



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.: **6/21/2018**45 Day Lock Exp.: **7/6/2018**60 Day Lock Exp.: **7/23/2018**W. Rate Sheet Dated: **5/22/2018**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	97.267	97.117	96.967	3.500	96.679	96.529	96.379	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	97.801	97.651	97.501	3.625	97.177	97.027	96.877	2.000	N/A	N/A	N/A	3.250	98.129	97.979	97.829
3.750	98.884	98.734	98.584	3.750	98.417	98.267	98.117	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.414	99.264	99.114	3.875	98.912	98.762	98.612	2.250	93.058	92.908	92.758	3.500	99.211	99.061	98.911
4.000	99.940	99.790	99.640	4.000	99.401	99.251	99.101	2.375	93.424	93.274	93.124	3.625	99.745	99.595	99.445
4.125	100.468	100.318	100.168	4.125	99.894	99.744	99.594	2.500	92.545	92.395	92.245	Margin = 2.250		Index = 2.310	
4.250	101.393	101.236	101.080	4.250	100.675	100.519	100.363	2.625	93.495	93.345	93.195				
4.375	101.910	101.754	101.598	4.375	101.157	101.001	100.845	2.750	96.336	96.186	96.036				
4.500	102.420	102.264	102.108	4.500	101.632	101.476	101.319	2.875	96.900	96.750	96.600				
4.625	102.841	102.685	102.529	4.625	102.017	101.861	101.705	3.000	97.375	97.225	97.075				
4.750	102.966	102.810	102.638	4.750	102.159	102.003	101.831	3.125	97.849	97.699	97.549				
4.875	103.210	103.054	102.882	4.875	102.557	102.401	102.229	3.250	98.332	98.182	98.032				
5.000	103.837	103.681	103.509	5.000	102.948	102.792	102.620	3.375	98.803	98.653	98.503				
5.125	104.255	104.098	103.927	5.125	103.151	102.994	102.823	3.500	99.269	99.119	98.969				
5.250	104.568	104.396	104.224	5.250	103.430	103.258	103.086	3.625	99.737	99.587	99.437				
5.375	104.845	104.673	104.501	5.375	103.788	103.616	103.444	3.750	99.942	99.792	99.642				
5.500	104.835	104.663	104.491	5.500	104.116	103.945	103.773	3.875	100.400	100.250	100.100				
5.625	105.114	104.942	104.770	5.625	104.560	104.388	104.216	4.000	100.851	100.701	100.551				
5.750	105.298	105.198	105.098	5.750	104.151	104.051	103.951	4.125	101.213	101.063	100.913				

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	96.067	95.917	95.767	3.500	95.679	95.529	95.379	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	96.601	96.451	96.301	3.625	96.177	96.027	95.877	2.000	N/A	N/A	N/A	3.250	97.129	96.979	96.829
3.750	97.684	97.534	97.384	3.750	97.417	97.267	97.117	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.214	98.064	97.914	3.875	97.912	97.762	97.612	2.250	92.058	91.908	91.758	3.500	98.211	98.061	97.911
4.000	98.740	98.590	98.440	4.000	98.401	98.251	98.101	2.375	92.424	92.274	92.124	3.625	98.745	98.595	98.445
4.125	99.268	99.118	98.968	4.125	98.894	98.744	98.594	2.500	91.545	91.395	91.245	Margin = 2.250		Index = 2.310	
4.250	100.193	100.036	99.880	4.250	99.675	99.519	99.363	2.625	92.495	92.345	92.195	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.710	100.554	100.398	4.375	100.157	100.001	99.845	2.750	95.336	95.186	95.036	Rate	30 Day	45 Day	60 Day
4.500	101.220	101.064	100.908	4.500	100.632	100.476	100.319	2.875	95.900	95.750	95.600	4.500	99.920	99.670	99.420
4.625	101.641	101.485	101.329	4.625	101.017	100.861	100.705	3.000	96.375	96.225	96.075	4.625	100.341	100.091	99.841
4.750	101.726	101.570	101.398	4.750	101.159	101.003	100.831	3.125	96.849	96.699	96.549	4.750	100.376	100.126	99.876
4.875	102.260	102.104	101.932	4.875	101.557	101.401	101.229	3.250	97.332	97.182	97.032	4.875	100.810	100.560	100.310
5.000	102.687	102.531	102.359	5.000	101.948	101.792	101.620	3.375	97.803	97.653	97.503	5.000	101.237	100.987	100.737
5.125	103.105	102.948	102.777	5.125	102.251	102.094	101.923	3.500	98.269	98.119	97.969	5.125	101.575	101.325	101.075
5.250	104.138	103.966	103.794	5.250	102.430	102.258	102.086	3.625	98.737	98.587	98.437	5.250	101.357	101.107	100.857
5.375	104.415	104.243	104.071	5.375	102.788	102.616	102.444	3.750	98.942	98.792	98.642	5.375	101.841	101.591	101.341
5.500	104.605	104.433	104.261	5.500	103.116	102.945	102.773	3.875	99.400	99.250	99.100	5.500	101.985	101.735	101.485
5.625	104.834	104.662	104.490	5.625	103.560	103.388	103.216	4.000	99.851	99.701	99.551	5.625	102.404	102.154	101.904
5.750	105.068	104.968	104.868	5.750	103.151	103.051	102.951	4.125	100.213	100.063	99.913	5.750	102.728	102.478	102.228

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	99.070	98.820	98.570	4.500	98.812	98.562	98.312
4.750	99.526	99.276	99.026	4.750	99.339	99.089	98.839
5.000	100.387	100.137	99.887	5.000	100.128	99.878	99.628
5.250	101.576	101.326	101.076	5.250	101.355	101.105	100.855
5.500	101.996	101.746	101.496	5.500	101.296	101.046	100.796
5.625	102.207	101.957	101.707	5.625	101.740	101.490	101.240
5.750	102.472	102.222	101.972	5.750	101.331	101.081	100.831
5.875	102.702	102.452	102.202	5.875	101.699	101.449	101.199

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:	5/22/2018	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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/21/2018

45 Day Lock Exp.:

7/6/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/22/2018

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	95.102	94.952	94.802	3.250	94.639	94.489	94.339	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	95.796	95.646	95.496	3.375	95.244	95.094	94.944	2.000	N/A	N/A	N/A	3.250	97.19	97.042	96.892
3.500	96.330	96.180	96.030	3.500	95.742	95.592	95.442	2.125	N/A	N/A	N/A	3.375	97.78	97.632	97.482
3.625	96.864	96.714	96.564	3.625	96.240	96.090	95.940	2.250	91.058	90.908	90.758	3.500	98.27	98.124	97.974
3.750	98.040	97.890	97.740	3.750	97.573	97.423	97.273	2.375	91.424	91.274	91.124	3.625	98.81	98.657	98.507
3.875	98.571	98.421	98.271	3.875	98.068	97.918	97.768	2.500	90.545	90.395	90.245	Margin = 2.250		Index = 2.310	
4.000	99.096	98.946	98.796	4.000	98.558	98.408	98.258	2.625	91.495	91.345	91.195				
4.125	99.624	99.474	99.324	4.125	99.050	98.900	98.750	2.750	94.649	94.499	94.349				
4.250	100.455	100.299	100.143	4.250	99.738	99.582	99.425	2.875	95.213	95.063	94.913				
4.375	100.973	100.816	100.660	4.375	100.220	100.064	99.907	3.000	95.687	95.537	95.387				
4.500	101.483	101.326	101.170	4.500	100.694	100.538	100.382	3.125	96.161	96.011	95.861				
4.625	101.904	101.748	101.591	4.625	101.080	100.924	100.767	3.250	97.394	97.244	97.094				
4.750	101.560	101.404	101.232	4.750	100.753	100.597	100.425	3.375	97.865	97.715	97.565				
4.875	101.804	101.648	101.476	4.875	101.151	100.995	100.823	3.500	98.331	98.181	98.031				
5.000	102.431	102.274	102.102	5.000	101.542	101.386	101.214	3.625	98.800	98.650	98.500				
5.125	102.848	102.692	102.520	5.125	101.744	101.588	101.416	3.750	99.098	98.948	98.798				
5.250	101.599	101.427	101.255	5.250	100.461	100.289	100.117	3.875	99.556	99.406	99.256				
5.375	101.876	101.704	101.532	5.375	100.819	100.647	100.475	4.000	100.007	99.857	99.707				
5.500	101.866	101.694	101.522	5.500	101.148	100.976	100.804	4.125	100.369	100.219	100.069				

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	93.902	93.752	93.602	3.250	93.639	93.489	93.339	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	94.596	94.446	94.296	3.375	94.244	94.094	93.944	2.000	N/A	N/A	N/A	3.250	96.192	96.042	95.892
3.500	95.130	94.980	94.830	3.500	94.742	94.592	94.442	2.125	N/A	N/A	N/A	3.375	96.782	96.632	96.482
3.625	95.664	95.514	95.364	3.625	95.240	95.090	94.940	2.250	90.308	90.158	90.008	3.500	97.274	97.124	96.974
3.750	96.840	96.690	96.540	3.750	96.573	96.423	96.273	2.375	90.674	90.524	90.374	3.625	97.807	97.657	97.507
3.875	97.371	97.221	97.071	3.875	97.068	96.918	96.768	2.500	89.795	89.645	89.495	Margin = 2.250		Index = 2.310	
4.000	97.896	97.746	97.596	4.000	97.558	97.408	97.258	2.625	90.745	90.595	90.445	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.424	98.274	98.124	4.125	98.050	97.900	97.750	2.750	94.430	94.280	94.130	Rate	30 Day	45 Day	60 Day
4.250	99.255	99.099	98.943	4.250	98.738	98.582	98.425	2.875	94.994	94.844	94.694	4.500	98.983	98.733	98.483
4.375	99.773	99.616	99.460	4.375	99.220	99.064	98.907	3.000	95.468	95.318	95.168	4.625	99.404	99.154	98.904
4.500	100.283	100.126	99.970	4.500	99.694	99.538	99.382	3.125	95.943	95.793	95.643	4.750	98.970	98.720	98.470
4.625	100.704	100.548	100.391	4.625	100.080	99.924	99.767	3.250	95.863	95.713	95.563	4.875	99.404	99.154	98.904
4.750	100.320	100.164	99.992	4.750	99.753	99.597	99.425	3.375	96.334	96.184	96.034	5.000	99.831	99.581	99.331
4.875	100.854	100.698	100.526	4.875	100.151	99.995	99.823	3.500	96.800	96.650	96.500	5.125	100.168	99.918	99.668
5.000	101.281	101.124	100.952	5.000	100.542	100.386	100.214	3.625	97.268	97.118	96.968	5.250	98.388	98.138	97.888
5.125	101.698	101.542	101.370	5.125	100.844	100.688	100.516	3.750	96.754	96.604	96.454	5.375	98.872	98.622	98.372
5.250	101.169	100.997	100.825	5.250	99.461	99.289	99.117	3.875	97.213	97.063	96.913	5.500	99.016	98.766	98.516
5.375	101.446	101.274	101.102	5.375	99.819	99.647	99.475	4.000	97.663	97.513	97.363	5.625	99.435	99.185	98.935
5.500	101.636	101.464	101.292	5.500	100.148	99.976	99.804	4.125	98.025	97.875	97.725	5.750	99.728	99.478	99.228

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:	5/22/2018 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	98.133	97.883	97.633	4.500	97.874	97.624	97.374
4.750	98.120	97.870	97.620	4.750	97.933	97.683	97.433
5.000	98.981	98.731	98.481	5.000	98.722	98.472	98.222
5.250	98.607	98.357	98.107	5.250	98.386	98.136	97.886
5.500	99.027	98.777	98.527	5.500	98.328	98.078	97.828
5.625	99.238	98.988	98.738	5.625	98.771	98.521	98.271
5.750	99.472	99.222	98.972	5.750	98.331	98.081	97.831
5.875	100.702	100.452	100.202	5.875	99.699	99.449	99.199

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203(k) / 203(k)s	-1.000
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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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60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/22/2018

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	99.115	99.015	98.915	4.625	101.629	101.529	101.429	3.000	96.060	95.960	95.860	3.000	96.845	96.745	96.645
4.375	99.720	99.620	99.520	4.750	102.184	102.084	101.984	3.125	96.600	96.500	96.400	3.125	97.201	97.101	97.001
4.500	100.290	100.190	100.090	4.875	102.569	102.469	102.369	3.250	96.998	96.898	96.798	3.250	97.905	97.805	97.705
4.625	101.010	100.910	100.810	4.990	102.823	102.723	102.623	3.375	97.556	97.456	97.356	3.375	98.265	98.165	98.065
4.750	101.630	101.530	101.430	5.000	102.923	102.823	102.723	3.500	98.090	97.990	97.890	3.500	98.616	98.516	98.416
4.875	102.165	102.065	101.965	5.125	103.481	103.381	103.276	3.625	98.618	98.518	98.418	3.625	98.970	98.870	98.770
4.990	102.403	102.303	102.203	5.250	104.007	103.907	103.803	3.750	99.194	99.094	98.994	3.750	99.559	99.459	99.359
5.000	102.503	102.403	102.303	5.375	104.354	104.254	104.150	3.875	99.583	99.483	99.383	3.875	99.908	99.808	99.708
5.125	103.184	103.084	102.984	5.500	104.675	104.575	104.471	3.990	99.997	99.897	99.797	3.990	100.142	100.042	99.942
5.250	103.862	103.762	103.662	5.625	104.943	104.843	104.739	4.000	100.097	99.997	99.897	4.000	100.242	100.142	100.042
5.375	104.337	104.237	104.137	5.750	105.414	105.314	105.214	4.125	100.600	100.500	100.400	4.125	100.572	100.472	100.372
5.500	104.698	104.598	104.498	5.875	105.755	105.655	105.555	4.250	100.909	100.809	100.709	4.250	101.105	101.005	100.905
5.625	105.004	104.904	104.804	5.990	105.963	105.863	105.763	4.375	101.207	101.107	101.007	4.375	101.419	101.319	101.219
5.750	105.659	105.559	105.459	6.000	106.063	105.963	105.863	4.500	101.646	101.546	101.446	4.500	101.708	101.608	101.508
5.875	106.094	105.994	105.894	6.125	106.306	106.206	106.106	4.625	102.064	101.964	101.864	4.625	101.969	101.869	101.769
5.990	106.386	106.286	106.186	6.250	106.585	106.396	106.286	4.750	102.325	102.225	102.125	4.750	102.142	102.042	101.942
6.000	106.486	106.386	106.286	6.375	106.904	106.714	106.605	4.875	102.572	102.472	102.372	4.875	102.306	102.206	102.106
6.125	106.791	106.691	106.591	6.500	N/A	N/A	N/A	4.990	102.685	102.585	102.485	4.990	102.378	102.278	102.178
6.250	107.077	106.977	106.877	6.625	N/A	N/A	N/A	5.000	102.785	102.685	102.585	5.000	102.478	102.378	102.278

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	97.831	97.731	97.631	3.000	95.693	95.593	95.493
4.375	98.461	98.361	98.261	3.125	96.124	96.024	95.924
4.500	99.040	98.940	98.840	3.250	96.591	96.491	96.391
4.625	99.647	99.547	99.447	3.375	97.021	96.921	96.821
4.750	100.354	100.254	100.154	3.500	97.467	97.367	97.267
4.875	100.906	100.806	100.706	3.625	97.892	97.792	97.692
4.990	101.319	101.219	101.119	3.750	98.291	98.191	98.091
5.000	101.419	101.319	101.219	3.875	98.715	98.615	98.515
5.125	101.672	101.572	101.472	3.990	99.039	98.939	98.839
5.250	102.132	102.032	101.927	4.000	99.139	99.039	98.939
5.375	102.644	102.544	102.440	4.125	99.546	99.446	99.346
5.500	103.144	103.044	102.940	4.250	99.758	99.658	99.558
5.625	103.375	103.275	103.171	4.375	99.955	99.855	99.755
5.750	103.607	103.507	103.402	4.500	100.297	100.197	100.097
5.875	102.614	102.514	102.414	4.625	100.651	100.551	100.451
5.990	103.008	102.908	102.808	4.750	100.823	100.723	100.623
6.000	103.108	103.008	102.908	4.875	100.985	100.885	100.785
6.125	103.367	103.267	103.167	4.990	101.018	100.918	100.818
6.250	103.603	103.503	103.403	5.000	101.118	101.018	100.918

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

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

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

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

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

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

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

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

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



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.:

6/21/2018

45 Day Lock Exp.:

7/6/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/22/2018

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	97.272	97.172	97.072	4.250	96.385	96.285	96.185	4.625	100.179	100.079	99.979	4.625	98.515	98.415	98.315
4.375	97.855	97.755	97.655	4.375	97.041	96.941	96.841	4.750	100.734	100.634	100.534	4.750	99.438	99.338	99.238
4.500	98.478	98.378	98.278	4.500	97.746	97.646	97.546	4.875	101.119	101.019	100.919	4.875	99.960	99.860	99.760
4.625	99.248	99.148	99.048	4.625	98.787	98.687	98.587	4.990	101.373	101.273	101.173	4.990	100.338	100.238	100.138
4.750	99.978	99.878	99.778	4.750	99.779	99.679	99.579	5.000	101.473	101.373	101.273	5.000	100.438	100.338	100.238
4.875	100.491	100.391	100.291	4.875	100.360	100.260	100.160	5.125	102.031	101.931	101.826	5.125	100.835	100.735	100.635
4.990	100.953	100.853	100.753	4.990	100.778	100.678	100.578	5.250	102.557	102.457	102.353	5.250	101.605	101.505	101.405
5.000	101.053	100.953	100.853	5.000	100.878	100.778	100.678	5.375	102.904	102.804	102.700	5.375	102.102	102.002	101.902
5.125	101.734	101.634	101.534	5.125	101.411	101.311	101.211	5.500	103.225	103.125	103.021	5.500	102.495	102.395	102.295
5.250	102.412	102.312	102.212	5.250	102.339	102.239	102.139	5.625	103.493	103.393	103.289	5.625	102.855	102.755	102.655
5.375	102.887	102.787	102.687	5.375	102.880	102.780	102.680	5.750	103.964	103.864	103.764	5.750	103.383	103.283	103.183
5.500	103.248	103.148	103.048	5.500	103.282	103.182	103.082	5.875	104.305	104.205	104.105	5.875	103.838	103.738	103.638
5.625	103.554	103.454	103.354	5.625	103.620	103.520	103.420	5.990	104.513	104.413	104.313	5.990	104.152	104.052	103.952
5.750	104.209	104.109	104.009	5.750	104.526	104.426	104.326	6.000	104.613	104.513	104.413	6.000	104.252	104.152	104.052
5.875	104.644	104.544	104.444	5.875	105.021	104.921	104.821	6.125	104.856	104.756	104.656	6.125	104.582	104.482	104.382
5.990	104.936	104.836	104.736	5.990	105.353	105.253	105.153	6.250	105.135	104.946	104.836	6.250	104.732	104.613	104.503
6.000	105.036	104.936	104.836	6.000	105.453	105.353	105.253	6.375	105.454	105.264	105.155	6.375	105.159	105.041	104.931
6.125	105.341	105.241	105.141	6.125	105.791	105.691	105.591	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.250	105.627	105.527	105.427	6.250	106.134	106.021	105.926	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	95.693	95.593	95.493	3.000	N/A	#N/A	#N/A	3.000	95.345	95.245	95.145	3.000	N/A	#N/A	#N/A
3.125	96.124	96.024	95.924	3.125	93.596	93.496	93.396	3.125	95.701	95.601	95.501	3.125	93.398	93.298	93.198
3.250	96.591	96.491	96.391	3.250	94.004	93.904	93.804	3.250	96.405	96.305	96.205	3.250	93.797	93.697	93.597
3.375	97.021	96.921	96.821	3.375	94.470	94.370	94.270	3.375	96.765	96.665	96.565	3.375	94.273	94.173	94.073
3.500	97.467	97.367	97.267	3.500	95.157	95.057	94.957	3.500	97.116	97.016	96.916	3.500	94.950	94.850	94.750
3.625	97.892	97.792	97.692	3.625	95.833	95.733	95.633	3.625	97.470	97.370	97.270	3.625	95.635	95.535	95.435
3.750	98.291	98.191	98.091	3.750	96.225	96.125	96.025	3.750	98.059	97.959	97.859	3.750	96.018	95.918	95.818
3.875	98.715	98.615	98.515	3.875	96.902	96.802	96.702	3.875	98.408	98.308	98.208	3.875	96.695	96.595	96.495
3.990	99.039	98.939	98.839	3.990	97.461	97.361	97.261	3.990	98.642	98.542	98.442	3.990	97.243	97.143	97.043
4.000	99.139	99.039	98.939	4.000	97.561	97.461	97.361	4.000	98.742	98.642	98.542	4.000	97.343	97.243	97.143
4.125	99.546	99.446	99.346	4.125	98.205	98.105	98.005	4.125	99.072	98.972	98.872	4.125	97.988	97.888	97.788
4.250	99.758	99.658	99.558	4.250	98.547	98.447	98.347	4.250	99.605	99.505	99.405	4.250	98.330	98.230	98.130
4.375	99.955	99.855	99.755	4.375	99.073	98.973	98.873	4.375	99.919	99.819	99.719	4.375	98.835	98.735	98.635
4.500	100.297	100.197	100.097	4.500	99.643	99.543	99.443	4.500	100.208	100.108	100.008	4.500	99.406	99.306	99.206
4.625	100.651	100.551	100.451	4.625	100.185	100.085	99.985	4.625	100.469	100.369	100.269	4.625	99.947	99.847	99.747
4.750	100.823	100.723	100.623	4.750	100.475	100.375	100.275	4.750	100.642	100.542	100.442	4.750	100.238	100.138	100.038
4.875	100.985	100.885	100.785	4.875	100.752	100.652	100.552	4.875	100.806	100.706	100.606	4.875	100.505	100.405	100.305
4.990	101.018	100.918	100.818	4.990	100.888	100.788	100.688	4.990	100.878	100.778	100.678	4.990	100.671	100.571	100.471
5.000	101.118	101.018	100.918	5.000	100.988	100.888	100.788	5.000	100.978	100.878	100.778	5.000	100.771	100.671	100.571

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	-0.500	-0.750	-0.500	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments			
Adjusters		All Terms	
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@afrownline.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.:

6/21/2018

7/6/2018

7/23/2018

W. Rate Sheet Dated: 5/22/2018

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	99.115	99.015	98.915	3.750	97.204	97.104	97.004	2.750	94.771	94.671	94.571
4.375	99.770	99.670	99.570	3.875	97.921	97.821	97.721	2.875	95.457	95.357	95.257
4.500	100.488	100.388	100.288	3.990	98.530	98.430	98.330	2.990	96.035	95.935	95.835
4.625	101.084	100.984	100.884	4.000	98.630	98.530	98.430	3.000	96.135	96.035	95.935
4.750	101.725	101.625	101.525	4.125	99.256	99.156	99.056	3.125	96.760	96.660	96.560
4.875	102.302	102.202	102.102	4.250	99.968	99.868	99.768	3.250	97.292	97.192	97.092
4.990	102.783	102.683	102.583	4.375	100.588	100.488	100.388	3.375	97.797	97.697	97.597
5.000	102.883	102.783	102.683	4.500	101.245	101.145	101.045	3.500	98.236	98.136	98.036
5.125	103.557	103.455	103.357	4.625	101.818	101.718	101.618	3.625	98.789	98.689	98.589
5.250	104.019	103.917	103.819	4.750	102.374	102.274	102.172	3.750	99.330	99.230	99.130
5.375	104.565	104.464	104.365	4.875	102.713	102.613	102.509	3.875	99.857	99.757	99.657
5.500	104.973	104.871	104.773	4.990	103.103	103.003	102.897	3.990	100.229	100.129	100.029
5.625	105.100	104.979	104.900	5.000	103.203	103.103	102.997	4.000	100.329	100.229	100.129
5.750	105.597	105.476	105.397	5.125	103.627	103.526	103.370	4.125	100.851	100.751	100.651
5.875	106.006	105.906	105.806	5.250	104.175	104.073	103.915	4.250	101.129	101.029	100.929
5.990	106.268	106.168	106.068	5.375	104.538	104.437	104.277	4.375	101.404	101.304	101.204
6.000	106.368	106.268	106.168	5.500	104.956	104.855	104.694	4.500	102.116	102.016	101.916
6.125	106.726	106.626	106.526	5.625	105.047	104.926	104.847	4.625	102.370	102.270	102.170
6.250	107.992	107.892	107.792	5.750	105.585	105.464	105.385	4.750	102.704	102.604	102.504

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	98.310	98.210	98.110	2.750	94.427	94.327	94.227
4.375	98.965	98.865	98.765	2.875	95.113	95.013	94.913
4.500	99.683	99.583	99.483	2.990	95.691	95.591	95.491
4.625	100.185	100.085	99.985	3.000	95.791	95.691	95.591
4.750	100.826	100.726	100.626	3.125	96.416	96.316	96.216
4.875	101.403	101.303	101.203	3.250	96.948	96.848	96.748
4.990	101.884	101.784	101.684	3.375	97.453	97.353	97.253
5.000	101.984	101.884	101.784	3.500	97.587	97.487	97.387
5.125	102.205	102.103	102.005	3.625	98.140	98.040	97.940
5.250	102.667	102.565	102.467	3.750	98.681	98.581	98.481
5.375	103.213	103.112	103.013	3.875	99.208	99.108	99.008
5.500	103.621	103.519	103.421	3.990	99.041	98.941	98.841
5.625	102.748	102.627	102.548	4.000	99.141	99.041	98.941
5.750	103.245	103.124	103.045	4.125	99.663	99.563	99.463
5.875	103.504	103.404	103.304	4.250	99.941	99.841	99.741
5.990	103.616	103.516	103.416	4.375	100.216	100.116	100.016
6.000	103.716	103.616	103.516	4.500	100.866	100.766	100.666
6.125	103.924	103.824	103.724	4.625	101.057	100.957	100.857
6.250	105.040	104.940	104.840	4.750	101.329	101.229	101.129

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

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

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

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

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

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

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

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.			

W. Rate Sheet Dated: 5/22/2018

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	97.613	97.513	97.413	4.250	97.513	97.413	97.313	3.750	95.754	95.654	95.554	3.750	95.654	95.554	95.454
4.375	98.320	98.220	98.120	4.375	98.220	98.120	98.020	3.875	96.471	96.371	96.271	3.875	96.371	96.271	96.171
4.500	99.038	98.938	98.838	4.500	98.938	98.838	98.738	3.990	97.080	96.980	96.880	3.990	96.980	96.880	96.780
4.625	99.634	99.534	99.434	4.625	99.534	99.434	99.334	4.000	97.180	97.080	96.980	4.000	97.080	96.980	96.880
4.750	100.275	100.175	100.075	4.750	100.175	100.075	99.975	4.125	97.806	97.706	97.606	4.125	97.706	97.606	97.506
4.875	100.852	100.752	100.652	4.875	100.752	100.652	100.552	4.250	98.518	98.418	98.318	4.250	98.418	98.318	98.218
4.990	101.333	101.233	101.133	4.990	101.233	101.133	101.033	4.375	99.138	99.038	98.938	4.375	99.038	98.938	98.838
5.000	101.433	101.333	101.233	5.000	101.333	101.233	101.133	4.500	99.795	99.695	99.595	4.500	99.695	99.595	99.495
5.125	102.107	102.005	101.907	5.125	102.007	101.905	101.807	4.625	100.368	100.268	100.168	4.625	100.268	100.168	100.068
5.250	102.569	102.467	102.369	5.250	102.469	102.367	102.269	4.750	100.924	100.824	100.722	4.750	100.824	100.724	100.624
5.375	103.115	103.014	102.915	5.375	103.015	102.914	102.815	4.875	101.463	101.363	101.263	4.875	101.363	101.263	101.163
5.500	103.523	103.421	103.323	5.500	103.423	103.321	103.223	4.990	101.753	101.553	101.447	4.990	101.553	101.453	101.347
5.625	103.650	103.529	103.450	5.625	103.550	103.429	103.350	5.000	101.753	101.653	101.547	5.000	101.653	101.553	101.447
5.750	104.147	104.026	103.947	5.750	104.047	103.926	103.847	5.125	102.177	102.076	101.920	5.125	102.077	101.976	101.820
5.875	104.556	104.436	104.356	5.875	104.456	104.356	104.256	5.250	102.725	102.625	102.465	5.250	102.625	102.523	102.365
5.990	104.818	104.718	104.618	5.990	104.718	104.618	104.518	5.375	103.088	102.987	102.827	5.375	102.988	102.887	102.727
6.000	104.818	104.818	104.718	6.000	104.818	104.718	104.618	5.500	103.506	103.405	103.244	5.500	103.406	103.305	103.144
6.125	105.276	105.176	105.076	6.125	105.176	105.076	104.976	5.625	103.597	103.476	103.397	5.625	103.497	103.376	103.297
6.250	106.542	106.442	106.342	6.250	106.442	106.342	106.242	5.750	104.135	104.014	103.935	5.750	104.035	103.914	103.835

15 Year								
≤ 105% LTV					> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
2.750	93.271	93.171	93.071	2.750	93.171	93.071	92.971	
2.875	93.857	93.857	93.757	2.875	93.857	93.757	93.657	
2.990	94.535	94.435	94.335	2.990	94.435	94.335	94.235	
3.000	94.635	94.535	94.435	3.000	94.535	94.435	94.335	
3.125	95.260	95.160	95.060	3.125	95.160	95.060	94.960	
3.250	95.792	95.692	95.592	3.250	95.692	95.592	95.492	
3.375	96.297	96.197	96.097	3.375	96.197	96.097	95.997	
3.500	96.736	96.636	96.536	3.500	96.636	96.536	96.436	
3.625	97.289	97.189	97.089	3.625	97.189	97.089	96.989	
3.750	97.830	97.730	97.630	3.750	97.730	97.630	97.530	
3.875	98.357	98.257	98.157	3.875	98.257	98.157	98.057	
3.990	98.729	98.629	98.529	3.990	98.629	98.529	98.429	
4.000	98.829	98.729	98.629	4.000	98.729	98.629	98.529	
4.125	99.351	99.251	99.151	4.125	99.251	99.151	99.051	
4.250	99.820	99.720	99.620	4.250	99.720	99.620	99.520	
4.375	99.904	99.804	99.704	4.375	99.804	99.704	99.604	
4.500	100.616	100.516	100.416	4.500	100.516	100.416	100.316	
4.625	100.870	100.770	100.670	4.625	100.770	100.670	100.570	
4.750	101.204	101.104	101.004	4.750	101.104	101.004	100.904	

30-20 Year Super Conforming										15 Year Super Conforming									
≤105% LTV					>105% LTV					≤105% LTV					>105% LTV				
Rate	30 Day	45 Day	60 Day	60 Day	Rate	30 Day	45 Day	60 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	60 Day	
4.250	96.808	96.708	96.608	96.608	4.250	96.708	96.508	96.608	96.508	2.750	92.927	92.827	92.727	2.750	92.827	92.727	92.627	92.627	
4.375	97.515	97.415	97.315	97.315	4.375	97.415	97.315	97.215	97.215	2.875	93.613	93.513	93.413	2.875	93.513	93.413	93.313	93.313	
4.500	98.233	98.133	98.033	98.033	4.500	98.133	98.033	97.933	97.933	2.990	94.191	94.091	93.991	2.990	94.091	93.991	93.891	93.891	
4.625	98.735	98.635	98.535	98.535	4.625	98.635	98.535	98.435	98.435	3.000	94.291	94.191	94.091	3.000	94.191	94.091	93.991	93.991	
4.750	99.376	99.276	99.176	99.176	4.750	99.276	99.176	99.076	99.076	3.125	94.916	94.816	94.716	3.125	94.816	94.716	94.616	94.616	
4.875	99.953	99.853	99.753	99.753	4.875	99.853	99.753	99.653	99.653	3.250	95.448	95.348	95.248	3.250	95.348	95.248	95.148	95.148	
4.990	100.534	100.434	100.334	100.334	4.990	100.334	100.234	100.134	100.134	3.375	95.953	95.853	95.753	3.375	95.853	95.753	95.653	95.653	
5.000	100.534	100.434	100.334	100.334	5.000	100.434	100.334	100.234	100.234	3.500	96.087	95.987	95.887	3.500	95.987	95.887	95.787	95.787	
5.125	100.555	100.653	100.555	100.555	5.125	100.655	100.553	100.455	100.455	3.625	96.640	96.540	96.440	3.625	96.540	96.440	96.340	96.340	
5.250	101.217	101.115	101.017	101.017	5.250	101.117	101.015	100.917	100.917	3.750	97.181	97.081	96.981	3.750	97.081	96.981	96.881	96.881	
5.375	101.763	101.662	101.563	101.563	5.375	101.663	101.562	101.463	101.463	3.875	97.708	97.608	97.508	3.875	97.608	97.508	97.408	97.408	
5.500	102.171	102.069	101.971	101.971	5.500	102.071	101.969	101.871	101.871	3.990	97.541	97.441	97.341	3.990	97.441	97.341	97.241	97.241	
5.625	102.198	101.177	101.098	101.098	5.625	101.198	101.077	100.998	100.998	4.000	97.641	97.541	97.441	4.000	97.541	97.441	97.341	97.341	
5.750	101.795	101.674	101.595	101.595	5.750	101.695	101.574	101.495	101.495	4.125	98.163	98.063	97.963	4.125	98.063	97.963	97.863	97.863	
5.875	102.166	102.066	101.966	101.966	5.875	102.066	101.966	101.866	101.866	4.250	98.716	98.616	98.516	4.250	98.616	98.516	98.416	98.416	
5.900	102.166	102.066	101.966	101.966	5.900	102.066	101.966	101.866	101.866	4.375	98.716	98.616	98.516	4.375	98.616	98.516	98.416	98.416	
6.000	102.266	102.166	102.066	102.066	6.000	102.166	102.066	101.966	101.966	4.500	99.366	99.266	99.166	4.500	99.266	99.166	99.066	99.066	
6.125	102.474	102.374	102.274	102.274	6.125	102.374	102.274	102.174	102.174	4.625	99.957	99.857	99.757	4.625	99.857	99.757	99.657	99.657	
6.250	103.590	103.490	103.390	103.390	6.250	103.490	103.390	103.290	103.290	4.750	99.829	99.729	99.629	4.750	99.729	99.629	99.529	99.529	

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%	

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 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

[illegible]

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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

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

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

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. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>				



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.:

6/21/2018

45 Day Lock Exp.:

7/6/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/22/2018

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	99.063	98.963	98.863	3.750	97.204	97.104	97.004	2.750	94.771	94.671	94.571	4.250	98.258	98.158	98.058	2.750	94.427	94.327	94.227
4.375	99.770	99.670	99.570	3.875	97.921	97.821	97.721	2.875	95.457	95.357	95.257	4.375	98.965	98.865	98.765	2.875	95.113	95.013	94.913
4.500	100.488	100.388	100.288	3.990	98.530	98.430	98.330	2.990	96.035	95.935	95.835	4.500	99.683	99.583	99.483	2.990	95.691	95.591	95.491
4.625	101.084	100.984	100.884	4.000	98.630	98.530	98.430	3.000	96.135	96.035	95.935	4.625	100.185	100.085	99.985	3.000	95.791	95.691	95.591
4.750	101.725	101.625	101.525	4.125	99.256	99.156	99.056	3.125	96.760	96.660	96.560	4.750	100.826	100.726	100.626	3.125	96.416	96.316	96.216
4.875	102.302	102.202	102.102	4.250	99.968	99.868	99.768	3.250	97.292	97.192	97.092	4.875	101.403	101.303	101.203	3.250	96.948	96.848	96.748
4.990	102.783	102.683	102.583	4.375	100.588	100.488	100.388	3.375	97.797	97.697	97.597	4.990	101.884	101.784	101.684	3.375	97.453	97.353	97.253
5.000	102.883	102.783	102.683	4.500	101.245	101.145	101.045	3.500	98.236	98.136	98.036	5.000	101.984	101.884	101.784	3.500	97.587	97.487	97.387
5.125	103.557	103.455	103.357	4.625	101.818	101.718	101.618	3.625	98.789	98.689	98.589	5.125	102.205	102.103	102.005	3.625	98.140	98.040	97.940
5.250	104.019	103.917	103.819	4.750	102.374	102.274	102.172	3.750	99.330	99.230	99.130	5.250	102.667	102.565	102.467	3.750	98.681	98.581	98.481
5.375	104.565	104.464	104.365	4.875	102.713	102.613	102.509	3.875	99.857	99.757	99.657	5.375	103.213	103.112	103.013	3.875	99.208	99.108	99.008
5.500	104.973	104.871	104.773	4.990	103.103	103.003	102.897	3.990	100.229	100.129	100.029	5.500	103.621	103.519	103.421	3.990	99.041	98.941	98.841
5.625	105.100	104.979	104.900	5.000	103.203	103.103	102.997	4.000	100.329	100.229	100.129	5.625	102.748	102.627	102.548	4.000	99.141	99.041	98.941
5.750	105.597	105.476	105.397	5.125	103.627	103.526	103.370	4.125	100.851	100.751	100.651	5.750	103.245	103.124	103.045	4.125	99.663	99.563	99.463
5.875	106.006	105.906	105.806	5.250	104.175	104.073	103.915	4.250	101.129	101.029	100.929	5.875	103.504	103.404	103.304	4.250	99.941	99.841	99.741
5.990	106.268	106.168	106.068	5.375	104.538	104.437	104.277	4.375	101.404	101.304	101.204	5.990	103.616	103.516	103.416	4.375	100.216	100.116	100.016
6.000	106.368	106.268	106.168	5.500	104.956	104.855	104.694	4.500	102.116	102.016	101.916	6.000	103.716	103.616	103.516	4.500	100.866	100.766	100.666
6.125	106.726	106.626	106.526	5.625	105.047	104.926	104.847	4.625	102.370	102.270	102.170	6.125	103.924	103.824	103.724	4.625	101.057	100.957	100.857
6.250	107.992	107.892	107.792	5.750	105.585	105.464	105.385	4.750	102.704	102.604	102.504	6.250	105.040	104.940	104.840	4.750	101.329	101.229	101.129

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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/21/2018

45 Day Lock Exp.: 7/6/2018

60 Day Lock Exp.: 7/23/2018

W. Rate Sheet Dated: 5/22/2018

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	96.349	96.224	96.099	
4.125	97.416	97.291	97.166	
4.250	98.091	97.966	97.841	
4.375	98.808	98.683	98.558	
4.500	99.298	99.173	99.048	
4.625	99.937	99.812	99.687	
4.750	100.478	100.353	100.228	
4.875	100.961	100.836	100.711	
5.000	101.153	101.028	100.903	
5.125	101.372	101.247	101.122	
5.250	101.629	101.504	101.379	
5.375	101.790	101.665	101.540	
5.500	101.831	101.706	101.581	

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	96.895	96.770	96.645	
3.625	97.375	97.250	97.125	
3.750	97.816	97.691	97.566	
3.875	98.439	98.314	98.189	
4.000	98.796	98.671	98.546	
4.125	99.062	98.937	98.812	
4.250	99.358	99.233	99.108	
4.375	99.626	99.501	99.376	
4.500	99.886	99.761	99.636	
4.625	100.150	100.025	99.900	
4.750	100.418	100.293	100.168	

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	97.073	96.948	96.823	
3.375	97.570	97.445	97.320	
3.500	98.039	97.914	97.789	
3.625	98.471	98.346	98.221	
3.750	98.868	98.743	98.618	
3.875	99.232	99.107	98.982	
4.000	99.566	99.441	99.316	
4.125	99.938	99.813	99.688	
4.250	100.280	100.155	100.030	
4.375	100.589	100.464	100.339	
4.500	100.899	100.774	100.649	
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)