



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.: 6/25/2018

45 Day Lock Exp.: 7/9/2018

60 Day Lock Exp.: 7/23/2018

W. Rate Sheet Dated: 5/24/2018

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	97.783	97.627	97.477	3.500	97.195	97.038	96.888	1.875	N/A	N/A	N/A	3.125	96.866	96.716	96.566
3.625	98.317	98.161	98.011	3.625	97.693	97.537	97.387	2.000	N/A	N/A	N/A	3.250	98.129	97.979	97.829
3.750	99.384	99.234	99.084	3.750	98.917	98.767	98.617	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	99.914	99.764	99.614	3.875	99.412	99.262	99.112	2.250	93.394	93.244	93.094	3.500	99.211	99.061	98.911
4.000	100.440	100.290	100.140	4.000	99.901	99.751	99.601	2.375	93.760	93.610	93.460	3.625	99.745	99.595	99.445
4.125	100.968	100.818	100.668	4.125	100.394	100.244	100.094	2.500	92.881	92.731	92.581	Margin = 2.250		Index = 2.310	
4.250	101.830	101.689	101.518	4.250	101.113	100.972	100.800	2.625	93.831	93.681	93.531				
4.375	102.348	102.207	102.035	4.375	101.595	101.454	101.282	2.750	96.746	96.596	96.446				
4.500	102.858	102.717	102.545	4.500	102.069	101.929	101.757	2.875	97.311	97.161	97.011				
4.625	103.279	103.138	102.966	4.625	102.455	102.314	102.142	3.000	97.785	97.635	97.485				
4.750	103.404	103.091	102.919	4.750	102.394	102.081	101.909	3.125	98.259	98.109	97.959				
4.875	103.445	103.132	102.960	4.875	102.792	102.479	102.307	3.250	98.705	98.555	98.405				
5.000	104.071	103.759	103.587	5.000	103.183	102.870	102.698	3.375	99.172	99.022	98.872				
5.125	104.489	104.177	104.005	5.125	103.385	103.073	102.901	3.500	99.642	99.492	99.342				
5.250	104.740	104.568	104.468	5.250	103.601	103.430	103.330	3.625	100.103	99.953	99.803				
5.375	105.017	104.845	104.745	5.375	103.960	103.788	103.688	3.750	100.270	100.120	99.970				
5.500	105.007	104.835	104.735	5.500	104.288	104.116	104.016	3.875	100.724	100.574	100.424				
5.625	105.286	105.114	105.014	5.625	104.732	104.560	104.460	4.000	101.109	100.959	100.809				
5.750	105.501	105.401	105.301	5.750	104.354	104.254	104.154	4.125	101.449	101.299	101.149				

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	96.583	96.427	96.277	3.500	96.195	96.038	95.888	1.875	N/A	N/A	N/A	3.125	95.866	95.716	95.566
3.625	97.117	96.961	96.811	3.625	96.693	96.537	96.387	2.000	N/A	N/A	N/A	3.250	97.129	96.979	96.829
3.750	98.184	98.034	97.884	3.750	97.917	97.767	97.617	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.714	98.564	98.414	3.875	98.412	98.262	98.112	2.250	92.394	92.244	92.094	3.500	98.211	98.061	97.911
4.000	99.240	99.090	98.940	4.000	98.901	98.751	98.601	2.375	92.760	92.610	92.460	3.625	98.745	98.595	98.445
4.125	99.768	99.618	99.468	4.125	99.394	99.244	99.094	2.500	91.881	91.731	91.581	Margin = 2.250		Index = 2.310	
4.250	100.630	100.489	100.318	4.250	100.113	99.972	99.800	2.625	92.831	92.681	92.531	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.148	101.007	100.835	4.375	100.595	100.454	100.282	2.750	95.746	95.596	95.446	Rate	30 Day	45 Day	60 Day
4.500	101.658	101.517	101.345	4.500	101.069	100.929	100.757	2.875	96.311	96.161	96.011	4.500	100.358	100.108	99.858
4.625	102.079	101.938	101.766	4.625	101.455	101.314	101.142	3.000	96.785	96.635	96.485	4.625	100.779	100.529	100.279
4.750	102.204	101.891	101.719	4.750	101.394	101.081	100.909	3.125	97.259	97.109	96.959	4.750	100.611	100.299	100.049
4.875	102.495	102.182	102.010	4.875	101.792	101.479	101.307	3.250	97.705	97.555	97.405	4.875	101.045	100.733	100.483
5.000	102.921	102.609	102.437	5.000	102.183	101.870	101.698	3.375	98.172	98.022	97.872	5.000	101.471	101.159	100.909
5.125	103.339	103.027	102.855	5.125	102.485	102.173	102.001	3.500	98.642	98.492	98.342	5.125	101.809	101.497	101.247
5.250	104.310	104.138	104.038	5.250	102.601	102.430	102.330	3.625	99.103	98.953	98.803	5.250	101.529	101.279	101.029
5.375	104.587	104.415	104.315	5.375	102.960	102.788	102.688	3.750	99.270	99.120	98.970	5.375	102.013	101.763	101.513
5.500	104.777	104.605	104.505	5.500	103.288	103.116	103.016	3.875	99.724	99.574	99.424	5.500	102.157	101.907	101.657
5.625	105.006	104.834	104.734	5.625	103.732	103.560	103.460	4.000	100.109	99.959	99.809	5.625	102.576	102.326	102.076
5.750	105.271	105.171	105.071	5.750	103.354	103.254	103.154	4.125	100.449	100.299	100.149	5.750	102.731	102.481	102.231

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	99.508	99.258	99.008	4.500	99.249	98.999	98.749
4.750	99.761	99.448	99.198	4.750	99.574	99.261	99.011
5.000	100.621	100.309	100.059	5.000	100.363	100.050	99.800
5.250	101.747	101.497	101.247	5.250	101.527	101.277	101.027
5.500	102.068	101.818	101.568	5.500	101.468	101.218	100.968
5.625	102.279	102.029	101.779	5.625	101.912	101.662	101.412
5.750	102.575	102.325	102.075	5.750	101.534	101.284	101.034
5.875	102.705	102.455	102.205	5.875	101.902	101.652	101.402

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:	5/24/2018	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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30 Day Lock Exp.:

6/25/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/24/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.617	95.461	95.311	3.250	95.154	94.998	94.848	1.875	N/A	N/A	N/A	3.125	95.18	95.029	94.879
3.375	96.312	96.156	96.006	3.375	95.759	95.603	95.453	2.000	N/A	N/A	N/A	3.250	97.19	97.042	96.892
3.500	96.846	96.689	96.539	3.500	96.257	96.101	95.951	2.125	N/A	N/A	N/A	3.375	97.78	97.632	97.482
3.625	97.379	97.223	97.073	3.625	96.755	96.599	96.449	2.250	89.894	89.744	89.594	3.500	98.27	98.124	97.974
3.750	98.540	98.390	98.240	3.750	98.073	97.923	97.773	2.375	90.260	90.110	89.960	3.625	98.81	98.657	98.507
3.875	99.071	98.921	98.771	3.875	98.568	98.418	98.268	2.500	89.381	89.231	89.081	Margin = 2.250		Index = 2.310	
4.000	99.596	99.446	99.296	4.000	99.058	98.908	98.758	2.625	90.331	90.181	90.031				
4.125	100.124	99.974	99.824	4.125	99.550	99.400	99.250	2.750	95.059	94.909	94.759				
4.250	100.893	100.752	100.580	4.250	100.175	100.035	99.863	2.875	95.623	95.473	95.323				
4.375	101.410	101.270	101.098	4.375	100.657	100.517	100.345	3.000	96.097	95.947	95.797				
4.500	101.920	101.780	101.608	4.500	101.132	100.991	100.819	3.125	96.572	96.422	96.272				
4.625	102.341	102.201	102.029	4.625	101.517	101.377	101.205	3.250	97.767	97.617	97.467				
4.750	101.998	101.685	101.513	4.750	100.987	100.675	100.503	3.375	98.235	98.085	97.935				
4.875	102.038	101.726	101.554	4.875	101.386	101.073	100.901	3.500	98.704	98.554	98.404				
5.000	102.665	102.352	102.181	5.000	101.776	101.464	101.292	3.625	99.166	99.016	98.866				
5.125	103.083	102.770	102.598	5.125	101.979	101.666	101.494	3.750	99.426	99.276	99.126				
5.250	101.771	101.599	101.499	5.250	100.633	100.461	100.361	3.875	99.880	99.730	99.580				
5.375	102.048	101.876	101.776	5.375	100.991	100.819	100.719	4.000	100.265	100.115	99.965				
5.500	102.038	101.866	101.766	5.500	101.320	101.148	101.048	4.125	100.606	100.456	100.306				

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	94.417	94.261	94.111	3.250	94.154	93.998	93.848	1.875	N/A	N/A	N/A	3.125	94.179	94.029	93.879
3.375	95.112	94.956	94.806	3.375	94.759	94.603	94.453	2.000	N/A	N/A	N/A	3.250	96.192	96.042	95.892
3.500	95.646	95.489	95.339	3.500	95.257	95.101	94.951	2.125	N/A	N/A	N/A	3.375	96.782	96.632	96.482
3.625	96.179	96.023	95.873	3.625	95.755	95.599	95.449	2.250	90.644	90.494	90.344	3.500	97.274	97.124	96.974
3.750	97.340	97.190	97.040	3.750	97.073	96.923	96.773	2.375	91.010	90.860	90.710	3.625	97.807	97.657	97.507
3.875	97.871	97.721	97.571	3.875	97.568	97.418	97.268	2.500	90.131	89.981	89.831	Margin = 2.250		Index = 2.310	
4.000	98.396	98.246	98.096	4.000	98.058	97.908	97.758	2.625	91.081	90.931	90.781	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.924	98.774	98.624	4.125	98.550	98.400	98.250	2.750	94.840	94.690	94.540	Rate	30 Day	45 Day	60 Day
4.250	99.693	99.552	99.380	4.250	99.175	99.035	98.863	2.875	95.404	95.254	95.104	4.500	99.420	99.170	98.920
4.375	100.210	100.070	99.898	4.375	99.657	99.517	99.345	3.000	95.878	95.728	95.578	4.625	99.841	99.591	99.341
4.500	100.720	100.580	100.408	4.500	100.132	99.991	99.819	3.125	96.353	96.203	96.053	4.750	99.204	98.892	98.642
4.625	101.141	101.001	100.829	4.625	100.517	100.377	100.205	3.250	96.236	96.086	95.936	4.875	99.638	99.326	99.076
4.750	100.798	100.485	100.313	4.750	99.987	99.675	99.503	3.375	96.704	96.554	96.404	5.000	100.065	99.753	99.503
4.875	101.088	100.776	100.604	4.875	100.386	100.073	99.901	3.500	97.173	97.023	96.873	5.125	100.403	100.091	99.841
5.000	101.515	101.202	101.031	5.000	100.776	100.464	100.292	3.625	97.634	97.484	97.334	5.250	98.560	98.310	98.060
5.125	101.933	101.620	101.448	5.125	101.079	100.766	100.594	3.750	97.082	96.932	96.782	5.375	99.044	98.794	98.544
5.250	101.341	101.169	101.069	5.250	99.633	99.461	99.361	3.875	97.537	97.387	97.237	5.500	99.188	98.938	98.688
5.375	101.618	101.446	101.346	5.375	99.991	99.819	99.719	4.000	97.922	97.772	97.622	5.625	99.607	99.357	99.107
5.500	101.808	101.636	101.536	5.500	100.320	100.148	100.048	4.125	98.262	98.112	97.962	5.750	99.293	99.043	98.793

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.570	98.320	98.070	4.500	98.312	98.062	97.812
4.750	98.354	98.042	97.792	4.750	98.167	97.855	97.605
5.000	99.215	98.902	98.652	5.000	98.956	98.644	98.394
5.250	98.779	98.529	98.279	5.250	98.558	98.308	98.058
5.500	99.099	98.849	98.599	5.500	98.500	98.250	98.000
5.625	99.310	99.060	98.810	5.625	98.943	98.693	98.443
5.750	99.137	98.887	98.637	5.750	98.096	97.846	97.596
5.875	99.267	99.017	98.767	5.875	98.465	98.215	97.965

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:	5/24/2018 5.500%

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

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/25/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/24/2018

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	98.738	98.638	98.538	4.500	101.397	101.297	101.197	2.875	95.950	95.850	95.750	2.875	96.913	96.813	96.713
4.250	99.427	99.327	99.227	4.625	102.038	101.938	101.838	2.990	96.376	96.276	96.176	2.990	97.161	97.061	96.961
4.375	100.032	99.932	99.832	4.750	102.570	102.470	102.370	3.000	96.476	96.376	96.276	3.000	97.261	97.161	97.061
4.500	100.571	100.471	100.371	4.875	102.953	102.853	102.753	3.125	97.016	96.916	96.816	3.125	97.618	97.518	97.418
4.625	101.291	101.191	101.091	4.990	103.203	103.103	103.003	3.250	97.387	97.287	97.187	3.250	98.277	98.177	98.077
4.750	101.912	101.812	101.712	5.000	103.303	103.203	103.103	3.375	97.923	97.823	97.723	3.375	98.636	98.536	98.436
4.875	102.446	102.346	102.246	5.125	103.743	103.643	103.543	3.500	98.460	98.360	98.260	3.500	98.985	98.885	98.785
4.990	102.692	102.592	102.492	5.250	104.257	104.157	104.057	3.625	98.986	98.886	98.786	3.625	99.338	99.238	99.138
5.000	102.792	102.692	102.592	5.375	104.632	104.532	104.432	3.750	99.382	99.282	99.182	3.750	99.883	99.783	99.683
5.125	103.385	103.285	103.185	5.500	104.950	104.850	104.750	3.875	99.909	99.809	99.709	3.875	100.231	100.131	100.031
5.250	104.061	103.961	103.861	5.625	105.209	105.109	105.009	3.990	100.320	100.220	100.120	3.990	100.465	100.365	100.265
5.375	104.533	104.433	104.333	5.750	105.632	105.532	105.430	4.000	100.420	100.320	100.220	4.000	100.565	100.465	100.365
5.500	104.882	104.782	104.682	5.875	105.961	105.861	105.758	4.125	100.920	100.820	100.720	4.125	100.893	100.793	100.693
5.625	105.205	105.105	105.005	5.990	106.153	106.053	105.950	4.250	101.227	101.127	101.027	4.250	101.197	101.097	100.997
5.750	105.816	105.716	105.616	6.000	106.253	106.153	106.050	4.375	101.546	101.446	101.346	4.375	101.509	101.409	101.309
5.875	106.238	106.138	106.038	6.125	106.489	106.389	106.286	4.500	101.982	101.882	101.782	4.500	101.796	101.696	101.596
5.990	106.511	106.411	106.311	6.250	106.784	106.609	106.499	4.625	102.399	102.299	102.199	4.625	102.054	101.954	101.854
6.000	106.611	106.511	106.411	6.375	107.090	106.915	106.805	4.750	102.658	102.558	102.458	4.750	102.225	102.125	102.025
6.125	106.903	106.803	106.703	6.500	N/A	N/A	N/A	4.875	102.905	102.805	102.705	4.875	102.388	102.288	102.188

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	98.323	98.223	98.123	2.875	95.690	95.590	95.490
4.375	98.939	98.839	98.739	2.990	96.010	95.910	95.810
4.500	99.514	99.414	99.314	3.000	96.110	96.010	95.910
4.625	100.057	99.957	99.857	3.125	96.541	96.441	96.341
4.750	100.761	100.661	100.561	3.250	96.959	96.859	96.759
4.875	101.310	101.210	101.110	3.375	97.392	97.292	97.192
4.990	101.701	101.601	101.501	3.500	97.837	97.737	97.637
5.000	101.801	101.701	101.601	3.625	98.261	98.161	98.061
5.125	102.053	101.953	101.853	3.750	98.615	98.515	98.415
5.250	102.393	102.293	102.193	3.875	99.041	98.941	98.841
5.375	102.903	102.803	102.703	3.990	99.361	99.261	99.161
5.500	103.390	103.290	103.190	4.000	99.461	99.361	99.261
5.625	103.638	103.538	103.438	4.125	99.867	99.767	99.667
5.750	103.854	103.754	103.654	4.250	100.076	99.976	99.876
5.875	102.820	102.720	102.617	4.375	100.273	100.173	100.073
5.990	103.189	103.089	102.987	4.500	100.413	100.313	100.213
6.000	103.289	103.189	103.087	4.625	100.736	100.636	100.536
6.125	103.537	103.437	103.334	4.750	100.907	100.807	100.707
6.250	103.677	103.577	103.474	4.875	101.068	100.968	100.868

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/25/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/24/2018

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	96.965	96.865	96.765	4.125	95.799	95.699	95.599	4.500	99.947	99.847	99.747	4.500	98.459	98.359	98.259
4.250	97.764	97.664	97.564	4.250	96.876	96.776	96.676	4.625	100.588	100.488	100.388	4.625	98.925	98.825	98.725
4.375	98.333	98.233	98.133	4.375	97.519	97.419	97.319	4.750	101.120	101.020	100.920	4.750	99.824	99.724	99.624
4.500	98.903	98.803	98.703	4.500	98.171	98.071	97.971	4.875	101.503	101.403	101.303	4.875	100.344	100.244	100.144
4.625	99.658	99.558	99.458	4.625	99.198	99.098	98.998	4.990	101.753	101.653	101.553	4.990	100.719	100.619	100.519
4.750	100.385	100.285	100.185	4.750	100.186	100.086	99.986	5.000	101.853	101.753	101.653	5.000	100.819	100.719	100.619
4.875	100.896	100.796	100.696	4.875	100.765	100.665	100.565	5.125	102.293	102.193	102.093	5.125	101.211	101.111	101.011
4.990	101.242	101.142	101.042	4.990	101.160	101.060	100.960	5.250	102.807	102.707	102.607	5.250	101.855	101.755	101.655
5.000	101.342	101.242	101.142	5.000	101.260	101.160	101.060	5.375	103.182	103.082	102.982	5.375	102.378	102.278	102.178
5.125	101.935	101.835	101.735	5.125	101.675	101.575	101.475	5.500	103.500	103.400	103.300	5.500	102.770	102.670	102.570
5.250	102.611	102.511	102.411	5.250	102.600	102.500	102.400	5.625	103.759	103.659	103.559	5.625	103.113	103.013	102.913
5.375	103.083	102.983	102.883	5.375	103.137	103.037	102.937	5.750	104.182	104.082	103.980	5.750	103.600	103.500	103.400
5.500	103.432	103.332	103.232	5.500	103.528	103.428	103.328	5.875	104.511	104.411	104.308	5.875	104.041	103.941	103.841
5.625	103.755	103.655	103.555	5.625	103.880	103.780	103.680	5.990	104.703	104.603	104.500	5.990	104.334	104.234	104.134
5.750	104.366	104.266	104.166	5.750	104.747	104.647	104.547	6.000	104.803	104.703	104.600	6.000	104.434	104.334	104.234
5.875	104.788	104.688	104.588	5.875	105.227	105.127	105.027	6.125	105.039	104.939	104.836	6.125	104.750	104.650	104.550
5.990	105.061	104.961	104.861	5.990	105.538	105.438	105.338	6.250	105.334	105.159	105.049	6.250	104.943	104.826	104.716
6.000	105.161	105.061	104.961	6.000	105.638	105.538	105.438	6.375	105.640	105.465	105.355	6.375	105.354	105.237	105.127
6.125	105.453	105.353	105.253	6.125	105.962	105.862	105.762	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	95.690	95.590	95.490	2.875	N/A	#N/A	#N/A	2.875	95.413	95.313	95.213	2.875	N/A	#N/A	#N/A
2.990	96.010	95.910	95.810	2.990	93.224	93.124	93.024	2.990	95.661	95.561	95.461	2.990	93.016	92.916	92.816
3.000	96.110	96.010	95.910	3.000	93.324	93.224	93.124	3.000	95.761	95.661	95.561	3.000	93.116	93.016	92.916
3.125	96.541	96.441	96.341	3.125	94.012	93.912	93.812	3.125	96.118	96.018	95.918	3.125	93.815	93.715	93.615
3.250	96.959	96.859	96.759	3.250	94.419	94.319	94.219	3.250	96.777	96.677	96.577	3.250	94.212	94.112	94.012
3.375	97.392	97.292	97.192	3.375	94.844	94.744	94.644	3.375	97.136	97.036	96.936	3.375	94.646	94.546	94.446
3.500	97.837	97.737	97.637	3.500	95.528	95.428	95.328	3.500	97.485	97.385	97.285	3.500	95.321	95.221	95.121
3.625	98.261	98.161	98.061	3.625	96.201	96.101	96.001	3.625	97.838	97.738	97.638	3.625	96.004	95.904	95.804
3.750	98.615	98.515	98.415	3.750	96.591	96.491	96.391	3.750	98.383	98.283	98.183	3.750	96.384	96.284	96.184
3.875	99.041	98.941	98.841	3.875	97.230	97.130	97.030	3.875	98.731	98.631	98.531	3.875	97.023	96.923	96.823
3.990	99.361	99.261	99.161	3.990	97.784	97.684	97.584	3.990	98.965	98.865	98.765	3.990	97.566	97.466	97.366
4.000	99.461	99.361	99.261	4.000	97.884	97.784	97.684	4.000	99.065	98.965	98.865	4.000	97.666	97.566	97.466
4.125	99.867	99.767	99.667	4.125	98.525	98.425	98.325	4.125	99.393	99.293	99.193	4.125	98.308	98.208	98.108
4.250	100.076	99.976	99.876	4.250	98.865	98.765	98.665	4.250	99.697	99.597	99.497	4.250	98.648	98.548	98.448
4.375	100.273	100.173	100.073	4.375	99.183	99.083	98.983	4.375	100.009	99.909	99.809	4.375	98.946	98.846	98.746
4.500	100.413	100.313	100.213	4.500	99.731	99.631	99.531	4.500	100.296	100.196	100.096	4.500	99.493	99.393	99.293
4.625	100.736	100.636	100.536	4.625	100.270	100.170	100.070	4.625	100.554	100.454	100.354	4.625	100.032	99.932	99.832
4.750	100.907	100.807	100.707	4.750	100.559	100.459	100.359	4.750	100.725	100.625	100.525	4.750	100.322	100.222	100.122
4.875	101.068	100.968	100.868	4.875	100.832	100.732	100.632	4.875	100.888	100.788	100.688	4.875	100.585	100.485	100.385

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

*Not applicable to detached condominiums or site condominiums

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/25/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/24/2018

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	99.536	99.436	99.336	3.750	97.658	97.558	97.458	2.750	95.175	95.075	94.975
4.375	100.222	100.122	100.022	3.875	98.351	98.251	98.151	2.875	95.859	95.759	95.659
4.500	100.925	100.825	100.725	3.990	98.956	98.856	98.756	2.990	96.435	96.335	96.235
4.625	101.490	101.390	101.290	4.000	99.056	98.956	98.856	3.000	96.535	96.435	96.335
4.750	102.117	102.017	101.917	4.125	99.696	99.596	99.496	3.125	97.157	97.057	96.957
4.875	102.682	102.582	102.482	4.250	100.399	100.299	100.199	3.250	97.685	97.585	97.485
4.990	103.130	103.030	102.930	4.375	101.002	100.902	100.802	3.375	98.186	98.086	97.986
5.000	103.230	103.130	103.030	4.500	101.650	101.550	101.450	3.500	98.600	98.500	98.400
5.125	103.876	103.776	103.676	4.625	102.203	102.103	102.003	3.625	99.149	99.049	98.949
5.250	104.327	104.227	104.127	4.750	102.731	102.631	102.531	3.750	99.683	99.583	99.483
5.375	104.860	104.760	104.660	4.875	103.065	102.965	102.865	3.875	100.197	100.097	99.997
5.500	105.247	105.147	105.047	4.990	103.447	103.347	103.247	3.990	100.537	100.437	100.337
5.625	105.208	105.096	105.008	5.000	103.547	103.447	103.347	4.000	100.637	100.537	100.437
5.750	105.707	105.595	105.507	5.125	103.937	103.837	103.707	4.125	101.153	101.053	100.953
5.875	106.095	105.995	105.895	5.250	104.465	104.365	104.233	4.250	101.427	101.327	101.227
5.990	106.331	106.231	106.131	5.375	104.851	104.751	104.618	4.375	101.697	101.597	101.497
6.000	106.431	106.331	106.231	5.500	105.262	105.162	105.028	4.500	102.189	102.089	101.989
6.125	106.828	106.728	106.628	5.625	105.218	105.106	105.018	4.625	102.440	102.340	102.240
6.250	108.097	107.997	107.897	5.750	105.745	105.632	105.545	4.750	102.771	102.671	102.571

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	98.746	98.646	98.546	2.750	94.831	94.731	94.631
4.375	99.432	99.332	99.232	2.875	95.515	95.415	95.315
4.500	100.135	100.035	99.935	2.990	96.091	95.991	95.891
4.625	100.615	100.515	100.415	3.000	96.191	96.091	95.991
4.750	101.242	101.142	101.042	3.125	96.813	96.713	96.613
4.875	101.807	101.707	101.607	3.250	97.341	97.241	97.141
4.990	102.255	102.155	102.055	3.375	97.842	97.742	97.642
5.000	102.355	102.255	102.155	3.500	97.975	97.875	97.775
5.125	102.555	102.455	102.355	3.625	98.524	98.424	98.324
5.250	103.006	102.906	102.806	3.750	99.058	98.958	98.858
5.375	103.539	103.439	103.339	3.875	99.572	99.472	99.372
5.500	103.926	103.826	103.726	3.990	99.388	99.288	99.188
5.625	102.887	102.775	102.687	4.000	99.488	99.388	99.288
5.750	103.386	103.274	103.186	4.125	100.004	99.904	99.804
5.875	103.624	103.524	103.424	4.250	100.278	100.178	100.078
5.990	103.710	103.610	103.510	4.375	100.548	100.448	100.348
6.000	103.810	103.710	103.610	4.500	100.978	100.878	100.778
6.125	104.057	103.957	103.857	4.625	101.166	101.066	100.966
6.250	105.176	105.076	104.976	4.750	101.435	101.335	101.235

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

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/25/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/24/2018

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	98.086	97.986	97.886	4.250	97.986	97.886	97.786	3.750	96.208	96.108	96.008	3.750	96.108	96.008	95.908
4.375	98.772	98.672	98.572	4.375	98.672	98.572	98.472	3.875	96.901	96.801	96.701	3.875	96.801	96.701	96.601
4.500	99.475	99.375	99.275	4.500	99.375	99.275	99.175	3.990	97.506	97.406	97.306	3.990	97.406	97.306	97.206
4.625	100.040	99.940	99.840	4.625	99.940	99.840	99.740	4.000	97.606	97.506	97.406	4.000	97.506	97.406	97.306
4.750	100.667	100.567	100.467	4.750	100.567	100.467	100.367	4.125	98.246	98.146	98.046	4.125	98.146	98.046	97.946
4.875	101.232	101.132	101.032	4.875	101.132	101.032	100.932	4.250	98.849	98.749	98.649	4.250	98.749	98.649	98.549
4.990	101.680	101.580	101.480	4.990	101.580	101.480	101.380	4.375	99.552	99.452	99.352	4.375	99.452	99.352	99.252
5.000	101.780	101.680	101.580	5.000	101.680	101.580	101.480	4.500	100.200	100.100	100.000	4.500	100.100	100.000	99.900
5.125	102.426	102.326	102.226	5.125	102.326	102.226	102.126	4.625	100.753	100.653	100.553	4.625	100.653	100.553	100.453
5.250	102.877	102.777	102.677	5.250	102.777	102.677	102.577	4.750	101.281	101.181	101.081	4.750	101.181	101.081	100.981
5.375	103.410	103.310	103.210	5.375	103.310	103.210	103.110	4.875	101.615	101.515	101.415	4.875	101.515	101.415	101.315
5.500	103.797	103.697	103.597	5.500	103.697	103.597	103.497	4.990	101.997	101.897	101.797	4.990	101.897	101.797	101.697
5.625	103.758	103.646	103.558	5.625	103.658	103.546	103.458	5.000	102.097	101.997	101.897	5.000	101.997	101.897	101.797
5.750	104.257	104.145	104.057	5.750	104.157	104.045	103.957	5.125	102.487	102.387	102.287	5.125	102.387	102.287	102.187
5.875	104.645	104.545	104.445	5.875	104.545	104.445	104.345	5.250	103.015	102.915	102.815	5.250	102.915	102.815	102.715
5.990	104.881	104.781	104.681	5.990	104.781	104.681	104.581	5.375	103.401	103.301	103.201	5.375	103.301	103.201	103.101
6.000	104.981	104.881	104.781	6.000	104.881	104.781	104.681	5.500	103.812	103.712	103.612	5.500	103.712	103.612	103.512
6.125	105.378	105.278	105.178	6.125	105.278	105.178	105.078	5.625	103.768	103.668	103.568	5.625	103.668	103.568	103.468
6.250	106.647	106.547	106.447	6.250	106.547	106.447	106.347	5.750	104.295	104.195	104.095	5.750	104.195	104.095	103.995

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.675	93.575	93.475	2.750	93.575	93.475	93.375
2.875	94.359	94.259	94.159	2.875	94.259	94.159	94.059
2.990	94.935	94.835	94.735	2.990	94.835	94.735	94.635
3.000	95.035	94.935	94.835	3.000	94.935	94.835	94.735
3.125	95.657	95.557	95.457	3.125	95.557	95.457	95.357
3.250	96.185	96.085	95.985	3.250	96.085	95.985	95.885
3.375	96.686	96.586	96.486	3.375	96.586	96.486	96.386
3.500	97.100	97.000	96.900	3.500	97.000	96.900	96.800
3.625	97.649	97.549	97.449	3.625	97.549	97.449	97.349
3.750	98.183	98.083	97.983	3.750	98.083	97.983	97.883
3.875	98.697	98.597	98.497	3.875	98.597	98.497	98.397
3.990	99.037	98.937	98.837	3.990	98.937	98.837	98.737
4.000	99.137	99.037	98.937	4.000	99.037	98.937	98.837
4.125	99.653	99.553	99.453	4.125	99.553	99.453	99.353
4.250	99.927	99.827	99.727	4.250	99.827	99.727	99.627
4.375	100.197	100.097	99.997	4.375	100.097	99.997	99.897
4.500	100.689	100.589	100.489	4.500	100.589	100.489	100.389
4.625	100.940	100.840	100.740	4.625	100.840	100.740	100.640
4.750	101.271	101.171	101.071	4.750	101.171	101.071	100.971

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	97.296	97.196	97.096	4.250	97.196	97.096	96.996	2.750	93.331	93.231	93.131	2.750	93.231	93.131	93.031
4.375	97.982	97.882	97.782	4.375	97.882	97.782	97.682	2.875	94.015	93.915	93.815	2.875	93.915	93.815	93.715
4.500	98.685	98.585	98.485	4.500	98.585	98.485	98.385	2.990	94.591	94.491	94.391	2.990	94.491	94.391	94.291
4.625	99.165	99.065	98.965	4.625	99.065	98.965	98.865	3.000	94.691	94.591	94.491	3.000	94.591	94.491	94.391
4.750	99.792	99.692	99.592	4.750	99.692	99.592	99.492	3.125	95.313	95.213	95.113	3.125	95.213	95.113	95.013
4.875	100.357	100.257	100.157	4.875	100.257	100.157	100.057	3.250	95.841	95.741	95.641	3.250	95.741	95.641	95.541
4.990	100.805	100.705	100.605	4.990	100.705	100.605	100.505	3.375	96.342	96.242	96.142	3.375	96.242	96.142	96.042
5.000	100.905	100.805	100.705	5.000	100.805	100.705	100.605	3.500	96.475	96.375	96.275	3.500	96.375	96.275	96.175
5.125	101.105	101.005	100.905	5.125	101.005	100.905	100.805	3.625	97.024	96.924	96.824	3.625	96.924	96.824	96.724
5.250	101.556	101.456	101.356	5.250	101.456	101.356	101.256	3.750	97.558	97.458	97.358	3.750	97.458	97.358	97.258
5.375	102.089	101.989	101.889	5.375	101.989	101.889	101.789	3.875	98.072	97.972	97.872	3.875	97.972	97.872	97.772
5.500	102.476	102.376	102.276	5.500	102.376	102.276	102.176	3.990	97.888	97.788	97.688	3.990	97.788	97.688	97.588
5.625	101.437	101.325	101.237	5.625	101.337	101.225	101.137	4.000	97.988	97.888	97.788	4.000	97.888	97.788	97.688
5.750	101.936	101.824	101.736	5.750	101.836	101.724	101.636	4.125	98.504	98.404	98.304	4.125	98.404	98.304	98.204
5.875	102.174	102.074	101.974	5.875	102.074	101.974	101.874	4.250	98.778	98.678	98.578	4.250	98.678	98.578	98.478
5.990	102.260	102.160	102.060	5.990	102.160	102.060	101.960	4.375	99.048	98.948	98.848	4.375	98.948	98.848	98.748
6.000	102.360	102.260	102.160	6.000	102.260	102.160	102.060	4.500	99.478	99.378	99.278	4.500	99.378	99.278	99.178
6.125	102.607	102.507	102.407	6.125	102.507	102.407	102.307	4.625	99.666	99.566	99.466	4.625	99.566	99.466	99.366
6.250	103.726	103.626	103.526	6.250	103.626	103.526	103.426	4.750	99.935	99.835	99.735	4.750	99.835	99.735	99.635

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

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

Product Features										
Product Feature & \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	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/I 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.:

6/25/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/23/2018

W. Rate Sheet Dated: 5/24/2018

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	99.536	99.436	99.336	3.750	97.658	97.558	97.458	2.750	95.175	95.075	94.975	4.250	98.746	98.646	98.546	2.750	94.831	94.731	94.631
4.375	100.222	100.122	100.022	3.875	98.351	98.251	98.151	2.875	95.859	95.759	95.659	4.375	99.432	99.332	99.232	2.875	95.515	95.415	95.315
4.500	100.925	100.825	100.725	3.990	98.956	98.856	98.756	2.990	96.435	96.335	96.235	4.500	100.135	100.035	99.935	2.990	96.091	95.991	95.891
4.625	101.490	101.390	101.290	4.000	99.056	98.956	98.856	3.000	96.535	96.435	96.335	4.625	100.615	100.515	100.415	3.000	96.191	96.091	95.991
4.750	102.117	102.017	101.917	4.125	99.696	99.596	99.496	3.125	97.157	97.057	96.957	4.750	101.242	101.142	101.042	3.125	96.813	96.713	96.613
4.875	102.682	102.582	102.482	4.250	100.399	100.299	100.199	3.250	97.685	97.585	97.485	4.875	101.807	101.707	101.607	3.250	97.341	97.241	97.141
4.990	103.130	103.030	102.930	4.375	101.002	100.902	100.802	3.375	98.186	98.086	97.986	4.990	102.255	102.155	102.055	3.375	97.842	97.742	97.642
5.000	103.230	103.130	103.030	4.500	101.650	101.550	101.450	3.500	98.600	98.500	98.400	5.000	102.355	102.255	102.155	3.500	97.975	97.875	97.775
5.125	103.876	103.776	103.676	4.625	102.203	102.103	102.003	3.625	99.149	99.049	98.949	5.125	102.555	102.455	102.355	3.625	98.524	98.424	98.324
5.250	104.327	104.227	104.127	4.750	102.731	102.631	102.531	3.750	99.683	99.583	99.483	5.250	103.006	102.906	102.806	3.750	99.058	98.958	98.858
5.375	104.860	104.760	104.660	4.875	103.065	102.965	102.865	3.875	100.197	100.097	99.997	5.375	103.539	103.439	103.339	3.875	99.572	99.472	99.372
5.500	105.247	105.147	105.047	4.990	103.447	103.347	103.247	3.990	100.537	100.437	100.337	5.500	103.926	103.826	103.726	3.990	99.388	99.288	99.188
5.625	105.208	105.096	105.008	5.000	103.547	103.447	103.347	4.000	100.637	100.537	100.437	5.625	102.887	102.775	102.687	4.000	99.488	99.388	99.288
5.750	105.707	105.595	105.507	5.125	103.937	103.837	103.707	4.125	101.153	101.053	100.953	5.750	103.386	103.274	103.186	4.125	100.004	99.904	99.804
5.875	106.095	105.995	105.895	5.250	104.465	104.365	104.233	4.250	101.427	101.327	101.227	5.875	103.624	103.524	103.424	4.250	100.278	100.178	100.078
5.990	106.331	106.231	106.131	5.375	104.851	104.751	104.618	4.375	101.697	101.597	101.497	5.990	103.710	103.610	103.510	4.375	100.548	100.448	100.348
6.000	106.431	106.331	106.231	5.500	105.262	105.162	105.028	4.500	102.189	102.089	101.989	6.000	103.810	103.710	103.610	4.500	100.978	100.878	100.778
6.125	106.828	106.728	106.628	5.625	105.218	105.106	105.018	4.625	102.440	102.340	102.240	6.125	104.057	103.957	103.857	4.625	101.166	101.066	100.966
6.250	108.097	107.997	107.897	5.750	105.745	105.632	105.545	4.750	102.771	102.671	102.571	6.250	105.176	105.076	104.976	4.750	101.435	101.335	101.235

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.: 6/25/2018

45 Day Lock Exp.: 7/9/2018

60 Day Lock Exp.: 7/23/2018

W. Rate Sheet Dated: 5/24/2018

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	96.821	96.696	96.571	
4.125	97.845	97.720	97.595	
4.250	98.502	98.377	98.252	
4.375	99.192	99.067	98.942	
4.500	99.653	99.528	99.403	
4.625	100.267	100.142	100.017	
4.750	100.784	100.659	100.534	
4.875	101.247	101.122	100.997	
5.000	101.423	101.298	101.173	
5.125	101.622	101.497	101.372	
5.250	101.861	101.736	101.611	
5.375	102.011	101.886	101.761	
5.500	101.995	101.870	101.745	

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	97.157	97.032	96.907	
3.625	97.619	97.494	97.369	
3.750	98.043	97.918	97.793	
3.875	98.651	98.526	98.401	
4.000	98.994	98.869	98.744	
4.125	99.247	99.122	98.997	
4.250	99.530	99.405	99.280	
4.375	99.788	99.663	99.538	
4.500	100.038	99.913	99.788	
4.625	100.303	100.178	100.053	
4.750	100.571	100.446	100.321	

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	97.420	97.295	97.170	
3.375	97.898	97.773	97.648	
3.500	98.350	98.225	98.100	
3.625	98.765	98.640	98.515	
3.750	99.146	99.021	98.896	
3.875	99.496	99.371	99.246	
4.000	99.817	99.692	99.567	
4.125	100.176	100.051	99.926	
4.250	100.507	100.382	100.257	
4.375	100.816	100.691	100.566	
4.500	101.127	101.002	100.877	
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)