625	98.309	98.209	98.109
4.750	101.191	101.091	100.991	3.750	98.935	98.835	98.735
4.875	101.705	101.605	101.505	3.875	99.408	99.308	99.208
4.990	101.984	101.884	101.784	3.990	99.208	99.108	99.008
5.000	102.084	101.984	101.884	4.000	99.308	99.208	99.108
5.125	102.183	102.080	101.972	4.125	99.822	99.722	99.622
5.250	102.680	102.577	102.469	4.250	100.095	99.995	99.895
5.375	103.169	103.066	102.958	4.375	100.384	100.284	100.184
5.500	103.586	103.484	103.377	4.500	100.841	100.741	100.641
5.625	102.900	102.778	102.700	4.625	101.153	101.053	100.953
5.750	103.371	103.249	103.171	4.750	101.421	101.321	101.221

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

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

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.:

6/14/2018

45 Day Lock Exp.:

6/29/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/15/2018

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	94.754	94.654	94.554	3.750	94.654	94.554	94.454	3.750	95.904	95.804	95.704	3.750	95.804	95.704	95.604
3.875	95.476	95.376	95.276	3.875	95.376	95.276	95.176	3.875	96.614	96.514	96.414	3.875	96.514	96.414	96.314
3.990	96.229	96.129	96.029	3.990	96.129	96.029	95.929	3.990	97.208	97.108	97.008	3.990	97.108	97.008	96.908
4.000	96.329	96.229	96.129	4.000	96.229	96.129	96.029	4.000	97.308	97.208	97.108	4.000	97.208	97.108	97.008
4.125	97.070	96.970	96.870	4.125	96.970	96.870	96.770	4.125	98.018	97.918	97.818	4.125	97.918	97.818	97.718
4.250	97.748	97.648	97.548	4.250	97.648	97.548	97.448	4.250	98.663	98.563	98.463	4.250	98.563	98.463	98.363
4.375	98.442	98.342	98.242	4.375	98.342	98.242	98.142	4.375	99.221	99.121	99.021	4.375	99.121	99.021	98.921
4.500	99.144	99.044	98.944	4.500	99.044	98.944	98.844	4.500	99.895	99.795	99.695	4.500	99.795	99.695	99.595
4.625	99.825	99.725	99.625	4.625	99.725	99.625	99.525	4.625	100.565	100.465	100.365	4.625	100.465	100.365	100.265
4.750	100.448	100.348	100.248	4.750	100.348	100.248	100.148	4.750	101.086	100.986	100.884	4.750	100.986	100.886	100.784
4.875	101.008	100.908	100.808	4.875	100.908	100.808	100.708	4.875	101.466	101.366	101.262	4.875	101.366	101.266	101.162
4.990	101.472	101.372	101.272	4.990	101.372	101.272	101.172	4.990	101.844	101.744	101.638	4.990	101.744	101.644	101.538
5.000	101.572	101.472	101.372	5.000	101.472	101.372	101.272	5.000	101.944	101.844	101.738	5.000	101.844	101.744	101.638
5.125	102.108	102.005	101.897	5.125	102.008	101.905	101.797	5.125	102.245	102.142	102.037	5.125	102.145	102.042	101.937
5.250	102.605	102.502	102.394	5.250	102.505	102.402	102.294	5.250	102.781	102.679	102.566	5.250	102.681	102.579	102.466
5.375	103.094	102.991	102.883	5.375	102.994	102.891	102.783	5.375	103.179	103.077	102.963	5.375	103.079	102.977	102.863
5.500	103.511	103.409	103.302	5.500	103.411	103.309	103.202	5.500	103.588	103.485	103.371	5.500	103.488	103.385	103.271
5.625	103.825	103.703	103.625	5.625	103.725	103.603	103.525	5.625	103.739	103.617	103.539	5.625	103.639	103.517	103.439
5.750	104.296	104.174	104.096	5.750	104.196	104.074	103.996	5.750	104.267	104.145	104.067	5.750	104.167	104.045	103.967

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.408	93.308	93.208	2.750	93.308	93.208	93.108
2.875	94.096	93.996	93.896	2.875	93.996	93.896	93.796
2.990	94.674	94.574	94.474	2.990	94.574	94.474	94.374
3.000	94.774	94.674	94.574	3.000	94.674	94.574	94.474
3.125	95.400	95.300	95.200	3.125	95.300	95.200	95.100
3.250	95.932	95.832	95.732	3.250	95.832	95.732	95.632
3.375	96.434	96.334	96.234	3.375	96.334	96.234	96.134
3.500	96.881	96.781	96.681	3.500	96.781	96.681	96.581
3.625	97.433	97.333	97.233	3.625	97.333	97.233	97.133
3.750	98.016	97.916	97.816	3.750	97.916	97.816	97.716
3.875	98.580	98.480	98.380	3.875	98.480	98.380	98.280
3.990	98.865	98.765	98.665	3.990	98.765	98.665	98.565
4.000	98.965	98.865	98.765	4.000	98.865	98.765	98.665
4.125	99.479	99.379	99.279	4.125	99.379	99.279	99.179
4.250	99.752	99.652	99.552	4.250	99.652	99.552	99.452
4.375	100.041	99.941	99.841	4.375	99.941	99.841	99.741
4.500	100.560	100.460	100.360	4.500	100.460	100.360	100.260
4.625	100.935	100.835	100.735	4.625	100.835	100.735	100.635
4.750	101.265	101.165	101.065	4.750	101.165	101.065	100.965

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	93.964	93.864	93.764	3.750	93.864	93.764	93.664	2.750	93.064	92.964	92.864	2.750	92.964	92.864	92.764
3.875	94.686	94.586	94.486	3.875	94.586	94.486	94.386	2.875	93.752	93.652	93.552	2.875	93.652	93.552	93.452
3.990	95.439	95.339	95.239	3.990	95.339	95.239	95.139	2.990	94.330	94.230	94.130	2.990	94.230	94.130	94.030
4.000	95.539	95.439	95.339	4.000	95.439	95.339	95.239	3.000	94.430	94.330	94.230	3.000	94.330	94.230	94.130
4.125	96.179	96.079	95.979	4.125	96.079	95.979	95.879	3.125	95.056	94.956	94.856	3.125	94.956	94.856	94.756
4.250	96.857	96.757	96.657	4.250	96.757	96.657	96.557	3.250	95.588	95.488	95.388	3.250	95.488	95.388	95.288
4.375	97.551	97.451	97.351	4.375	97.451	97.351	97.251	3.375	96.090	95.990	95.890	3.375	95.990	95.890	95.790
4.500	98.253	98.153	98.053	4.500	98.153	98.053	97.953	3.500	96.209	96.109	96.009	3.500	96.109	96.009	95.909
4.625	98.887	98.787	98.687	4.625	98.787	98.687	98.587	3.625	96.761	96.661	96.561	3.625	96.661	96.561	96.461
4.750	99.510	99.410	99.310	4.750	99.410	99.310	99.210	3.750	97.344	97.244	97.144	3.750	97.244	97.144	97.044
4.875	100.070	99.970	99.870	4.875	99.970	99.870	99.770	3.875	97.908	97.808	97.708	3.875	97.808	97.708	97.608
4.990	100.534	100.434	100.334	4.990	100.434	100.334	100.234	3.990	97.708	97.608	97.508	3.990	97.608	97.508	97.408
5.000	100.634	100.534	100.434	5.000	100.534	100.434	100.334	4.000	97.808	97.708	97.608	4.000	97.708	97.608	97.508
5.125	100.733	100.633	100.533	5.125	100.633	100.533	100.433	4.125	98.322	98.222	98.122	4.125	98.222	98.122	98.022
5.250	101.230	101.127	101.019	5.250	101.130	101.027	100.919	4.250	98.595	98.495	98.395	4.250	98.495	98.395	98.295
5.375	101.719	101.616	101.508	5.375	101.619	101.516	101.408	4.375	98.884	98.784	98.684	4.375	98.784	98.684	98.584
5.500	102.136	102.034	101.927	5.500	102.036	101.934	101.827	4.500	99.341	99.241	99.141	4.500	99.241	99.141	99.041
5.625	101.450	101.328	101.250	5.625	101.350	101.228	101.150	4.625	99.653	99.553	99.453	4.625	99.553	99.453	99.353
5.750	101.921	101.799	101.721	5.750	101.821	101.699	101.621	4.750	99.921	99.821	99.721	4.750	99.821	99.721	99.621

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/14/2018

45 Day Lock Exp.:

6/29/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/15/2018

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	96.204	96.104	96.004	3.750	97.354	97.254	97.154	2.750	94.908	94.808	94.708	3.750	95.414	95.314	95.214	2.750	94.564	94.464	94.364
3.875	96.926	96.826	96.726	3.875	98.064	97.964	97.864	2.875	95.596	95.496	95.396	3.875	96.136	96.036	95.936	2.875	95.252	95.152	95.052
3.990	97.679	97.579	97.479	3.990	98.658	98.558	98.458	2.990	96.174	96.074	95.974	3.990	96.889	96.789	96.689	2.990	95.830	95.730	95.630
4.000	97.779	97.679	97.579	4.000	98.758	98.658	98.558	3.000	96.274	96.174	96.074	4.000	96.989	96.889	96.789	3.000	95.930	95.830	95.730
4.125	98.520	98.420	98.320	4.125	99.468	99.368	99.268	3.125	96.900	96.800	96.700	4.125	97.629	97.529	97.429	3.125	96.556	96.456	96.356
4.250	99.198	99.098	98.998	4.250	100.113	100.013	99.913	3.250	97.432	97.332	97.232	4.250	98.307	98.207	98.107	3.250	97.088	96.988	96.888
4.375	99.892	99.792	99.692	4.375	100.671	100.571	100.471	3.375	97.934	97.834	97.734	4.375	99.001	98.901	98.801	3.375	97.590	97.490	97.390
4.500	100.594	100.494	100.394	4.500	101.345	101.245	101.145	3.500	98.381	98.281	98.181	4.500	99.703	99.603	99.503	3.500	97.709	97.609	97.509
4.625	101.275	101.175	101.075	4.625	102.015	101.915	101.815	3.625	98.933	98.833	98.733	4.625	100.337	100.237	100.137	3.625	98.261	98.161	98.061
4.750	101.898	101.798	101.698	4.750	102.536	102.436	102.336	3.750	99.516	99.416	99.316	4.750	100.960	100.860	100.760	3.750	98.844	98.744	98.644
4.875	102.458	102.358	102.258	4.875	102.916	102.816	102.712	3.875	100.080	99.980	99.880	4.875	101.520	101.420	101.320	3.875	99.408	99.308	99.208
4.990	102.922	102.822	102.722	4.990	103.294	103.194	103.088	3.990	100.365	100.265	100.165	4.990	101.984	101.884	101.784	3.990	99.208	99.108	99.008
5.000	103.022	102.922	102.822	5.000	103.394	103.294	103.188	4.000	100.465	100.365	100.265	5.000	102.084	101.984	101.884	4.000	99.308	99.208	99.108
5.125	103.558	103.455	103.347	5.125	103.695	103.592	103.422	4.125	100.979	100.879	100.779	5.125	102.183	102.080	101.972	4.125	99.822	99.722	99.622
5.250	104.055	103.952	103.844	5.250	104.231	104.129	103.956	4.250	101.252	101.152	101.052	5.250	102.680	102.577	102.469	4.250	100.095	99.995	99.895
5.375	104.544	104.441	104.333	5.375	104.629	104.527	104.353	4.375	101.541	101.441	101.341	5.375	103.169	103.066	102.958	4.375	100.384	100.284	100.184
5.500	104.961	104.859	104.752	5.500	105.038	104.935	104.761	4.500	102.060	101.960	101.860	5.500	103.586	103.484	103.377	4.500	100.841	100.741	100.641
5.625	105.275	105.153	105.075	5.625	105.189	105.067	104.989	4.625	102.435	102.335	102.235	5.625	102.900	102.778	102.700	4.625	101.153	101.053	100.953
5.750	105.746	105.624	105.546	5.750	105.717	105.595	105.517	4.750	102.765	102.665	102.565	5.750	103.371	103.249	103.171	4.750	101.421	101.321	101.221

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%
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.: **6/14/2018**

45 Day Lock Exp.: **6/29/2018**

60 Day Lock Exp.: **7/16/2018**

W. Rate Sheet Dated: **5/15/2018**

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	96.616	96.491	96.366	
4.125	97.572	97.447	97.322	
4.250	98.248	98.123	97.998	
4.375	99.029	98.904	98.779	
4.500	99.628	99.503	99.378	
4.625	100.099	99.974	99.849	
4.750	100.679	100.554	100.429	
4.875	101.008	100.883	100.758	
5.000	101.355	101.230	101.105	
5.125	101.659	101.534	101.409	
5.250	101.918	101.793	101.668	
5.375	102.174	102.049	101.924	
5.500	102.455	102.330	102.205	

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	97.050	96.925	96.800	
3.625	97.526	97.401	97.276	
3.750	97.961	97.836	97.711	
3.875	98.579	98.454	98.329	
4.000	98.932	98.807	98.682	
4.125	99.193	99.068	98.943	
4.250	99.485	99.360	99.235	
4.375	99.750	99.625	99.500	
4.500	100.005	99.880	99.755	
4.625	100.257	100.132	100.007	
4.750	100.525	100.400	100.275	

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	97.191	97.066	96.941	
3.375	97.684	97.559	97.434	
3.500	98.150	98.025	97.900	
3.625	98.580	98.455	98.330	
3.750	98.974	98.849	98.724	
3.875	99.333	99.208	99.083	
4.000	99.669	99.544	99.419	
4.125	100.023	99.898	99.773	
4.250	100.359	100.234	100.109	
4.375	100.669	100.544	100.419	
4.500	100.979	100.854	100.729	
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)