



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.: 7/17/2018

W. Rate Sheet Dated: 5/18/2018

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	97.189	97.039	96.889	3.500	96.601	96.451	96.301	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	97.723	97.573	97.423	3.625	97.099	96.949	96.799	2.000	N/A	N/A	N/A	3.250	98.129	97.979	97.829
3.750	98.790	98.640	98.490	3.750	98.323	98.173	98.023	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.321	99.171	99.021	3.875	98.818	98.668	98.518	2.250	92.965	92.815	92.665	3.500	99.211	99.061	98.911
4.000	99.846	99.696	99.546	4.000	99.308	99.158	99.008	2.375	93.330	93.180	93.030	3.625	99.745	99.595	99.445
4.125	100.374	100.224	100.074	4.125	99.800	99.650	99.500	2.500	92.452	92.302	92.152	Margin = 2.250		Index = 2.270	
4.250	101.299	101.143	100.986	4.250	100.582	100.425	100.269	2.625	93.402	93.252	93.102				
4.375	101.816	101.660	101.504	4.375	101.064	100.907	100.751	2.750	96.266	96.116	95.966				
4.500	102.326	102.170	102.014	4.500	101.538	101.382	101.226	2.875	96.830	96.680	96.530				
4.625	102.748	102.591	102.435	4.625	101.924	101.767	101.611	3.000	97.304	97.154	97.004				
4.750	102.873	102.716	102.544	4.750	102.050	101.894	101.722	3.125	97.779	97.629	97.479				
4.875	103.101	102.945	102.773	4.875	102.448	102.292	102.120	3.250	98.262	98.112	97.962				
5.000	103.727	103.571	103.399	5.000	102.839	102.683	102.511	3.375	98.732	98.582	98.432				
5.125	104.145	103.989	103.817	5.125	103.041	102.885	102.713	3.500	99.198	99.048	98.898				
5.250	104.380	104.193	103.927	5.250	103.242	103.055	102.789	3.625	99.667	99.517	99.367				
5.375	104.657	104.470	104.204	5.375	103.600	103.413	103.147	3.750	99.911	99.761	99.611				
5.500	104.647	104.460	104.194	5.500	103.929	103.741	103.476	3.875	100.369	100.219	100.069				
5.625	104.926	104.739	104.473	5.625	104.372	104.185	103.919	4.000	100.820	100.670	100.520				
5.750	105.016	104.916	104.791	5.750	103.869	103.769	103.644	4.125	101.181	101.031	100.881				

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	95.989	95.839	95.689	3.500	95.601	95.451	95.301	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	96.523	96.373	96.223	3.625	96.099	95.949	95.799	2.000	N/A	N/A	N/A	3.250	97.129	96.979	96.829
3.750	97.590	97.440	97.290	3.750	97.323	97.173	97.023	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.121	97.971	97.821	3.875	97.818	97.668	97.518	2.250	91.965	91.815	91.665	3.500	98.211	98.061	97.911
4.000	98.646	98.496	98.346	4.000	98.308	98.158	98.008	2.375	92.330	92.180	92.030	3.625	98.745	98.595	98.445
4.125	99.174	99.024	98.874	4.125	98.800	98.650	98.500	2.500	91.452	91.302	91.152	Margin = 2.250		Index = 2.270	
4.250	100.099	99.943	99.786	4.250	99.582	99.425	99.269	2.625	92.402	92.252	92.102	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.616	100.460	100.304	4.375	100.064	99.907	99.751	2.750	95.266	95.116	94.966	Rate	30 Day	45 Day	60 Day
4.500	101.126	100.970	100.814	4.500	100.538	100.382	100.226	2.875	95.830	95.680	95.530	4.500	99.826	99.576	99.326
4.625	101.548	101.391	101.235	4.625	100.924	100.767	100.611	3.000	96.304	96.154	96.004	4.625	100.248	99.998	99.748
4.750	101.617	101.461	101.289	4.750	101.050	100.894	100.722	3.125	96.779	96.629	96.479	4.750	100.267	100.017	99.767
4.875	102.151	101.995	101.823	4.875	101.448	101.292	101.120	3.250	97.262	97.112	96.962	4.875	100.701	100.451	100.201
5.000	102.577	102.421	102.249	5.000	101.839	101.683	101.511	3.375	97.732	97.582	97.432	5.000	101.127	100.877	100.627
5.125	102.995	102.839	102.667	5.125	102.141	101.985	101.813	3.500	98.198	98.048	97.898	5.125	101.465	101.215	100.965
5.250	103.950	103.763	103.497	5.250	102.242	102.055	101.789	3.625	98.667	98.517	98.367	5.250	101.169	100.919	100.653
5.375	104.227	104.040	103.774	5.375	102.600	102.413	102.147	3.750	98.911	98.761	98.611	5.375	101.653	101.403	101.137
5.500	104.417	104.230	103.964	5.500	102.929	102.741	102.476	3.875	99.369	99.219	99.069	5.500	101.797	101.547	101.281
5.625	104.646	104.459	104.193	5.625	103.372	103.185	102.919	4.000	99.820	99.670	99.520	5.625	102.216	101.966	101.700
5.750	104.786	104.686	104.561	5.750	102.869	102.769	102.644	4.125	100.181	100.031	99.881	5.750	102.346	102.096	101.846

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	98.976	98.726	98.476	4.500	98.718	98.468	98.218
4.750	99.417	99.167	98.917	4.750	99.230	98.980	98.730
5.000	100.277	100.027	99.777	5.000	100.019	99.769	99.519
5.250	101.388	101.138	100.872	5.250	101.168	100.918	100.652
5.500	101.978	101.728	101.463	5.500	101.109	100.859	100.593
5.625	102.189	101.939	101.674	5.625	101.552	101.302	101.037
5.750	102.440	102.190	101.940	5.750	101.049	100.799	100.549
5.875	102.670	102.420	102.170	5.875	101.418	101.168	100.918

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:	5/18/2018	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</i> , <i>Submitted</i> , <i>U/W-Received</i> & <i>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.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/17/2018

W. Rate Sheet Dated: 5/18/2018

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	95.148	94.998	94.848	3.250	94.685	94.535	94.385	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	95.843	95.693	95.543	3.375	95.290	95.140	94.990	2.000	N/A	N/A	N/A	3.250	97.32	97.167	97.017
3.500	96.377	96.227	96.077	3.500	95.788	95.638	95.488	2.125	N/A	N/A	N/A	3.375	97.91	97.757	97.607
3.625	96.911	96.761	96.611	3.625	96.287	96.137	95.987	2.250	90.965	90.815	90.665	3.500	98.40	98.249	98.099
3.750	97.947	97.797	97.647	3.750	97.480	97.330	97.180	2.375	91.330	91.180	91.030	3.625	98.93	98.782	98.632
3.875	98.477	98.327	98.177	3.875	97.974	97.824	97.674	2.500	90.452	90.302	90.152	Margin = 2.250		Index = 2.270	
4.000	99.002	98.852	98.702	4.000	98.464	98.314	98.164	2.625	91.402	91.252	91.102				
4.125	99.530	99.380	99.230	4.125	98.956	98.806	98.656	2.750	94.578	94.428	94.278				
4.250	100.361	100.205	100.049	4.250	99.644	99.488	99.332	2.875	95.143	94.993	94.843				
4.375	100.879	100.723	100.566	4.375	100.126	99.970	99.814	3.000	95.617	95.467	95.317				
4.500	101.389	101.233	101.076	4.500	100.601	100.444	100.288	3.125	96.091	95.941	95.791				
4.625	101.810	101.654	101.498	4.625	100.986	100.830	100.674	3.250	97.449	97.299	97.149				
4.750	101.310	101.154	100.982	4.750	100.487	100.331	100.159	3.375	97.920	97.770	97.620				
4.875	101.538	101.382	101.210	4.875	100.886	100.729	100.557	3.500	98.386	98.236	98.086				
5.000	102.165	102.009	101.837	5.000	101.276	101.120	100.948	3.625	98.854	98.704	98.554				
5.125	102.583	102.427	102.255	5.125	101.479	101.323	101.151	3.750	99.067	98.917	98.767				
5.250	100.943	100.755	100.490	5.250	99.805	99.617	99.351	3.875	99.525	99.375	99.225				
5.375	101.220	101.032	100.767	5.375	100.163	99.975	99.710	4.000	99.976	99.826	99.676				
5.500	101.210	101.022	100.757	5.500	100.491	100.304	100.038	4.125	100.338	100.188	100.038				

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	93.948	93.798	93.648	3.250	93.685	93.535	93.385	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	94.643	94.493	94.343	3.375	94.290	94.140	93.990	2.000	N/A	N/A	N/A	3.250	96.317	96.167	96.017
3.500	95.177	95.027	94.877	3.500	94.788	94.638	94.488	2.125	N/A	N/A	N/A	3.375	96.907	96.757	96.607
3.625	95.711	95.561	95.411	3.625	95.287	95.137	94.987	2.250	90.215	90.065	89.915	3.500	97.399	97.249	97.099
3.750	96.747	96.597	96.447	3.750	96.480	96.330	96.180	2.375	90.580	90.430	90.280	3.625	97.932	97.782	97.632
3.875	97.277	97.127	96.977	3.875	96.974	96.824	96.674	2.500	89.702	89.552	89.402	Margin = 2.250		Index = 2.270	
4.000	97.802	97.652	97.502	4.000	97.464	97.314	97.164	2.625	90.652	90.502	90.352	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.330	98.180	98.030	4.125	97.956	97.806	97.656	2.750	94.360	94.210	94.060	Rate	30 Day	45 Day	60 Day
4.250	99.161	99.005	98.849	4.250	98.644	98.488	98.332	2.875	94.924	94.774	94.624	4.500	98.889	98.639	98.389
4.375	99.679	99.523	99.366	4.375	99.126	98.970	98.814	3.000	95.398	95.248	95.098	4.625	99.310	99.060	98.810
4.500	100.189	100.033	99.876	4.500	99.601	99.444	99.288	3.125	95.872	95.722	95.572	4.750	98.704	98.454	98.204
4.625	100.610	100.454	100.298	4.625	99.986	99.830	99.674	3.250	95.793	95.643	95.493	4.875	99.138	98.888	98.638
4.750	100.054	99.898	99.726	4.750	99.487	99.331	99.159	3.375	96.264	96.114	95.964	5.000	99.565	99.315	99.065
4.875	100.588	100.432	100.260	4.875	99.886	99.729	99.557	3.500	96.730	96.580	96.430	5.125	99.903	99.653	99.403
5.000	101.015	100.859	100.687	5.000	100.276	100.120	99.948	3.625	97.198	97.048	96.898	5.250	97.732	97.482	97.216
5.125	101.433	101.277	101.105	5.125	100.579	100.423	100.251	3.750	96.723	96.573	96.423	5.375	98.216	97.966	97.700
5.250	100.513	100.325	100.060	5.250	98.805	98.617	98.351	3.875	97.181	97.031	96.881	5.500	98.360	98.110	97.844
5.375	100.790	100.602	100.337	5.375	99.163	98.975	98.710	4.000	97.632	97.482	97.332	5.625	98.779	98.529	98.263
5.500	100.980	100.792	100.527	5.500	99.491	99.304	99.038	4.125	97.994	97.844	97.694	5.750	99.346	99.096	98.846

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	98.039	97.789	97.539	4.500	97.781	97.531	97.281
4.750	97.854	97.604	97.354	4.750	97.667	97.417	97.167
5.000	98.715	98.465	98.215	5.000	98.456	98.206	97.956
5.250	97.951	97.701	97.435	5.250	97.730	97.480	97.214
5.500	98.541	98.291	98.025	5.500	97.671	97.421	97.156
5.625	98.752	98.502	98.236	5.625	98.115	97.865	97.599
5.750	99.440	99.190	98.940	5.750	98.049	97.799	97.549
5.875	100.670	100.420	100.170	5.875	99.418	99.168	98.918

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:	5/18/2018 5.500%

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

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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

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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.:

7/17/2018

W. Rate Sheet Dated: 5/18/2018

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	95.973	95.873	95.773	2.875	96.388	96.288	96.188
4.375	99.782	99.682	99.582	4.750	102.096	101.996	101.896	3.125	96.506	96.406	96.306	2.990	96.639	96.539	96.439
4.500	100.321	100.221	100.121	4.875	102.555	102.455	102.355	3.250	96.910	96.810	96.710	3.000	96.739	96.639	96.539
4.625	101.041	100.941	100.841	4.990	102.736	102.636	102.536	3.375	97.649	97.549	97.449	3.125	97.098	96.998	96.898
4.750	101.662	101.562	101.462	5.000	102.836	102.736	102.636	3.500	98.184	98.084	97.984	3.250	97.816	97.716	97.616
4.875	102.196	102.096	101.996	5.125	103.377	103.277	103.177	3.625	98.657	98.557	98.457	3.375	98.178	98.078	97.978
4.990	102.234	102.134	102.034	5.250	103.906	103.806	103.706	3.750	99.288	99.188	99.088	3.500	98.531	98.431	98.331
5.000	102.334	102.234	102.134	5.375	104.258	104.158	104.058	3.875	99.571	99.471	99.371	3.625	98.888	98.788	98.688
5.125	103.015	102.915	102.815	5.500	104.581	104.481	104.381	3.990	100.009	99.909	99.809	3.750	99.495	99.395	99.295
5.250	103.698	103.598	103.498	5.625	104.856	104.756	104.656	4.000	100.109	100.009	99.909	3.875	99.847	99.747	99.647
5.375	104.177	104.077	103.977	5.750	105.366	105.266	105.166	4.125	100.567	100.467	100.367	3.990	100.087	99.987	99.887
5.500	104.546	104.446	104.346	5.875	105.708	105.608	105.508	4.250	100.879	100.779	100.679	4.000	100.187	100.087	99.987
5.625	104.853	104.753	104.653	5.990	105.922	105.822	105.722	4.375	101.350	101.250	101.150	4.125	100.520	100.420	100.320
5.750	105.547	105.447	105.347	6.000	106.022	105.922	105.822	4.500	101.810	101.710	101.610	4.250	101.099	100.999	100.899
5.875	105.986	105.886	105.786	6.125	106.268	106.168	106.068	4.625	102.230	102.130	102.030	4.375	101.415	101.315	101.215
5.990	106.282	106.182	106.082	6.250	106.597	106.497	106.397	4.750	102.494	102.394	102.294	4.500	101.708	101.608	101.508
6.000	106.382	106.282	106.182	6.375	106.917	106.817	106.717	4.875	102.746	102.646	102.546	4.625	101.971	101.871	101.771
6.125	106.689	106.589	106.489	6.500	N/A	N/A	N/A	4.990	102.868	102.768	102.668	4.750	102.145	102.045	101.945
6.250	107.004	106.889	106.794	6.625	N/A	N/A	N/A	5.000	102.968	102.868	102.768	4.875	102.312	102.212	102.112

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	96.928	96.828	96.728	3.000	95.607	95.507	95.407
4.250	97.722	97.622	97.522	3.125	96.030	95.930	95.830
4.375	98.359	98.259	98.159	3.250	96.502	96.402	96.302
4.500	98.944	98.844	98.744	3.375	96.948	96.848	96.748
4.625	99.551	99.451	99.351	3.500	97.385	97.285	97.185
4.750	100.265	100.165	100.065	3.625	97.821	97.721	97.621
4.875	100.822	100.722	100.622	3.750	98.231	98.131	98.031
4.990	101.238	101.138	101.038	3.875	98.670	98.570	98.470
5.000	101.338	101.238	101.138	3.990	98.994	98.894	98.794
5.125	101.593	101.493	101.393	4.000	99.094	98.994	98.894
5.250	102.029	101.929	101.829	4.125	99.513	99.413	99.313
5.375	102.548	102.448	102.348	4.250	99.727	99.627	99.527
5.500	103.054	102.954	102.854	4.375	99.944	99.844	99.744
5.625	103.286	103.186	103.086	4.500	100.337	100.237	100.137
5.750	103.523	103.423	103.323	4.625	100.692	100.592	100.492
5.875	102.571	102.471	102.371	4.750	100.865	100.765	100.665
5.990	102.969	102.869	102.769	4.875	101.032	100.932	100.832
6.000	103.069	102.969	102.869	4.990	101.077	100.977	100.877
6.125	103.330	103.230	103.130	5.000	101.177	101.077	100.977

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/17/2018

W. Rate Sheet Dated: 5/18/2018

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	97.163	97.063	96.963	4.125	95.199	95.099	94.999	4.625	100.087	99.987	99.887	4.625	98.420	98.320	98.220
4.375	97.751	97.651	97.551	4.250	96.276	96.176	96.076	4.750	100.646	100.546	100.446	4.750	99.350	99.250	99.150
4.500	98.377	98.277	98.177	4.375	96.938	96.838	96.738	4.875	101.034	100.934	100.834	4.875	99.876	99.776	99.676
4.625	99.154	99.054	98.954	4.500	97.640	97.540	97.440	4.990	101.286	101.186	101.086	4.990	100.254	100.154	100.054
4.750	99.889	99.789	99.689	4.625	98.691	98.591	98.491	5.000	101.386	101.286	101.186	5.000	100.354	100.254	100.154
4.875	100.406	100.306	100.206	4.750	99.690	99.590	99.490	5.125	101.927	101.827	101.727	5.125	100.758	100.658	100.558
4.990	100.784	100.684	100.584	4.875	100.275	100.175	100.075	5.250	102.456	102.356	102.256	5.250	101.504	101.404	101.304
5.000	100.884	100.784	100.684	4.990	100.695	100.595	100.495	5.375	102.808	102.708	102.608	5.375	102.006	101.906	101.806
5.125	101.565	101.465	101.365	5.000	100.795	100.695	100.595	5.500	103.131	103.031	102.931	5.500	102.406	102.306	102.206
5.250	102.248	102.148	102.048	5.125	101.303	101.203	101.103	5.625	103.406	103.306	103.206	5.625	102.767	102.667	102.567
5.375	102.727	102.627	102.527	5.250	102.237	102.137	102.037	5.750	103.916	103.816	103.716	5.750	103.335	103.235	103.135
5.500	103.096	102.996	102.896	5.375	102.783	102.683	102.583	5.875	104.258	104.158	104.058	5.875	103.795	103.695	103.595
5.625	103.403	103.303	103.203	5.500	103.192	103.092	102.992	5.990	104.472	104.372	104.272	5.990	104.114	104.014	103.914
5.750	104.097	103.997	103.897	5.625	103.532	103.432	103.332	6.000	104.572	104.472	104.372	6.000	104.214	104.114	104.014
5.875	104.536	104.436	104.336	5.750	104.477	104.377	104.277	6.125	104.818	104.718	104.618	6.125	104.544	104.444	104.344
5.990	104.832	104.732	104.632	5.875	104.976	104.876	104.776	6.250	105.147	104.928	104.819	6.250	104.717	104.596	104.486
6.000	104.932	104.832	104.732	5.990	105.313	105.213	105.113	6.375	105.467	105.249	105.139	6.375	105.148	105.027	104.917
6.125	105.239	105.139	105.039	6.000	105.413	105.313	105.213	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.250	105.554	105.439	105.344	6.125	105.752	105.652	105.552	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	95.607	95.507	95.407	3.000	N/A	N/A	N/A	2.875	94.888	94.788	94.688	3.000	N/A	N/A	N/A
3.125	96.030	95.930	95.830	3.125	93.502	93.402	93.302	2.990	95.139	95.039	94.939	3.125	93.295	93.195	93.095
3.250	96.502	96.402	96.302	3.250	93.903	93.803	93.703	3.000	95.239	95.139	95.039	3.250	93.695	93.595	93.495
3.375	96.948	96.848	96.748	3.375	94.391	94.291	94.191	3.125	95.598	95.498	95.398	3.375	94.184	94.084	93.984
3.500	97.385	97.285	97.185	3.500	95.072	94.972	94.872	3.250	96.316	96.216	96.116	3.500	94.865	94.765	94.665
3.625	97.821	97.721	97.621	3.625	95.761	95.661	95.561	3.375	96.678	96.578	96.478	3.625	95.554	95.454	95.354
3.750	98.231	98.131	98.031	3.750	96.152	96.052	95.952	3.500	97.031	96.931	96.831	3.750	95.945	95.845	95.745
3.875	98.670	98.570	98.470	3.875	96.852	96.752	96.652	3.625	97.388	97.288	97.188	3.875	96.635	96.535	96.435
3.990	98.994	98.894	98.794	3.990	97.413	97.313	97.213	3.750	97.995	97.895	97.795	3.990	97.186	97.086	96.986
4.000	99.094	98.994	98.894	4.000	97.513	97.413	97.313	3.875	98.347	98.247	98.147	4.000	97.286	97.186	97.086
4.125	99.513	99.413	99.313	4.125	98.172	98.072	97.972	3.990	98.587	98.487	98.387	4.125	97.935	97.835	97.735
4.250	99.727	99.627	99.527	4.250	98.517	98.417	98.317	4.000	98.687	98.587	98.487	4.250	98.280	98.180	98.080
4.375	99.944	99.844	99.744	4.375	99.086	98.986	98.886	4.125	99.020	98.920	98.820	4.375	98.829	98.729	98.629
4.500	100.337	100.237	100.137	4.500	99.682	99.582	99.482	4.250	99.599	99.499	99.399	4.500	99.404	99.304	99.204
4.625	100.692	100.592	100.492	4.625	100.226	100.126	100.026	4.375	99.915	99.815	99.715	4.625	99.949	99.849	99.749
4.750	100.865	100.765	100.665	4.750	100.520	100.420	100.320	4.500	100.208	100.108	100.008	4.750	100.243	100.143	100.043
4.875	101.032	100.932	100.832	4.875	100.801	100.701	100.601	4.625	100.471	100.371	100.271	4.875	100.513	100.413	100.313
4.990	101.077	100.977	100.877	4.990	100.950	100.850	100.750	4.750	100.645	100.545	100.445	4.990	100.683	100.583	100.483
5.000	101.177	101.077	100.977	5.000	101.050	100.950	100.850	4.875	100.812	100.712	100.612	5.000	100.783	100.683	100.583

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%	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.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/18/2018

7/2/2018

7/17/2018

W. Rate Sheet Dated: 5/18/2018

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	94.732	94.632	94.532
4.375	99.782	99.682	99.582	3.875	97.786	97.686	97.586	2.875	95.418	95.318	95.218
4.500	100.420	100.320	100.220	3.990	98.397	98.297	98.197	2.990	95.997	95.897	95.797
4.625	101.058	100.958	100.858	4.000	98.497	98.397	98.297	3.000	96.097	95.997	95.897
4.750	101.676	101.576	101.476	4.125	99.259	99.159	99.059	3.125	96.713	96.613	96.513
4.875	102.285	102.185	102.085	4.250	99.916	99.816	99.716	3.250	97.236	97.136	97.036
4.990	102.773	102.673	102.573	4.375	100.432	100.332	100.232	3.375	97.753	97.653	97.553
5.000	102.873	102.773	102.673	4.500	101.173	101.073	100.973	3.500	98.184	98.084	97.984
5.125	103.468	103.368	103.268	4.625	101.793	101.693	101.593	3.625	98.749	98.649	98.549
5.250	103.936	103.836	103.736	4.750	102.326	102.226	102.126	3.750	99.304	99.204	99.104
5.375	104.490	104.390	104.290	4.875	102.668	102.568	102.468	3.875	99.867	99.767	99.667
5.500	104.925	104.825	104.725	4.990	103.064	102.964	102.864	3.990	100.236	100.136	100.036
5.625	105.169	105.056	104.969	5.000	103.164	103.064	102.964	4.000	100.336	100.236	100.136
5.750	105.643	105.531	105.443	5.125	103.552	103.452	103.315	4.125	100.870	100.770	100.670
5.875	106.056	105.956	105.856	5.250	104.105	104.005	103.866	4.250	101.151	101.051	100.951
5.990	106.321	106.221	106.121	5.375	104.473	104.373	104.232	4.375	101.427	101.327	101.227
6.000	106.421	106.321	106.221	5.500	104.895	104.795	104.654	4.500	102.140	102.040	101.940
6.125	106.736	106.636	106.536	5.625	105.021	104.909	104.821	4.625	102.438	102.338	102.238
6.250	108.050	107.950	107.850	5.750	105.565	105.452	105.365	4.750	102.774	102.674	102.574

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	94.388	94.288	94.188
4.375	98.992	98.892	98.792	2.875	95.074	94.974	94.874
4.500	99.630	99.530	99.430	2.990	95.653	95.553	95.453
4.625	100.190	100.090	99.990	3.000	95.753	95.653	95.553
4.750	100.808	100.708	100.608	3.125	96.369	96.269	96.169
4.875	101.417	101.317	101.217	3.250	96.892	96.792	96.692
4.990	101.905	101.805	101.705	3.375	97.409	97.309	97.209
5.000	102.005	101.905	101.805	3.500	97.559	97.459	97.359
5.125	102.202	102.102	102.002	3.625	98.124	98.024	97.924
5.250	102.670	102.570	102.470	3.750	98.679	98.579	98.479
5.375	103.224	103.124	103.024	3.875	99.242	99.142	99.042
5.500	103.659	103.559	103.459	3.990	99.095	98.995	98.895
5.625	102.903	102.790	102.703	4.000	99.195	99.095	98.995
5.750	103.377	103.265	103.177	4.125	99.729	99.629	99.529
5.875	103.640	103.540	103.440	4.250	100.010	99.910	99.810
5.990	103.755	103.655	103.555	4.375	100.286	100.186	100.086
6.000	103.855	103.755	103.655	4.500	100.936	100.836	100.736
6.125	104.020	103.920	103.820	4.625	101.172	101.072	100.972
6.250	105.184	105.084	104.984	4.750	101.445	101.345	101.245

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

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/17/2018

W. Rate Sheet Dated: 5/18/2018

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
4.250	97.533	97.433	97.333	4.250	97.433	97.333	97.233	3.750	95.617	95.517	95.417	3.750	95.517	95.417	95.317
4.375	98.245	98.145	98.045	4.375	98.145	98.045	97.945	3.875	96.336	96.236	96.136	3.875	96.236	96.136	96.036
4.500	98.970	98.870	98.770	4.500	98.870	98.770	98.670	3.990	96.947	96.847	96.747	3.990	96.847	96.747	96.647
4.625	99.608	99.508	99.408	4.625	99.508	99.408	99.308	4.000	97.047	96.947	96.847	4.000	96.947	96.847	96.747
4.750	100.226	100.126	100.026	4.750	100.126	100.026	99.926	4.125	97.809	97.709	97.609	4.125	97.709	97.609	97.509
4.875	100.835	100.735	100.635	4.875	100.735	100.635	100.535	4.250	98.466	98.366	98.266	4.250	98.366	98.266	98.166
4.990	101.323	101.223	101.123	4.990	101.223	101.123	101.023	4.375	98.982	98.882	98.782	4.375	98.882	98.782	98.682
5.000	101.423	101.323	101.223	5.000	101.323	101.223	101.123	4.500	99.723	99.623	99.523	4.500	99.623	99.523	99.423
5.125	102.018	101.918	101.818	5.125	101.918	101.818	101.718	4.625	100.343	100.243	100.143	4.625	100.243	100.143	100.043
5.250	102.486	102.386	102.286	5.250	102.386	102.286	102.186	4.750	100.876	100.776	100.676	4.750	100.776	100.676	100.576
5.375	103.040	102.940	102.840	5.375	102.940	102.840	102.740	4.875	101.218	101.118	101.018	4.875	101.118	101.018	100.918
5.500	103.475	103.375	103.275	5.500	103.375	103.275	103.175	4.990	101.614	101.514	101.414	4.990	101.514	101.414	101.314
5.625	103.719	103.606	103.519	5.625	103.619	103.506	103.419	5.000	101.714	101.614	101.514	5.000	101.614	101.514	101.414
5.750	104.193	104.081	103.993	5.750	104.093	103.981	103.893	5.125	102.102	102.002	101.865	5.125	102.002	101.902	101.765
5.875	104.606	104.506	104.406	5.875	104.506	104.406	104.306	5.250	102.655	102.555	102.416	5.250	102.555	102.455	102.316
5.990	104.871	104.771	104.671	5.990	104.771	104.671	104.571	5.375	103.023	102.923	102.782	5.375	102.923	102.823	102.682
6.000	104.971	104.871	104.771	6.000	104.871	104.771	104.671	5.500	103.445	103.345	103.204	5.500	103.345	103.245	103.104
6.125	105.286	105.186	105.086	6.125	105.186	105.086	104.986	5.625	103.571	103.459	103.371	5.625	103.471	103.359	103.271
6.250	106.600	106.500	106.400	6.250	106.500	106.400	106.300	5.750	104.115	104.002	103.915	5.750	104.015	103.902	103.815

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.232	93.132	93.032	2.750	93.132	93.032	92.932
2.875	93.918	93.818	93.718	2.875	93.818	93.718	93.618
2.990	94.497	94.397	94.297	2.990	94.397	94.297	94.197
3.000	94.597	94.497	94.397	3.000	94.497	94.397	94.297
3.125	95.213	95.113	95.013	3.125	95.113	95.013	94.913
3.250	95.736	95.636	95.536	3.250	95.636	95.536	95.436
3.375	96.253	96.153	96.053	3.375	96.153	96.053	95.953
3.500	96.683	96.583	96.483	3.500	96.583	96.483	96.383
3.625	97.249	97.149	97.049	3.625	97.149	97.049	96.949
3.750	97.804	97.704	97.604	3.750	97.704	97.604	97.504
3.875	98.367	98.267	98.167	3.875	98.267	98.167	98.067
3.990	98.736	98.636	98.536	3.990	98.636	98.536	98.436
4.000	98.836	98.736	98.636	4.000	98.736	98.636	98.536
4.125	99.370	99.270	99.170	4.125	99.270	99.170	99.070
4.250	99.651	99.551	99.451	4.250	99.551	99.451	99.351
4.375	99.927	99.827	99.727	4.375	99.827	99.727	99.627
4.500	100.640	100.540	100.440	4.500	100.540	100.440	100.340
4.625	100.938	100.838	100.738	4.625	100.838	100.738	100.638
4.750	101.274	101.174	101.074	4.750	101.174	101.074	100.974

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
4.250	96.743	96.643	96.543	4.250	96.643	96.543	96.443	2.750	92.888	92.788	92.688	2.750	92.788	92.688	92.588
4.375	97.455	97.355	97.255	4.375	97.355	97.255	97.155	2.875	93.574	93.474	93.374	2.875	93.474	93.374	93.274
4.500	98.180	98.080	97.980	4.500	98.080	97.980	97.880	2.990	94.153	94.053	93.953	2.990	94.053	93.953	93.853
4.625	98.740	98.640	98.540	4.625	98.640	98.540	98.440	3.000	94.253	94.153	94.053	3.000	94.153	94.053	93.953
4.750	99.358	99.258	99.158	4.750	99.258	99.158	99.058	3.125	94.869	94.769	94.669	3.125	94.769	94.669	94.569
4.875	99.967	99.867	99.767	4.875	99.867	99.767	99.667	3.250	95.292	95.192	95.092	3.250	95.192	95.092	94.992
4.990	100.455	100.355	100.255	4.990	100.355	100.255	100.155	3.375	95.909	95.809	95.709	3.375	95.809	95.709	95.609
5.000	100.555	100.455	100.355	5.000	100.455	100.355	100.255	3.500	96.058	95.958	95.858	3.500	95.958	95.858	95.758
5.125	100.752	100.652	100.552	5.125	100.652	100.552	100.452	3.625	96.624	96.524	96.424	3.625	96.524	96.424	96.324
5.250	101.220	101.120	101.020	5.250	101.120	101.020	100.920	3.750	97.179	97.079	96.979	3.750	97.079	96.979	96.879
5.375	101.774	101.674	101.574	5.375	101.674	101.574	101.474	3.875	97.742	97.642	97.542	3.875	97.642	97.542	97.442
5.500	102.209	102.109	102.009	5.500	102.109	102.009	101.909	3.990	97.595	97.495	97.395	3.990	97.495	97.395	97.295
5.625	101.453	101.340	101.253	5.625	101.353	101.240	101.153	4.000	97.695	97.595	97.495	4.000	97.595	97.495	97.395
5.750	101.927	101.815	101.727	5.750	101.827	101.715	101.627	4.125	98.229	98.129	98.029	4.125	98.129	98.029	97.929
5.875	102.190	102.090	101.990	5.875	102.090	101.990	101.890	4.250	98.510	98.410	98.310	4.250	98.410	98.310	98.210
5.990	102.405	102.305	102.205	5.990	102.305	102.205	102.105	4.375	98.786	98.686	98.586	4.375	98.686	98.586	98.486
6.000	102.405	102.305	102.205	6.000	102.305	102.205	102.105	4.500	99.436	99.336	99.236	4.500	99.336	99.236	99.136
6.125	102.570	102.470	102.370	6.125	102.470	102.370	102.270	4.625	99.672	99.572	99.472	4.625	99.572	99.472	99.372
6.250	103.734	103.634	103.534	6.250	103.634	103.534	103.434	4.750	99.945	99.845	99.745	4.750	99.845	99.745	99.645

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%	> 95.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-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	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.50%	-1.00%	-2.00%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Manufactured	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%
2-Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%
3-4 Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.50%	-2.00%	-2.00%	-2.00%	-2.00%	-2.00%
Condo > 15 year	0.00%	0.00%	0.00%	0.00%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%
SC C/O Refi	-1.00%	-1.00%	-1.00%	-1.00%	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/I Refi	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/18/2018

45 Day Lock Exp.:

7/2/2018

60 Day Lock Exp.:

7/17/2018

W. Rate Sheet Dated: 5/18/2018

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	98.983	98.883	98.783	3.750	97.067	96.967	96.867	2.750	94.732	94.632	94.532	4.250	98.193	98.093	97.993	2.750	94.388	94.288	94.188
4.375	99.695	99.595	99.495	3.875	97.786	97.686	97.586	2.875	95.418	95.318	95.218	4.375	98.905	98.805	98.705	2.875	95.074	94.974	94.874
4.500	100.420	100.320	100.220	3.990	98.397	98.297	98.197	2.990	95.997	95.897	95.797	4.500	99.630	99.530	99.430	2.990	95.653	95.553	95.453
4.625	101.058	100.958	100.858	4.000	98.497	98.397	98.297	3.000	96.097	95.997	95.897	4.625	100.190	100.090	99.990	3.000	95.753	95.653	95.553
4.750	101.676	101.576	101.476	4.125	99.259	99.159	99.059	3.125	96.713	96.613	96.513	4.750	100.808	100.708	100.608	3.125	96.369	96.269	96.169
4.875	102.285	102.185	102.085	4.250	99.916	99.816	99.716	3.250	97.236	97.136	97.036	4.875	101.417	101.317	101.217	3.250	96.892	96.792	96.692
4.990	102.773	102.673	102.573	4.375	100.432	100.332	100.232	3.375	97.753	97.653	97.553	4.990	101.905	101.805	101.705	3.375	97.409	97.309	97.209
5.000	102.873	102.773	102.673	4.500	101.173	101.073	100.973	3.500	98.183	98.083	97.983	5.000	102.005	101.905	101.805	3.500	97.558	97.458	97.358
5.125	103.468	103.368	103.268	4.625	101.793	101.693	101.593	3.625	98.749	98.649	98.549	5.125	102.202	102.102	102.002	3.625	98.124	98.024	97.924
5.250	103.936	103.836	103.736	4.750	102.326	102.226	102.126	3.750	99.304	99.204	99.104	5.250	102.670	102.570	102.470	3.750	98.679	98.579	98.479
5.375	104.490	104.390	104.290	4.875	102.668	102.568	102.468	3.875	99.867	99.767	99.667	5.375	103.224	103.124	103.024	3.875	99.242	99.142	99.042
5.500	104.925	104.825	104.725	4.990	103.064	102.964	102.864	3.990	100.236	100.136	100.036	5.500	103.659	103.559	103.459	3.990	99.095	98.995	98.895
5.625	105.169	105.066	104.969	5.000	103.164	103.064	102.964	4.000	100.336	100.236	100.136	5.625	102.903	102.790	102.703	4.000	99.195	99.095	98.995
5.750	105.643	105.531	105.443	5.125	103.552	103.452	103.315	4.125	100.870	100.770	100.670	5.750	103.377	103.265	103.177	4.125	99.729	99.629	99.529
5.875	106.056	105.956	105.856	5.250	104.105	104.005	103.866	4.250	101.151	101.051	100.951	5.875	103.640	103.540	103.440	4.250	100.010	99.910	99.810
5.990	106.321	106.221	106.121	5.375	104.473	104.373	104.232	4.375	101.427	101.327	101.227	5.990	103.755	103.655	103.555	4.375	100.286	100.186	100.086
6.000	106.421	106.321	106.221	5.500	104.895	104.795	104.654	4.500	102.140	102.040	101.940	6.000	103.855	103.755	103.655	4.500	100.936	100.836	100.736
6.125	106.736	106.636	106.536	5.625	105.021	104.909	104.821	4.625	102.438	102.338	102.238	6.125	104.020	103.920	103.820	4.625	101.172	101.072	100.972
6.250	108.050	107.950	107.850	5.750	105.565	105.452	105.365	4.750	102.774	102.674	102.574	6.250	105.184	105.084	104.984	4.750	101.445	101.345	101.245

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@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.: **7/17/2018**

W. Rate Sheet Dated: **5/18/2018**

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	96.265	96.140	96.015	
4.125	97.343	97.218	97.093	
4.250	98.020	97.895	97.770	
4.375	98.742	98.617	98.492	
4.500	99.237	99.112	98.987	
4.625	99.882	99.757	99.632	
4.750	100.428	100.303	100.178	
4.875	100.916	100.791	100.666	
5.000	101.115	100.990	100.865	
5.125	101.337	101.212	101.087	
5.250	101.597	101.472	101.347	
5.375	101.760	101.635	101.510	
5.500	101.817	101.692	101.567	

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	96.877	96.752	96.627	
3.625	97.360	97.235	97.110	
3.750	97.804	97.679	97.554	
3.875	98.431	98.306	98.181	
4.000	98.793	98.668	98.543	
4.125	99.063	98.938	98.813	
4.250	99.362	99.237	99.112	
4.375	99.634	99.509	99.384	
4.500	99.896	99.771	99.646	
4.625	100.153	100.028	99.903	
4.750	100.421	100.296	100.171	

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	97.057	96.932	96.807	
3.375	97.555	97.430	97.305	
3.500	98.029	97.904	97.779	
3.625	98.465	98.340	98.215	
3.750	98.866	98.741	98.616	
3.875	99.234	99.109	98.984	
4.000	99.572	99.447	99.322	
4.125	99.938	99.813	99.688	
4.250	100.281	100.156	100.031	
4.375	100.590	100.465	100.340	
4.500	100.900	100.775	100.650	
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)