



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.: **6/20/2018**45 Day Lock Exp.: **7/5/2018**60 Day Lock Exp.: **7/20/2018**W. Rate Sheet Dated: **5/21/2018**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	97.221	97.071	96.921	3.500	96.632	96.482	96.332	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	97.754	97.604	97.454	3.625	97.130	96.980	96.830	2.000	N/A	N/A	N/A	3.250	98.129	97.979	97.829
3.750	98.806	98.656	98.506	3.750	98.339	98.189	98.039	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.336	99.186	99.036	3.875	98.833	98.683	98.533	2.250	93.090	92.940	92.790	3.500	99.211	99.061	98.911
4.000	99.862	99.712	99.562	4.000	99.323	99.173	99.023	2.375	93.455	93.305	93.155	3.625	99.745	99.595	99.445
4.125	100.389	100.239	100.089	4.125	99.815	99.665	99.515	2.500	92.577	92.427	92.277	Margin = 2.250		Index = 2.270	
4.250	101.330	101.174	101.018	4.250	100.613	100.457	100.300	2.625	93.527	93.377	93.227				
4.375	101.848	101.691	101.535	4.375	101.095	100.939	100.782	2.750	96.289	96.139	95.989				
4.500	102.358	102.201	102.045	4.500	101.569	101.413	101.257	2.875	96.853	96.703	96.553				
4.625	102.779	102.623	102.466	4.625	101.955	101.799	101.642	3.000	97.328	97.178	97.028				
4.750	102.904	102.732	102.576	4.750	102.128	101.956	101.800	3.125	97.802	97.652	97.502				
4.875	103.179	103.007	102.851	4.875	102.526	102.354	102.198	3.250	98.281	98.131	97.981				
5.000	103.806	103.634	103.477	5.000	102.917	102.745	102.589	3.375	98.752	98.602	98.452				
5.125	104.223	104.052	103.895	5.125	103.119	102.948	102.791	3.500	99.218	99.068	98.918				
5.250	104.521	104.333	104.208	5.250	103.383	103.195	103.070	3.625	99.686	99.536	99.386				
5.375	104.798	104.610	104.485	5.375	103.741	103.554	103.429	3.750	99.926	99.776	99.626				
5.500	104.788	104.600	104.475	5.500	104.070	103.882	103.757	3.875	100.385	100.235	100.085				
5.625	105.067	104.879	104.754	5.625	104.513	104.325	104.200	4.000	100.835	100.685	100.535				
5.750	105.438	105.338	105.238	5.750	104.291	104.191	104.091	4.125	101.197	101.047	100.897				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	96.021	95.871	95.721	3.500	95.632	95.482	95.332	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	96.554	96.404	96.254	3.625	96.130	95.980	95.830	2.000	N/A	N/A	N/A	3.250	97.129	96.979	96.829
3.750	97.606	97.456	97.306	3.750	97.339	97.189	97.039	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.136	97.986	97.836	3.875	97.833	97.683	97.533	2.250	92.090	91.940	91.790	3.500	98.211	98.061	97.911
4.000	98.662	98.512	98.362	4.000	98.323	98.173	98.023	2.375	92.455	92.305	92.155	3.625	98.745	98.595	98.445
4.125	99.189	99.039	98.889	4.125	98.815	98.665	98.515	2.500	91.577	91.427	91.277	Margin = 2.250		Index = 2.270	
4.250	100.130	99.974	99.818	4.250	99.613	99.457	99.300	2.625	92.527	92.377	92.227	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.648	100.491	100.335	4.375	100.095	99.939	99.782	2.750	95.289	95.139	94.989	Rate	30 Day	45 Day	60 Day
4.500	101.158	101.001	100.845	4.500	100.569	100.413	100.257	2.875	95.853	95.703	95.553	4.500	99.858	99.608	99.358
4.625	101.579	101.423	101.266	4.625	100.955	100.799	100.642	3.000	96.328	96.178	96.028	4.625	100.279	100.029	99.779
4.750	101.695	101.523	101.367	4.750	101.128	100.956	100.800	3.125	96.802	96.652	96.502	4.750	100.345	100.095	99.845
4.875	102.229	102.057	101.901	4.875	101.526	101.354	101.198	3.250	97.281	97.131	96.981	4.875	100.779	100.529	100.279
5.000	102.656	102.484	102.327	5.000	101.917	101.745	101.589	3.375	97.752	97.602	97.452	5.000	101.206	100.956	100.706
5.125	103.073	102.902	102.745	5.125	102.219	102.048	101.891	3.500	98.218	98.068	97.918	5.125	101.543	101.293	101.043
5.250	104.091	103.903	103.778	5.250	102.383	102.195	102.070	3.625	98.686	98.536	98.386	5.250	101.310	101.060	100.810
5.375	104.368	104.180	104.055	5.375	102.741	102.554	102.429	3.750	98.926	98.776	98.626	5.375	101.794	101.544	101.294
5.500	104.558	104.370	104.245	5.500	103.070	102.882	102.757	3.875	99.385	99.235	99.085	5.500	101.938	101.688	101.438
5.625	104.787	104.599	104.474	5.625	103.513	103.325	103.200	4.000	99.835	99.685	99.535	5.625	102.357	102.107	101.857
5.750	105.208	105.108	105.008	5.750	103.291	103.191	103.091	4.125	100.197	100.047	99.897	5.750	102.868	102.618	102.368

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	99.008	98.758	98.508	4.500	98.749	98.499	98.249
4.750	99.495	99.245	98.995	4.750	99.308	99.058	98.808
5.000	100.356	100.106	99.856	5.000	100.097	99.847	99.597
5.250	101.529	101.279	101.029	5.250	101.308	101.058	100.808
5.500	102.269	102.019	101.769	5.500	101.250	101.000	100.750
5.625	102.480	102.230	101.980	5.625	101.693	101.443	101.193
5.750	102.462	102.212	101.962	5.750	101.471	101.221	100.971
5.875	102.692	102.442	102.192	5.875	101.840	101.590	101.340

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:	5/21/2018	5.500%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/20/2018

45 Day Lock Exp.:

7/5/2018

60 Day Lock Exp.:

7/20/2018

W. Rate Sheet Dated: 5/21/2018

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	95.055	94.905	94.755	3.250	94.592	94.442	94.292	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	95.749	95.599	95.449	3.375	95.197	95.047	94.897	2.000	N/A	N/A	N/A	3.250	97.19	97.042	96.892
3.500	96.283	96.133	95.983	3.500	95.695	95.545	95.395	2.125	N/A	N/A	N/A	3.375	97.78	97.632	97.482
3.625	96.817	96.667	96.517	3.625	96.193	96.043	95.893	2.250	91.090	90.940	90.790	3.500	98.27	98.124	97.974
3.750	97.962	97.812	97.662	3.750	97.495	97.345	97.195	2.375	91.455	91.305	91.155	3.625	98.81	98.657	98.507
3.875	98.492	98.342	98.192	3.875	97.990	97.840	97.690	2.500	90.577	90.427	90.277	Margin = 2.250		Index = 2.270	
4.000	99.018	98.868	98.718	4.000	98.479	98.329	98.179	2.625	91.527	91.377	91.227				
4.125	99.546	99.396	99.246	4.125	98.972	98.822	98.672	2.750	94.602	94.452	94.302				
4.250	100.393	100.236	100.080	4.250	99.675	99.519	99.363	2.875	95.166	95.016	94.866				
4.375	100.910	100.754	100.598	4.375	100.157	100.001	99.845	3.000	95.640	95.490	95.340				
4.500	101.420	101.264	101.108	4.500	100.632	100.476	100.319	3.125	96.115	95.965	95.815				
4.625	101.841	101.685	101.529	4.625	101.017	100.861	100.705	3.250	97.344	97.194	97.044				
4.750	101.498	101.326	101.169	4.750	100.722	100.550	100.394	3.375	97.814	97.664	97.514				
4.875	101.773	101.601	101.445	4.875	101.120	100.948	100.792	3.500	98.280	98.130	97.980				
5.000	102.399	102.227	102.071	5.000	101.511	101.339	101.183	3.625	98.749	98.599	98.449				
5.125	102.817	102.645	102.489	5.125	101.713	101.541	101.385	3.750	99.083	98.933	98.783				
5.250	101.552	101.365	101.240	5.250	100.414	100.226	100.101	3.875	99.541	99.391	99.241				
5.375	101.829	101.642	101.517	5.375	100.772	100.585	100.460	4.000	99.991	99.841	99.691				
5.500	101.819	101.632	101.507	5.500	101.101	100.913	100.788	4.125	100.353	100.203	100.053				

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	93.855	93.705	93.555	3.250	93.592	93.442	93.292	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	94.549	94.399	94.249	3.375	94.197	94.047	93.897	2.000	N/A	N/A	N/A	3.250	96.192	96.042	95.892
3.500	95.083	94.933	94.783	3.500	94.695	94.545	94.395	2.125	N/A	N/A	N/A	3.375	96.782	96.632	96.482
3.625	95.617	95.467	95.317	3.625	95.193	95.043	94.893	2.250	90.340	90.190	90.040	3.500	97.274	97.124	96.974
3.750	96.762	96.612	96.462	3.750	96.495	96.345	96.195	2.375	90.705	90.555	90.405	3.625	97.807	97.657	97.507
3.875	97.292	97.142	96.992	3.875	96.990	96.840	96.690	2.500	89.827	89.677	89.527	Margin = 2.250		Index = 2.270	
4.000	97.818	97.668	97.518	4.000	97.479	97.329	97.179	2.625	90.777	90.627	90.477	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.346	98.196	98.046	4.125	97.972	97.822	97.672	2.750	94.383	94.233	94.083	Rate	30 Day	45 Day	60 Day
4.250	99.193	99.036	98.880	4.250	98.675	98.519	98.363	2.875	94.947	94.797	94.647	4.500	98.920	98.670	98.420
4.375	99.710	99.554	99.398	4.375	99.157	99.001	98.845	3.000	95.421	95.271	95.121	4.625	99.341	99.091	98.841
4.500	100.220	100.064	99.908	4.500	99.632	99.476	99.319	3.125	95.896	95.746	95.596	4.750	98.939	98.689	98.439
4.625	100.641	100.485	100.329	4.625	100.017	99.861	99.705	3.250	95.812	95.662	95.512	4.875	99.373	99.123	98.873
4.750	100.289	100.117	99.961	4.750	99.722	99.550	99.394	3.375	96.283	96.133	95.983	5.000	99.799	99.549	99.299
4.875	100.823	100.651	100.495	4.875	100.120	99.948	99.792	3.500	96.749	96.599	96.449	5.125	100.137	99.887	99.637
5.000	101.249	101.077	100.921	5.000	100.511	100.339	100.183	3.625	97.218	97.068	96.918	5.250	98.341	98.091	97.841
5.125	101.667	101.495	101.339	5.125	100.813	100.641	100.485	3.750	96.739	96.589	96.439	5.375	98.825	98.575	98.325
5.250	101.122	100.935	100.810	5.250	99.414	99.226	99.101	3.875	97.197	97.047	96.897	5.500	98.969	98.719	98.469
5.375	101.399	101.212	101.087	5.375	99.772	99.585	99.460	4.000	97.648	97.498	97.348	5.625	99.388	99.138	98.888
5.500	101.589	101.402	101.277	5.500	100.101	99.913	99.788	4.125	98.009	97.859	97.709	5.750	99.868	99.618	99.368

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

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:	5/21/2018 5.500%

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	98.070	97.820	97.570	4.500	97.812	97.562	97.312
4.750	98.089	97.839	97.589	4.750	97.902	97.652	97.402
5.000	98.949	98.699	98.449	5.000	98.691	98.441	98.191
5.250	98.560	98.310	98.060	5.250	98.339	98.089	97.839
5.500	99.300	99.050	98.800	5.500	98.281	98.031	97.781
5.625	99.511	99.261	99.011	5.625	98.724	98.474	98.224
5.750	99.462	99.212	98.962	5.750	98.471	98.221	97.971
5.875	100.692	100.442	100.192	5.875	99.840	99.590	99.340

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

Lock Desk Policy	
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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)	



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10:00 am ET - 11:00 pm ET

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45 Day Lock Exp.: 7/5/2018

60 Day Lock Exp.: 7/20/2018

W. Rate Sheet Dated: 5/21/2018

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	99.061	98.961	98.861	4.500	100.940	100.840	100.740	3.000	95.980	95.880	95.780	3.000	96.745	96.645	96.545
4.375	99.686	99.586	99.486	4.625	101.585	101.485	101.385	3.125	96.512	96.412	96.312	3.125	97.104	97.004	96.904
4.500	100.233	100.133	100.033	4.750	102.143	102.043	101.943	3.250	96.920	96.820	96.720	3.250	97.823	97.723	97.623
4.625	100.938	100.838	100.738	4.875	102.529	102.429	102.329	3.375	97.524	97.424	97.324	3.375	98.187	98.087	97.987
4.750	101.585	101.485	101.385	4.990	102.783	102.683	102.583	3.500	98.059	97.959	97.859	3.500	98.539	98.439	98.339
4.875	102.130	102.030	101.930	5.000	102.883	102.783	102.683	3.625	98.553	98.453	98.353	3.625	98.895	98.795	98.695
4.990	102.297	102.197	102.097	5.125	103.439	103.339	103.239	3.750	99.163	99.063	98.963	3.750	99.506	99.406	99.306
5.000	102.397	102.297	102.197	5.250	103.966	103.866	103.766	3.875	99.541	99.441	99.341	3.875	99.853	99.753	99.653
5.125	103.078	102.978	102.878	5.375	104.316	104.216	104.116	3.990	99.955	99.855	99.755	3.990	100.091	99.991	99.891
5.250	103.759	103.659	103.559	5.500	104.637	104.537	104.437	4.000	100.055	99.955	99.855	4.000	100.191	100.091	99.991
5.375	104.236	104.136	104.036	5.625	104.909	104.809	104.709	4.125	100.570	100.470	100.370	4.125	100.523	100.423	100.323
5.500	104.602	104.502	104.402	5.750	105.404	105.304	105.204	4.250	100.881	100.781	100.681	4.250	101.106	101.006	100.906
5.625	104.907	104.807	104.707	5.875	105.746	105.646	105.546	4.375	101.231	101.131	101.031	4.375	101.421	101.321	101.221
5.750	105.586	105.486	105.386	5.990	105.958	105.858	105.758	4.500	101.689	101.589	101.489	4.500	101.713	101.613	101.513
5.875	106.024	105.924	105.824	6.000	106.058	105.958	105.858	4.625	102.108	102.008	101.908	4.625	101.974	101.874	101.774
5.990	106.318	106.218	106.118	6.125	106.303	106.203	106.103	4.750	102.371	102.271	102.171	4.750	102.147	102.047	101.947
6.000	106.418	106.318	106.218	6.250	106.600	106.404	106.294	4.875	102.619	102.519	102.419	4.875	102.312	102.212	102.112
6.125	106.725	106.625	106.525	6.375	106.920	106.723	106.613	4.990	102.743	102.643	102.543	4.990	102.386	102.286	102.186
6.250	107.035	106.929	106.834	6.500	N/A	N/A	N/A	5.000	102.843	102.743	102.643	5.000	102.486	102.386	102.286

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.757	97.657	97.557	3.000	95.614	95.514	95.414
4.375	98.390	98.290	98.190	3.125	96.037	95.937	95.837
4.500	98.971	98.871	98.771	3.250	96.512	96.412	96.312
4.625	99.602	99.502	99.402	3.375	96.954	96.854	96.754
4.750	100.312	100.212	100.112	3.500	97.392	97.292	97.192
4.875	100.866	100.766	100.666	3.625	97.827	97.727	97.627
4.990	101.280	101.180	101.080	3.750	98.238	98.138	98.038
5.000	101.380	101.280	101.180	3.875	98.676	98.576	98.476
5.125	101.637	101.537	101.437	3.990	98.998	98.898	98.798
5.250	102.091	101.991	101.891	4.000	99.098	98.998	98.898
5.375	102.607	102.507	102.407	4.125	99.517	99.417	99.317
5.500	103.110	103.010	102.910	4.250	99.729	99.629	99.529
5.625	103.341	103.241	103.141	4.375	99.947	99.847	99.747
5.750	103.577	103.477	103.377	4.500	100.341	100.241	100.141
5.875	102.608	102.508	102.408	4.625	100.695	100.595	100.495
5.990	103.003	102.903	102.803	4.750	100.869	100.769	100.669
6.000	103.103	103.003	102.903	4.875	101.032	100.932	100.832
6.125	103.366	103.266	103.166	4.990	101.076	100.976	100.876
6.250	103.604	103.504	103.404	5.000	101.176	101.076	100.976

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/20/2018

45 Day Lock Exp.:

7/5/2018

60 Day Lock Exp.:

7/20/2018

W. Rate Sheet Dated: 5/21/2018

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	97.198	97.098	96.998	4.250	96.310	96.210	96.110	4.500	99.490	99.390	99.290	4.625	98.470	98.370	98.270
4.375	97.783	97.683	97.583	4.375	96.970	96.870	96.770	4.625	100.135	100.035	99.935	4.750	99.396	99.296	99.196
4.500	98.431	98.331	98.231	4.500	97.697	97.597	97.497	4.750	100.693	100.593	100.493	4.875	99.921	99.821	99.721
4.625	99.203	99.103	99.003	4.625	98.742	98.642	98.542	4.875	101.079	100.979	100.879	4.990	100.299	100.199	100.099
4.750	99.936	99.836	99.736	4.750	99.737	99.637	99.537	4.990	101.333	101.233	101.133	5.000	100.399	100.299	100.199
4.875	100.452	100.352	100.252	4.875	100.321	100.221	100.121	5.000	101.433	101.333	101.233	5.125	100.798	100.698	100.598
4.990	100.847	100.747	100.647	4.990	100.739	100.639	100.539	5.125	101.989	101.889	101.789	5.250	101.564	101.464	101.364
5.000	100.947	100.847	100.747	5.000	100.839	100.739	100.639	5.250	102.516	102.416	102.316	5.375	102.064	101.964	101.864
5.125	101.628	101.528	101.428	5.125	101.367	101.267	101.167	5.375	102.866	102.766	102.666	5.500	102.459	102.359	102.259
5.250	102.309	102.209	102.109	5.250	102.298	102.198	102.098	5.500	103.187	103.087	102.987	5.625	102.821	102.721	102.621
5.375	102.786	102.686	102.586	5.375	102.841	102.741	102.641	5.625	103.459	103.359	103.259	5.750	103.373	103.273	103.173
5.500	103.152	103.052	102.952	5.500	103.246	103.146	103.046	5.750	103.954	103.854	103.754	5.875	103.832	103.732	103.632
5.625	103.457	103.357	103.257	5.625	103.586	103.486	103.386	5.875	104.296	104.196	104.096	5.990	104.150	104.050	103.950
5.750	104.136	104.036	103.936	5.750	104.516	104.416	104.316	5.990	104.508	104.408	104.308	6.000	104.250	104.150	104.050
5.875	104.574	104.474	104.374	5.875	105.014	104.914	104.814	6.000	104.608	104.508	104.408	6.125	104.579	104.479	104.379
5.990	104.868	104.768	104.668	5.990	105.350	105.250	105.150	6.125	104.853	104.753	104.653	6.250	104.740	104.621	104.511
6.000	104.968	104.868	104.768	6.000	105.450	105.350	105.250	6.250	105.150	104.954	104.844	6.375	105.170	105.051	104.941
6.125	105.275	105.175	105.075	6.125	105.788	105.688	105.588	6.375	105.470	105.273	105.163	6.500	N/A	N/A	N/A
6.250	105.585	105.479	105.384	6.250	106.140	106.025	105.930	6.500	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	95.614	95.514	95.414	3.000	N/A	N/A	N/A	3.000	95.245	95.145	95.045	3.000	N/A	N/A	N/A
3.125	96.037	95.937	95.837	3.125	93.508	93.408	93.308	3.125	95.604	95.504	95.404	3.125	93.301	93.201	93.101
3.250	96.512	96.412	96.312	3.250	93.908	93.808	93.708	3.250	96.323	96.223	96.123	3.250	93.700	93.600	93.500
3.375	96.954	96.854	96.754	3.375	94.403	94.303	94.203	3.375	96.687	96.587	96.487	3.375	94.195	94.095	93.995
3.500	97.392	97.292	97.192	3.500	95.081	94.981	94.881	3.500	97.039	96.939	96.839	3.500	94.874	94.774	94.674
3.625	97.827	97.727	97.627	3.625	95.768	95.668	95.568	3.625	97.395	97.295	97.195	3.625	95.560	95.460	95.360
3.750	98.238	98.138	98.038	3.750	96.161	96.061	95.961	3.750	98.006	97.906	97.806	3.750	95.954	95.854	95.754
3.875	98.676	98.576	98.476	3.875	96.860	96.760	96.660	3.875	98.353	98.253	98.153	3.875	96.643	96.543	96.443
3.990	98.998	98.898	98.798	3.990	97.419	97.319	97.219	3.990	98.591	98.491	98.391	3.990	97.191	97.091	96.991
4.000	99.098	98.998	98.898	4.000	97.519	97.419	97.319	4.000	98.691	98.591	98.491	4.000	97.291	97.191	97.091
4.125	99.517	99.417	99.317	4.125	98.176	98.076	97.976	4.125	99.023	98.923	98.823	4.125	97.938	97.838	97.738
4.250	99.729	99.629	99.529	4.250	98.519	98.419	98.319	4.250	99.606	99.506	99.406	4.250	98.282	98.182	98.082
4.375	99.947	99.847	99.747	4.375	99.095	98.995	98.895	4.375	99.921	99.821	99.721	4.375	98.837	98.737	98.637
4.500	100.341	100.241	100.141	4.500	99.686	99.586	99.486	4.500	100.213	100.113	100.013	4.500	99.409	99.309	99.209
4.625	100.695	100.595	100.495	4.625	100.229	100.129	100.029	4.625	100.474	100.374	100.274	4.625	99.952	99.852	99.752
4.750	100.869	100.769	100.669	4.750	100.521	100.421	100.321	4.750	100.647	100.547	100.447	4.750	100.244	100.144	100.044
4.875	101.032	100.932	100.832	4.875	100.799	100.699	100.599	4.875	100.812	100.712	100.612	4.875	100.512	100.412	100.312
4.990	101.076	100.976	100.876	4.990	100.950	100.850	100.750	4.990	100.886	100.786	100.686	4.990	100.682	100.582	100.482
5.000	101.176	101.076	100.976	5.000	101.050	100.950	100.850	5.000	100.986	100.886	100.786	5.000	100.782	100.682	100.582

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%	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.:

6/20/2018

45 Day Lock Exp.:

7/5/2018

60 Day Lock Exp.:

7/20/2018

W. Rate Sheet Dated: 5/21/2018

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	99.061	98.961	98.861	3.750	97.169	97.069	96.969	2.750	94.761	94.661	94.561
4.375	99.714	99.614	99.514	3.875	97.886	97.786	97.686	2.875	95.447	95.347	95.247
4.500	100.435	100.335	100.235	3.990	98.497	98.397	98.297	2.990	96.025	95.925	95.825
4.625	101.066	100.966	100.866	4.000	98.597	98.497	98.397	3.000	96.125	96.025	95.925
4.750	101.709	101.609	101.509	4.125	99.206	99.106	99.006	3.125	96.740	96.640	96.540
4.875	102.287	102.187	102.087	4.250	99.918	99.818	99.718	3.250	97.263	97.163	97.063
4.990	102.771	102.671	102.571	4.375	100.540	100.440	100.340	3.375	97.778	97.678	97.578
5.000	102.871	102.771	102.671	4.500	101.198	101.098	100.998	3.500	98.192	98.092	97.992
5.125	103.533	103.431	103.333	4.625	101.800	101.700	101.600	3.625	98.756	98.656	98.556
5.250	103.996	103.895	103.796	4.750	102.356	102.256	102.156	3.750	99.288	99.188	99.088
5.375	104.545	104.444	104.345	4.875	102.696	102.596	102.496	3.875	99.825	99.725	99.625
5.500	104.954	104.853	104.754	4.990	103.089	102.989	102.889	3.990	100.197	100.097	99.997
5.625	105.166	105.045	104.966	5.000	103.189	103.089	102.989	4.000	100.297	100.197	100.097
5.750	105.641	105.520	105.441	5.125	103.602	103.501	103.358	4.125	100.829	100.729	100.629
5.875	106.049	105.949	105.849	5.250	104.151	104.050	103.906	4.250	101.108	101.008	100.908
5.990	106.311	106.211	106.111	5.375	104.516	104.415	104.269	4.375	101.384	101.284	101.184
6.000	106.411	106.311	106.211	5.500	104.935	104.834	104.687	4.500	102.145	102.045	101.945
6.125	106.906	106.806	106.706	5.625	105.038	104.918	104.838	4.625	102.400	102.300	102.200
6.250	108.169	108.069	107.969	5.750	105.578	105.458	105.378	4.750	102.735	102.635	102.535

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	98.256	98.156	98.056	2.750	94.417	94.317	94.217
4.375	98.909	98.809	98.709	2.875	95.103	95.003	94.903
4.500	99.630	99.530	99.430	2.990	95.681	95.581	95.481
4.625	100.167	100.067	99.967	3.000	95.781	95.681	95.581
4.750	100.810	100.710	100.610	3.125	96.396	96.296	96.196
4.875	101.388	101.288	101.188	3.250	96.919	96.819	96.719
4.990	101.872	101.772	101.672	3.375	97.434	97.334	97.234
5.000	101.972	101.872	101.772	3.500	97.543	97.443	97.343
5.125	102.181	102.079	101.981	3.625	98.107	98.007	97.907
5.250	102.644	102.543	102.444	3.750	98.639	98.539	98.439
5.375	103.193	103.092	102.993	3.875	99.176	99.076	98.976
5.500	103.602	103.501	103.402	3.990	99.009	98.909	98.809
5.625	102.814	102.693	102.614	4.000	99.109	99.009	98.909
5.750	103.289	103.168	103.089	4.125	99.641	99.541	99.441
5.875	103.547	103.447	103.347	4.250	99.920	99.820	99.720
5.990	103.659	103.559	103.459	4.375	100.196	100.096	99.996
6.000	103.759	103.659	103.559	4.500	100.895	100.795	100.695
6.125	104.104	104.004	103.904	4.625	101.087	100.987	100.887
6.250	105.217	105.117	105.017	4.750	101.360	101.260	101.160

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.:

6/20/2018

45 Day Lock Exp.:

7/5/2018

60 Day Lock Exp.:

7/20/2018

W. Rate Sheet Dated: 5/21/2018

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	97.555	97.455	97.355	4.250	97.455	97.355	97.255	3.750	95.719	95.619	95.519	3.750	95.619	95.519	95.419
4.375	98.264	98.164	98.064	4.375	98.164	98.064	97.964	3.875	96.436	96.336	96.236	3.875	96.336	96.236	96.136
4.500	98.985	98.885	98.785	4.500	98.885	98.785	98.685	3.990	97.047	96.947	96.847	3.990	96.947	96.847	96.747
4.625	99.616	99.516	99.416	4.625	99.516	99.416	99.316	4.000	97.147	97.047	96.947	4.000	97.047	96.947	96.847
4.750	100.259	100.159	100.059	4.750	100.159	100.059	99.959	4.125	97.756	97.656	97.556	4.125	97.656	97.556	97.456
4.875	100.837	100.737	100.637	4.875	100.737	100.637	100.537	4.250	98.468	98.368	98.268	4.250	98.368	98.268	98.168
4.990	101.321	101.221	101.121	4.990	101.221	101.121	101.021	4.375	99.090	98.990	98.890	4.375	98.990	98.890	98.790
5.000	101.421	101.321	101.221	5.000	101.321	101.221	101.121	4.500	99.748	99.648	99.548	4.500	99.648	99.548	99.448
5.125	102.083	101.981	101.883	5.125	101.983	101.881	101.783	4.625	100.350	100.250	100.150	4.625	100.250	100.150	100.050
5.250	102.546	102.445	102.346	5.250	102.446	102.345	102.246	4.750	100.906	100.806	100.706	4.750	100.806	100.706	100.606
5.375	103.095	102.994	102.895	5.375	102.995	102.894	102.795	4.875	101.246	101.146	101.046	4.875	101.146	101.046	100.946
5.500	103.504	103.403	103.304	5.500	103.404	103.303	103.204	4.990	101.639	101.539	101.439	4.990	101.539	101.439	101.339
5.625	103.716	103.595	103.516	5.625	103.616	103.495	103.416	5.000	101.739	101.639	101.539	5.000	101.639	101.539	101.439
5.750	104.191	104.070	103.991	5.750	104.091	103.970	103.891	5.125	102.152	102.051	101.908	5.125	102.052	101.951	101.808
5.875	104.599	104.499	104.399	5.875	104.499	104.399	104.299	5.250	102.701	102.600	102.456	5.250	102.601	102.500	102.356
5.990	104.861	104.761	104.661	5.990	104.761	104.661	104.561	5.375	103.066	102.965	102.819	5.375	102.966	102.865	102.719
6.000	104.961	104.861	104.761	6.000	104.861	104.761	104.661	5.500	103.485	103.384	103.237	5.500	103.385	103.284	103.137
6.125	105.456	105.356	105.256	6.125	105.356	105.256	105.156	5.625	103.588	103.488	103.388	5.625	103.488	103.388	103.288
6.250	106.719	106.619	106.519	6.250	106.619	106.519	106.419	5.750	104.128	104.008	103.928	5.750	104.028	103.908	103.828

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.261	93.161	93.061	2.750	93.161	93.061	92.961
2.875	93.947	93.847	93.747	2.875	93.847	93.747	93.647
2.990	94.525	94.425	94.325	2.990	94.425	94.325	94.225
3.000	94.625	94.525	94.425	3.000	94.525	94.425	94.325
3.125	95.240	95.140	95.040	3.125	95.140	95.040	94.940
3.250	95.763	95.663	95.563	3.250	95.663	95.563	95.463
3.375	96.278	96.178	96.078	3.375	96.178	96.078	95.978
3.500	96.692	96.592	96.492	3.500	96.592	96.492	96.392
3.625	97.256	97.156	97.056	3.625	97.156	97.056	96.956
3.750	97.788	97.688	97.588	3.750	97.688	97.588	97.488
3.875	98.325	98.225	98.125	3.875	98.225	98.125	98.025
3.990	98.697	98.597	98.497	3.990	98.597	98.497	98.397
4.000	98.797	98.697	98.597	4.000	98.697	98.597	98.497
4.125	99.329	99.229	99.129	4.125	99.229	99.129	99.029
4.250	99.608	99.508	99.408	4.250	99.508	99.408	99.308
4.375	99.884	99.784	99.684	4.375	99.784	99.684	99.584
4.500	100.645	100.545	100.445	4.500	100.545	100.445	100.345
4.625	100.900	100.800	100.700	4.625	100.800	100.700	100.600
4.750	101.235	101.135	101.035	4.750	101.135	101.035	100.935

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	96.750	96.650	96.550	4.250	96.650	96.550	96.450	2.750	92.917	92.817	92.717	2.750	92.817	92.717	92.617
4.375	97.459	97.359	97.259	4.375	97.359	97.259	97.159	2.875	93.603	93.503	93.403	2.875	93.503	93.403	93.303
4.500	98.180	98.080	97.980	4.500	98.080	97.980	97.880	2.990	94.181	94.081	93.981	2.990	94.081	93.981	93.881
4.625	98.717	98.617	98.517	4.625	98.617	98.517	98.417	3.000	94.281	94.181	94.081	3.000	94.181	94.081	93.981
4.750	99.360	99.260	99.160	4.750	99.260	99.160	99.060	3.125	94.896	94.796	94.696	3.125	94.796	94.696	94.596
4.875	99.938	99.838	99.738	4.875	99.838	99.738	99.638	3.250	95.419	95.319	95.219	3.250	95.319	95.219	95.119
4.990	100.422	100.322	100.222	4.990	100.322	100.222	100.122	3.375	95.934	95.834	95.734	3.375	95.834	95.734	95.634
5.000	100.522	100.422	100.322	5.000	100.422	100.322	100.222	3.500	96.043	95.943	95.843	3.500	95.943	95.843	95.743
5.125	100.731	100.629	100.531	5.125	100.631	100.529	100.431	3.625	96.607	96.507	96.407	3.625	96.507	96.407	96.307
5.250	101.194	101.093	100.994	5.250	101.094	100.993	100.894	3.750	97.139	97.039	96.939	3.750	97.039	96.939	96.839
5.375	101.743	101.642	101.543	5.375	101.643	101.542	101.443	3.875	97.676	97.576	97.476	3.875	97.576	97.476	97.376
5.500	102.152	102.051	101.952	5.500	102.052	101.951	101.852	3.990	97.509	97.409	97.309	3.990	97.409	97.309	97.209
5.625	101.364	101.263	101.164	5.625	101.264	101.163	101.064	4.000	97.609	97.509	97.409	4.000	97.509	97.409	97.309
5.750	101.839	101.738	101.639	5.750	101.739	101.638	101.539	4.125	98.141	98.041	97.941	4.125	98.041	97.941	97.841
5.875	102.097	101.997	101.897	5.875	101.997	101.897	101.797	4.250	98.420	98.320	98.220	4.250	98.320	98.220	98.120
5.990	102.209	102.109	102.009	5.990	102.109	102.009	101.909	4.375	98.696	98.596	98.496	4.375	98.596	98.496	98.396
6.000	102.309	102.209	102.109	6.000	102.209	102.109	102.009	4.500	99.395	99.295	99.195	4.500	99.295	99.195	99.095
6.125	102.654	102.554	102.454	6.125	102.554	102.454	102.354	4.625	99.587	99.487	99.387	4.625	99.487	99.387	99.287
6.250	103.767	103.667	103.567	6.250	103.667	103.567	103.467	4.750	99.860	99.760	99.660	4.750	99.760	99.660	99.560

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%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/20/2018

45 Day Lock Exp.:

7/5/2018

60 Day Lock Exp.:

7/20/2018

W. Rate Sheet Dated: 5/21/2018

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	99.005	98.905	98.805	3.750	97.169	97.069	96.969	2.750	94.761	94.661	94.561	4.250	98.200	98.100	98.000	2.750	94.417	94.317	94.217
4.375	99.714	99.614	99.514	3.875	97.886	97.786	97.686	2.875	95.447	95.347	95.247	4.375	98.909	98.809	98.709	2.875	95.103	95.003	94.903
4.500	100.435	100.335	100.235	3.990	98.497	98.397	98.297	2.990	96.025	95.925	95.825	4.500	99.630	99.530	99.430	2.990	95.681	95.581	95.481
4.625	101.066	100.966	100.866	4.000	98.597	98.497	98.397	3.000	96.125	96.025	95.925	4.625	100.167	100.067	99.967	3.000	95.781	95.681	95.581
4.750	101.709	101.609	101.509	4.125	99.206	99.106	99.006	3.125	96.740	96.640	96.540	4.750	100.810	100.710	100.610	3.125	96.396	96.296	96.196
4.875	102.287	102.187	102.087	4.250	99.918	99.818	99.718	3.250	97.263	97.163	97.063	4.875	101.388	101.288	101.188	3.250	96.919	96.819	96.719
4.990	102.771	102.671	102.571	4.375	100.540	100.440	100.340	3.375	97.778	97.678	97.578	4.990	101.872	101.772	101.672	3.375	97.434	97.334	97.234
5.000	102.871	102.771	102.671	4.500	101.198	101.098	100.998	3.500	98.192	98.092	97.992	5.000	101.972	101.872	101.772	3.500	97.543	97.443	97.343
5.125	103.533	103.431	103.333	4.625	101.800	101.700	101.600	3.625	98.756	98.656	98.556	5.125	102.181	102.079	101.981	3.625	98.107	98.007	97.907
5.250	103.996	103.895	103.796	4.750	102.356	102.256	102.156	3.750	99.288	99.188	99.088	5.250	102.644	102.543	102.444	3.750	98.639	98.539	98.439
5.375	104.545	104.444	104.345	4.875	102.696	102.596	102.496	3.875	99.825	99.725	99.625	5.375	103.193	103.092	102.993	3.875	99.176	99.076	98.976
5.500	104.954	104.853	104.754	4.990	103.089	102.989	102.889	3.990	100.197	100.097	99.997	5.500	103.602	103.501	103.402	3.990	99.009	98.909	98.809
5.625	105.166	105.045	104.966	5.000	103.189	103.089	102.989	4.000	100.297	100.197	100.097	5.625	102.814	102.693	102.614	4.000	99.109	99.009	98.909
5.750	105.641	105.520	105.441	5.125	103.602	103.501	103.358	4.125	100.829	100.729	100.629	5.750	103.289	103.168	103.089	4.125	99.641	99.541	99.441
5.875	106.049	105.949	105.849	5.250	104.151	104.050	103.906	4.250	101.108	101.008	100.908	5.875	103.547	103.447	103.347	4.250	99.920	99.820	99.720
5.990	106.311	106.211	106.111	5.375	104.516	104.415	104.269	4.375	101.384	101.284	101.184	5.990	103.659	103.559	103.459	4.375	100.196	100.096	99.996
6.000	106.411	106.311	106.211	5.500	104.935	104.834	104.687	4.500	102.145	102.045	101.945	6.000	103.759	103.659	103.559	4.500	100.895	100.795	100.695
6.125	106.906	106.806	106.706	5.625	105.038	104.918	104.838	4.625	102.400	102.300	102.200	6.125	104.104	104.004	103.904	4.625	101.087	100.987	100.887
6.250	108.169	108.069	107.969	5.750	105.578	105.458	105.378	4.750	102.735	102.635	102.535	6.250	105.217	105.117	105.017	4.750	101.360	101.260	101.160

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.: 6/20/2018

45 Day Lock Exp.: 7/5/2018

60 Day Lock Exp.: 7/20/2018

W. Rate Sheet Dated: 5/21/2018

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	96.390	96.265	96.140	
4.125	97.452	97.327	97.202	
4.250	98.124	97.999	97.874	
4.375	98.836	98.711	98.586	
4.500	99.320	99.195	99.070	
4.625	99.956	99.831	99.706	
4.750	100.494	100.369	100.244	
4.875	100.975	100.850	100.725	
5.000	101.168	101.043	100.918	
5.125	101.387	101.262	101.137	
5.250	101.645	101.520	101.395	
5.375	101.806	101.681	101.556	
5.500	101.847	101.722	101.597	

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	96.892	96.767	96.642	
3.625	97.374	97.249	97.124	
3.750	97.816	97.691	97.566	
3.875	98.440	98.315	98.190	
4.000	98.798	98.673	98.548	
4.125	99.065	98.940	98.815	
4.250	99.361	99.236	99.111	
4.375	99.630	99.505	99.380	
4.500	99.890	99.765	99.640	
4.625	100.152	100.027	99.902	
4.750	100.420	100.295	100.170	

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	97.072	96.947	96.822	
3.375	97.569	97.444	97.319	
3.500	98.040	97.915	97.790	
3.625	98.472	98.347	98.222	
3.750	98.870	98.745	98.620	
3.875	99.235	99.110	98.985	
4.000	99.570	99.445	99.320	
4.125	99.940	99.815	99.690	
4.250	100.281	100.156	100.031	
4.375	100.591	100.466	100.341	
4.500	100.901	100.776	100.651	
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)