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.: **6/22/2018**
45 Day Lock Exp.: **7/9/2018**
60 Day Lock Exp.: **7/23/2018**

W. Rate Sheet Dated: **5/23/2018** **Release Time:** **4:40 pm 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	97.721	97.571	97.421	3.500	97.132	96.982	96.832	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.254	98.104	97.954	3.625	97.630	97.480	97.330	2.000	N/A	N/A	N/A	3.250	98.129	97.979	97.829
3.750	99.275	99.103	98.953	3.750	98.808	98.636	98.486	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.805	99.633	99.483	3.875	99.302	99.130	98.980	2.250	93.285	93.135	92.985	3.500	99.211	99.061	98.911
4.000	100.330	100.158	100.008	4.000	99.792	99.620	99.470	2.375	93.650	93.500	93.350	3.625	99.745	99.595	99.445
4.125	100.858	100.686	100.536	4.125	100.284	100.112	99.962	2.500	92.772	92.622	92.472	Margin = 2.250		Index = 2.310	
4.250	101.768	101.611	101.455	4.250	101.050	100.894	100.738	2.625	93.722	93.572	93.422				
4.375	102.285	102.129	101.973	4.375	101.532	101.376	101.220	2.750	96.680	96.530	96.380				
4.500	102.795	102.639	102.483	4.500	102.007	101.851	101.694	2.875	97.244	97.094	96.944				
4.625	103.216	103.060	102.904	4.625	102.392	102.236	102.080	3.000	97.718	97.568	97.418				
4.750	103.341	103.185	103.013	4.750	102.534	102.378	102.206	3.125	98.193	98.043	97.893				
4.875	103.585	103.429	103.257	4.875	102.932	102.776	102.604	3.250	98.629	98.479	98.329				
5.000	104.212	104.056	103.884	5.000	103.323	103.167	102.995	3.375	99.100	98.950	98.800				
5.125	104.630	104.473	104.302	5.125	103.526	103.369	103.198	3.500	99.566	99.416	99.266				
5.250	104.724	104.552	104.318	5.250	103.586	103.414	103.180	3.625	100.034	99.884	99.734				
5.375	105.001	104.829	104.595	5.375	103.944	103.772	103.538	3.750	100.215	100.065	99.915				
5.500	104.991	104.819	104.585	5.500	104.273	104.101	103.866	3.875	100.674	100.524	100.374				
5.625	105.270	105.098	104.864	5.625	104.716	104.544	104.310	4.000	101.124	100.974	100.824				
5.750	105.438	105.338	105.151	5.750	104.291	104.191	104.004	4.125	101.486	101.336	101.186				

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	96.521	96.371	96.221	3.500	96.132	95.982	95.832	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.054	96.904	96.754	3.625	96.630	96.480	96.330	2.000	N/A	N/A	N/A	3.250	97.129	96.979	96.829
3.750	98.075	97.903	97.753	3.750	97.808	97.636	97.486	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.605	98.433	98.283	3.875	98.302	98.130	97.980	2.250	92.285	92.135	91.985	3.500	98.211	98.061	97.911
4.000	99.130	98.958	98.808	4.000	98.792	98.620	98.470	2.375	92.650	92.500	92.350	3.625	98.745	98.595	98.445
4.125	99.658	99.486	99.336	4.125	99.284	99.112	98.962	2.500	91.772	91.622	91.472	Margin = 2.250		Index = 2.310	
4.250	100.568	100.411	100.255	4.250	100.050	99.894	99.738	2.625	92.722	92.572	92.422	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.085	100.929	100.773	4.375	100.532	100.376	100.220	2.750	95.680	95.530	95.380	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	101.595	101.439	101.283	4.500	101.007	100.851	100.694	2.875	96.244	96.094	95.944	4.500	100.295	100.045	99.795
4.625	102.016	101.860	101.704	4.625	101.392	101.236	101.080	3.000	96.718	96.568	96.418	4.625	100.716	100.466	100.216
4.750	102.101	101.945	101.773	4.750	101.534	101.378	101.206	3.125	97.193	97.043	96.893	4.750	100.751	100.501	100.251
4.875	102.635	102.479	102.307	4.875	101.932	101.776	101.604	3.250	97.629	97.479	97.329	4.875	101.185	100.935	100.685
5.000	103.062	102.906	102.734	5.000	102.323	102.167	101.995	3.375	98.100	97.950	97.800	5.000	101.612	101.362	101.112
5.125	103.480	103.323	103.152	5.125	102.626	102.469	102.298	3.500	98.566	98.416	98.266	5.125	101.950	101.700	101.450
5.250	104.294	104.122	103.888	5.250	102.586	102.414	102.180	3.625	99.034	98.884	98.734	5.250	101.513	101.263	101.013
5.375	104.571	104.399	104.165	5.375	102.944	102.772	102.538	3.750	99.215	99.065	98.915	5.375	101.997	101.747	101.497
5.500	104.761	104.589	104.355	5.500	103.273	103.101	102.866	3.875	99.674	99.524	99.374	5.500	102.141	101.891	101.641
5.625	104.990	104.818	104.584	5.625	103.716	103.544	103.310	4.000	100.124	99.974	99.824	5.625	102.560	102.310	102.060
5.750	105.208	105.108	104.921	5.750	103.291	103.191	103.004	4.125	100.486	100.336	100.186	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

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:	5/23/2018	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	99.445	99.195	98.945	4.500	99.187	98.937	98.687
4.750	99.901	99.651	99.401	4.750	99.714	99.464	99.214
5.000	100.762	100.512	100.262	5.000	100.503	100.253	100.003
5.250	101.732	101.482	101.232	5.250	101.511	101.261	101.011
5.500	102.052	101.802	101.552	5.500	101.453	101.203	100.953
5.625	102.263	102.013	101.763	5.625	101.896	101.646	101.396
5.750	102.512	102.262	102.012	5.750	101.471	101.221	100.971
5.875	102.742	102.492	102.242	5.875	101.840	101.590	101.340

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 *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.

 Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR

[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.: **6/22/2018**
45 Day Lock Exp.: **7/9/2018**
60 Day Lock Exp.: **7/23/2018**

W. Rate Sheet Dated: **5/23/2018** **Release Time:** **4:40 pm 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	95.555	95.405	95.255	3.250	95.092	94.942	94.792	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	96.249	96.099	95.949	3.375	95.697	95.547	95.397	2.000	N/A	N/A	N/A	3.250	97.19	97.042	96.892
3.500	96.783	96.633	96.483	3.500	96.195	96.045	95.895	2.125	N/A	N/A	N/A	3.375	97.78	97.632	97.482
3.625	97.317	97.167	97.017	3.625	96.693	96.543	96.393	2.250	89.785	89.635	89.485	3.500	98.27	98.124	97.974
3.750	98.431	98.259	98.109	3.750	97.964	97.792	97.642	2.375	90.150	90.000	89.850	3.625	98.81	98.657	98.507
3.875	98.961	98.789	98.639	3.875	98.458	98.287	98.137	2.500	89.272	89.122	88.972	Margin = 2.250		Index = 2.310	
4.000	99.487	99.315	99.165	4.000	98.948	98.776	98.626	2.625	90.222	90.072	89.922				
4.125	100.014	99.843	99.693	4.125	99.440	99.269	99.119	2.750	94.992	94.842	94.692				
4.250	100.830	100.674	100.518	4.250	100.113	99.957	99.800	2.875	95.557	95.407	95.257				
4.375	101.348	101.191	101.035	4.375	100.595	100.439	100.282	3.000	96.031	95.881	95.731				
4.500	101.858	101.701	101.545	4.500	101.069	100.913	100.757	3.125	96.505	96.355	96.205				
4.625	102.279	102.123	101.966	4.625	101.455	101.299	101.142	3.250	97.691	97.541	97.391				
4.750	101.935	101.779	101.607	4.750	101.128	100.972	100.800	3.375	98.162	98.012	97.862				
4.875	102.179	102.023	101.851	4.875	101.526	101.370	101.198	3.500	98.628	98.478	98.328				
5.000	102.806	102.649	102.477	5.000	101.917	101.761	101.589	3.625	99.097	98.947	98.797				
5.125	103.223	103.067	102.895	5.125	102.119	101.963	101.791	3.750	99.372	99.222	99.072				
5.250	101.755	101.583	101.349	5.250	100.617	100.445	100.211	3.875	99.830	99.680	99.530				
5.375	102.032	101.860	101.626	5.375	100.975	100.804	100.569	4.000	100.280	100.130	99.980				
5.500	102.022	101.850	101.616	5.500	101.304	101.132	100.898	4.125	100.642	100.492	100.342				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	94.355	94.205	94.055	3.250	94.092	93.942	93.792	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	95.049	94.899	94.749	3.375	94.697	94.547	94.397	2.000	N/A	N/A	N/A	3.250	96.192	96.042	95.892
3.500	95.583	95.433	95.283	3.500	95.195	95.045	94.895	2.125	N/A	N/A	N/A	3.375	96.782	96.632	96.482
3.625	96.117	95.967	95.817	3.625	95.693	95.543	95.393	2.250	90.535	90.385	90.235	3.500	97.274	97.124	96.974
3.750	97.231	97.059	96.909	3.750	96.964	96.792	96.642	2.375	90.900	90.750	90.600	3.625	97.807	97.657	97.507
3.875	97.761	97.589	97.439	3.875	97.458	97.287	97.137	2.500	90.022	89.872	89.722	Margin = 2.250		Index = 2.310	
4.000	98.287	98.115	97.965	4.000	97.948	97.776	97.626	2.625	90.972	90.822	90.672	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	98.814	98.643	98.493	4.125	98.440	98.269	98.119	2.750	94.774	94.624	94.474	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.630	99.474	99.318	4.250	99.113	98.957	98.800	2.875	95.338	95.188	95.038	4.500	99.358	99.108	98.858
4.375	100.148	99.991	99.835	4.375	99.595	99.439	99.282	3.000	95.812	95.662	95.512	4.625	99.779	99.529	99.279
4.500	100.658	100.501	100.345	4.500	100.069	99.913	99.757	3.125	96.286	96.136	95.986	4.750	99.345	99.095	98.845
4.625	101.079	100.923	100.766	4.625	100.455	100.299	100.142	3.250	96.160	96.010	95.860	4.875	99.779	99.529	99.279
4.750	100.695	100.539	100.367	4.750	100.128	99.972	99.800	3.375	96.631	96.481	96.331	5.000	100.206	99.956	99.706
4.875	101.229	101.073	100.901	4.875	100.526	100.370	100.198	3.500	97.097	96.947	96.797	5.125	100.543	100.293	100.043
5.000	101.656	101.499	101.327	5.000	100.917	100.761	100.589	3.625	97.565	97.415	97.265	5.250	98.544	98.294	98.044
5.125	102.073	101.917	101.745	5.125	101.219	101.063	100.891	3.750	97.028	96.878	96.728	5.375	99.028	98.778	98.528
5.250	101.325	101.153	100.919	5.250	99.617	99.445	99.211	3.875	97.486	97.336	97.186	5.500	99.172	98.922	98.672
5.375	101.602	101.430	101.196	5.375	99.975	99.804	99.569	4.000	97.937	97.787	97.637	5.625	99.591	99.341	99.091
5.500	101.792	101.620	101.386	5.500	100.304	100.132	99.898	4.125	98.298	98.148	97.998	5.750	99.431	99.181	98.931

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 AVM	-0.750

Max USDA-GRH Rate		
Today:	5/23/2018	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	98.508	98.258	98.008	4.500	98.249	97.999	97.749
4.750	98.495	98.245	97.995	4.750	98.308	98.058	97.808
5.000	99.356	99.106	98.856	5.000	99.097	98.847	98.597
5.250	98.763	98.513	98.263	5.250	98.543	98.293	98.043
5.500	99.083	98.833	98.583	5.500	98.484	98.234	97.984
5.625	99.294	99.044	98.794	5.625	98.927	98.677	98.427
5.750	99.075	98.825	98.575	5.750	98.034	97.784	97.534
5.875	99.305	99.055	98.805	5.875	98.402	98.152	97.902

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 *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)

AFR

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.: 6/22/2018
45 Day Lock Exp.: 7/9/2018
60 Day Lock Exp.: 7/23/2018

W. Rate Sheet Dated: 5/23/2018 **Release Time: 4:40 pm 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
4.125	98.738	98.638	98.538	4.500	101.298	101.198	101.098	3.000	96.338	96.238	96.138	2.875	96.775	96.675	96.575
4.250	99.427	99.327	99.227	4.625	101.938	101.838	101.738	3.125	96.878	96.778	96.678	2.990	97.024	96.924	96.824
4.375	100.032	99.932	99.832	4.750	102.490	102.390	102.290	3.250	97.265	97.165	97.065	3.000	97.124	97.024	96.924
4.500	100.571	100.471	100.371	4.875	102.873	102.773	102.673	3.375	97.816	97.716	97.616	3.125	97.480	97.380	97.280
4.625	101.291	101.191	101.091	4.990	103.123	103.023	102.923	3.500	98.354	98.254	98.154	3.250	98.171	98.071	97.971
4.750	101.912	101.812	101.712	5.000	103.223	103.123	103.023	3.625	98.880	98.780	98.680	3.375	98.529	98.429	98.329
4.875	102.446	102.346	102.246	5.125	103.758	103.658	103.558	3.750	99.382	99.282	99.182	3.500	98.879	98.779	98.679
4.990	102.621	102.521	102.421	5.250	104.282	104.182	104.082	3.875	99.819	99.719	99.619	3.625	99.232	99.132	99.032
5.000	102.721	102.621	102.521	5.375	104.627	104.527	104.427	3.990	100.230	100.130	100.030	3.750	99.793	99.693	99.593
5.125	103.399	103.299	103.199	5.500	104.945	104.845	104.745	4.000	100.330	100.230	100.130	3.875	100.141	100.041	99.941
5.250	104.075	103.975	103.875	5.625	105.204	105.104	105.004	4.125	100.830	100.730	100.630	3.990	100.375	100.275	100.175
5.375	104.548	104.448	104.348	5.750	105.626	105.526	105.426	4.250	101.137	101.037	100.937	4.000	100.475	100.375	100.275
5.500	104.906	104.806	104.706	5.875	105.955	105.855	105.755	4.375	101.488	101.388	101.288	4.125	100.803	100.703	100.603
5.625	105.199	105.099	104.999	5.990	106.147	106.047	105.947	4.500	101.924	101.824	101.724	4.250	101.249	101.149	101.049
5.750	105.810	105.710	105.610	6.000	106.247	106.147	106.047	4.625	102.341	102.241	102.141	4.375	101.560	101.460	101.360
5.875	106.232	106.132	106.032	6.125	106.483	106.383	106.282	4.750	102.600	102.500	102.400	4.500	101.847	101.747	101.647
5.990	106.506	106.406	106.306	6.250	106.787	106.605	106.496	4.875	102.847	102.747	102.647	4.625	102.106	102.006	101.906
6.000	106.606	106.506	106.406	6.375	107.093	106.911	106.801	4.990	102.955	102.855	102.755	4.750	102.277	102.177	102.077
6.125	106.897	106.797	106.697	6.500	N/A	N/A	N/A	5.000	103.055	102.955	102.855	4.875	102.439	102.339	102.239

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.171	98.071	97.971	2.875	95.552	95.452	95.352
4.375	98.797	98.697	98.597	2.990	95.872	95.772	95.672
4.500	99.372	99.272	99.172	3.000	95.972	95.872	95.772
4.625	99.958	99.858	99.758	3.125	96.403	96.303	96.203
4.750	100.661	100.561	100.461	3.250	96.853	96.753	96.653
4.875	101.210	101.110	101.010	3.375	97.286	97.186	97.086
4.990	101.621	101.521	101.421	3.500	97.731	97.631	97.531
5.000	101.721	101.621	101.521	3.625	98.154	98.054	97.954
5.125	101.973	101.873	101.773	3.750	98.525	98.425	98.325
5.250	102.407	102.307	102.207	3.875	98.951	98.851	98.751
5.375	102.917	102.817	102.717	3.990	99.271	99.171	99.071
5.500	103.415	103.315	103.215	4.000	99.371	99.271	99.171
5.625	103.632	103.532	103.432	4.125	99.777	99.677	99.577
5.750	103.849	103.749	103.649	4.250	99.986	99.886	99.786
5.875	102.814	102.714	102.614	4.375	100.183	100.083	99.983
5.990	103.183	103.083	102.983	4.500	100.434	100.334	100.234
6.000	103.283	103.183	103.083	4.625	100.787	100.687	100.587
6.125	103.531	103.431	103.330	4.750	100.958	100.858	100.758
6.250	103.761	103.661	103.561	4.875	101.119	101.019	100.919

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

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

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

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.

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 *Not applicable to detached condominiums or site condominiums

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 →	> 20 yr: ≤ 85.00%	> 20 yr: 85.01 - 90.00%	> 20 yr: 90.01 - 95.00%	> 20 yr: 95.01 - 97.00%	≤ 20 yr: ≤ 85.00%	≤ 20 yr: 85.01 - 90.00%	≤ 20 yr: 90.01 - 95.00%	≤ 20 yr: 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.

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.: 6/22/2018
45 Day Lock Exp.: 7/9/2018
60 Day Lock Exp.: 7/23/2018

W. Rate Sheet Dated: 5/23/2018 **Release Time:** 4:40 pm 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
4.125	96.823	96.723	96.623	4.125	95.657	95.557	95.457	4.500	99.848	99.748	99.648	4.500	98.327	98.227	98.127
4.250	97.612	97.512	97.412	4.250	96.724	96.624	96.524	4.625	100.488	100.388	100.288	4.625	98.825	98.725	98.625
4.375	98.191	98.091	97.991	4.375	97.377	97.277	97.177	4.750	101.040	100.940	100.840	4.750	99.744	99.644	99.544
4.500	98.793	98.693	98.593	4.500	98.061	97.961	97.861	4.875	101.423	101.323	101.223	4.875	100.264	100.164	100.064
4.625	99.559	99.459	99.359	4.625	99.099	98.999	98.899	4.990	101.673	101.573	101.473	4.990	100.639	100.539	100.439
4.750	100.285	100.185	100.085	4.750	100.086	99.986	99.886	5.000	101.773	101.673	101.573	5.000	100.739	100.639	100.539
4.875	100.796	100.696	100.596	4.875	100.665	100.565	100.465	5.125	102.308	102.208	102.108	5.125	101.131	101.031	100.931
4.990	101.171	101.071	100.971	4.990	101.081	100.981	100.881	5.250	102.832	102.732	102.632	5.250	101.880	101.780	101.680
5.000	101.271	101.171	101.071	5.000	101.181	101.081	100.981	5.375	103.177	103.077	102.977	5.375	102.373	102.273	102.173
5.125	101.949	101.849	101.749	5.125	101.690	101.590	101.490	5.500	103.495	103.395	103.295	5.500	102.765	102.665	102.565
5.250	102.625	102.525	102.425	5.250	102.615	102.515	102.415	5.625	103.754	103.654	103.554	5.625	103.108	103.008	102.908
5.375	103.098	102.998	102.898	5.375	103.152	103.052	102.952	5.750	104.176	104.076	103.976	5.750	103.595	103.495	103.395
5.500	103.456	103.356	103.256	5.500	103.552	103.452	103.352	5.875	104.505	104.405	104.305	5.875	104.035	103.935	103.835
5.625	103.749	103.649	103.549	5.625	103.875	103.775	103.675	5.990	104.697	104.597	104.497	5.990	104.328	104.228	104.128
5.750	104.360	104.260	104.160	5.750	104.741	104.641	104.541	6.000	104.797	104.697	104.597	6.000	104.428	104.328	104.228
5.875	104.782	104.682	104.582	5.875	105.221	105.121	105.021	6.125	105.033	104.933	104.832	6.125	104.744	104.644	104.544
5.990	105.056	104.956	104.856	5.990	105.532	105.432	105.332	6.250	105.337	105.155	105.046	6.250	104.940	104.822	104.712
6.000	105.156	105.056	104.956	6.000	105.632	105.532	105.432	6.375	105.643	105.461	105.351	6.375	105.351	105.233	105.123
6.125	105.447	105.347	105.247	6.125	105.956	105.856	105.756	6.500	N/A	N/A	N/A	6.500	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
2.875	95.552	95.452	95.352	3.000	N/A	#N/A	#N/A	2.875	95.275	95.175	95.075	3.000	N/A	#N/A	#N/A
2.990	95.872	95.772	95.672	3.125	93.874	93.774	93.674	2.990	95.524	95.424	95.324	3.125	93.677	93.577	93.477
3.000	95.972	95.872	95.772	3.250	94.281	94.181	94.081	3.000	95.624	95.524	95.424	3.250	94.074	93.974	93.874
3.125	96.403	96.303	96.203	3.375	94.737	94.637	94.537	3.125	95.980	95.880	95.780	3.375	94.540	94.440	94.340
3.250	96.853	96.753	96.653	3.500	95.422	95.322	95.222	3.250	96.671	96.571	96.471	3.500	95.215	95.115	95.015
3.375	97.286	97.186	97.086	3.625	96.095	95.995	95.895	3.375	97.029	96.929	96.829	3.625	95.897	95.797	95.697
3.500	97.731	97.631	97.531	3.750	96.485	96.385	96.285	3.500	97.379	97.279	97.179	3.750	96.278	96.178	96.078
3.625	98.154	98.054	97.954	3.875	97.140	97.040	96.940	3.625	97.732	97.632	97.532	3.875	96.933	96.833	96.733
3.750	98.525	98.425	98.325	3.990	97.694	97.594	97.494	3.750	98.293	98.193	98.093	3.990	97.476	97.376	97.276
3.875	98.951	98.851	98.751	4.000	97.794	97.694	97.594	3.875	98.641	98.541	98.441	4.000	97.576	97.476	97.376
3.990	99.271	99.171	99.071	4.125	98.436	98.336	98.236	3.990	98.875	98.775	98.675	4.125	98.218	98.118	98.018
4.000	99.371	99.271	99.171	4.250	98.775	98.675	98.575	4.000	98.975	98.875	98.775	4.250	98.558	98.458	98.358
4.125	99.777	99.677	99.577	4.375	99.211	99.111	99.011	4.125	99.303	99.203	99.103	4.375	98.974	98.874	98.774
4.250	99.986	99.886	99.786	4.500	99.782	99.682	99.582	4.250	99.749	99.649	99.549	4.500	99.544	99.444	99.344
4.375	100.183	100.083	99.983	4.625	100.321	100.221	100.121	4.375	100.060	99.960	99.860	4.625	100.084	99.984	99.884
4.500	100.434	100.334	100.234	4.750	100.610	100.510	100.410	4.500	100.347	100.247	100.147	4.750	100.373	100.273	100.173
4.625	100.787	100.687	100.587	4.875	100.883	100.783	100.683	4.625	100.606	100.506	100.406	4.875	100.636	100.536	100.436
4.750	100.958	100.858	100.758	4.990	101.021	100.921	100.821	4.750	100.777	100.677	100.577	4.990	100.803	100.703	100.603
4.875	101.119	101.019	100.919	5.000	101.121	101.021	100.921	4.875	100.939	100.839	100.739	5.000	100.903	100.803	100.703

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%	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

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	-1.000
Loan Size Adjuster		Texas Equity 50(a)(4)	-0.250
$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		

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-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.

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/22/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/9/2018
		60 Day Lock Exp.:	7/23/2018

W. Rate Sheet Dated: 5/23/2018 **Release Time:** 4:40 pm 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	99.457	99.357	99.257	3.750	97.574	97.474	97.374	2.750	95.101	95.001	94.901
4.375	100.153	100.053	99.953	3.875	98.276	98.176	98.076	2.875	95.786	95.686	95.586
4.500	100.856	100.756	100.656	3.990	98.871	98.771	98.671	2.990	96.361	96.261	96.161
4.625	101.442	101.342	101.242	4.000	98.971	98.871	98.771	3.000	96.461	96.361	96.261
4.750	102.069	101.969	101.869	4.125	99.640	99.540	99.440	3.125	97.083	96.983	96.883
4.875	102.633	102.533	102.433	4.250	100.344	100.244	100.144	3.250	97.612	97.512	97.412
4.990	103.101	103.001	102.901	4.375	100.957	100.857	100.757	3.375	98.113	98.013	97.913
5.000	103.201	103.101	103.001	4.500	101.605	101.505	101.405	3.500	98.546	98.446	98.346
5.125	103.862	103.747	103.662	4.625	102.150	102.050	101.950	3.625	99.095	98.995	98.895
5.250	104.314	104.199	104.114	4.750	102.698	102.598	102.498	3.750	99.630	99.530	99.430
5.375	104.846	104.732	104.646	4.875	103.031	102.931	102.831	3.875	100.144	100.044	99.944
5.500	105.244	105.129	105.044	4.990	103.413	103.313	103.213	3.990	100.491	100.391	100.291
5.625	105.386	105.249	105.186	5.000	103.513	103.413	103.313	4.000	100.591	100.491	100.391
5.750	105.838	105.701	105.638	5.125	103.942	103.828	103.692	4.125	101.107	101.007	100.907
5.875	106.219	106.119	106.019	5.250	104.481	104.366	104.229	4.250	101.380	101.280	101.180
5.990	106.450	106.350	106.250	5.375	104.837	104.723	104.583	4.375	101.651	101.551	101.451
6.000	106.550	106.450	106.350	5.500	105.248	105.134	104.994	4.500	102.127	102.027	101.927
6.125	106.849	106.749	106.649	5.625	105.255	105.118	105.055	4.625	102.378	102.278	102.178
6.250	108.122	108.022	107.922	5.750	105.781	105.644	105.581	4.750	102.710	102.610	102.510

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	98.667	98.567	98.467	2.750	94.757	94.657	94.557
4.375	99.363	99.263	99.163	2.875	95.442	95.342	95.242
4.500	100.066	99.966	99.866	2.990	96.017	95.917	95.817
4.625	100.567	100.467	100.367	3.000	96.117	96.017	95.917
4.750	101.194	101.094	100.994	3.125	96.739	96.639	96.539
4.875	101.758	101.658	101.558	3.250	97.268	97.168	97.068
4.990	102.226	102.126	102.026	3.375	97.769	97.669	97.569
5.000	102.326	102.226	102.126	3.500	97.921	97.821	97.721
5.125	102.541	102.426	102.341	3.625	98.470	98.370	98.270
5.250	102.993	102.878	102.793	3.750	99.005	98.905	98.805
5.375	103.525	103.411	103.325	3.875	99.519	99.419	99.319
5.500	103.923	103.808	103.723	3.990	99.342	99.242	99.142
5.625	103.065	102.928	102.865	4.000	99.442	99.342	99.242
5.750	103.517	103.380	103.317	4.125	99.958	99.858	99.758
5.875	103.748	103.648	103.548	4.250	100.231	100.131	100.031
5.990	103.829	103.729	103.629	4.375	100.502	100.402	100.302
6.000	103.929	103.829	103.729	4.500	100.916	100.816	100.716
6.125	104.078	103.978	103.878	4.625	101.104	101.004	100.904
6.250	105.201	105.101	105.001	4.750	101.374	101.274	101.174

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	-2.750	-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

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

Program Feataures

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

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

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

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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **6/22/2018**
45 Day Lock Exp.: **7/9/2018**
60 Day Lock Exp.: **7/23/2018**

W. Rate Sheet Dated: 5/23/2018 **Release Time: 4:40 pm 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	98.007	97.907	97.807	4.250	97.907	97.807	97.707	3.750	96.124	96.024	95.924	3.750	96.024	95.924	95.824
4.375	98.703	98.603	98.503	4.375	98.603	98.503	98.403	3.875	96.826	96.726	96.626	3.875	96.726	96.626	96.526
4.500	99.406	99.306	99.206	4.500	99.306	99.206	99.106	3.990	97.421	97.321	97.221	3.990	97.321	97.221	97.121
4.625	99.992	99.892	99.792	4.625	99.892	99.792	99.692	4.000	97.521	97.421	97.321	4.000	97.421	97.321	97.221
4.750	100.619	100.519	100.419	4.750	100.519	100.419	100.319	4.125	98.190	98.090	97.990	4.125	98.090	97.990	97.890
4.875	101.183	101.083	100.983	4.875	101.083	100.983	100.883	4.250	98.894	98.794	98.694	4.250	98.794	98.694	98.594
4.990	101.651	101.551	101.451	4.990	101.551	101.451	101.351	4.375	99.507	99.407	99.307	4.375	99.407	99.307	99.207
5.000	101.751	101.651	101.551	5.000	101.651	101.551	101.451	4.500	100.155	100.055	99.955	4.500	100.055	99.955	99.855
5.125	102.412	102.297	102.212	5.125	102.312	102.197	102.112	4.625	100.700	100.600	100.500	4.625	100.600	100.500	100.400
5.250	102.864	102.749	102.664	5.250	102.764	102.649	102.564	4.750	101.248	101.148	101.048	4.750	101.148	101.048	100.948
5.375	103.396	103.282	103.196	5.375	103.296	103.182	103.096	4.875	101.581	101.481	101.381	4.875	101.481	101.381	101.281
5.500	103.794	103.679	103.594	5.500	103.694	103.579	103.494	4.990	101.963	101.863	101.763	4.990	101.863	101.763	101.663
5.625	103.936	103.799	103.736	5.625	103.836	103.699	103.636	5.000	102.063	101.963	101.863	5.000	101.963	101.863	101.763
5.750	104.388	104.251	104.188	5.750	104.288	104.151	104.088	5.125	102.492	102.378	102.242	5.125	102.392	102.278	102.142
5.875	104.769	104.669	104.569	5.875	104.669	104.569	104.469	5.250	103.031	102.916	102.779	5.250	102.931	102.816	102.679
5.990	105.000	104.900	104.800	5.990	104.900	104.800	104.700	5.375	103.387	103.273	103.133	5.375	103.287	103.173	103.033
6.000	105.100	105.000	104.900	6.000	105.000	104.900	104.800	5.500	103.798	103.684	103.544	5.500	103.698	103.584	103.444
6.125	105.399	105.299	105.199	6.125	105.299	105.199	105.099	5.625	103.805	103.668	103.605	5.625	103.705	103.568	103.505
6.250	106.672	106.572	106.472	6.250	106.572	106.472	106.372	5.750	104.331	104.194	104.131	5.750	104.231	104.094	104.031

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.601	93.501	93.401	2.750	93.501	93.401	93.301
2.875	94.286	94.186	94.086	2.875	94.186	94.086	93.986
2.990	94.861	94.761	94.661	2.990	94.761	94.661	94.561
3.000	94.961	94.861	94.761	3.000	94.861	94.761	94.661
3.125	95.583	95.483	95.383	3.125	95.483	95.383	95.283
3.250	96.112	96.012	95.912	3.250	96.012	95.912	95.812
3.375	96.613	96.513	96.413	3.375	96.513	96.413	96.313
3.500	97.046	96.946	96.846	3.500	96.946	96.846	96.746
3.625	97.595	97.495	97.395	3.625	97.495	97.395	97.295
3.750	98.130	98.030	97.930	3.750	98.030	97.930	97.830
3.875	98.644	98.544	98.444	3.875	98.544	98.444	98.344
3.990	98.991	98.891	98.791	3.990	98.891	98.791	98.691
4.000	99.091	98.991	98.891	4.000	98.991	98.891	98.791
4.125	99.607	99.507	99.407	4.125	99.507	99.407	99.307
4.250	99.880	99.780	99.680	4.250	99.780	99.680	99.580
4.375	100.151	100.051	99.951	4.375	100.051	99.951	99.851
4.500	100.627	100.527	100.427	4.500	100.527	100.427	100.327
4.625	100.878	100.778	100.678	4.625	100.778	100.678	100.578
4.750	101.210	101.110	101.010	4.750	101.110	101.010	100.910

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	97.217	97.117	97.017	4.250	97.117	97.017	96.917	2.750	93.257	93.157	93.057	2.750	93.157	93.057	92.957
4.375	97.913	97.813	97.713	4.375	97.813	97.713	97.613	2.875	93.942	93.842	93.742	2.875	93.842	93.742	93.642
4.500	98.616	98.516	98.416	4.500	98.516	98.416	98.316	2.990	94.517	94.417	94.317	2.990	94.417	94.317	94.217
4.625	99.117	99.017	98.917	4.625	99.017	98.917	98.817	3.000	94.617	94.517	94.417	3.000	94.517	94.417	94.317
4.750	99.744	99.644	99.544	4.750	99.644	99.544	99.444	3.125	95.239	95.139	95.039	3.125	95.139	95.039	94.939
4.875	100.308	100.208	100.108	4.875	100.208	100.108	100.008	3.250	95.768	95.668	95.568	3.250	95.668	95.568	95.468
4.990	100.776	100.676	100.576	4.990	100.676	100.576	100.476	3.375	96.269	96.169	96.069	3.375	96.169	96.069	95.969
5.000	100.876	100.776	100.676	5.000	100.776	100.676	100.576	3.500	96.421	96.321	96.221	3.500	96.321	96.221	96.121
5.125	101.091	100.976	100.891	5.125	100.991	100.876	100.791	3.625	96.970	96.870	96.770	3.625	96.870	96.770	96.670
5.250	101.543	101.428	101.343	5.250	101.443	101.328	101.243	3.750	97.505	97.405	97.305	3.750	97.405	97.305	97.205
5.375	102.075	101.961	101.875	5.375	101.975	101.861	101.775	3.875	98.019	97.919	97.819	3.875	97.919	97.819	97.719
5.500	102.473	102.358	102.273	5.500	102.373	102.258	102.173	3.990	97.842	97.742	97.642	3.990	97.742	97.642	97.542
5.625	101.615	101.478	101.415	5.625	101.515	101.378	101.315	4.000	97.942	97.842	97.742	4.000	97.842	97.742	97.642
5.750	102.067	101.930	101.867	5.750	101.967	101.830	101.767	4.125	98.458	98.358	98.258	4.125	98.358	98.258	98.158
5.875	102.298	102.198	102.098	5.875	102.198	102.098	101.998	4.250	98.731	98.631	98.531	4.250	98.631	98.531	98.431
5.990	102.379	102.279	102.179	5.990	102.279	102.179	102.079	4.375	99.002	98.902	98.802	4.375	98.902	98.802	98.702
6.000	102.479	102.379	102.279	6.000	102.379	102.279	102.179	4.500	99.416	99.316	99.216	4.500	99.316	99.216	99.116
6.125	102.628	102.528	102.428	6.125	102.528	102.428	102.328	4.625	99.604	99.504	99.404	4.625	99.504	99.404	99.304
6.250	103.751	103.651	103.551	6.250	103.651	103.551	103.451	4.750	99.874	99.774	99.674	4.750	99.774	99.674	99.574

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

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

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 LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC 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%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/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)(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 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

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.

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.: **6/22/2018**
45 Day Lock Exp.: **7/9/2018**
60 Day Lock Exp.: **7/23/2018**

W. Rate Sheet Dated: **5/23/2018** **Release Time:** **4:40 pm 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	99.457	99.357	99.257	3.750	97.574	97.474	97.374	2.750	95.101	95.001	94.901	4.250	98.667	98.567	98.467	2.750	94.757	94.657	94.557
4.375	100.153	100.053	99.953	3.875	98.276	98.176	98.076	2.875	95.786	95.686	95.586	4.375	99.363	99.263	99.163	2.875	95.442	95.342	95.242
4.500	100.856	100.756	100.656	3.990	98.871	98.771	98.671	2.990	96.361	96.261	96.161	4.500	100.066	99.966	99.866	2.990	96.017	95.917	95.817
4.625	101.442	101.342	101.242	4.000	98.971	98.871	98.771	3.000	96.461	96.361	96.261	4.625	100.567	100.467	100.367	3.000	96.117	96.017	95.917
4.750	102.069	101.969	101.869	4.125	99.640	99.540	99.440	3.125	97.083	96.983	96.883	4.750	101.194	101.094	100.994	3.125	96.739	96.639	96.539
4.875	102.633	102.533	102.433	4.250	100.344	100.244	100.144	3.250	97.612	97.512	97.412	4.875	101.758	101.658	101.558	3.250	97.268	97.168	97.068
4.990	103.101	103.001	102.901	4.375	100.957	100.857	100.757	3.375	98.113	98.013	97.913	4.990	102.226	102.126	102.026	3.375	97.769	97.669	97.569
5.000	103.201	103.101	103.001	4.500	101.605	101.505	101.405	3.500	98.546	98.446	98.346	5.000	102.326	102.226	102.126	3.500	97.921	97.821	97.721
5.125	103.862	103.747	103.662	4.625	102.150	102.050	101.950	3.625	99.095	98.995	98.895	5.125	102.541	102.426	102.341	3.625	98.470	98.370	98.270
5.250	104.314	104.199	104.114	4.750	102.698	102.598	102.498	3.750	99.630	99.530	99.430	5.250	102.993	102.878	102.793	3.750	99.005	98.905	98.805
5.375	104.846	104.732	104.646	4.875	103.031	102.931	102.831	3.875	100.144	100.044	99.944	5.375	103.525	103.411	103.325	3.875	99.519	99.419	99.319
5.500	105.244	105.129	105.044	4.990	103.413	103.313	103.213	3.990	100.491	100.391	100.291	5.500	103.923	103.808	103.723	3.990	99.342	99.242	99.142
5.625	105.386	105.249	105.186	5.000	103.513	103.413	103.313	4.000	100.591	100.491	100.391	5.625	103.065	102.928	102.865	4.000	99.442	99.342	99.242
5.750	105.838	105.701	105.638	5.125	103.942	103.828	103.692	4.125	101.107	101.007	100.907	5.750	103.517	103.380	103.317	4.125	99.958	99.858	99.758
5.875	106.219	106.119	106.019	5.250	104.481	104.366	104.229	4.250	101.380	101.280	101.180	5.875	103.748	103.648	103.548	4.250	100.231	100.131	100.031
5.990	106.450	106.350	106.250	5.375	104.837	104.723	104.583	4.375	101.651	101.551	101.451	5.990	103.829	103.729	103.629	4.375	100.502	100.402	100.302
6.000	106.550	106.450	106.350	5.500	105.248	105.134	104.994	4.500	102.127	102.027	101.927	6.000	103.929	103.829	103.729	4.500	100.916	100.816	100.716
6.125	106.849	106.749	106.649	5.625	105.255	105.118	105.055	4.625	102.378	102.278	102.178	6.125	104.078	103.978	103.878	4.625	101.104	101.004	100.904
6.250	108.122	108.022	107.922	5.750	105.781	105.644	105.581	4.750	102.710	102.610	102.510	6.250	105.201	105.101	105.001	4.750	101.374	101.274	101.174

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

	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.

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.: **6/22/2018**
45 Day Lock Exp.: **7/9/2018**
60 Day Lock Exp.: **7/23/2018**

W. Rate Sheet Dated: **5/23/2018** **Release Time:** **4:40 pm 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	96.636	96.511	96.386
4.125	97.673	97.548	97.423
4.250	98.335	98.210	98.085
4.375	99.032	98.907	98.782
4.500	99.500	99.375	99.250
4.625	100.122	99.997	99.872
4.750	100.647	100.522	100.397
4.875	101.117	100.992	100.867
5.000	101.298	101.173	101.048
5.125	101.502	101.377	101.252
5.250	101.746	101.621	101.496
5.375	101.899	101.774	101.649
5.500	101.900	101.775	101.650

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	97.092	96.967	96.842
3.625	97.556	97.431	97.306
3.750	97.983	97.858	97.733
3.875	98.592	98.467	98.342
4.000	98.937	98.812	98.687
4.125	99.191	99.066	98.941
4.250	99.476	99.351	99.226
4.375	99.736	99.611	99.486
4.500	99.987	99.862	99.737
4.625	100.252	100.127	100.002
4.750	100.520	100.395	100.270

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	97.277	97.152	97.027
3.375	97.760	97.635	97.510
3.500	98.216	98.091	97.966
3.625	98.636	98.511	98.386
3.750	99.022	98.897	98.772
3.875	99.375	99.250	99.125
4.000	99.700	99.575	99.450
4.125	100.063	99.938	99.813
4.250	100.397	100.272	100.147
4.375	100.707	100.582	100.457
4.500	101.017	100.892	100.767
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 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

[1]Full Am. [2]ARMs 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)