



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.: **7/24/2018**W. Rate Sheet Dated: **5/25/2018**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	97.981	97.831	97.681	3.500	97.393	97.243	97.093	1.875	N/A	N/A	N/A	3.125	96.862	96.712	96.562
3.625	98.515	98.365	98.215	3.625	97.891	97.741	97.591	2.000	N/A	N/A	N/A	3.250	98.124	97.974	97.824
3.750	99.520	99.370	99.220	3.750	99.053	98.903	98.753	2.125	N/A	N/A	N/A	3.375	98.719	98.569	98.419
3.875	100.050	99.900	99.750	3.875	99.547	99.397	99.247	2.250	93.585	93.435	93.285	3.500	99.206	99.056	98.906
4.000	100.576	100.426	100.276	4.000	100.037	99.887	99.737	2.375	93.955	93.805	93.655	3.625	99.740	99.590	99.440
4.125	101.103	100.953	100.803	4.125	100.529	100.379	100.229	2.500	93.072	92.922	92.772	Margin = 2.250		Index = 2.310	
4.250	101.966	101.825	101.685	4.250	101.249	101.108	100.968	2.625	94.022	93.872	93.722				
4.375	102.484	102.343	102.202	4.375	101.731	101.590	101.450	2.750	96.914	96.764	96.614				
4.500	102.994	102.853	102.712	4.500	102.205	102.065	101.924	2.875	97.478	97.328	97.178				
4.625	103.415	103.274	103.133	4.625	102.591	102.450	102.309	3.000	97.952	97.802	97.652				
4.750	103.540	103.368	103.212	4.750	102.608	102.436	102.279	3.125	98.426	98.276	98.126				
4.875	103.659	103.487	103.330	4.875	103.006	102.834	102.678	3.250	98.813	98.663	98.513				
5.000	104.285	104.113	103.957	5.000	103.397	103.225	103.069	3.375	99.281	99.131	98.981				
5.125	104.703	104.531	104.375	5.125	103.599	103.427	103.271	3.500	99.750	99.600	99.450				
5.250	104.844	104.657	104.469	5.250	103.706	103.519	103.331	3.625	100.212	100.062	99.912				
5.375	105.121	104.934	104.746	5.375	104.064	103.877	103.689	3.750	100.343	100.193	100.043				
5.500	105.111	104.924	104.736	5.500	104.393	104.205	104.018	3.875	100.797	100.647	100.497				
5.625	105.390	105.203	105.015	5.625	104.836	104.649	104.461	4.000	101.183	101.033	100.883				
5.750	105.512	105.412	105.312	5.750	104.365	104.265	104.165	4.125	101.523	101.373	101.223				

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	96.781	96.631	96.481	3.500	96.393	96.243	96.093	1.875	N/A	N/A	N/A	3.125	95.862	95.712	95.562
3.625	97.315	97.165	97.015	3.625	96.891	96.741	96.591	2.000	N/A	N/A	N/A	3.250	97.124	96.974	96.824
3.750	98.320	98.170	98.020	3.750	98.053	97.903	97.753	2.125	N/A	N/A	N/A	3.375	97.719	97.569	97.419
3.875	98.850	98.700	98.550	3.875	98.547	98.397	98.247	2.250	92.585	92.435	92.285	3.500	98.206	98.056	97.906
4.000	99.376	99.226	99.076	4.000	99.037	98.887	98.737	2.375	92.955	92.805	92.655	3.625	98.740	98.590	98.440
4.125	99.903	99.753	99.603	4.125	99.529	99.379	99.229	2.500	92.072	91.922	91.772	Margin = 2.250		Index = 2.310	
4.250	100.766	100.625	100.485	4.250	100.249	100.108	99.968	2.625	93.022	92.872	92.722	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.284	101.143	101.002	4.375	100.731	100.590	100.450	2.750	95.914	95.764	95.614	Rate	30 Day	45 Day	60 Day
4.500	101.794	101.653	101.512	4.500	101.205	101.065	100.924	2.875	96.478	96.328	96.178	4.500	100.494	100.244	99.994
4.625	102.215	102.074	101.933	4.625	101.591	101.450	101.309	3.000	96.952	96.802	96.652	4.625	100.915	100.665	100.415
4.750	102.340	102.168	102.012	4.750	101.608	101.436	101.279	3.125	97.426	97.276	97.126	4.750	100.825	100.575	100.325
4.875	102.709	102.537	102.380	4.875	102.006	101.834	101.678	3.250	97.813	97.663	97.513	4.875	101.259	101.009	100.759
5.000	103.135	102.963	102.807	5.000	102.397	102.225	102.069	3.375	98.281	98.131	97.981	5.000	101.685	101.435	101.185
5.125	103.553	103.381	103.225	5.125	102.699	102.527	102.371	3.500	98.750	98.600	98.450	5.125	102.023	101.773	101.523
5.250	104.414	104.227	104.039	5.250	102.706	102.519	102.331	3.625	99.212	99.062	98.912	5.250	101.633	101.383	101.133
5.375	104.691	104.504	104.316	5.375	103.064	102.877	102.689	3.750	99.343	99.193	99.043	5.375	102.117	101.867	101.617
5.500	104.881	104.694	104.506	5.500	103.393	103.205	103.018	3.875	99.797	99.647	99.497	5.500	102.261	102.011	101.761
5.625	105.110	104.923	104.735	5.625	103.836	103.649	103.461	4.000	100.183	100.033	99.883	5.625	102.680	102.430	102.180
5.750	105.282	105.182	105.082	5.750	103.365	103.265	103.165	4.125	100.523	100.373	100.223	5.750	102.742	102.492	102.242

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	99.644	99.394	99.144	4.500	99.385	99.135	98.885
4.750	99.975	99.725	99.475	4.750	99.788	99.538	99.288
5.000	100.835	100.585	100.335	5.000	100.577	100.327	100.077
5.250	101.853	101.603	101.353	5.250	101.633	101.383	101.133
5.500	102.172	101.922	101.672	5.500	101.573	101.323	101.073
5.625	102.383	102.133	101.883	5.625	102.016	101.766	101.516
5.750	102.586	102.336	102.086	5.750	101.545	101.295	101.045
5.875	102.716	102.466	102.216	5.875	101.913	101.663	101.413

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:	5/25/2018	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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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.:

7/24/2018

W. Rate Sheet Dated: 5/25/2018

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	95.816	95.666	95.516	3.250	95.353	95.203	95.053	1.875	N/A	N/A	N/A	3.125	95.17	95.024	94.874
3.375	96.515	96.365	96.215	3.375	95.962	95.812	95.662	2.000	N/A	N/A	N/A	3.250	97.19	97.037	96.887
3.500	97.044	96.894	96.744	3.500	96.456	96.306	96.156	2.125	N/A	N/A	N/A	3.375	97.78	97.632	97.482
3.625	97.578	97.428	97.278	3.625	96.954	96.804	96.654	2.250	90.085	89.935	89.785	3.500	98.27	98.119	97.969
3.750	98.676	98.526	98.376	3.750	98.209	98.059	97.909	2.375	90.455	90.305	90.155	3.625	98.80	98.653	98.503
3.875	99.206	99.056	98.906	3.875	98.704	98.554	98.404	2.500	89.572	89.422	89.272	Margin = 2.250		Index = 2.310	
4.000	99.732	99.582	99.432	4.000	99.193	99.043	98.893	2.625	90.522	90.372	90.222				
4.125	100.260	100.110	99.960	4.125	99.686	99.536	99.386	2.750	95.226	95.076	94.926				
4.250	101.028	100.888	100.747	4.250	100.311	100.171	100.030	2.875	95.790	95.640	95.490				
4.375	101.546	101.405	101.265	4.375	100.793	100.653	100.512	3.000	96.264	96.114	95.964				
4.500	102.056	101.915	101.775	4.500	101.268	101.127	100.986	3.125	96.739	96.589	96.439				
4.625	102.477	102.337	102.196	4.625	101.653	101.513	101.372	3.250	97.876	97.726	97.576				
4.750	102.133	101.962	101.805	4.750	101.201	101.029	100.873	3.375	98.343	98.193	98.043				
4.875	102.252	102.080	101.924	4.875	101.600	101.428	101.271	3.500	98.813	98.663	98.513				
5.000	102.879	102.707	102.551	5.000	101.990	101.819	101.662	3.625	99.274	99.124	98.974				
5.125	103.297	103.125	102.969	5.125	102.193	102.021	101.865	3.750	99.499	99.349	99.199				
5.250	101.875	101.688	101.500	5.250	100.737	100.550	100.362	3.875	99.954	99.804	99.654				
5.375	102.152	101.965	101.777	5.375	101.096	100.908	100.721	4.000	100.339	100.189	100.039				
5.500	102.143	101.955	101.768	5.500	101.424	101.237	101.049	4.125	100.679	100.529	100.379				

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	94.616	94.466	94.316	3.250	94.353	94.203	94.053	1.875	N/A	N/A	N/A	3.125	94.174	94.024	93.874
3.375	95.315	95.165	95.015	3.375	94.962	94.812	94.662	2.000	N/A	N/A	N/A	3.250	96.187	96.037	95.887
3.500	95.844	95.694	95.544	3.500	95.456	95.306	95.156	2.125	N/A	N/A	N/A	3.375	96.782	96.632	96.482
3.625	96.378	96.228	96.078	3.625	95.954	95.804	95.654	2.250	90.835	90.685	90.535	3.500	97.269	97.119	96.969
3.750	97.476	97.326	97.176	3.750	97.209	97.059	96.909	2.375	91.205	91.055	90.905	3.625	97.803	97.653	97.503
3.875	98.006	97.856	97.706	3.875	97.704	97.554	97.404	2.500	90.322	90.172	90.022	Margin = 2.250		Index = 2.310	
4.000	98.532	98.382	98.232	4.000	98.193	98.043	97.893	2.625	91.272	91.122	90.972	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.060	98.910	98.760	4.125	98.686	98.536	98.386	2.750	95.007	94.857	94.707	Rate	30 Day	45 Day	60 Day
4.250	99.828	99.688	99.547	4.250	99.311	99.171	99.030	2.875	95.571	95.421	95.271	4.500	99.556	99.306	99.056
4.375	100.346	100.205	100.065	4.375	99.793	99.653	99.512	3.000	96.046	95.896	95.746	4.625	99.977	99.727	99.477
4.500	100.856	100.715	100.575	4.500	100.268	100.127	99.986	3.125	96.520	96.370	96.220	4.750	99.418	99.168	98.918
4.625	101.277	101.137	100.996	4.625	100.653	100.513	100.372	3.250	96.345	96.195	96.045	4.875	99.852	99.602	99.352
4.750	100.933	100.762	100.605	4.750	100.201	100.029	99.873	3.375	96.812	96.662	96.512	5.000	100.279	100.029	99.779
4.875	101.302	101.130	100.974	4.875	100.600	100.428	100.271	3.500	97.281	97.131	96.981	5.125	100.617	100.367	100.117
5.000	101.729	101.557	101.401	5.000	100.990	100.819	100.662	3.625	97.743	97.593	97.443	5.250	98.664	98.414	98.164
5.125	102.147	101.975	101.819	5.125	101.293	101.121	100.965	3.750	97.156	97.006	96.856	5.375	99.148	98.898	98.648
5.250	101.445	101.258	101.070	5.250	99.737	99.550	99.362	3.875	97.610	97.460	97.310	5.500	99.293	99.043	98.793
5.375	101.722	101.535	101.347	5.375	100.096	99.908	99.721	4.000	97.995	97.845	97.695	5.625	99.712	99.462	99.212
5.500	101.913	101.725	101.538	5.500	100.424	100.237	100.049	4.125	98.335	98.185	98.035	5.750	99.304	99.054	98.804

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:	5/25/2018 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	98.706	98.456	98.206	4.500	98.448	98.198	97.948
4.750	98.568	98.318	98.068	4.750	98.381	98.131	97.881
5.000	99.429	99.179	98.929	5.000	99.170	98.920	98.670
5.250	98.884	98.634	98.384	5.250	98.664	98.414	98.164
5.500	99.204	98.954	98.704	5.500	98.604	98.354	98.104
5.625	99.415	99.165	98.915	5.625	99.048	98.798	98.548
5.750	99.148	98.898	98.648	5.750	98.107	97.857	97.607
5.875	99.278	99.028	98.778	5.875	98.475	98.225	97.975

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)



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10:00 am ET - 11:00 pm ET

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6/25/2018

45 Day Lock Exp.:

7/9/2018

60 Day Lock Exp.:

7/24/2018

W. Rate Sheet Dated: 5/25/2018

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	4.250	100.402	100.302	100.202	2.875	96.079	95.979	95.879	2.875	97.042	96.942	96.842
4.250	99.444	99.344	99.244	4.375	100.913	100.813	100.713	2.990	96.505	96.405	96.305	2.990	97.281	97.181	97.081
4.375	100.032	99.932	99.832	4.500	101.644	101.544	101.444	3.000	96.605	96.505	96.405	3.000	97.381	97.281	97.181
4.500	100.573	100.473	100.373	4.625	102.280	102.180	102.080	3.125	97.133	97.033	96.933	3.125	97.725	97.625	97.525
4.625	101.332	101.232	101.132	4.750	102.827	102.727	102.627	3.250	97.493	97.393	97.293	3.250	98.404	98.304	98.204
4.750	102.053	101.953	101.853	4.875	103.226	103.126	103.026	3.375	98.049	97.949	97.849	3.375	98.752	98.652	98.552
4.875	102.559	102.459	102.359	4.990	103.473	103.373	103.273	3.500	98.571	98.471	98.371	3.500	99.107	99.007	98.907
4.990	102.923	102.823	102.723	5.000	103.573	103.473	103.373	3.625	99.102	99.002	98.902	3.625	99.444	99.344	99.244
5.000	103.023	102.923	102.823	5.125	104.055	103.955	103.855	3.750	99.463	99.363	99.263	3.750	99.983	99.883	99.783
5.125	103.657	103.557	103.457	5.250	104.575	104.475	104.375	3.875	100.003	99.903	99.803	3.875	100.325	100.225	100.125
5.250	104.330	104.230	104.130	5.375	104.926	104.826	104.726	3.990	100.408	100.308	100.208	3.990	100.564	100.464	100.364
5.375	104.797	104.697	104.597	5.500	105.208	105.108	105.008	4.000	100.508	100.408	100.308	4.000	100.664	100.564	100.464
5.500	105.151	105.051	104.951	5.625	105.466	105.366	105.266	4.125	101.014	100.914	100.814	4.125	100.987	100.887	100.787
5.625	105.440	105.340	105.240	5.750	105.900	105.800	105.696	4.250	101.319	101.219	101.119	4.250	101.314	101.214	101.114
5.750	106.066	105.966	105.866	5.875	106.225	106.125	106.021	4.375	101.661	101.561	101.461	4.375	101.644	101.544	101.444
5.875	106.484	106.384	106.284	5.990	106.414	106.314	106.210	4.500	102.114	102.014	101.914	4.500	101.927	101.827	101.727
5.990	106.751	106.651	106.551	6.000	106.514	106.414	106.310	4.625	102.528	102.428	102.328	4.625	102.184	102.084	101.984
6.000	106.851	106.751	106.651	6.125	106.760	106.652	106.542	4.750	102.785	102.685	102.585	4.750	102.354	102.254	102.154
6.125	107.142	107.042	106.942	6.250	107.106	106.938	106.829	4.875	103.027	102.927	102.827	4.875	102.522	102.422	102.322

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	98.554	98.454	98.354	2.875	95.819	95.719	95.619
4.375	99.173	99.073	98.973	2.990	96.137	96.037	95.937
4.500	99.740	99.640	99.540	3.000	96.237	96.137	96.037
4.625	100.284	100.184	100.084	3.125	96.657	96.557	96.457
4.750	100.979	100.879	100.779	3.250	97.073	96.973	96.873
4.875	101.523	101.423	101.323	3.375	97.514	97.414	97.314
4.990	101.931	101.831	101.731	3.500	97.947	97.847	97.747
5.000	102.031	101.931	101.831	3.625	98.376	98.276	98.176
5.125	102.278	102.178	102.078	3.750	98.701	98.601	98.501
5.250	102.662	102.562	102.462	3.875	99.130	99.030	98.930
5.375	103.165	103.065	102.965	3.990	99.449	99.349	99.249
5.500	103.654	103.554	103.454	4.000	99.549	99.449	99.349
5.625	103.871	103.771	103.671	4.125	99.961	99.861	99.761
5.750	104.084	103.984	103.884	4.250	100.169	100.069	99.969
5.875	103.063	102.963	102.859	4.375	100.365	100.265	100.165
5.990	103.426	103.326	103.222	4.500	100.523	100.423	100.323
6.000	103.526	103.426	103.322	4.625	100.865	100.765	100.665
6.125	103.773	103.673	103.569	4.750	101.034	100.934	100.834
6.250	104.005	103.905	103.801	4.875	101.192	101.092	100.992

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@afrownhouse.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.:

7/24/2018

W. Rate Sheet Dated: 5/25/2018

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	97.214	97.114	97.014	4.125	96.051	95.951	95.851	4.250	98.952	98.852	98.752	4.375	98.163	98.063	97.963
4.250	97.994	97.894	97.794	4.250	97.107	97.007	96.907	4.375	99.463	99.363	99.263	4.500	98.713	98.613	98.513
4.375	98.567	98.467	98.367	4.375	97.752	97.652	97.552	4.500	100.194	100.094	99.994	4.625	99.170	99.070	98.970
4.500	99.123	99.023	98.923	4.500	98.399	98.299	98.199	4.625	100.830	100.730	100.630	4.750	100.081	99.981	99.881
4.625	99.882	99.782	99.682	4.625	99.425	99.325	99.225	4.750	101.377	101.277	101.177	4.875	100.616	100.516	100.416
4.750	100.603	100.503	100.403	4.750	100.404	100.304	100.204	4.875	101.776	101.676	101.576	4.990	100.986	100.886	100.786
4.875	101.109	101.009	100.909	4.875	100.978	100.878	100.778	4.990	102.023	101.923	101.823	5.000	101.086	100.986	100.886
4.990	101.473	101.373	101.273	4.990	101.389	101.289	101.189	5.000	102.123	102.023	101.923	5.125	101.478	101.378	101.278
5.000	101.573	101.473	101.373	5.000	101.489	101.389	101.289	5.125	102.605	102.505	102.405	5.250	102.173	102.073	101.973
5.125	102.207	102.107	102.007	5.125	101.949	101.849	101.749	5.250	103.125	103.025	102.925	5.375	102.671	102.571	102.471
5.250	102.880	102.780	102.680	5.250	102.869	102.769	102.669	5.375	103.476	103.376	103.276	5.500	103.025	102.925	102.825
5.375	103.347	103.247	103.147	5.375	103.401	103.301	103.201	5.500	103.758	103.658	103.558	5.625	103.367	103.267	103.167
5.500	103.701	103.601	103.501	5.500	103.794	103.694	103.594	5.625	104.016	103.916	103.816	5.750	103.869	103.769	103.669
5.625	103.990	103.890	103.790	5.625	104.115	104.015	103.915	5.750	104.450	104.350	104.246	5.875	104.304	104.204	104.104
5.750	104.616	104.516	104.416	5.750	104.996	104.896	104.796	5.875	104.775	104.675	104.571	5.990	104.593	104.493	104.393
5.875	105.034	104.934	104.834	5.875	105.472	105.372	105.272	5.990	104.964	104.864	104.760	6.000	104.693	104.593	104.493
5.990	105.301	105.201	105.101	5.990	105.778	105.678	105.578	6.000	105.064	104.964	104.860	6.125	105.008	104.908	104.808
6.000	105.401	105.301	105.201	6.000	105.878	105.778	105.678	6.125	105.310	105.202	105.092	6.250	105.271	105.155	105.045
6.125	105.692	105.592	105.492	6.125	106.201	106.101	106.001	6.250	105.656	105.488	105.379	6.375	105.678	105.562	105.452

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	95.819	95.719	95.619	2.875	N/A	N/A	N/A	2.875	95.542	95.442	95.342	2.875	N/A	N/A	N/A
2.990	96.137	96.037	95.937	2.990	93.353	93.253	93.153	2.990	95.781	95.681	95.581	2.990	93.135	93.035	92.935
3.000	96.237	96.137	96.037	3.000	93.453	93.353	93.253	3.000	95.881	95.781	95.681	3.000	93.235	93.135	93.035
3.125	96.657	96.557	96.457	3.125	94.129	94.029	93.929	3.125	96.225	96.125	96.025	3.125	93.921	93.821	93.721
3.250	97.073	96.973	96.873	3.250	94.522	94.422	94.322	3.250	96.904	96.804	96.704	3.250	94.325	94.225	94.125
3.375	97.514	97.414	97.314	3.375	94.969	94.869	94.769	3.375	97.252	97.152	97.052	3.375	94.762	94.662	94.562
3.500	97.947	97.847	97.747	3.500	95.642	95.542	95.442	3.500	97.607	97.507	97.407	3.500	95.444	95.344	95.244
3.625	98.376	98.276	98.176	3.625	96.317	96.217	96.117	3.625	97.944	97.844	97.744	3.625	96.109	96.009	95.909
3.750	98.701	98.601	98.501	3.750	96.692	96.592	96.492	3.750	98.483	98.383	98.283	3.750	96.495	96.395	96.295
3.875	99.130	99.030	98.930	3.875	97.325	97.225	97.125	3.875	98.825	98.725	98.625	3.875	97.117	97.017	96.917
3.990	99.449	99.349	99.249	3.990	97.874	97.774	97.674	3.990	99.064	98.964	98.864	3.990	97.667	97.567	97.467
4.000	99.549	99.449	99.349	4.000	97.974	97.874	97.774	4.000	99.164	99.064	98.964	4.000	97.767	97.667	97.567
4.125	99.961	99.861	99.761	4.125	98.620	98.520	98.420	4.125	99.487	99.387	99.287	4.125	98.402	98.302	98.202
4.250	100.169	100.069	99.969	4.250	98.956	98.856	98.756	4.250	99.814	99.714	99.614	4.250	98.738	98.638	98.538
4.375	100.365	100.265	100.165	4.375	99.278	99.178	99.078	4.375	100.144	100.044	99.944	4.375	99.061	98.961	98.861
4.500	100.523	100.423	100.323	4.500	99.862	99.762	99.662	4.500	100.427	100.327	100.227	4.500	99.625	99.525	99.425
4.625	100.865	100.765	100.665	4.625	100.399	100.299	100.199	4.625	100.684	100.584	100.484	4.625	100.162	100.062	99.962
4.750	101.034	100.934	100.834	4.750	100.685	100.585	100.485	4.750	100.854	100.754	100.654	4.750	100.447	100.347	100.247
4.875	101.192	101.092	100.992	4.875	100.957	100.857	100.757	4.875	101.022	100.922	100.822	4.875	100.719	100.619	100.519

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%	70.01 - 75.00%	75.01 - 80.00%	
≥ 740	-0.375	-0.625	-0.625	-0.875	
720 - 739	-0.375	-1.000	-1.000	-1.125	
700 - 719	-0.375	-1.000	-1.000	-1.125	
680 - 699	-0.375	-1.125	-1.125	-1.750	
660 - 679	-0.625	-1.125	-1.125	-1.875	
640 - 659	-0.625	-1.625	-1.625	-2.625	
620 - 639	-0.625	-1.625	-1.625	-3.125	
< 620	-1.625	-2.625	-2.625	-3.125	

All Loan Type Adjustments							
Adjusters		All Terms		Adjusters		All Terms	
NY		-0.250		High Balance		-1.500	
TX		0.150		Escrow Waiver		0.000	
All Subordinate Financing		-0.375		Texas Equity 50(a)(6)		-1.000	
Loan Size Adjuster				Texas Equity 50(a)(4)		-0.250	
\$0 - \$49,999		-2.500					
\$50,000 - \$85,000		-1.375					
\$85,001 - \$125,000		-0.500					
\$125,001 - \$175,000		-0.375					
\$175,001 - \$275,000		0.000					
\$275,001 up to HB		0.125					



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.:

7/24/2018

W. Rate Sheet Dated: 5/25/2018

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	97.915	97.815	97.715	2.750	95.195	95.095	94.995
4.375	100.232	100.132	100.032	3.875	98.601	98.501	98.401	2.875	95.879	95.779	95.679
4.500	100.935	100.835	100.735	3.990	99.196	99.096	98.996	2.990	96.455	96.355	96.255
4.625	101.510	101.410	101.310	4.000	99.296	99.196	99.096	3.000	96.555	96.455	96.355
4.750	102.137	102.037	101.937	4.125	99.922	99.822	99.722	3.125	97.167	97.067	96.967
4.875	102.702	102.602	102.502	4.250	100.630	100.530	100.430	3.250	97.685	97.585	97.485
4.990	103.170	103.070	102.970	4.375	101.238	101.138	101.038	3.375	98.196	98.096	97.996
5.000	103.270	103.170	103.070	4.500	101.890	101.790	101.690	3.500	98.600	98.500	98.400
5.125	103.916	103.816	103.716	4.625	102.428	102.328	102.228	3.625	99.159	99.059	98.959
5.250	104.367	104.267	104.167	4.750	102.971	102.871	102.771	3.750	99.683	99.583	99.483
5.375	104.900	104.800	104.700	4.875	103.320	103.220	103.120	3.875	100.207	100.107	100.007
5.500	105.297	105.197	105.097	4.990	103.694	103.594	103.494	3.990	100.547	100.447	100.347
5.625	105.228	105.116	105.028	5.000	103.794	103.694	103.594	4.000	100.647	100.547	100.447
5.750	105.727	105.615	105.527	5.125	104.175	104.075	103.938	4.125	101.173	101.073	100.973
5.875	106.115	106.015	105.915	5.250	104.706	104.606	104.467	4.250	101.447	101.347	101.247
5.990	106.351	106.251	106.151	5.375	105.066	104.966	104.827	4.375	101.717	101.617	101.517
6.000	106.451	106.351	106.251	5.500	105.440	105.340	105.200	4.500	102.229	102.129	102.029
6.125	106.848	106.748	106.648	5.625	105.427	105.315	105.227	4.625	102.480	102.380	102.280
6.250	108.117	108.017	107.917	5.750	105.944	105.832	105.744	4.750	102.811	102.711	102.611

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	98.715	98.615	98.515	2.750	94.851	94.751	94.651		
4.375	99.411	99.311	99.211	2.875	95.535	95.435	95.335		
4.500	100.114	100.014	99.914	2.990	96.111	96.011	95.911		
4.625	100.603	100.503	100.403	3.000	96.211	96.111	96.011		
4.750	101.230	101.130	101.030	3.125	96.823	96.723	96.623		
4.875	101.795	101.695	101.595	3.250	97.341	97.241	97.141		
4.990	102.263	102.163	102.063	3.375	97.852	97.752	97.652		
5.000	102.363	102.263	102.163	3.500	97.967	97.867	97.767		
5.125	102.533	102.433	102.333	3.625	98.526	98.426	98.326		
5.250	102.984	102.884	102.784	3.750	99.050	98.950	98.850		
5.375	103.517	103.417	103.317	3.875	99.574	99.474	99.374		
5.500	103.914	103.814	103.714	3.990	99.398	99.298	99.198		
5.625	102.845	102.733	102.645	4.000	99.498	99.398	99.298		
5.750	103.344	103.232	103.144	4.125	100.024	99.924	99.824		
5.875	103.582	103.482	103.382	4.250	100.298	100.198	100.098		
5.990	103.668	103.568	103.468	4.375	100.568	100.468	100.368		
6.000	103.768	103.668	103.568	4.500	101.018	100.918	100.818		
6.125	104.015	103.915	103.815	4.625	101.206	101.106	101.006		
6.250	105.134	105.034	104.934	4.750	101.475	101.375	101.275		

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 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.:

7/24/2018

W. Rate Sheet Dated: 5/25/2018

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	96.465	96.365	96.265	3.750	96.365	96.265	96.165
4.375	98.782	98.682	98.582	4.375	98.682	98.582	98.482	3.875	97.151	97.051	96.951	3.875	97.051	96.951	96.851
4.500	99.485	99.385	99.285	4.500	99.385	99.285	99.185	3.990	97.746	97.646	97.546	3.990	97.646	97.546	97.446
4.625	100.060	99.960	99.860	4.625	99.960	99.860	99.760	4.000	97.846	97.746	97.646	4.000	97.746	97.646	97.546
4.750	100.687	100.587	100.487	4.750	100.587	100.487	100.387	4.125	98.472	98.372	98.272	4.125	98.372	98.272	98.172
4.875	101.252	101.152	101.052	4.875	101.152	101.052	100.952	4.250	99.180	99.080	98.980	4.250	99.080	98.980	98.880
4.990	101.720	101.620	101.520	4.990	101.620	101.520	101.420	4.375	99.788	99.688	99.588	4.375	99.688	99.588	99.488
5.000	101.820	101.720	101.620	5.000	101.720	101.620	101.520	4.500	100.440	100.340	100.240	4.500	100.340	100.240	100.140
5.125	102.466	102.366	102.266	5.125	102.366	102.266	102.166	4.625	100.978	100.878	100.778	4.625	100.878	100.778	100.678
5.250	102.917	102.817	102.717	5.250	102.817	102.717	102.617	4.750	101.521	101.421	101.321	4.750	101.421	101.321	101.221
5.375	103.450	103.350	103.250	5.375	103.350	103.250	103.150	4.875	101.870	101.770	101.670	4.875	101.770	101.670	101.570
5.500	103.847	103.747	103.647	5.500	103.747	103.647	103.547	4.990	102.244	102.144	102.044	4.990	102.144	102.044	101.944
5.625	103.778	103.665	103.578	5.625	103.678	103.565	103.478	5.000	102.344	102.244	102.144	5.000	102.244	102.144	102.044
5.750	104.277	104.164	104.077	5.750	104.177	104.064	103.977	5.125	102.725	102.625	102.488	5.125	102.625	102.525	102.388
5.875	104.665	104.565	104.465	5.875	104.565	104.465	104.365	5.250	103.256	103.156	103.017	5.250	103.156	103.056	102.917
5.990	104.901	104.801	104.701	5.990	104.801	104.701	104.601	5.375	103.616	103.516	103.377	5.375	103.516	103.416	103.277
6.000	105.001	104.901	104.801	6.000	104.901	104.801	104.701	5.500	103.990	103.890	103.750	5.500	103.890	103.790	103.650
6.125	105.398	105.298	105.198	6.125	105.298	105.198	105.098	5.625	103.977	103.865	103.777	5.625	103.877	103.765	103.677
6.250	106.667	106.567	106.467	6.250	106.567	106.467	106.367	5.750	104.494	104.382	104.294	5.750	104.394	104.282	104.194

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.695	93.595	93.495	2.750	93.595	93.495	93.395
2.875	94.379	94.279	94.179	2.875	94.279	94.179	94.079
2.990	94.955	94.855	94.755	2.990	94.855	94.755	94.655
3.000	95.055	94.955	94.855	3.000	94.955	94.855	94.755
3.125	95.667	95.567	95.467	3.125	95.567	95.467	95.367
3.250	96.185	96.085	95.985	3.250	96.085	95.985	95.885
3.375	96.696	96.596	96.496	3.375	96.596	96.496	96.396
3.500	97.100	97.000	96.900	3.500	97.000	96.900	96.800
3.625	97.659	97.559	97.459	3.625	97.559	97.459	97.359
3.750	98.183	98.083	97.983	3.750	98.083	97.983	97.883
3.875	98.707	98.607	98.507	3.875	98.607	98.507	98.407
3.990	99.047	98.947	98.847	3.990	98.947	98.847	98.747
4.000	99.147	99.047	98.947	4.000	99.047	98.947	98.847
4.125	99.673	99.573	99.473	4.125	99.573	99.473	99.373
4.250	99.947	99.847	99.747	4.250	99.847	99.747	99.647
4.375	100.217	100.117	100.017	4.375	100.117	100.017	99.917
4.500	100.729	100.629	100.529	4.500	100.629	100.529	100.429
4.625	100.980	100.880	100.780	4.625	100.880	100.780	100.680
4.750	101.311	101.211	101.111	4.750	101.211	101.111	101.011

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	97.265	97.165	97.065	4.250	97.165	97.065	96.965	2.750	93.351	93.251	93.151	2.750	93.251	93.151	93.051
4.375	97.961	97.861	97.761	4.375	97.861	97.761	97.661	2.875	94.035	93.935	93.835	2.875	93.935	93.835	93.735
4.500	98.664	98.564	98.464	4.500	98.564	98.464	98.364	2.990	94.611	94.511	94.411	2.990	94.511	94.411	94.311
4.625	99.153	99.053	98.953	4.625	99.053	98.953	98.853	3.000	94.711	94.611	94.511	3.000	94.611	94.511	94.411
4.750	99.780	99.680	99.580	4.750	99.680	99.580	99.480	3.125	95.323	95.223	95.123	3.125	95.223	95.123	95.023
4.875	100.345	100.245	100.145	4.875	100.245	100.145	100.045	3.250	95.841	95.741	95.641	3.250	95.741	95.641	95.541
4.990	100.813	100.713	100.613	4.990	100.713	100.613	100.513	3.375	96.352	96.252	96.152	3.375	96.252	96.152	96.052
5.000	100.913	100.813	100.713	5.000	100.813	100.713	100.613	3.500	96.467	96.367	96.267	3.500	96.367	96.267	96.167
5.125	101.083	100.983	100.883	5.125	100.983	100.883	100.783	3.625	97.026	96.926	96.826	3.625	96.926	96.826	96.726
5.250	101.534	101.434	101.334	5.250	101.434	101.334	101.234	3.750	97.550	97.450	97.350	3.750	97.450	97.350	97.250
5.375	102.067	101.967	101.867	5.375	101.967	101.867	101.767	3.875	98.074	97.974	97.874	3.875	97.974	97.874	97.774
5.500	102.464	102.364	102.264	5.500	102.364	102.264	102.164	3.990	97.898	97.798	97.698	3.990	97.798	97.698	97.598
5.625	101.395	101.282	101.195	5.625	101.295	101.182	101.095	4.000	97.998	97.898	97.798	4.000	97.898	97.798	97.698
5.750	101.894	101.781	101.694	5.750	101.794	101.681	101.594	4.125	98.524	98.424	98.324	4.125	98.424	98.324	98.224
5.875	102.132	102.032	101.932	5.875	102.032	101.932	101.832	4.250	98.798	98.698	98.598	4.250	98.698	98.598	98.498
5.990	102.218	102.118	102.018	5.990	102.118	102.018	101.918	4.375	99.068	98.968	98.868	4.375	98.968	98.868	98.768
6.000	102.318	102.218	102.118	6.000	102.218	102.118	102.018	4.500	99.518	99.418	99.318	4.500	99.418	99.318	99.218
6.125	102.565	102.465	102.365	6.125	102.465	102.365	102.265	4.625	99.706	99.606	99.506	4.625	99.606	99.506	99.406
6.250	103.684	103.584	103.484	6.250	103.584	103.484	103.384	4.750	99.975	99.875	99.775	4.750	99.875	99.775	99.675

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

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

Product Features										
Product Feature & \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo ≤ 15 year	0.000	0.000	0.000	-0.750	-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.:

7/24/2018

W. Rate Sheet Dated: 5/25/2018

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	97.915	97.815	97.715	2.750	95.195	95.095	94.995	4.250	98.715	98.615	98.515	2.750	94.851	94.751	94.651
4.375	100.232	100.132	100.032	3.875	98.601	98.501	98.401	2.875	95.879	95.779	95.679	4.375	99.411	99.311	99.211	2.875	95.535	95.435	95.335
4.500	100.935	100.835	100.735	3.990	99.196	99.096	98.996	2.990	96.455	96.355	96.255	4.500	100.114	100.014	99.914	2.990	96.111	96.011	95.911
4.625	101.510	101.410	101.310	4.000	99.296	99.196	99.096	3.000	96.555	96.455	96.355	4.625	100.603	100.503	100.403	3.000	96.211	96.111	96.011
4.750	102.137	102.037	101.937	4.125	99.922	99.822	99.722	3.125	97.167	97.067	96.967	4.750	101.230	101.130	101.030	3.125	96.823	96.723	96.623
4.875	102.702	102.602	102.502	4.250	100.630	100.530	100.430	3.250	97.685	97.585	97.485	4.875	101.795	101.695	101.595	3.250	97.341	97.241	97.141
4.990	103.170	103.070	102.970	4.375	101.238	101.138	101.038	3.375	98.196	98.096	97.996	4.990	102.263	102.163	102.063	3.375	97.852	97.752	97.652
5.000	103.270	103.170	103.070	4.500	101.890	101.790	101.690	3.500	98.600	98.500	98.400	5.000	102.363	102.263	102.163	3.500	97.967	97.867	97.767
5.125	103.916	103.816	103.716	4.625	102.428	102.328	102.228	3.625	99.159	99.059	98.959	5.125	102.533	102.433	102.333	3.625	98.526	98.426	98.326
5.250	104.367	104.267	104.167	4.750	102.971	102.871	102.771	3.750	99.683	99.583	99.483	5.250	102.984	102.884	102.784	3.750	99.050	98.950	98.850
5.375	104.900	104.800	104.700	4.875	103.320	103.220	103.120	3.875	100.207	100.107	100.007	5.375	103.517	103.417	103.317	3.875	99.574	99.474	99.374
5.500	105.297	105.197	105.097	4.990	103.694	103.594	103.494	3.990	100.547	100.447	100.347	5.500	103.914	103.814	103.714	3.990	99.398	99.298	99.198
5.625	105.228	105.116	105.028	5.000	103.794	103.694	103.594	4.000	100.647	100.547	100.447	5.625	102.845	102.733	102.645	4.000	99.498	99.398	99.298
5.750	105.727	105.615	105.527	5.125	104.175	104.075	103.938	4.125	101.173	101.073	100.973	5.750	103.344	103.232	103.144	4.125	100.024	99.924	99.824
5.875	106.115	106.015	105.915	5.250	104.706	104.606	104.467	4.250	101.447	101.347	101.247	5.875	103.582	103.482	103.382	4.250	100.298	100.198	100.098
5.990	106.351	106.251	106.151	5.375	105.066	104.966	104.827	4.375	101.717	101.617	101.517	5.990	103.668	103.568	103.468	4.375	100.568	100.468	100.368
6.000	106.451	106.351	106.251	5.500	105.440	105.340	105.200	4.500	102.229	102.129	102.029	6.000	103.768	103.668	103.568	4.500	101.018	100.918	100.818
6.125	106.848	106.748	106.648	5.625	105.427	105.315	105.227	4.625	102.480	102.380	102.280	6.125	104.015	103.915	103.815	4.625	101.206	101.106	101.006
6.250	108.117	108.017	107.917	5.750	105.944	105.832	105.744	4.750	102.811	102.711	102.611	6.250	105.134	105.034	104.934	4.750	101.475	101.375	101.275

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.: **7/24/2018**

W. Rate Sheet Dated: **5/25/2018**

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	97.048	96.923	96.798	
4.125	98.050	97.925	97.800	
4.250	98.696	98.571	98.446	
4.375	99.369	99.244	99.119	
4.500	99.816	99.691	99.566	
4.625	100.418	100.293	100.168	
4.750	100.924	100.799	100.674	
4.875	101.378	101.253	101.128	
5.000	101.548	101.423	101.298	
5.125	101.740	101.615	101.490	
5.250	101.974	101.849	101.724	
5.375	102.120	101.995	101.870	
5.500	102.087	101.962	101.837	

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	97.276	97.151	97.026	
3.625	97.731	97.606	97.481	
3.750	98.151	98.026	97.901	
3.875	98.754	98.629	98.504	
4.000	99.093	98.968	98.843	
4.125	99.342	99.217	99.092	
4.250	99.621	99.496	99.371	
4.375	99.875	99.750	99.625	
4.500	100.120	99.995	99.870	
4.625	100.386	100.261	100.136	
4.750	100.654	100.529	100.404	

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	97.535	97.410	97.285	
3.375	98.009	97.884	97.759	
3.500	98.457	98.332	98.207	
3.625	98.868	98.743	98.618	
3.750	99.245	99.120	98.995	
3.875	99.591	99.466	99.341	
4.000	99.908	99.783	99.658	
4.125	100.265	100.140	100.015	
4.250	100.591	100.466	100.341	
4.375	100.901	100.776	100.651	
4.500	101.212	101.087	100.962	
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)