



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.: 6/22/2018

45 Day Lock Exp.: 7/9/2018

60 Day Lock Exp.: 7/23/2018

W. Rate Sheet Dated: 5/23/2018

Release Time: 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	97.502	97.352	97.202	3.500	96.913	96.763	96.613	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.036	97.886	97.736	3.625	97.412	97.262	97.112	2.000	N/A	N/A	N/A	3.250	98.129	97.979	97.829
3.750	99.103	98.953	98.803	3.750	98.636	98.486	98.336	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.633	99.483	99.333	3.875	99.130	98.980	98.830	2.250	93.410	93.260	93.110	3.500	99.211	99.061	98.911
4.000	100.158	100.008	99.858	4.000	99.620	99.470	99.320	2.375	93.775	93.625	93.475	3.625	99.745	99.595	99.445
4.125	100.686	100.536	100.386	4.125	100.112	99.962	99.812	2.500	92.897	92.747	92.597	Margin = 2.250		Index = 2.310	
4.250	101.611	101.455	101.299	4.250	100.894	100.738	100.582	2.625	93.847	93.697	93.547				
4.375	102.129	101.973	101.816	4.375	101.376	101.220	101.064	2.750	96.496	96.346	96.196				
4.500	102.639	102.483	102.326	4.500	101.851	101.694	101.538	2.875	97.061	96.911	96.761				
4.625	103.060	102.904	102.748	4.625	102.236	102.080	101.924	3.000	97.535	97.385	97.235				
4.750	103.185	103.029	102.826	4.750	102.315	102.159	101.956	3.125	98.009	97.859	97.709				
4.875	103.366	103.210	103.007	4.875	102.714	102.557	102.354	3.250	98.473	98.323	98.173				
5.000	103.993	103.837	103.634	5.000	103.105	102.948	102.745	3.375	98.943	98.793	98.643				
5.125	104.411	104.255	104.052	5.125	103.307	103.151	102.948	3.500	99.409	99.259	99.109				
5.250	104.552	104.380	104.161	5.250	103.414	103.242	103.023	3.625	99.878	99.728	99.578				
5.375	104.829	104.657	104.438	5.375	103.772	103.600	103.382	3.750	100.075	99.925	99.775				
5.500	104.819	104.647	104.429	5.500	104.101	103.929	103.710	3.875	100.533	100.383	100.233				
5.625	105.098	104.926	104.708	5.625	104.544	104.372	104.154	4.000	100.984	100.834	100.684				
5.750	105.376	105.235	105.135	5.750	104.229	104.088	103.988	4.125	101.345	101.195	101.045				

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	96.302	96.152	96.002	3.500	95.913	95.763	95.613	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	96.836	96.686	96.536	3.625	96.412	96.262	96.112	2.000	N/A	N/A	N/A	3.250	97.129	96.979	96.829
3.750	97.903	97.753	97.603	3.750	97.636	97.486	97.336	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.433	98.283	98.133	3.875	98.130	97.980	97.830	2.250	92.410	92.260	92.110	3.500	98.211	98.061	97.911
4.000	98.958	98.808	98.658	4.000	98.620	98.470	98.320	2.375	92.775	92.625	92.475	3.625	98.745	98.595	98.445
4.125	99.486	99.336	99.186	4.125	99.112	98.962	98.812	2.500	91.897	91.747	91.597	Margin = 2.250		Index = 2.310	
4.250	100.411	100.255	100.099	4.250	99.894	99.738	99.582	2.625	92.847	92.697	92.547	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.929	100.773	100.616	4.375	100.376	100.220	100.064	2.750	95.496	95.346	95.196	Rate	30 Day	45 Day	60 Day
4.500	101.439	101.283	101.126	4.500	100.851	100.694	100.538	2.875	96.061	95.911	95.761	4.500	100.139	99.889	99.639
4.625	101.860	101.704	101.548	4.625	101.236	101.080	100.924	3.000	96.535	96.385	96.235	4.625	100.560	100.310	100.060
4.750	101.883	101.726	101.523	4.750	101.315	101.159	100.956	3.125	97.009	96.859	96.709	4.750	100.533	100.283	100.033
4.875	102.416	102.260	102.057	4.875	101.714	101.557	101.354	3.250	97.473	97.323	97.173	4.875	100.966	100.716	100.466
5.000	102.843	102.687	102.484	5.000	102.105	101.948	101.745	3.375	97.943	97.793	97.643	5.000	101.393	101.143	100.893
5.125	103.261	103.105	102.902	5.125	102.407	102.251	102.048	3.500	98.409	98.259	98.109	5.125	101.731	101.481	101.231
5.250	104.122	103.950	103.731	5.250	102.414	102.242	102.023	3.625	98.878	98.728	98.578	5.250	101.341	101.091	100.841
5.375	104.399	104.227	104.008	5.375	102.772	102.600	102.382	3.750	99.075	98.925	98.775	5.375	101.825	101.575	101.325
5.500	104.589	104.417	104.199	5.500	103.101	102.929	102.710	3.875	99.533	99.383	99.233	5.500	101.969	101.719	101.469
5.625	104.818	104.646	104.428	5.625	103.544	103.372	103.154	4.000	99.984	99.834	99.684	5.625	102.388	102.138	101.888
5.750	105.146	105.005	104.905	5.750	103.229	103.088	102.988	4.125	100.345	100.195	100.045	5.750	102.806	102.556	102.306

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	99.289	99.039	98.789	4.500	99.031	98.781	98.531
4.750	99.683	99.433	99.183	4.750	99.495	99.245	98.995
5.000	100.543	100.293	100.043	5.000	100.285	100.035	99.785
5.250	101.560	101.310	101.060	5.250	101.339	101.089	100.839
5.500	101.980	101.730	101.480	5.500	101.281	101.031	100.781
5.625	102.191	101.941	101.691	5.625	101.724	101.474	101.224
5.750	102.550	102.300	102.050	5.750	101.409	101.159	100.909
5.875	102.780	102.530	102.280	5.875	101.777	101.527	101.277

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/22/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/23/2018

Release Time: 10:00 am ET

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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	95.336	95.186	95.036	3.250	94.873	94.723	94.573	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	96.031	95.881	95.731	3.375	95.478	95.328	95.178	2.000	N/A	N/A	N/A	3.250	97.19	97.042	96.892
3.500	96.564	96.414	96.264	3.500	95.976	95.826	95.676	2.125	N/A	N/A	N/A	3.375	97.78	97.632	97.482
3.625	97.098	96.948	96.798	3.625	96.474	96.324	96.174	2.250	89.910	89.760	89.610	3.500	98.27	98.124	97.974
3.750	98.259	98.109	97.959	3.750	97.792	97.642	97.492	2.375	90.275	90.125	89.975	3.625	98.81	98.657	98.507
3.875	98.789	98.639	98.489	3.875	98.287	98.137	97.987	2.500	89.397	89.247	89.097	Margin = 2.250		Index = 2.310	
4.000	99.315	99.165	99.015	4.000	98.776	98.626	98.476	2.625	90.347	90.197	90.047				
4.125	99.843	99.693	99.543	4.125	99.269	99.119	98.969	2.750	94.809	94.659	94.509				
4.250	100.674	100.518	100.361	4.250	99.957	99.800	99.644	2.875	95.373	95.223	95.073				
4.375	101.191	101.035	100.879	4.375	100.439	100.282	100.126	3.000	95.847	95.697	95.547				
4.500	101.701	101.545	101.389	4.500	100.913	100.757	100.601	3.125	96.322	96.172	96.022				
4.625	102.123	101.966	101.810	4.625	101.299	101.142	100.986	3.250	97.535	97.385	97.235				
4.750	101.779	101.623	101.419	4.750	100.909	100.753	100.550	3.375	98.006	97.856	97.706				
4.875	101.960	101.804	101.601	4.875	101.307	101.151	100.948	3.500	98.472	98.322	98.172				
5.000	102.587	102.431	102.227	5.000	101.698	101.542	101.339	3.625	98.940	98.790	98.640				
5.125	103.005	102.848	102.645	5.125	101.901	101.744	101.541	3.750	99.231	99.081	98.931				
5.250	101.583	101.411	101.193	5.250	100.445	100.273	100.055	3.875	99.689	99.539	99.389				
5.375	101.860	101.688	101.470	5.375	100.804	100.632	100.413	4.000	100.140	99.990	99.840				
5.500	101.850	101.679	101.460	5.500	101.132	100.960	100.741	4.125	100.502	100.352	100.202				

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	94.136	93.986	93.836	3.250	93.873	93.723	93.573	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	94.831	94.681	94.531	3.375	94.478	94.328	94.178	2.000	N/A	N/A	N/A	3.250	96.192	96.042	95.892
3.500	95.364	95.214	95.064	3.500	94.976	94.826	94.676	2.125	N/A	N/A	N/A	3.375	96.782	96.632	96.482
3.625	95.898	95.748	95.598	3.625	95.474	95.324	95.174	2.250	90.660	90.510	90.360	3.500	97.274	97.124	96.974
3.750	97.059	96.909	96.759	3.750	96.792	96.642	96.492	2.375	91.025	90.875	90.725	3.625	97.807	97.657	97.507
3.875	97.589	97.439	97.289	3.875	97.287	97.137	96.987	2.500	90.147	89.997	89.847	Margin = 2.250		Index = 2.310	
4.000	98.115	97.965	97.815	4.000	97.776	97.626	97.476	2.625	91.097	90.947	90.797	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.643	98.493	98.343	4.125	98.269	98.119	97.969	2.750	94.590	94.440	94.290	Rate	30 Day	45 Day	60 Day
4.250	99.474	99.318	99.161	4.250	98.957	98.800	98.644	2.875	95.154	95.004	94.854	4.500	99.201	98.951	98.701
4.375	99.991	99.835	99.679	4.375	99.439	99.282	99.126	3.000	95.628	95.478	95.328	4.625	99.623	99.373	99.123
4.500	100.501	100.345	100.189	4.500	99.913	99.757	99.601	3.125	96.103	95.953	95.803	4.750	99.126	98.876	98.626
4.625	100.923	100.766	100.610	4.625	100.299	100.142	99.986	3.250	96.004	95.854	95.704	4.875	99.560	99.310	99.060
4.750	100.476	100.320	100.117	4.750	99.909	99.753	99.550	3.375	96.475	96.325	96.175	5.000	99.987	99.737	99.487
4.875	101.010	100.854	100.651	4.875	100.307	100.151	99.948	3.500	96.941	96.791	96.641	5.125	100.325	100.075	99.825
5.000	101.437	101.281	101.077	5.000	100.698	100.542	100.339	3.625	97.409	97.259	97.109	5.250	98.372	98.122	97.872
5.125	101.855	101.698	101.495	5.125	101.001	100.844	100.641	3.750	96.887	96.737	96.587	5.375	98.856	98.606	98.356
5.250	101.153	100.981	100.763	5.250	99.445	99.273	99.055	3.875	97.345	97.195	97.045	5.500	99.000	98.750	98.500
5.375	101.430	101.258	101.040	5.375	99.804	99.632	99.413	4.000	97.796	97.646	97.496	5.625	99.419	99.169	98.919
5.500	101.620	101.449	101.230	5.500	100.132	99.960	99.741	4.125	98.158	98.008	97.858	5.750	99.368	99.118	98.868

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:	5/23/2018 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	98.351	98.101	97.851	4.500	98.093	97.843	97.593
4.750	98.276	98.026	97.776	4.750	98.089	97.839	97.589
5.000	99.137	98.887	98.637	5.000	98.878	98.628	98.378
5.250	98.591	98.341	98.091	5.250	98.371	98.121	97.871
5.500	99.011	98.761	98.511	5.500	98.312	98.062	97.812
5.625	99.222	98.972	98.722	5.625	98.755	98.505	98.255
5.750	99.112	98.862	98.612	5.750	97.971	97.721	97.471
5.875	99.342	99.092	98.842	5.875	98.340	98.090	97.840

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

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



AFR Loan Center

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Lockdesk@afrawholesale.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: 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
4.125	98.457	98.357	98.257	4.500	101.214	101.114	101.014	3.000	96.229	96.129	96.029	3.000	97.014	96.914	96.814
4.250	99.146	99.046	98.946	4.625	101.855	101.755	101.655	3.125	96.769	96.669	96.569	3.125	97.371	97.271	97.171
4.375	99.751	99.651	99.551	4.750	102.407	102.307	102.207	3.250	97.155	97.055	96.955	3.250	98.062	97.962	97.862
4.500	100.290	100.190	100.090	4.875	102.790	102.690	102.590	3.375	97.707	97.607	97.507	3.375	98.420	98.320	98.220
4.625	101.010	100.910	100.810	4.990	103.040	102.940	102.840	3.500	98.244	98.144	98.044	3.500	98.770	98.670	98.570
4.750	101.652	101.552	101.452	5.000	103.140	103.040	102.940	3.625	98.771	98.671	98.571	3.625	99.123	99.023	98.923
4.875	102.165	102.065	101.965	5.125	103.664	103.564	103.459	3.750	99.205	99.105	99.005	3.750	99.715	99.615	99.515
4.990	102.536	102.436	102.336	5.250	104.188	104.088	103.982	3.875	99.741	99.641	99.541	3.875	100.062	99.962	99.862
5.000	102.636	102.536	102.436	5.375	104.533	104.433	104.327	3.990	100.152	100.052	99.952	3.990	100.297	100.197	100.097
5.125	103.306	103.206	103.106	5.500	104.851	104.751	104.646	4.000	100.252	100.152	100.052	4.000	100.397	100.297	100.197
5.250	103.982	103.882	103.782	5.625	105.110	105.010	104.904	4.125	100.752	100.652	100.552	4.125	100.725	100.625	100.525
5.375	104.454	104.354	104.254	5.750	105.595	105.495	105.395	4.250	101.059	100.959	100.859	4.250	101.186	101.086	100.986
5.500	104.813	104.713	104.613	5.875	105.924	105.824	105.723	4.375	101.348	101.248	101.148	4.375	101.498	101.398	101.298
5.625	105.106	105.006	104.906	5.990	106.116	106.016	105.915	4.500	101.721	101.621	101.521	4.500	101.785	101.685	101.585
5.750	105.779	105.679	105.579	6.000	106.216	106.116	106.015	4.625	102.138	102.038	101.938	4.625	102.043	101.943	101.843
5.875	106.201	106.101	106.001	6.125	106.452	106.352	106.251	4.750	102.397	102.297	102.197	4.750	102.214	102.114	102.014
5.990	106.474	106.374	106.274	6.250	106.756	106.574	106.464	4.875	102.644	102.544	102.444	4.875	102.377	102.277	102.177
6.000	106.574	106.474	106.374	6.375	107.062	106.880	106.770	4.990	102.752	102.652	102.552	4.990	102.448	102.348	102.248
6.125	106.866	106.766	106.666	6.500	N/A	N/A	N/A	5.000	102.852	102.752	102.652	5.000	102.548	102.448	102.348

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	98.062	97.962	97.862	2.875	95.443	95.343	95.243
4.375	98.688	98.588	98.488	2.990	95.762	95.662	95.562
4.500	99.263	99.163	99.063	3.000	95.862	95.762	95.662
4.625	99.874	99.774	99.674	3.125	96.293	96.193	96.093
4.750	100.578	100.478	100.378	3.250	96.744	96.644	96.544
4.875	101.127	101.027	100.927	3.375	97.177	97.077	96.977
4.990	101.538	101.438	101.338	3.500	97.621	97.521	97.421
5.000	101.638	101.538	101.438	3.625	98.045	97.945	97.845
5.125	101.890	101.790	101.690	3.750	98.447	98.347	98.247
5.250	102.314	102.214	102.108	3.875	98.873	98.773	98.673
5.375	102.824	102.724	102.618	3.990	99.193	99.093	98.993
5.500	103.321	103.221	103.115	4.000	99.293	99.193	99.093
5.625	103.539	103.439	103.333	4.125	99.698	99.598	99.498
5.750	103.755	103.655	103.549	4.250	99.908	99.808	99.708
5.875	102.783	102.683	102.582	4.375	100.105	100.005	99.905
5.990	103.152	103.052	102.952	4.500	100.372	100.272	100.172
6.000	103.252	103.152	103.052	4.625	100.725	100.625	100.525
6.125	103.500	103.400	103.299	4.750	100.896	100.796	100.696
6.250	103.730	103.630	103.530	4.875	101.057	100.957	100.857

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/22/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/23/2018

Release Time: 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
4.125	96.713	96.613	96.513	4.125	95.548	95.448	95.348	4.500	99.764	99.664	99.564	4.500	98.217	98.117	98.017
4.250	97.502	97.402	97.302	4.250	96.615	96.515	96.415	4.625	100.405	100.305	100.205	4.625	98.741	98.641	98.541
4.375	98.082	97.982	97.882	4.375	97.268	97.168	97.068	4.750	100.957	100.857	100.757	4.750	99.661	99.561	99.461
4.500	98.709	98.609	98.509	4.500	97.978	97.878	97.778	4.875	101.340	101.240	101.140	4.875	100.181	100.081	99.981
4.625	99.475	99.375	99.275	4.625	99.015	98.915	98.815	4.990	101.590	101.490	101.390	4.990	100.556	100.456	100.356
4.750	100.202	100.102	100.002	4.750	100.003	99.903	99.803	5.000	101.690	101.590	101.490	5.000	100.656	100.556	100.456
4.875	100.712	100.612	100.512	4.875	100.581	100.481	100.381	5.125	102.214	102.114	102.009	5.125	101.048	100.948	100.848
4.990	101.086	100.986	100.886	4.990	100.997	100.897	100.797	5.250	102.738	102.638	102.532	5.250	101.786	101.686	101.586
5.000	101.186	101.086	100.986	5.000	101.097	100.997	100.897	5.375	103.083	102.983	102.877	5.375	102.279	102.179	102.079
5.125	101.856	101.756	101.656	5.125	101.596	101.496	101.396	5.500	103.401	103.301	103.196	5.500	102.671	102.571	102.471
5.250	102.532	102.432	102.332	5.250	102.521	102.421	102.321	5.625	103.660	103.560	103.454	5.625	103.014	102.914	102.814
5.375	103.004	102.904	102.804	5.375	103.058	102.958	102.858	5.750	104.145	104.045	103.945	5.750	103.563	103.463	103.363
5.500	103.363	103.263	103.163	5.500	103.458	103.358	103.258	5.875	104.474	104.374	104.273	5.875	104.004	103.904	103.804
5.625	103.656	103.556	103.456	5.625	103.783	103.683	103.583	5.990	104.666	104.566	104.465	5.990	104.297	104.197	104.097
5.750	104.329	104.229	104.129	5.750	104.710	104.610	104.510	6.000	104.766	104.666	104.565	6.000	104.397	104.297	104.197
5.875	104.751	104.651	104.551	5.875	105.190	105.090	104.990	6.125	105.002	104.902	104.801	6.125	104.713	104.613	104.513
5.990	105.024	104.924	104.824	5.990	105.501	105.401	105.301	6.250	105.306	105.124	105.014	6.250	104.908	104.791	104.681
6.000	105.124	105.024	104.924	6.000	105.601	105.501	105.401	6.375	105.612	105.430	105.320	6.375	105.319	105.202	105.092
6.125	105.416	105.316	105.216	6.125	105.925	105.825	105.725	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	95.443	95.343	95.243	3.000	N/A	#N/A	#N/A	3.000	95.514	95.414	95.314	3.000	N/A	#N/A	#N/A
2.990	95.762	95.662	95.562	3.125	93.765	93.665	93.565	3.125	95.871	95.771	95.671	3.125	93.568	93.468	93.368
3.000	95.862	95.762	95.662	3.250	94.172	94.072	93.972	3.250	96.562	96.462	96.362	3.250	93.965	93.865	93.765
3.125	96.293	96.193	96.093	3.375	94.628	94.528	94.428	3.375	96.920	96.820	96.720	3.375	94.431	94.331	94.231
3.250	96.744	96.644	96.544	3.500	95.313	95.213	95.113	3.500	97.270	97.170	97.070	3.500	95.105	95.005	94.905
3.375	97.177	97.077	96.977	3.625	95.985	95.885	95.785	3.625	97.623	97.523	97.423	3.625	95.788	95.688	95.588
3.500	97.621	97.521	97.421	3.750	96.378	96.278	96.178	3.750	98.215	98.115	98.015	3.750	96.170	96.070	95.970
3.625	98.045	97.945	97.845	3.875	97.062	96.962	96.862	3.875	98.562	98.462	98.362	3.875	96.855	96.755	96.655
3.750	98.447	98.347	98.247	3.990	97.616	97.516	97.416	3.990	98.797	98.697	98.597	3.990	97.398	97.298	97.198
3.875	98.873	98.773	98.673	4.000	97.716	97.616	97.516	4.000	98.897	98.797	98.697	4.000	97.498	97.398	97.298
3.990	99.193	99.093	98.993	4.125	98.357	98.257	98.157	4.125	99.225	99.125	99.025	4.125	98.140	98.040	97.940
4.000	99.293	99.193	99.093	4.250	98.697	98.597	98.497	4.250	99.686	99.586	99.486	4.250	98.480	98.380	98.280
4.125	99.698	99.598	99.498	4.375	99.149	99.049	98.949	4.375	99.998	99.898	99.798	4.375	98.912	98.812	98.712
4.250	99.908	99.808	99.708	4.500	99.719	99.619	99.519	4.500	100.285	100.185	100.085	4.500	99.482	99.382	99.282
4.375	100.105	100.005	99.905	4.625	100.258	100.158	100.058	4.625	100.543	100.443	100.343	4.625	100.021	99.921	99.821
4.500	100.372	100.272	100.172	4.750	100.548	100.448	100.348	4.750	100.714	100.614	100.514	4.750	100.311	100.211	100.111
4.625	100.725	100.625	100.525	4.875	100.821	100.721	100.621	4.875	100.877	100.777	100.677	4.875	100.573	100.473	100.373
4.750	100.896	100.796	100.696	4.990	100.958	100.858	100.758	4.990	100.948	100.848	100.748	4.990	100.741	100.641	100.541
4.875	101.057	100.957	100.857	5.000	101.058	100.958	100.858	5.000	101.048	100.948	100.848	5.000	100.841	100.741	100.641

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

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

LLPA Cap			
Characteristic	30/25 yr	20 - 10 yr	
Owner Occupied LTV < 80%	2.000	2.000	
Owner Occupied LTV ≥ 80%	0.750	0.000	
Investment & 2nd Home LTV ≤ 105%	2.000	2.000	
Investment & 2nd Home LTV > 105%	2.000	1.500	

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

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

*Not applicable to detached condominiums or site condominiums

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

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: 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	99.309	99.209	99.109	3.750	97.437	97.337	97.237	2.750	94.976	94.876	94.776
4.375	100.017	99.917	99.817	3.875	98.153	98.053	97.953	2.875	95.660	95.560	95.460
4.500	100.736	100.636	100.536	3.990	98.762	98.662	98.562	2.990	96.236	96.136	96.036
4.625	101.313	101.213	101.113	4.000	98.862	98.762	98.662	3.000	96.336	96.236	96.136
4.750	101.954	101.854	101.754	4.125	99.482	99.382	99.282	3.125	96.960	96.860	96.760
4.875	102.532	102.432	102.332	4.250	100.194	100.094	99.994	3.250	97.491	97.391	97.291
4.990	103.015	102.915	102.815	4.375	100.815	100.715	100.615	3.375	97.994	97.894	97.794
5.000	103.115	103.015	102.915	4.500	101.472	101.372	101.272	3.500	98.389	98.289	98.189
5.125	103.738	103.623	103.538	4.625	102.031	101.931	101.831	3.625	98.942	98.842	98.742
5.250	104.200	104.085	104.000	4.750	102.587	102.487	102.387	3.750	99.481	99.381	99.281
5.375	104.748	104.633	104.548	4.875	102.927	102.827	102.727	3.875	100.007	99.907	99.807
5.500	105.156	105.041	104.956	4.990	103.318	103.218	103.118	3.990	100.381	100.281	100.181
5.625	105.260	105.123	105.060	5.000	103.418	103.318	103.218	4.000	100.481	100.381	100.281
5.750	105.731	105.594	105.531	5.125	103.807	103.693	103.557	4.125	101.004	100.904	100.804
5.875	106.139	106.039	105.939	5.250	104.356	104.241	104.103	4.250	101.282	101.182	101.082
5.990	106.399	106.299	106.199	5.375	104.719	104.605	104.466	4.375	101.556	101.456	101.356
6.000	106.499	106.399	106.299	5.500	105.139	105.024	104.884	4.500	102.048	101.948	101.848
6.125	106.763	106.663	106.563	5.625	105.124	104.988	104.924	4.625	102.302	102.202	102.102
6.250	107.963	107.863	107.763	5.750	105.663	105.527	105.463	4.750	102.637	102.537	102.437

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	98.519	98.419	98.319	2.750	94.632	94.532	94.432
4.375	99.227	99.127	99.027	2.875	95.316	95.216	95.116
4.500	99.946	99.846	99.746	2.990	95.892	95.792	95.692
4.625	100.438	100.338	100.238	3.000	95.992	95.892	95.792
4.750	101.079	100.979	100.879	3.125	96.616	96.516	96.416
4.875	101.657	101.557	101.457	3.250	97.147	97.047	96.947
4.990	102.140	102.040	101.940	3.375	97.650	97.550	97.450
5.000	102.240	102.140	102.040	3.500	97.764	97.664	97.564
5.125	102.417	102.302	102.217	3.625	98.317	98.217	98.117
5.250	102.879	102.764	102.679	3.750	98.856	98.756	98.656
5.375	103.427	103.312	103.227	3.875	99.382	99.282	99.182
5.500	103.835	103.720	103.635	3.990	99.232	99.132	99.032
5.625	102.939	102.802	102.739	4.000	99.332	99.232	99.132
5.750	103.410	103.273	103.210	4.125	99.855	99.755	99.655
5.875	103.668	103.568	103.468	4.250	100.133	100.033	99.933
5.990	103.778	103.678	103.578	4.375	100.407	100.307	100.207
6.000	103.878	103.778	103.678	4.500	100.837	100.737	100.637
6.125	103.992	103.892	103.792	4.625	101.028	100.928	100.828
6.250	105.042	104.942	104.842	4.750	101.301	101.201	101.101

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

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

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

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

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

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

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

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

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

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



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: 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	97.859	97.759	97.659	4.250	97.759	97.659	97.559	3.750	95.987	95.887	95.787	3.750	95.887	95.787	95.687
4.375	98.567	98.467	98.367	4.375	98.467	98.367	98.267	3.875	96.703	96.603	96.503	3.875	96.603	96.503	96.403
4.500	99.286	99.186	99.086	4.500	99.186	99.086	98.986	3.990	97.312	97.212	97.112	3.990	97.212	97.112	97.012
4.625	99.863	99.763	99.663	4.625	99.763	99.663	99.563	4.000	97.412	97.312	97.212	4.000	97.312	97.212	97.112
4.750	100.504	100.404	100.304	4.750	100.404	100.304	100.204	4.125	98.032	97.932	97.832	4.125	97.932	97.832	97.732
4.875	101.082	100.982	100.882	4.875	100.982	100.882	100.782	4.250	98.744	98.644	98.544	4.250	98.644	98.544	98.444
4.990	101.565	101.465	101.365	4.990	101.465	101.365	101.265	4.375	99.365	99.265	99.165	4.375	99.265	99.165	99.065
5.000	101.665	101.565	101.465	5.000	101.565	101.465	101.365	4.500	100.022	99.922	99.822	4.500	99.922	99.822	99.722
5.125	102.288	102.173	102.088	5.125	102.188	102.073	101.988	4.625	100.581	100.481	100.381	4.625	100.481	100.381	100.281
5.250	102.750	102.635	102.550	5.250	102.650	102.535	102.450	4.750	101.137	101.037	100.937	4.750	101.037	100.937	100.837
5.375	103.298	103.183	103.098	5.375	103.198	103.083	102.998	4.875	101.477	101.377	101.277	4.875	101.377	101.277	101.177
5.500	103.706	103.591	103.506	5.500	103.606	103.491	103.406	4.990	101.868	101.768	101.668	4.990	101.768	101.668	101.568
5.625	103.810	103.673	103.610	5.625	103.710	103.573	103.510	5.000	101.968	101.868	101.768	5.000	101.868	101.768	101.668
5.750	104.281	104.144	104.081	5.750	104.181	104.044	103.981	5.125	102.357	102.243	102.107	5.125	102.257	102.143	102.007
5.875	104.689	104.589	104.489	5.875	104.589	104.489	104.389	5.250	102.906	102.791	102.653	5.250	102.806	102.691	102.553
5.990	104.949	104.849	104.749	5.990	104.849	104.749	104.649	5.375	103.269	103.155	103.016	5.375	103.169	103.055	102.916
6.000	105.049	104.949	104.849	6.000	104.949	104.849	104.749	5.500	103.689	103.574	103.434	5.500	103.589	103.474	103.334
6.125	105.313	105.213	105.113	6.125	105.213	105.113	105.013	5.625	103.674	103.538	103.474	5.625	103.574	103.438	103.374
6.250	106.513	106.413	106.313	6.250	106.413	106.313	106.213	5.750	104.213	104.077	104.013	5.750	104.113	103.977	103.913

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.476	93.376	93.276	2.750	93.376	93.276	93.176
2.875	94.160	94.060	93.960	2.875	94.060	93.960	93.860
2.990	94.736	94.636	94.536	2.990	94.636	94.536	94.436
3.000	94.836	94.736	94.636	3.000	94.736	94.636	94.536
3.125	95.460	95.360	95.260	3.125	95.360	95.260	95.160
3.250	95.991	95.891	95.791	3.250	95.891	95.791	95.691
3.375	96.494	96.394	96.294	3.375	96.394	96.294	96.194
3.500	96.889	96.789	96.689	3.500	96.789	96.689	96.589
3.625	97.442	97.342	97.242	3.625	97.342	97.242	97.142
3.750	97.981	97.881	97.781	3.750	97.881	97.781	97.681
3.875	98.507	98.407	98.307	3.875	98.407	98.307	98.207
3.990	98.881	98.781	98.681	3.990	98.781	98.681	98.581
4.000	98.981	98.881	98.781	4.000	98.881	98.781	98.681
4.125	99.504	99.404	99.304	4.125	99.404	99.304	99.204
4.250	99.782	99.682	99.582	4.250	99.682	99.582	99.482
4.375	100.056	99.956	99.856	4.375	99.956	99.856	99.756
4.500	100.548	100.448	100.348	4.500	100.448	100.348	100.248
4.625	100.802	100.702	100.602	4.625	100.702	100.602	100.502
4.750	101.137	101.037	100.937	4.750	101.037	100.937	100.837

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	97.069	96.969	96.869	4.250	96.969	96.869	96.769	2.750	93.132	93.032	92.932	2.750	93.032	92.932	92.832
4.375	97.777	97.677	97.577	4.375	97.677	97.577	97.477	2.875	93.816	93.716	93.616	2.875	93.716	93.616	93.516
4.500	98.496	98.396	98.296	4.500	98.396	98.296	98.196	2.990	94.392	94.292	94.192	2.990	94.292	94.192	94.092
4.625	98.988	98.888	98.788	4.625	98.888	98.788	98.688	3.000	94.492	94.392	94.292	3.000	94.392	94.292	94.192
4.750	99.629	99.529	99.429	4.750	99.529	99.429	99.329	3.125	95.116	95.016	94.916	3.125	95.016	94.916	94.816
4.875	100.207	100.107	100.007	4.875	100.107	100.007	99.907	3.250	95.647	95.547	95.447	3.250	95.547	95.447	95.347
4.990	100.690	100.590	100.490	4.990	100.590	100.490	100.390	3.375	96.150	96.050	95.950	3.375	96.050	95.950	95.850
5.000	100.790	100.690	100.590	5.000	100.690	100.590	100.490	3.500	96.264	96.164	96.064	3.500	96.164	96.064	95.964
5.125	100.967	100.852	100.767	5.125	100.867	100.752	100.667	3.625	96.817	96.717	96.617	3.625	96.717	96.617	96.517
5.250	101.429	101.314	101.229	5.250	101.329	101.214	101.129	3.750	97.356	97.256	97.156	3.750	97.256	97.156	97.056
5.375	101.977	101.862	101.777	5.375	101.877	101.762	101.677	3.875	97.882	97.782	97.682	3.875	97.782	97.682	97.582
5.500	102.385	102.270	102.185	5.500	102.285	102.170	102.085	3.990	97.732	97.632	97.532	3.990	97.632	97.532	97.432
5.625	101.489	101.352	101.289	5.625	101.389	101.252	101.189	4.000	97.832	97.732	97.632	4.000	97.732	97.632	97.532
5.750	101.960	101.823	101.760	5.750	101.860	101.723	101.660	4.125	98.355	98.255	98.155	4.125	98.255	98.155	98.055
5.875	102.218	102.118	102.018	5.875	102.118	102.018	101.918	4.250	98.633	98.533	98.433	4.250	98.533	98.433	98.333
5.990	102.228	102.228	102.228	5.990	102.228	102.228	102.228	4.375	98.907	98.807	98.707	4.375	98.807	98.707	98.607
6.000	102.428	102.328	102.228	6.000	102.328	102.228	102.128	4.500	99.337	99.237	99.137	4.500	99.237	99.137	99.037
6.125	102.542	102.442	102.342	6.125	102.442	102.342	102.242	4.625	99.528	99.428	99.328	4.625	99.428	99.328	99.228
6.250	103.592	103.492	103.392	6.250	103.492	103.392	103.292	4.750	99.801	99.701	99.601	4.750	99.701	99.601	99.501

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									

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



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.:

6/22/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/23/2018

Release Time: 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	99.309	99.209	99.109	3.750	97.437	97.337	97.237	2.750	94.976	94.876	94.776	4.250	98.519	98.419	98.319	2.750	94.632	94.532	94.432
4.375	100.017	99.917	99.817	3.875	98.153	98.053	97.953	2.875	95.660	95.560	95.460	4.375	99.227	99.127	99.027	2.875	95.316	95.216	95.116
4.500	100.736	100.636	100.536	3.990	98.762	98.662	98.562	2.990	96.236	96.136	96.036	4.500	99.946	99.846	99.746	2.990	95.892	95.792	95.692
4.625	101.313	101.213	101.113	4.000	98.862	98.762	98.662	3.000	96.336	96.236	96.136	4.625	100.438	100.338	100.238	3.000	95.992	95.892	95.792
4.750	101.954	101.854	101.754	4.125	99.482	99.382	99.282	3.125	96.960	96.860	96.760	4.750	101.079	100.979	100.879	3.125	96.616	96.516	96.416
4.875	102.532	102.432	102.332	4.250	100.194	100.094	99.994	3.250	97.491	97.391	97.291	4.875	101.657	101.557	101.457	3.250	97.147	97.047	96.947
4.990	103.015	102.915	102.815	4.375	100.815	100.715	100.615	3.375	97.994	97.894	97.794	4.990	102.140	102.040	101.940	3.375	97.650	97.550	97.450
5.000	103.115	103.015	102.915	4.500	101.472	101.372	101.272	3.500	98.389	98.289	98.189	5.000	102.240	102.140	102.040	3.500	97.764	97.664	97.564
5.125	103.738	103.623	103.538	4.625	102.031	101.931	101.831	3.625	98.942	98.842	98.742	5.125	102.417	102.302	102.217	3.625	98.317	98.217	98.117
5.250	104.200	104.085	104.000	4.750	102.587	102.487	102.387	3.750	99.481	99.381	99.281	5.250	102.879	102.764	102.679	3.750	98.856	98.756	98.656
5.375	104.748	104.633	104.548	4.875	102.927	102.827	102.727	3.875	100.007	99.907	99.807	5.375	103.427	103.312	103.227	3.875	99.382	99.282	99.182
5.500	105.156	105.041	104.956	4.990	103.318	103.218	103.118	3.990	100.381	100.281	100.181	5.500	103.835	103.720	103.635	3.990	99.232	99.132	99.032
5.625	105.260	105.123	105.060	5.000	103.418	103.318	103.218	4.000	100.481	100.381	100.281	5.625	102.939	102.802	102.739	4.000	99.332	99.232	99.132
5.750	105.731	105.594	105.531	5.125	103.807	103.693	103.557	4.125	101.004	100.904	100.804	5.750	103.410	103.273	103.210	4.125	99.855	99.755	99.655
5.875	106.139	106.039	105.939	5.250	104.356	104.241	104.103	4.250	101.282	101.182	101.082	5.875	103.668	103.568	103.468	4.250	100.133	100.033	99.933
5.990	106.399	106.299	106.199	5.375	104.719	104.605	104.466	4.375	101.556	101.456	101.356	5.990	103.778	103.678	103.578	4.375	100.407	100.307	100.207
6.000	106.499	106.399	106.299	5.500	105.139	105.024	104.884	4.500	102.048	101.948	101.848	6.000	103.878	103.778	103.678	4.500	100.837	100.737	100.637
6.125	106.763	106.663	106.563	5.625	105.124	104.988	104.924	4.625	102.302	102.202	102.102	6.125	103.992	103.892	103.792	4.625	101.028	100.928	100.828
6.250	107.963	107.863	107.763	5.750	105.663	105.527	105.463	4.750	102.637	102.537	102.437	6.250	105.042	104.942	104.842	4.750	101.301	101.201	101.101

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.: **6/22/2018**

45 Day Lock Exp.: **7/9/2018**

60 Day Lock Exp.: **7/23/2018**

W. Rate Sheet Dated: **5/23/2018**

Release Time: **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	96.636	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	-	-	-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)