



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.: 6/18/2018

45 Day Lock Exp.: 7/2/2018

60 Day Lock Exp.: 7/16/2018

W. Rate Sheet Dated: 5/17/2018

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	97.131	96.981	96.831	3.500	96.542	96.392	96.242	1.875	N/A	N/A	N/A	3.125	96.870	96.720	96.570
3.625	97.664	97.514	97.364	3.625	97.040	96.890	96.740	2.000	N/A	N/A	N/A	3.250	98.133	97.983	97.833
3.750	98.779	98.629	98.479	3.750	98.311	98.161	98.011	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.309	99.159	99.009	3.875	98.806	98.656	98.506	2.250	92.906	92.756	92.606	3.500	99.215	99.065	98.915
4.000	99.834	99.684	99.534	4.000	99.296	99.146	98.996	2.375	93.268	93.118	92.968	3.625	99.749	99.599	99.449
4.125	100.362	100.212	100.062	4.125	99.788	99.638	99.488	2.500	92.393	92.243	92.093	Margin = 2.250		Index = 2.270	
4.250	101.350	101.209	101.068	4.250	100.632	100.492	100.351	2.625	93.343	93.193	93.043				
4.375	101.867	101.727	101.586	4.375	101.114	100.974	100.833	2.750	96.141	95.991	95.841				
4.500	102.377	102.237	102.096	4.500	101.589	101.448	101.307	2.875	96.701	96.551	96.401				
4.625	102.798	102.658	102.517	4.625	101.974	101.834	101.693	3.000	97.179	97.029	96.879				
4.750	102.923	102.783	102.611	4.750	102.132	101.991	101.819	3.125	97.654	97.504	97.354				
4.875	103.183	103.042	102.870	4.875	102.530	102.389	102.217	3.250	98.160	98.010	97.860				
5.000	103.809	103.669	103.497	5.000	102.921	102.780	102.608	3.375	98.631	98.481	98.331				
5.125	104.227	104.087	103.915	5.125	103.123	102.983	102.811	3.500	99.097	98.947	98.797				
5.250	104.493	104.306	104.118	5.250	103.355	103.168	102.980	3.625	99.565	99.415	99.265				
5.375	104.770	104.583	104.395	5.375	103.714	103.526	103.339	3.750	99.789	99.639	99.489				
5.500	104.760	104.573	104.385	5.500	104.042	103.855	103.667	3.875	100.248	100.098	99.948				
5.625	105.189	105.002	104.814	5.625	104.485	104.298	104.110	4.000	100.698	100.548	100.398				
5.750	104.623	104.311	104.211	5.750	104.076	103.764	103.664	4.125	101.060	100.910	100.760				

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	95.931	95.781	95.631	3.500	95.542	95.392	95.242	1.875	N/A	N/A	N/A	3.125	95.870	95.720	95.570
3.625	96.464	96.314	96.164	3.625	96.040	95.890	95.740	2.000	N/A	N/A	N/A	3.250	97.133	96.983	96.833
3.750	97.579	97.429	97.279	3.750	97.311	97.161	97.011	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.109	97.959	97.809	3.875	97.806	97.656	97.506	2.250	91.906	91.756	91.606	3.500	98.215	98.065	97.915
4.000	98.634	98.484	98.334	4.000	98.296	98.146	97.996	2.375	92.268	92.118	91.968	3.625	98.749	98.599	98.449
4.125	99.162	99.012	98.862	4.125	98.788	98.638	98.488	2.500	91.393	91.243	91.093	Margin = 2.250		Index = 2.270	
4.250	100.150	100.009	99.868	4.250	99.632	99.492	99.351	2.625	92.343	92.193	92.043	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.667	100.527	100.386	4.375	100.114	99.974	99.833	2.750	95.141	94.991	94.841	Rate	30 Day	45 Day	60 Day
4.500	101.177	101.037	100.896	4.500	100.589	100.448	100.307	2.875	95.701	95.551	95.401	4.500	99.877	99.627	99.377
4.625	101.598	101.458	101.317	4.625	100.974	100.834	100.693	3.000	96.179	96.029	95.879	4.625	100.298	100.048	99.798
4.750	101.699	101.558	101.386	4.750	101.132	100.991	100.819	3.125	96.654	96.504	96.354	4.750	100.349	100.099	99.849
4.875	102.233	102.092	101.920	4.875	101.530	101.389	101.217	3.250	97.160	97.010	96.860	4.875	100.783	100.533	100.283
5.000	102.659	102.519	102.347	5.000	101.921	101.780	101.608	3.375	97.631	97.481	97.331	5.000	101.209	100.959	100.709
5.125	103.077	102.937	102.765	5.125	102.223	102.083	101.911	3.500	98.097	97.947	97.797	5.125	101.547	101.297	101.047
5.250	104.063	103.876	103.688	5.250	102.355	102.168	101.980	3.625	98.565	98.415	98.265	5.250	101.282	101.032	100.782
5.375	104.340	104.153	103.965	5.375	102.714	102.526	102.339	3.750	98.789	98.639	98.489	5.375	101.766	101.516	101.266
5.500	104.530	104.343	104.155	5.500	103.042	102.855	102.667	3.875	99.248	99.098	98.948	5.500	101.910	101.660	101.410
5.625	104.909	104.722	104.534	5.625	103.485	103.298	103.110	4.000	99.698	99.548	99.398	5.625	102.329	102.079	101.829
5.750	104.343	104.031	103.931	5.750	103.076	102.764	102.664	4.125	100.060	99.910	99.760	5.750	102.553	102.241	101.991

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	99.027	98.777	98.527	4.500	98.769	98.519	98.269
4.750	99.499	99.249	98.999	4.750	99.312	99.062	98.812
5.000	100.359	100.109	99.859	5.000	100.101	99.851	99.601
5.250	101.500	101.250	101.000	5.250	101.280	101.030	100.780
5.500	101.891	101.641	101.391	5.500	101.222	100.972	100.722
5.625	102.102	101.852	101.602	5.625	101.665	101.415	101.165
5.750	102.447	102.135	101.885	5.750	101.256	100.944	100.694
5.875	102.677	102.365	102.115	5.875	101.625	101.312	101.062

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:	5/17/2018	5.500%

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

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



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30 Day Lock Exp.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/17/2018

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	95.090	94.940	94.790	3.250	94.627	94.477	94.327	1.875	N/A	N/A	N/A	3.125	95.18	95.033	94.883
3.375	95.781	95.631	95.481	3.375	95.228	95.078	94.928	2.000	N/A	N/A	N/A	3.250	97.32	97.170	97.020
3.500	96.318	96.168	96.018	3.500	95.730	95.580	95.430	2.125	N/A	N/A	N/A	3.375	97.91	97.757	97.607
3.625	96.852	96.702	96.552	3.625	96.228	96.078	95.928	2.250	90.906	90.756	90.606	3.500	98.40	98.252	98.102
3.750	97.935	97.785	97.635	3.750	97.468	97.318	97.168	2.375	91.268	91.118	90.968	3.625	98.94	98.786	98.636
3.875	98.465	98.315	98.165	3.875	97.962	97.812	97.662	2.500	90.393	90.243	90.093	Margin = 2.250		Index = 2.270	
4.000	98.990	98.840	98.690	4.000	98.452	98.302	98.152	2.625	91.343	91.193	91.043				
4.125	99.518	99.368	99.218	4.125	98.944	98.794	98.644	2.750	94.453	94.303	94.153				
4.250	100.412	100.271	100.131	4.250	99.695	99.554	99.414	2.875	95.014	94.864	94.714				
4.375	100.930	100.789	100.648	4.375	100.177	100.036	99.896	3.000	95.492	95.342	95.192				
4.500	101.440	101.299	101.158	4.500	100.651	100.511	100.370	3.125	95.966	95.816	95.666				
4.625	101.861	101.720	101.580	4.625	101.037	100.896	100.756	3.250	97.347	97.197	97.047				
4.750	101.361	101.220	101.048	4.750	100.569	100.429	100.257	3.375	97.818	97.668	97.518				
4.875	101.620	101.480	101.308	4.875	100.967	100.827	100.655	3.500	98.284	98.134	97.984				
5.000	102.247	102.106	101.934	5.000	101.358	101.218	101.046	3.625	98.753	98.603	98.453				
5.125	102.665	102.524	102.352	5.125	101.561	101.420	101.248	3.750	98.946	98.796	98.646				
5.250	101.056	100.868	100.681	5.250	99.918	99.730	99.543	3.875	99.404	99.254	99.104				
5.375	101.333	101.145	100.958	5.375	100.276	100.089	99.901	4.000	99.855	99.705	99.555				
5.500	101.323	101.135	100.948	5.500	100.605	100.417	100.230	4.125	100.216	100.066	99.916				

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	93.890	93.740	93.590	3.250	93.627	93.477	93.327	1.875	N/A	N/A	N/A	3.125	94.183	94.033	93.883
3.375	94.581	94.431	94.281	3.375	94.228	94.078	93.928	2.000	N/A	N/A	N/A	3.250	96.320	96.170	96.020
3.500	95.118	94.968	94.818	3.500	94.730	94.580	94.430	2.125	N/A	N/A	N/A	3.375	96.907	96.757	96.607
3.625	95.652	95.502	95.352	3.625	95.228	95.078	94.928	2.250	90.156	90.006	89.856	3.500	97.402	97.252	97.102
3.750	96.735	96.585	96.435	3.750	96.468	96.318	96.168	2.375	90.518	90.368	90.218	3.625	97.936	97.786	97.636
3.875	97.265	97.115	96.965	3.875	96.962	96.812	96.662	2.500	89.643	89.493	89.343	Margin = 2.250		Index = 2.270	
4.000	97.790	97.640	97.490	4.000	97.452	97.302	97.152	2.625	90.593	90.443	90.293	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.318	98.168	98.018	4.125	97.944	97.794	97.644	2.750	94.235	94.085	93.935	Rate	30 Day	45 Day	60 Day
4.250	99.212	99.071	98.931	4.250	98.695	98.554	98.414	2.875	94.795	94.645	94.495	4.500	98.940	98.690	98.440
4.375	99.730	99.589	99.448	4.375	99.177	99.036	98.896	3.000	95.273	95.123	94.973	4.625	99.361	99.111	98.861
4.500	100.240	100.099	99.958	4.500	99.651	99.511	99.370	3.125	95.747	95.597	95.447	4.750	98.786	98.536	98.286
4.625	100.661	100.520	100.380	4.625	100.037	99.896	99.756	3.250	95.691	95.541	95.391	4.875	99.220	98.970	98.720
4.750	100.136	99.996	99.824	4.750	99.569	99.429	99.257	3.375	96.162	96.012	95.862	5.000	99.647	99.397	99.147
4.875	100.670	100.530	100.358	4.875	99.967	99.827	99.655	3.500	96.628	96.478	96.328	5.125	99.985	99.735	99.485
5.000	101.097	100.956	100.784	5.000	100.358	100.218	100.046	3.625	97.096	96.946	96.796	5.250	97.845	97.595	97.345
5.125	101.515	101.374	101.202	5.125	100.661	100.520	100.348	3.750	96.602	96.452	96.302	5.375	98.329	98.079	97.829
5.250	100.626	100.438	100.251	5.250	98.918	98.730	98.543	3.875	97.060	96.910	96.760	5.500	98.473	98.223	97.973
5.375	100.903	100.715	100.528	5.375	99.276	99.089	98.901	4.000	97.511	97.361	97.211	5.625	98.892	98.642	98.392
5.500	101.093	100.905	100.718	5.500	99.605	99.417	99.230	4.125	97.873	97.723	97.573	5.750	99.553	99.241	98.991

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	98.090	97.840	97.590	4.500	97.831	97.581	97.331
4.750	97.936	97.686	97.436	4.750	97.749	97.499	97.249
5.000	98.797	98.547	98.297	5.000	98.538	98.288	98.038
5.250	98.063	97.813	97.563	5.250	97.842	97.592	97.342
5.500	98.454	98.204	97.954	5.500	97.785	97.535	97.285
5.625	98.665	98.415	98.165	5.625	98.228	97.978	97.728
5.750	99.447	99.135	98.885	5.750	98.256	97.944	97.694
5.875	100.677	100.365	100.115	5.875	99.625	99.312	99.062

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:	5/17/2018 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

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45 Day Lock Exp.: 7/2/2018

60 Day Lock Exp.: 7/16/2018

W. Rate Sheet Dated: 5/17/2018

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	99.177	99.077	98.977	4.625	101.597	101.497	101.397	3.000	95.974	95.874	95.774	3.000	96.719	96.619	96.519
4.375	99.782	99.682	99.582	4.750	102.096	101.996	101.896	3.125	96.514	96.414	96.314	3.125	97.051	96.951	96.851
4.500	100.321	100.221	100.121	4.875	102.555	102.455	102.355	3.250	96.891	96.791	96.691	3.250	97.774	97.674	97.574
4.625	101.041	100.941	100.841	4.990	102.694	102.594	102.494	3.375	97.649	97.549	97.449	3.375	98.127	98.027	97.927
4.750	101.662	101.562	101.462	5.000	102.794	102.694	102.594	3.500	98.184	98.084	97.984	3.500	98.492	98.392	98.292
4.875	102.196	102.096	101.996	5.125	103.346	103.246	103.146	3.625	98.657	98.557	98.457	3.625	98.822	98.722	98.622
4.990	102.202	102.102	102.002	5.250	103.845	103.745	103.645	3.750	99.288	99.188	99.088	3.750	99.488	99.388	99.288
5.000	102.302	102.202	102.102	5.375	104.205	104.105	104.005	3.875	99.571	99.471	99.371	3.875	99.838	99.738	99.638
5.125	103.004	102.904	102.804	5.500	104.484	104.384	104.284	3.990	100.009	99.909	99.809	3.990	100.089	99.989	99.889
5.250	103.669	103.569	103.469	5.625	104.798	104.698	104.598	4.000	100.109	100.009	99.909	4.000	100.189	100.089	99.989
5.375	104.131	104.031	103.931	5.750	105.301	105.201	105.101	4.125	100.584	100.484	100.384	4.125	100.504	100.404	100.304
5.500	104.485	104.385	104.285	5.875	105.643	105.543	105.443	4.250	100.859	100.759	100.659	4.250	101.082	100.982	100.882
5.625	104.870	104.770	104.670	5.990	105.843	105.743	105.643	4.375	101.335	101.235	101.135	4.375	101.416	101.316	101.216
5.750	105.515	105.415	105.315	6.000	105.943	105.843	105.743	4.500	101.793	101.693	101.593	4.500	101.707	101.607	101.507
5.875	105.932	105.832	105.732	6.125	106.185	106.085	105.985	4.625	102.228	102.128	102.028	4.625	101.955	101.855	101.755
5.990	106.219	106.119	106.019	6.250	106.201	105.982	105.865	4.750	102.454	102.354	102.254	4.750	102.130	102.030	101.930
6.000	106.319	106.219	106.119	6.375	106.522	106.303	106.186	4.875	102.700	102.600	102.500	4.875	102.303	102.203	102.103
6.125	106.619	106.519	106.419	6.500	N/A	N/A	N/A	4.990	102.822	102.722	102.622	4.990	102.348	102.248	102.148
6.250	106.630	106.509	106.398	6.625	N/A	N/A	N/A	5.000	102.922	102.822	102.722	5.000	102.448	102.348	102.248

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	96.918	96.818	96.718	3.000	95.591	95.491	95.391
4.250	97.709	97.609	97.509	3.125	96.010	95.910	95.810
4.375	98.322	98.222	98.122	3.250	96.466	96.366	96.266
4.500	98.892	98.792	98.692	3.375	96.909	96.809	96.709
4.625	99.542	99.442	99.342	3.500	97.347	97.247	97.147
4.750	100.253	100.153	100.053	3.625	97.780	97.680	97.580
4.875	100.796	100.696	100.596	3.750	98.226	98.126	98.026
4.990	101.188	101.088	100.988	3.875	98.663	98.563	98.463
5.000	101.288	101.188	101.088	3.990	98.988	98.888	98.788
5.125	101.541	101.441	101.341	4.000	99.088	98.988	98.888
5.250	102.001	101.901	101.801	4.125	99.503	99.403	99.303
5.375	102.509	102.409	102.309	4.250	99.691	99.591	99.491
5.500	102.994	102.894	102.794	4.375	99.918	99.818	99.718
5.625	103.213	103.113	103.013	4.500	100.310	100.210	100.110
5.750	102.023	101.923	101.823	4.625	100.664	100.564	100.464
5.875	102.532	102.432	102.332	4.750	100.811	100.711	100.611
5.990	102.908	102.808	102.708	4.875	100.972	100.872	100.772
6.000	103.008	102.908	102.808	4.990	101.017	100.917	100.817
6.125	103.248	103.148	103.048	5.000	101.117	101.017	100.917

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%	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	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	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
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only							*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.125
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@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/17/2018

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	97.146	97.046	96.946	4.250	96.285	96.185	96.085	4.625	100.067	99.967	99.867	4.625	98.467	98.367	98.267
4.375	97.707	97.607	97.507	4.375	96.902	96.802	96.702	4.750	100.601	100.501	100.401	4.750	99.327	99.227	99.127
4.500	98.374	98.274	98.174	4.500	97.680	97.580	97.480	4.875	101.007	100.907	100.807	4.875	99.871	99.771	99.671
4.625	99.149	99.049	98.949	4.625	98.728	98.628	98.528	4.990	101.244	101.144	101.044	4.990	100.230	100.130	100.030
4.750	99.877	99.777	99.677	4.750	99.703	99.603	99.503	5.000	101.344	101.244	101.144	5.000	100.330	100.230	100.130
4.875	100.373	100.273	100.173	4.875	100.250	100.150	100.050	5.125	101.896	101.796	101.696	5.125	100.733	100.633	100.533
4.990	100.752	100.652	100.552	4.990	100.659	100.559	100.459	5.250	102.395	102.295	102.195	5.250	101.466	101.366	101.266
5.000	100.852	100.752	100.652	5.000	100.759	100.659	100.559	5.375	102.755	102.655	102.555	5.375	101.978	101.878	101.778
5.125	101.554	101.454	101.354	5.125	101.333	101.233	101.133	5.500	103.034	102.934	102.834	5.500	102.324	102.224	102.124
5.250	102.219	102.119	102.019	5.250	102.233	102.133	102.033	5.625	103.348	103.248	103.148	5.625	102.684	102.584	102.484
5.375	102.681	102.581	102.481	5.375	102.745	102.645	102.545	5.750	103.851	103.751	103.651	5.750	103.289	103.189	103.089
5.500	103.035	102.935	102.835	5.500	103.137	103.037	102.937	5.875	104.193	104.093	103.993	5.875	103.748	103.648	103.548
5.625	103.420	103.320	103.220	5.625	103.591	103.491	103.391	5.990	104.393	104.293	104.193	5.990	104.050	103.950	103.850
5.750	104.065	103.965	103.865	5.750	104.469	104.369	104.269	6.000	104.493	104.393	104.293	6.000	104.150	104.050	103.950
5.875	104.482	104.382	104.282	5.875	104.929	104.829	104.729	6.125	104.735	104.635	104.535	6.125	104.479	104.379	104.279
5.990	104.769	104.669	104.569	5.990	105.257	105.157	105.057	6.250	104.751	104.532	104.415	6.250	104.332	104.211	104.101
6.000	104.869	104.769	104.669	6.000	105.357	105.257	105.157	6.375	105.072	104.853	104.736	6.375	104.763	104.642	104.531
6.125	105.169	105.069	104.969	6.125	105.687	105.587	105.487	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.250	105.180	105.059	104.948	6.250	105.743	105.589	105.477	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	95.591	95.491	95.391	3.000	N/A	N/A	N/A	3.000	95.219	95.119	95.019	3.000	N/A	N/A	N/A
3.125	96.010	95.910	95.810	3.125	93.519	93.419	93.319	3.125	95.551	95.451	95.351	3.125	93.312	93.212	93.112
3.250	96.466	96.366	96.266	3.250	93.885	93.785	93.685	3.250	96.274	96.174	96.074	3.250	93.687	93.587	93.487
3.375	96.909	96.809	96.709	3.375	94.393	94.293	94.193	3.375	96.627	96.527	96.427	3.375	94.186	94.086	93.986
3.500	97.347	97.247	97.147	3.500	95.076	94.976	94.876	3.500	96.992	96.892	96.792	3.500	94.879	94.779	94.679
3.625	97.780	97.680	97.580	3.625	95.758	95.658	95.558	3.625	97.322	97.222	97.122	3.625	95.551	95.451	95.351
3.750	98.226	98.126	98.026	3.750	96.179	96.079	95.979	3.750	97.988	97.888	97.788	3.750	95.982	95.882	95.782
3.875	98.663	98.563	98.463	3.875	96.883	96.783	96.683	3.875	98.338	98.238	98.138	3.875	96.676	96.576	96.476
3.990	98.988	98.888	98.788	3.990	97.445	97.345	97.245	3.990	98.589	98.489	98.389	3.990	97.238	97.138	97.038
4.000	99.088	98.988	98.888	4.000	97.545	97.445	97.345	4.000	98.689	98.589	98.489	4.000	97.338	97.238	97.138
4.125	99.503	99.403	99.303	4.125	98.199	98.099	97.999	4.125	99.004	98.904	98.804	4.125	97.981	97.881	97.781
4.250	99.691	99.591	99.491	4.250	98.503	98.403	98.303	4.250	99.582	99.482	99.382	4.250	98.285	98.185	98.085
4.375	99.918	99.818	99.718	4.375	99.092	98.992	98.892	4.375	99.916	99.816	99.716	4.375	98.875	98.775	98.675
4.500	100.310	100.210	100.110	4.500	99.685	99.585	99.485	4.500	100.207	100.107	100.007	4.500	99.448	99.348	99.248
4.625	100.664	100.564	100.464	4.625	100.232	100.132	100.032	4.625	100.455	100.355	100.255	4.625	99.995	99.895	99.795
4.750	100.811	100.711	100.611	4.750	100.486	100.386	100.286	4.750	100.630	100.530	100.430	4.750	100.248	100.148	100.048
4.875	100.972	100.872	100.772	4.875	100.759	100.659	100.559	4.875	100.803	100.703	100.603	4.875	100.522	100.422	100.322
4.990	101.017	100.917	100.817	4.990	100.908	100.808	100.708	4.990	100.848	100.748	100.648	4.990	100.660	100.560	100.460
5.000	101.117	101.017	100.917	5.000	101.008	100.908	100.808	5.000	100.948	100.848	100.748	5.000	100.760	100.660	100.560

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

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%	75.01 - 80.00%	
≥ 740	-0.375	-0.625	-0.625	-0.875	
720 - 739	-0.375	-1.000	-1.000	-1.125	
700 - 719	-0.375	-1.000	-1.000	-1.125	
680 - 699	-0.375	-1.125	-1.125	-1.750	
660 - 679	-0.625	-1.125	-1.125	-1.875	
640 - 659	-0.625	-1.625	-1.625	-2.625	
620 - 639	-0.625	-1.625	-1.625	-3.125	
< 620	-1.625	-2.625	-2.625	-3.125	

All Loan Type Adjustments			
Adjusters		All Terms	
NY		-0.250	
TX		0.150	
All Subordinate Financing		-0.375	
Loan Size Adjuster			
\$0 - \$49,999		-2.500	
\$50,000 - \$85,000		-1.375	
\$85,001 - \$125,000		-0.500	
\$125,001 - \$175,000		-0.375	
\$175,001 - \$275,000		0.000	
\$275,001 up to HB		0.125	



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/17/2018

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
4.250	99.177	99.077	98.977	3.750	97.214	97.114	97.014	2.750	94.623	94.523	94.423
4.375	99.782	99.682	99.582	3.875	97.760	97.660	97.560	2.875	95.309	95.209	95.109
4.500	100.321	100.221	100.121	3.990	98.364	98.264	98.164	2.990	95.887	95.787	95.687
4.625	101.041	100.941	100.841	4.000	98.464	98.364	98.264	3.000	95.987	95.887	95.787
4.750	101.662	101.562	101.462	4.125	99.103	99.003	98.903	3.125	96.604	96.504	96.404
4.875	102.196	102.096	101.996	4.250	99.771	99.671	99.571	3.250	97.128	97.028	96.928
4.990	102.659	102.559	102.459	4.375	100.397	100.297	100.197	3.375	97.649	97.549	97.449
5.000	102.759	102.659	102.559	4.500	101.041	100.941	100.841	3.500	98.184	98.084	97.984
5.125	103.333	103.233	103.133	4.625	101.684	101.584	101.484	3.625	98.657	98.557	98.457
5.250	103.805	103.705	103.605	4.750	102.218	102.118	102.018	3.750	99.288	99.188	99.088
5.375	104.362	104.262	104.162	4.875	102.581	102.481	102.381	3.875	99.760	99.660	99.560
5.500	104.801	104.701	104.601	4.990	102.979	102.879	102.779	3.990	100.115	100.015	99.915
5.625	105.077	104.964	104.877	5.000	103.079	102.979	102.879	4.000	100.215	100.115	100.015
5.750	105.527	105.414	105.327	5.125	103.428	103.328	103.198	4.125	100.750	100.650	100.550
5.875	105.942	105.842	105.742	5.250	103.983	103.883	103.751	4.250	101.032	100.932	100.832
5.990	106.209	106.109	106.009	5.375	104.361	104.261	104.128	4.375	101.309	101.209	101.109
6.000	106.309	106.209	106.109	5.500	104.756	104.656	104.521	4.500	102.093	101.993	101.893
6.125	106.693	106.593	106.493	5.625	104.908	104.795	104.708	4.625	102.391	102.291	102.191
6.250	107.970	107.870	107.770	5.750	105.453	105.340	105.253	4.750	102.728	102.628	102.528

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
4.250	98.387	98.287	98.187	2.750	94.279	94.179	94.079
4.375	98.992	98.892	98.792	2.875	94.965	94.865	94.765
4.500	99.531	99.431	99.331	2.990	95.543	95.443	95.343
4.625	100.173	100.073	99.973	3.000	95.643	95.543	95.443
4.750	100.794	100.694	100.594	3.125	96.260	96.160	96.060
4.875	101.328	101.228	101.128	3.250	96.784	96.684	96.584
4.990	101.791	101.691	101.591	3.375	97.305	97.205	97.105
5.000	101.891	101.791	101.691	3.500	97.559	97.459	97.359
5.125	102.067	101.967	101.867	3.625	98.032	97.932	97.832
5.250	102.539	102.439	102.339	3.750	98.663	98.563	98.463
5.375	103.096	102.996	102.896	3.875	99.135	99.035	98.935
5.500	103.535	103.435	103.335	3.990	99.974	99.874	99.774
5.625	102.811	102.698	102.611	4.000	99.074	98.974	98.874
5.750	103.261	103.148	103.061	4.125	99.609	99.509	99.409
5.875	103.526	103.426	103.326	4.250	99.891	99.791	99.691
5.990	103.643	103.543	103.443	4.375	100.168	100.068	99.968
6.000	103.743	103.643	103.543	4.500	100.889	100.789	100.689
6.125	103.977	103.877	103.777	4.625	101.125	101.025	100.925
6.250	105.104	105.004	104.904	4.750	101.399	101.299	101.199

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

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

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

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

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

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

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

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

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

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



30 Day Lock Exp.: 6/18/2018
45 Day Lock Exp.: 7/2/2018
60 Day Lock Exp.: 7/16/2018

Prices are subject to change without notice.

For use by mortgage professionals only and should not be distributed to borrowers



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.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/16/2018

W. Rate Sheet Dated: 5/17/2018

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
4.250	98.837	98.737	98.637	3.750	97.030	96.930	96.830	2.750	94.623	94.523	94.423	4.250	98.047	97.947	97.847	2.750	94.279	94.179	94.079
4.375	99.542	99.442	99.342	3.875	97.741	97.641	97.541	2.875	95.309	95.209	95.109	4.375	98.752	98.652	98.552	2.875	94.965	94.865	94.765
4.500	100.279	100.179	100.079	3.990	98.364	98.264	98.164	2.990	95.887	95.787	95.687	4.500	99.489	99.389	99.289	2.990	95.543	95.443	95.343
4.625	100.927	100.827	100.727	4.000	98.464	98.364	98.264	3.000	95.987	95.887	95.787	4.625	100.059	99.959	99.859	3.000	95.643	95.543	95.443
4.750	101.557	101.457	101.357	4.125	99.103	99.003	98.903	3.125	96.604	96.504	96.404	4.750	100.689	100.589	100.489	3.125	96.260	96.160	96.060
4.875	102.169	102.069	101.969	4.250	99.771	99.671	99.571	3.250	97.128	97.028	96.928	4.875	101.301	101.201	101.101	3.250	96.784	96.684	96.584
4.990	102.659	102.559	102.459	4.375	100.288	100.188	100.088	3.375	97.645	97.545	97.445	4.990	101.791	101.691	101.591	3.375	97.301	97.201	97.101
5.000	102.759	102.659	102.559	4.500	101.041	100.941	100.841	3.500	98.074	97.974	97.874	5.000	101.891	101.791	101.691	3.500	97.449	97.349	97.249
5.125	103.333	103.233	103.133	4.625	101.684	101.584	101.484	3.625	98.640	98.540	98.440	5.125	102.067	101.967	101.867	3.625	98.015	97.915	97.815
5.250	103.805	103.705	103.605	4.750	102.218	102.118	102.018	3.750	99.196	99.096	98.996	5.250	102.539	102.439	102.339	3.750	98.571	98.471	98.371
5.375	104.362	104.262	104.162	4.875	102.581	102.481	102.381	3.875	99.760	99.660	99.560	5.375	103.096	102.996	102.896	3.875	99.135	99.035	98.935
5.500	104.801	104.701	104.601	4.990	102.979	102.879	102.779	3.990	100.115	100.015	99.915	5.500	103.535	103.435	103.335	3.990	98.974	98.874	98.774
5.625	105.077	104.964	104.877	5.000	103.079	102.979	102.879	4.000	100.215	100.115	100.015	5.625	102.811	102.698	102.611	4.000	99.074	98.974	98.874
5.750	105.527	105.414	105.327	5.125	103.428	103.328	103.198	4.125	100.750	100.650	100.550	5.750	103.261	103.148	103.061	4.125	99.609	99.509	99.409
5.875	105.942	105.842	105.742	5.250	103.983	103.883	103.751	4.250	101.032	100.932	100.832	5.875	103.526	103.426	103.326	4.250	99.891	99.791	99.691
5.990	106.209	106.109	106.009	5.375	104.361	104.261	104.128	4.375	101.309	101.209	101.109	5.990	103.643	103.543	103.443	4.375	100.168	100.068	99.968
6.000	106.309	106.209	106.109	5.500	104.756	104.656	104.521	4.500	102.093	101.993	101.893	6.000	103.743	103.643	103.543	4.500	100.889	100.789	100.689
6.125	106.693	106.593	106.493	5.625	104.908	104.795	104.708	4.625	102.391	102.291	102.191	6.125	103.977	103.877	103.777	4.625	101.125	101.025	100.925
6.250	107.970	107.870	107.770	5.750	105.453	105.340	105.253	4.750	102.728	102.628	102.528	6.250	105.104	105.004	104.904	4.750	101.399	101.299	101.199

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.: **6/18/2018**

45 Day Lock Exp.: **7/2/2018**

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

W. Rate Sheet Dated: **5/17/2018**

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	96.146	96.021	95.896	
4.125	97.226	97.101	96.976	
4.250	97.907	97.782	97.657	
4.375	98.632	98.507	98.382	
4.500	99.129	99.004	98.879	
4.625	99.777	99.652	99.527	
4.750	100.326	100.201	100.076	
4.875	100.818	100.693	100.568	
5.000	100.848	100.723	100.598	
5.125	101.128	101.003	100.878	
5.250	101.469	101.344	101.219	
5.375	101.528	101.403	101.278	
5.500	101.704	101.579	101.454	

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	96.789	96.664	96.539	
3.625	97.278	97.153	97.028	
3.750	97.726	97.601	97.476	
3.875	98.357	98.232	98.107	
4.000	98.722	98.597	98.472	
4.125	98.995	98.870	98.745	
4.250	99.298	99.173	99.048	
4.375	99.572	99.447	99.322	
4.500	99.837	99.712	99.587	
4.625	100.093	99.968	99.843	
4.750	100.361	100.236	100.111	

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	96.972	96.847	96.722	
3.375	97.475	97.350	97.225	
3.500	97.953	97.828	97.703	
3.625	98.392	98.267	98.142	
3.750	98.796	98.671	98.546	
3.875	99.167	99.042	98.917	
4.000	99.507	99.382	99.257	
4.125	99.875	99.750	99.625	
4.250	100.219	100.094	99.969	
4.375	100.529	100.404	100.279	
4.500	100.839	100.714	100.589	
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)