



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.: **6/28/2018**45 Day Lock Exp.: **7/13/2018**60 Day Lock Exp.: **7/30/2018**W. Rate Sheet Dated: **5/29/2018**Release Time: **2:45 pm ET**

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	98.575	98.231	98.081	3.500	97.987	97.643	97.493	1.875	N/A	N/A	N/A	3.125	96.862	96.712	96.562
3.625	99.109	98.765	98.615	3.625	98.485	98.141	97.991	2.000	N/A	N/A	N/A	3.250	98.124	97.974	97.824
3.750	100.190	100.040	99.890	3.750	99.723	99.573	99.423	2.125	N/A	N/A	N/A	3.375	98.714	98.564	98.414
3.875	100.717	100.567	100.417	3.875	100.214	100.064	99.914	2.250	94.616	94.466	94.316	3.500	99.206	99.056	98.906
4.000	101.245	101.095	100.945	4.000	100.707	100.557	100.407	2.375	94.986	94.836	94.686	3.625	99.740	99.590	99.440
4.125	101.766	101.616	101.466	4.125	101.192	101.042	100.892	2.500	94.103	93.953	93.803	Margin = 2.250		Index = 2.310	
4.250	102.509	102.368	102.212	4.250	101.792	101.651	101.495	2.625	95.053	94.903	94.753				
4.375	103.022	102.882	102.726	4.375	102.270	102.129	101.973	2.750	97.496	97.346	97.196				
4.500	103.467	103.326	103.170	4.500	102.678	102.538	102.382	2.875	98.060	97.910	97.760				
4.625	103.866	103.726	103.569	4.625	103.042	102.902	102.745	3.000	98.534	98.384	98.234				
4.750	103.991	103.819	103.663	4.750	102.853	102.681	102.525	3.125	99.008	98.858	98.708				
4.875	103.906	103.734	103.577	4.875	103.253	103.081	102.925	3.250	99.419	99.269	99.119				
5.000	104.469	104.297	104.141	5.000	103.581	103.409	103.253	3.375	99.886	99.736	99.586				
5.125	104.940	104.768	104.612	5.125	103.836	103.664	103.508	3.500	100.356	100.206	100.056				
5.250	104.933	104.746	104.449	5.250	103.795	103.608	103.311	3.625	100.817	100.667	100.517				
5.375	105.184	104.996	104.699	5.375	104.127	103.940	103.643	3.750	100.855	100.705	100.555				
5.500	105.265	105.077	104.780	5.500	104.546	104.359	104.062	3.875	101.309	101.159	101.009				
5.625	105.455	105.268	104.971	5.625	104.901	104.714	104.417	4.000	101.694	101.544	101.394				
5.750	105.601	105.445	105.288	5.750	104.454	104.298	104.141	4.125	102.034	101.884	101.734				

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	97.375	97.031	96.881	3.500	96.987	96.643	96.493	1.875	N/A	N/A	N/A	3.125	95.862	95.712	95.562
3.625	97.909	97.565	97.415	3.625	97.485	97.141	96.991	2.000	N/A	N/A	N/A	3.250	97.124	96.974	96.824
3.750	98.990	98.840	98.690	3.750	98.723	98.573	98.423	2.125	N/A	N/A	N/A	3.375	97.714	97.564	97.414
3.875	99.517	99.367	99.217	3.875	99.214	99.064	98.914	2.250	93.616	93.466	93.316	3.500	98.206	98.056	97.906
4.000	100.045	99.895	99.745	4.000	99.707	99.557	99.407	2.375	93.986	93.836	93.686	3.625	98.740	98.590	98.440
4.125	100.566	100.416	100.266	4.125	100.192	100.042	99.892	2.500	93.103	92.953	92.803	Margin = 2.250		Index = 2.310	
4.250	101.309	101.168	101.012	4.250	100.792	100.651	100.495	2.625	94.053	93.903	93.753	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.822	101.682	101.526	4.375	101.270	101.129	100.973	2.750	96.496	96.346	96.196	Rate	30 Day	45 Day	60 Day
4.500	102.267	102.126	101.970	4.500	101.678	101.538	101.382	2.875	97.060	96.910	96.760	4.500	100.967	100.717	100.467
4.625	102.666	102.526	102.369	4.625	102.042	101.902	101.745	3.000	97.534	97.384	97.234	4.625	101.366	101.116	100.866
4.750	102.791	102.619	102.463	4.750	101.853	101.681	101.525	3.125	98.008	97.858	97.708	4.750	101.070	100.820	100.570
4.875	102.956	102.784	102.627	4.875	102.253	102.081	101.925	3.250	98.419	98.269	98.119	4.875	101.506	101.256	101.006
5.000	103.319	103.147	102.991	5.000	102.581	102.409	102.253	3.375	98.886	98.736	98.586	5.000	101.869	101.619	101.369
5.125	103.790	103.618	103.462	5.125	102.936	102.764	102.608	3.500	99.356	99.206	99.056	5.125	102.260	102.010	101.760
5.250	104.503	104.316	104.019	5.250	102.795	102.608	102.311	3.625	99.817	99.667	99.517	5.250	101.722	101.472	101.175
5.375	104.754	104.566	104.269	5.375	103.127	102.940	102.643	3.750	99.855	99.705	99.555	5.375	101.980	101.730	101.433
5.500	105.035	104.847	104.550	5.500	103.546	103.359	103.062	3.875	100.309	100.159	100.009	5.500	102.415	102.165	101.868
5.625	105.175	104.988	104.691	5.625	103.901	103.714	103.417	4.000	100.694	100.544	100.394	5.625	102.545	102.295	101.998
5.750	105.371	105.215	105.058	5.750	103.454	103.298	103.141	4.125	101.034	100.884	100.734	5.750	102.831	102.581	102.331

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	100.117	99.867	99.617	4.500	99.858	99.608	99.358
4.750	100.220	99.970	99.720	4.750	100.033	99.783	99.533
5.000	101.019	100.769	100.519	5.000	100.761	100.511	100.261
5.250	101.925	101.675	101.379	5.250	101.705	101.455	101.158
5.500	101.986	101.736	101.439	5.500	101.726	101.476	101.179
5.625	102.198	101.948	101.651	5.625	102.081	101.831	101.534
5.750	102.525	102.275	102.025	5.750	101.634	101.384	101.134
5.875	102.778	102.528	102.278	5.875	101.976	101.726	101.476

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:	5/29/2018	5.250%

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.:

6/28/2018

45 Day Lock Exp.:

7/13/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/29/2018

Release Time: 2:45 pm ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	96.409	96.066	95.916	3.250	95.946	95.603	95.453	1.875	N/A	N/A	N/A	3.125	95.17	95.024	94.874
3.375	97.104	96.760	96.610	3.375	96.551	96.208	96.058	2.000	N/A	N/A	N/A	3.250	97.19	97.037	96.887
3.500	97.638	97.294	97.144	3.500	97.049	96.706	96.556	2.125	N/A	N/A	N/A	3.375	97.78	97.627	97.477
3.625	98.171	97.828	97.678	3.625	97.547	97.204	97.054	2.250	91.116	90.966	90.816	3.500	98.27	98.119	97.969
3.750	99.346	99.196	99.046	3.750	98.879	98.729	98.579	2.375	91.486	91.336	91.186	3.625	98.80	98.653	98.503
3.875	99.873	99.723	99.573	3.875	99.370	99.220	99.070	2.500	90.603	90.453	90.303	Margin = 2.250		Index = 2.310	
4.000	100.402	100.252	100.102	4.000	99.863	99.713	99.563	2.625	91.553	91.403	91.253				
4.125	100.923	100.773	100.623	4.125	100.349	100.199	100.049	2.750	95.808	95.658	95.508				
4.250	101.571	101.431	101.274	4.250	100.854	100.713	100.557	2.875	96.372	96.222	96.072				
4.375	102.085	101.944	101.788	4.375	101.332	101.191	101.035	3.000	96.846	96.696	96.546				
4.500	102.529	102.389	102.233	4.500	101.741	101.600	101.444	3.125	97.321	97.171	97.021				
4.625	102.929	102.788	102.632	4.625	102.105	101.964	101.808	3.250	98.481	98.331	98.181				
4.750	102.585	102.413	102.257	4.750	101.447	101.275	101.119	3.375	98.949	98.799	98.649				
4.875	102.499	102.327	102.171	4.875	101.847	101.675	101.518	3.500	99.418	99.268	99.118				
5.000	103.063	102.891	102.735	5.000	102.175	102.003	101.846	3.625	99.880	99.730	99.580				
5.125	103.534	103.362	103.206	5.125	102.430	102.258	102.102	3.750	100.011	99.861	99.711				
5.250	101.965	101.777	101.480	5.250	100.827	100.639	100.342	3.875	100.465	100.315	100.165				
5.375	102.215	102.028	101.731	5.375	101.158	100.971	100.674	4.000	100.851	100.701	100.551				
5.500	102.296	102.108	101.812	5.500	101.577	101.390	101.093	4.125	101.191	101.041	100.891				

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	95.209	94.866	94.716	3.250	94.946	94.603	94.453	1.875	N/A	N/A	N/A	3.125	94.174	94.024	93.874
3.375	95.904	95.560	95.410	3.375	95.551	95.208	95.058	2.000	N/A	N/A	N/A	3.250	96.187	96.037	95.887
3.500	96.438	96.094	95.944	3.500	96.049	95.706	95.556	2.125	N/A	N/A	N/A	3.375	96.777	96.627	96.477
3.625	96.971	96.628	96.478	3.625	96.547	96.204	96.054	2.250	91.866	91.716	91.566	3.500	97.269	97.119	96.969
3.750	98.146	97.996	97.846	3.750	97.879	97.729	97.579	2.375	92.236	92.086	91.936	3.625	97.803	97.653	97.503
3.875	98.673	98.523	98.373	3.875	98.370	98.220	98.070	2.500	91.353	91.203	91.053	Margin = 2.250		Index = 2.310	
4.000	99.202	99.052	98.902	4.000	98.863	98.713	98.563	2.625	92.303	92.153	92.003	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.723	99.573	99.423	4.125	99.349	99.199	99.049	2.750	95.589	95.439	95.289	Rate	30 Day	45 Day	60 Day
4.250	100.371	100.231	100.074	4.250	99.854	99.713	99.557	2.875	96.153	96.003	95.853	4.500	100.029	99.779	99.529
4.375	100.885	100.744	100.588	4.375	100.332	100.191	100.035	3.000	96.628	96.478	96.328	4.625	100.429	100.179	99.929
4.500	101.329	101.189	101.033	4.500	100.741	100.600	100.444	3.125	97.102	96.952	96.802	4.750	99.664	99.414	99.164
4.625	101.729	101.588	101.432	4.625	101.105	100.964	100.808	3.250	96.950	96.800	96.650	4.875	100.099	99.849	99.599
4.750	101.385	101.213	101.057	4.750	100.447	100.275	100.119	3.375	97.418	97.268	97.118	5.000	100.463	100.213	99.963
4.875	101.549	101.377	101.221	4.875	100.847	100.675	100.518	3.500	97.887	97.737	97.587	5.125	100.854	100.604	100.354
5.000	101.913	101.741	101.585	5.000	101.175	101.003	100.846	3.625	98.348	98.198	98.048	5.250	98.754	98.504	98.207
5.125	102.384	102.212	102.056	5.125	101.530	101.358	101.202	3.750	97.667	97.517	97.367	5.375	99.011	98.761	98.464
5.250	101.535	101.347	101.050	5.250	99.827	99.639	99.342	3.875	98.122	97.972	97.822	5.500	99.446	99.196	98.899
5.375	101.785	101.598	101.301	5.375	100.158	99.971	99.674	4.000	98.507	98.357	98.207	5.625	99.577	99.327	99.030
5.500	102.066	101.878	101.582	5.500	100.577	100.390	100.093	4.125	98.847	98.697	98.547	5.750	99.393	99.143	98.893

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	99.179	98.929	98.679	4.500	98.921	98.671	98.421
4.750	98.814	98.564	98.314	4.750	98.627	98.377	98.127
5.000	99.613	99.363	99.113	5.000	99.355	99.105	98.855
5.250	98.957	98.707	98.410	5.250	98.736	98.486	98.189
5.500	99.017	98.767	98.470	5.500	98.757	98.507	98.211
5.625	99.230	98.980	98.683	5.625	99.113	98.863	98.566
5.750	99.087	98.837	98.587	5.750	98.196	97.946	97.696
5.875	99.341	99.091	98.841	5.875	98.538	98.288	98.038

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:	5/29/2018 5.250%

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)



AFR Loan Center

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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/28/2018

45 Day Lock Exp.:

7/13/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/29/2018

Release Time: 2:45 pm ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.654	98.554	98.454	4.125	100.270	100.170	100.070	2.875	96.587	96.487	96.387	2.875	97.424	97.324	97.224
4.125	99.393	99.293	99.193	4.250	100.874	100.774	100.674	2.990	97.011	96.911	96.811	2.990	97.663	97.563	97.463
4.250	100.073	99.973	99.873	4.375	101.338	101.238	101.138	3.000	97.111	97.011	96.911	3.000	97.763	97.663	97.563
4.375	100.660	100.560	100.460	4.500	102.052	101.952	101.852	3.125	97.637	97.537	97.437	3.125	98.104	98.004	97.904
4.500	101.194	101.094	100.994	4.625	102.678	102.578	102.478	3.250	97.992	97.892	97.792	3.250	98.805	98.705	98.605
4.625	101.849	101.749	101.649	4.750	103.220	103.120	103.020	3.375	98.509	98.409	98.309	3.375	99.152	99.052	98.952
4.750	102.561	102.461	102.361	4.875	103.596	103.496	103.396	3.500	99.030	98.930	98.830	3.500	99.503	99.403	99.303
4.875	103.063	102.963	102.863	4.990	103.841	103.741	103.641	3.625	99.558	99.458	99.358	3.625	99.837	99.737	99.637
4.990	103.423	103.323	103.223	5.000	103.941	103.841	103.741	3.750	99.894	99.794	99.694	3.750	100.357	100.257	100.157
5.000	103.523	103.423	103.323	5.125	104.321	104.221	104.120	3.875	100.373	100.273	100.173	3.875	100.694	100.594	100.494
5.125	103.998	103.898	103.798	5.250	104.839	104.739	104.637	3.990	100.774	100.674	100.574	3.990	100.929	100.829	100.729
5.250	104.666	104.566	104.466	5.375	105.176	105.076	104.975	4.000	100.874	100.774	100.674	4.000	101.029	100.929	100.829
5.375	105.127	105.027	104.927	5.500	105.485	105.385	105.283	4.125	101.374	101.274	101.174	4.125	101.347	101.247	101.147
5.500	105.477	105.377	105.277	5.625	105.740	105.640	105.538	4.250	101.675	101.575	101.475	4.250	101.687	101.587	101.487
5.625	105.762	105.662	105.562	5.750	106.218	106.116	106.006	4.375	102.023	101.923	101.823	4.375	102.006	101.906	101.806
5.750	106.404	106.304	106.204	5.875	106.539	106.437	106.327	4.500	102.474	102.374	102.274	4.500	102.287	102.187	102.087
5.875	106.818	106.718	106.618	5.990	106.726	106.624	106.514	4.625	102.886	102.786	102.686	4.625	102.542	102.442	102.342
5.990	107.084	106.984	106.884	6.000	106.826	106.724	106.614	4.750	103.140	103.040	102.940	4.750	102.709	102.609	102.509
6.000	107.184	107.084	106.984	6.125	107.065	106.955	106.845	4.875	103.379	103.279	103.179	4.875	102.875	102.775	102.675

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.366	98.266	98.166	2.875	96.326	96.226	96.126
4.250	99.131	99.031	98.931	2.990	96.644	96.544	96.444
4.375	99.741	99.641	99.541	3.000	96.744	96.644	96.544
4.500	100.297	100.197	100.097	3.125	97.162	97.062	96.962
4.625	100.772	100.672	100.572	3.250	97.536	97.436	97.336
4.750	101.456	101.356	101.256	3.375	97.974	97.874	97.774
4.875	101.995	101.895	101.795	3.500	98.405	98.305	98.205
4.990	102.400	102.300	102.200	3.625	98.832	98.732	98.632
5.000	102.500	102.400	102.300	3.750	99.070	98.970	98.870
5.125	102.745	102.645	102.545	3.875	99.497	99.397	99.297
5.250	102.970	102.870	102.770	3.990	99.812	99.712	99.612
5.375	103.464	103.364	103.263	4.000	99.912	99.812	99.712
5.500	103.946	103.846	103.745	4.125	100.320	100.220	100.120
5.625	104.160	104.060	103.958	4.250	100.525	100.425	100.325
5.750	104.374	104.274	104.172	4.375	100.720	100.620	100.520
5.875	103.396	103.294	103.184	4.500	100.879	100.779	100.679
5.990	103.757	103.655	103.545	4.625	101.223	101.123	101.023
6.000	103.857	103.755	103.645	4.750	101.390	101.290	101.190
6.125	104.105	104.003	103.893	4.875	101.545	101.445	101.345

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

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

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

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

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

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

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

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

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

6/28/2018

45 Day Lock Exp.:

7/13/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/29/2018

Release Time: 2:45 pm ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	97.829	97.729	97.629	4.000	95.615	95.515	95.415	4.125	98.820	98.720	98.620	4.250	98.161	98.061	97.961
4.250	98.603	98.503	98.403	4.125	96.669	96.569	96.469	4.250	99.424	99.324	99.224	4.375	98.749	98.649	98.549
4.375	99.167	99.067	98.967	4.250	97.716	97.616	97.516	4.375	99.888	99.788	99.688	4.500	99.279	99.179	99.079
4.500	99.678	99.578	99.478	4.375	98.351	98.251	98.151	4.500	100.602	100.502	100.402	4.625	99.696	99.596	99.496
4.625	100.399	100.299	100.199	4.500	98.930	98.830	98.730	4.625	101.228	101.128	101.028	4.750	100.567	100.467	100.367
4.750	101.111	101.011	100.911	4.625	99.944	99.844	99.744	4.750	101.770	101.670	101.570	4.875	101.078	100.978	100.878
4.875	101.613	101.513	101.413	4.750	100.912	100.812	100.712	4.875	102.146	102.046	101.946	4.990	101.446	101.346	101.246
4.990	101.973	101.873	101.773	4.875	101.481	101.381	101.281	4.990	102.391	102.291	102.191	5.000	101.546	101.446	101.346
5.000	102.073	101.973	101.873	4.990	101.889	101.789	101.689	5.000	102.491	102.391	102.291	5.125	101.931	101.831	101.731
5.125	102.548	102.448	102.348	5.000	101.989	101.889	101.789	5.125	102.871	102.771	102.670	5.250	102.468	102.368	102.268
5.250	103.216	103.116	103.016	5.125	102.383	102.283	102.183	5.250	103.389	103.289	103.187	5.375	102.949	102.849	102.749
5.375	103.677	103.577	103.477	5.250	103.205	103.105	103.005	5.375	103.726	103.626	103.525	5.500	103.328	103.228	103.128
5.500	104.027	103.927	103.827	5.375	103.731	103.631	103.531	5.500	104.035	103.935	103.833	5.625	103.668	103.568	103.468
5.625	104.312	104.212	104.112	5.500	104.118	104.018	103.918	5.625	104.290	104.190	104.088	5.750	104.186	104.086	103.986
5.750	104.954	104.854	104.754	5.625	104.437	104.337	104.237	5.750	104.768	104.668	104.566	5.875	104.616	104.516	104.416
5.875	105.368	105.268	105.168	5.750	105.335	105.235	105.135	5.875	105.089	104.987	104.877	5.990	104.902	104.802	104.702
5.990	105.634	105.534	105.434	5.875	105.805	105.705	105.605	5.990	105.276	105.174	105.064	6.000	105.002	104.902	104.802
6.000	105.734	105.634	105.534	5.990	106.108	106.008	105.908	6.000	105.376	105.274	105.164	6.125	105.315	105.215	105.115
6.125	106.023	105.923	105.823	6.000	106.208	106.108	106.008	6.125	105.615	105.505	105.395	6.250	105.578	105.465	105.355

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	96.326	96.226	96.126	3.000	93.960	93.860	93.760	3.000	96.263	96.163	96.063	3.000	93.743	93.643	93.543
2.990	96.644	96.544	96.444	3.125	94.633	94.533	94.433	3.125	96.604	96.504	96.404	3.125	94.426	94.326	94.226
3.000	96.744	96.644	96.544	3.250	95.023	94.923	94.823	3.250	97.305	97.205	97.105	3.250	94.826	94.726	94.626
3.125	97.162	97.062	96.962	3.375	95.435	95.335	95.235	3.375	97.652	97.552	97.452	3.375	95.228	95.128	95.028
3.250	97.536	97.436	97.336	3.500	96.102	96.002	95.902	3.500	98.003	97.903	97.803	3.500	95.905	95.805	95.705
3.375	97.974	97.874	97.774	3.625	96.772	96.672	96.572	3.625	98.337	98.237	98.137	3.625	96.565	96.465	96.365
3.500	98.405	98.305	98.205	3.750	97.143	97.043	96.943	3.750	98.857	98.757	98.657	3.750	96.945	96.845	96.745
3.625	98.832	98.732	98.632	3.875	97.699	97.599	97.499	3.875	99.194	99.094	98.994	3.875	97.492	97.392	97.292
3.750	99.070	98.970	98.870	3.990	98.241	98.141	98.041	3.990	99.429	99.329	99.229	3.990	98.034	97.934	97.834
3.875	99.497	99.397	99.297	4.000	98.341	98.241	98.141	4.000	99.529	99.429	99.329	4.000	98.134	98.034	97.934
3.990	99.812	99.712	99.612	4.125	98.979	98.879	98.779	4.125	99.847	99.747	99.647	4.125	98.762	98.662	98.562
4.000	99.912	99.812	99.712	4.250	99.312	99.212	99.112	4.250	100.187	100.087	99.987	4.250	99.094	98.994	98.894
4.125	100.320	100.220	100.120	4.375	99.642	99.542	99.442	4.375	100.506	100.406	100.306	4.375	99.425	99.325	99.225
4.250	100.525	100.425	100.325	4.500	100.223	100.123	100.023	4.500	100.787	100.687	100.587	4.500	99.985	99.885	99.785
4.375	100.720	100.620	100.520	4.625	100.577	100.477	100.377	4.625	101.042	100.942	100.842	4.625	100.519	100.419	100.319
4.500	100.879	100.779	100.679	4.750	101.039	100.939	100.839	4.750	101.209	101.109	101.009	4.750	100.801	100.701	100.601
4.625	101.223	101.123	101.023	4.875	101.307	101.207	101.107	4.875	101.375	101.275	101.175	4.875	101.069	100.969	100.869
4.750	101.390	101.290	101.190	4.990	101.441	101.341	101.241	4.990	101.412	101.312	101.212	4.990	101.194	101.094	100.994
4.875	101.545	101.445	101.345	5.000	101.541	101.441	101.341	5.000	101.512	101.412	101.312	5.000	101.294	101.194	101.094

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	-2.500	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/28/2018

45 Day Lock Exp.:

7/13/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/29/2018

Release Time: 2:45 pm ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	100.361	100.261	100.161	3.750	98.504	98.404	98.304	2.750	95.815	95.715	95.615
4.375	101.031	100.931	100.831	3.875	99.192	99.090	98.992	2.875	96.500	96.400	96.300
4.500	101.700	101.600	101.500	3.990	99.767	99.662	99.567	2.990	97.075	96.975	96.875
4.625	102.195	102.095	101.995	4.000	99.867	99.762	99.667	3.000	97.175	97.075	96.975
4.750	102.794	102.694	102.594	4.125	100.470	100.370	100.270	3.125	97.784	97.684	97.584
4.875	103.332	103.232	103.132	4.250	101.157	101.057	100.957	3.250	98.298	98.198	98.098
4.990	103.771	103.671	103.571	4.375	101.754	101.654	101.554	3.375	98.801	98.701	98.601
5.000	103.871	103.771	103.671	4.500	102.385	102.282	102.185	3.500	99.186	99.086	98.986
5.125	104.392	104.292	104.192	4.625	102.866	102.763	102.666	3.625	99.737	99.637	99.537
5.250	104.818	104.718	104.618	4.750	103.398	103.292	103.198	3.750	100.252	100.152	100.052
5.375	105.320	105.220	105.120	4.875	103.718	103.611	103.518	3.875	100.762	100.662	100.562
5.500	105.690	105.590	105.490	4.990	104.078	103.970	103.878	3.990	100.973	100.873	100.773
5.625	105.751	105.651	105.551	5.000	104.178	104.070	103.978	4.000	101.073	100.973	100.873
5.750	106.178	106.078	105.978	5.125	104.461	104.318	104.204	4.125	101.586	101.486	101.386
5.875	106.538	106.438	106.338	5.250	104.978	104.833	104.719	4.250	101.849	101.749	101.649
5.990	106.751	106.651	106.551	5.375	105.318	105.173	105.059	4.375	102.115	102.015	101.915
6.000	106.851	106.751	106.651	5.500	105.710	105.565	105.451	4.500	102.476	102.376	102.276
6.125	107.072	106.972	106.872	5.625	105.639	105.539	105.439	4.625	102.721	102.621	102.521
6.250	108.394	108.294	108.194	5.750	106.144	106.044	105.944	4.750	103.045	102.945	102.845

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	99.525	99.425	99.325	2.750	95.471	95.371	95.271
4.375	100.195	100.095	99.995	2.875	96.156	96.056	95.956
4.500	100.864	100.764	100.664	2.990	96.731	96.631	96.531
4.625	101.273	101.173	101.073	3.000	96.831	96.731	96.631
4.750	101.872	101.772	101.672	3.125	97.440	97.340	97.240
4.875	102.410	102.310	102.210	3.250	97.954	97.854	97.754
4.990	102.849	102.749	102.649	3.375	98.457	98.357	98.257
5.000	102.949	102.849	102.749	3.500	98.545	98.445	98.345
5.125	102.970	102.870	102.770	3.625	99.096	98.996	98.896
5.250	103.396	103.296	103.196	3.750	99.611	99.511	99.411
5.375	103.898	103.798	103.698	3.875	100.121	100.021	99.921
5.500	104.268	104.168	104.068	3.990	99.785	99.685	99.585
5.625	103.329	103.229	103.129	4.000	99.885	99.785	99.685
5.750	103.756	103.656	103.556	4.125	100.398	100.298	100.198
5.875	103.966	103.866	103.766	4.250	100.661	100.561	100.461
5.990	104.029	103.929	103.829	4.375	100.927	100.827	100.727
6.000	104.129	104.029	103.929	4.500	101.226	101.126	101.026
6.125	104.200	104.100	104.000	4.625	101.408	101.308	101.208
6.250	105.372	105.272	105.172	4.750	101.670	101.570	101.470

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	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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

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

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

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

6/28/2018

45 Day Lock Exp.:

7/13/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/29/2018

Release Time: 2:45 pm ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.911	98.811	98.711	4.250	98.811	98.711	98.611	3.750	97.054	96.954	96.854	3.750	96.954	96.854	96.754
4.375	99.581	99.481	99.381	4.375	99.481	99.381	99.281	3.875	97.742	97.642	97.542	3.875	97.642	97.542	97.442
4.500	100.250	100.150	100.050	4.500	100.150	100.050	99.950	3.990	98.317	98.217	98.117	3.990	98.217	98.117	98.017
4.625	100.745	100.645	100.545	4.625	100.645	100.545	100.445	4.000	98.417	98.317	98.217	4.000	98.317	98.217	98.117
4.750	101.344	101.244	101.144	4.750	101.244	101.144	101.044	4.125	99.020	98.920	98.820	4.125	98.920	98.820	98.720
4.875	101.882	101.782	101.682	4.875	101.782	101.682	101.582	4.250	99.707	99.607	99.507	4.250	99.607	99.507	99.407
4.990	102.321	102.221	102.121	4.990	102.221	102.121	102.021	4.375	100.304	100.204	100.104	4.375	100.204	100.104	100.004
5.000	102.421	102.321	102.221	5.000	102.321	102.221	102.121	4.500	100.935	100.832	100.735	4.500	100.835	100.732	100.635
5.125	102.942	102.842	102.742	5.125	102.842	102.742	102.642	4.625	101.416	101.313	101.216	4.625	101.316	101.213	101.116
5.250	103.368	103.268	103.168	5.250	103.268	103.168	103.068	4.750	101.948	101.842	101.748	4.750	101.848	101.742	101.648
5.375	103.870	103.770	103.670	5.375	103.770	103.670	103.570	4.875	102.268	102.161	102.068	4.875	102.168	102.061	101.968
5.500	104.240	104.140	104.040	5.500	104.140	104.040	103.940	4.990	102.628	102.520	102.428	4.990	102.528	102.420	102.328
5.625	104.301	104.201	104.101	5.625	104.201	104.101	104.001	5.000	102.728	102.620	102.528	5.000	102.628	102.520	102.428
5.750	104.728	104.628	104.528	5.750	104.628	104.528	104.428	5.125	103.011	102.868	102.754	5.125	102.911	102.768	102.654
5.875	105.088	104.988	104.888	5.875	104.988	104.888	104.788	5.250	103.528	103.383	103.269	5.250	103.428	103.283	103.169
5.990	105.301	105.201	105.101	5.990	105.201	105.101	105.001	5.375	103.868	103.723	103.609	5.375	103.768	103.623	103.509
6.000	105.401	105.301	105.201	6.000	105.301	105.201	105.101	5.500	104.260	104.115	104.001	5.500	104.160	104.015	103.901
6.125	105.622	105.522	105.422	6.125	105.522	105.422	105.322	5.625	104.189	104.089	103.989	5.625	104.089	103.989	103.889
6.250	106.944	106.844	106.744	6.250	106.844	106.744	106.644	5.750	104.694	104.594	104.494	5.750	104.594	104.494	104.394

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.315	94.215	94.115	2.750	94.215	94.115	94.015
2.875	95.000	94.900	94.800	2.875	94.900	94.800	94.700
2.990	95.575	95.475	95.375	2.990	95.475	95.375	95.275
3.000	95.675	95.575	95.475	3.000	95.575	95.475	95.375
3.125	96.284	96.184	96.084	3.125	96.184	96.084	95.984
3.250	96.798	96.698	96.598	3.250	96.698	96.598	96.498
3.375	97.301	97.201	97.101	3.375	97.201	97.101	97.001
3.500	97.686	97.586	97.486	3.500	97.586	97.486	97.386
3.625	98.237	98.137	98.037	3.625	98.137	98.037	97.937
3.750	98.752	98.652	98.552	3.750	98.652	98.552	98.452
3.875	99.262	99.162	99.062	3.875	99.162	99.062	98.962
3.990	99.473	99.373	99.273	3.990	99.373	99.273	99.173
4.000	99.573	99.473	99.373	4.000	99.473	99.373	99.273
4.125	100.086	99.986	99.886	4.125	99.986	99.886	99.786
4.250	100.349	100.249	100.149	4.250	100.249	100.149	100.049
4.375	100.615	100.515	100.415	4.375	100.515	100.415	100.315
4.500	100.976	100.876	100.776	4.500	100.876	100.776	100.676
4.625	101.221	101.121	101.021	4.625	101.121	101.021	100.921
4.750	101.545	101.445	101.345	4.750	101.445	101.345	101.245

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	98.075	97.975	97.875	4.250	97.975	97.875	97.775	2.750	93.971	93.871	93.771	2.750	93.871	93.771	93.671
4.375	98.745	98.645	98.545	4.375	98.645	98.545	98.445	2.875	94.656	94.556	94.456	2.875	94.556	94.456	94.356
4.500	99.414	99.314	99.214	4.500	99.314	99.214	99.114	2.990	95.231	95.131	95.031	2.990	95.131	95.031	94.931
4.625	99.823	99.723	99.623	4.625	99.723	99.623	99.523	3.000	95.331	95.231	95.131	3.000	95.231	95.131	95.031
4.750	100.422	100.322	100.222	4.750	100.322	100.222	100.122	3.125	95.940	95.840	95.740	3.125	95.840	95.740	95.640
4.875	100.960	100.860	100.760	4.875	100.860	100.760	100.660	3.250	96.454	96.354	96.254	3.250	96.354	96.254	96.154
4.990	101.399	101.299	101.199	4.990	101.299	101.199	101.099	3.375	96.957	96.857	96.757	3.375	96.857	96.757	96.657
5.000	101.499	101.399	101.299	5.000	101.399	101.299	101.199	3.500	97.045	96.945	96.845	3.500	96.945	96.845	96.745
5.125	101.520	101.420	101.320	5.125	101.420	101.320	101.220	3.625	97.596	97.496	97.396	3.625	97.496	97.396	97.296
5.250	101.946	101.846	101.746	5.250	101.846	101.746	101.646	3.750	98.111	98.011	97.911	3.750	98.011	97.911	97.811
5.375	102.448	102.348	102.248	5.375	102.348	102.248	102.148	3.875	98.621	98.521	98.421	3.875	98.521	98.421	98.321
5.500	102.818	102.718	102.618	5.500	102.718	102.618	102.518	3.990	98.285	98.185	98.085	3.990	98.185	98.085	97.985
5.625	101.879	101.779	101.679	5.625	101.779	101.679	101.579	4.000	98.385	98.285	98.185	4.000	98.285	98.185	98.085
5.750	102.306	102.206	102.106	5.750	102.206	102.106	102.006	4.125	98.898	98.798	98.698	4.125	98.798	98.698	98.598
5.875	102.516	102.416	102.316	5.875	102.416	102.316	102.216	4.250	99.161	99.061	98.961	4.250	99.061	98.961	98.861
5.990	102.579	102.479	102.379	5.990	102.479	102.379	102.279	4.375	99.427	99.327	99.227	4.375	99.327	99.227	99.127
6.000	102.679	102.579	102.479	6.000	102.579	102.479	102.379	4.500	99.726	99.626	99.526	4.500	99.626	99.526	99.426
6.125	102.750	102.650	102.550	6.125	102.650	102.550	102.450	4.625	99.908	99.808	99.708	4.625	99.808	99.708	99.608
6.250	103.922	103.822	103.722	6.250	103.822	103.722	103.622	4.750	100.170	100.070	99.970	4.750	100.070	99.970	99.870

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	> 95.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000	
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750	
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250	
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750	
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750	
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide									

Product Features										
Product Feature & \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/R 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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/28/2018

45 Day Lock Exp.:

7/13/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/29/2018

Release Time: 2:45 pm ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	100.361	100.261	100.161	3.750	98.504	98.404	98.304	2.750	95.815	95.715	95.615	4.250	99.525	99.425	99.325	2.750	95.471	95.371	95.271
4.375	101.031	100.931	100.831	3.875	99.192	99.090	98.992	2.875	96.500	96.400	96.300	4.375	100.195	100.095	99.995	2.875	96.156	96.056	95.956
4.500	101.700	101.600	101.500	3.990	99.767	99.662	99.567	2.990	97.075	96.975	96.875	4.500	100.864	100.764	100.664	2.990	96.731	96.631	96.531
4.625	102.195	102.095	101.995	4.000	99.867	99.762	99.667	3.000	97.175	97.075	96.975	4.625	101.273	101.173	101.073	3.000	96.831	96.731	96.631
4.750	102.794	102.694	102.594	4.125	100.470	100.370	100.270	3.125	97.784	97.684	97.584	4.750	101.872	101.772	101.672	3.125	97.440	97.340	97.240
4.875	103.332	103.232	103.132	4.250	101.157	101.057	100.957	3.250	98.298	98.198	98.098	4.875	102.410	102.310	102.210	3.250	97.954	97.854	97.754
4.990	103.771	103.671	103.571	4.375	101.754	101.654	101.554	3.375	98.801	98.701	98.601	4.990	102.849	102.749	102.649	3.375	98.457	98.357	98.257
5.000	103.871	103.771	103.671	4.500	102.385	102.282	102.185	3.500	99.186	99.086	98.986	5.000	102.949	102.849	102.749	3.500	98.545	98.445	98.345
5.125	104.392	104.292	104.192	4.625	102.866	102.763	102.666	3.625	99.737	99.637	99.537	5.125	102.970	102.870	102.770	3.625	99.096	98.996	98.896
5.250	104.818	104.718	104.618	4.750	103.398	103.292	103.198	3.750	100.252	100.152	100.052	5.250	103.396	103.296	103.196	3.750	99.611	99.511	99.411
5.375	105.320	105.220	105.120	4.875	103.718	103.611	103.518	3.875	100.762	100.662	100.562	5.375	103.898	103.798	103.698	3.875	100.121	100.021	99.921
5.500	105.690	105.590	105.490	4.990	104.078	103.970	103.878	3.990	100.973	100.873	100.773	5.500	104.268	104.168	104.068	3.990	99.785	99.685	99.585
5.625	105.751	105.651	105.551	5.000	104.178	104.070	103.978	4.000	101.073	100.973	100.873	5.625	103.329	103.229	103.129	4.000	99.885	99.785	99.685
5.750	106.178	106.078	105.978	5.125	104.461	104.318	104.204	4.125	101.586	101.486	101.386	5.750	103.756	103.656	103.556	4.125	100.398	100.298	100.198
5.875	106.538	106.438	106.338	5.250	104.978	104.833	104.719	4.250	101.849	101.749	101.649	5.875	103.966	103.866	103.766	4.250	100.661	100.561	100.461
5.990	106.751	106.651	106.551	5.375	105.318	105.173	105.059	4.375	102.115	102.015	101.915	5.990	104.029	103.929	103.829	4.375	100.927	100.827	100.727
6.000	106.851	106.751	106.651	5.500	105.710	105.565	105.451	4.500	102.476	102.376	102.276	6.000	104.129	104.029	103.929	4.500	101.226	101.126	101.026
6.125	107.072	106.972	106.872	5.625	105.639	105.539	105.439	4.625	102.721	102.621	102.521	6.125	104.200	104.100	104.000	4.625	101.408	101.308	101.208
6.250	108.394	108.294	108.194	5.750	106.144	106.044	105.944	4.750	103.045	102.945	102.845	6.250	105.372	105.272	105.172	4.750	101.670	101.570	101.470

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.: 6/28/2018

45 Day Lock Exp.: 7/13/2018

60 Day Lock Exp.: 7/30/2018

W. Rate Sheet Dated: 5/29/2018

Release Time: 2:45 pm ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
4.000	97.468	97.343	97.218	
4.125	98.447	98.322	98.197	
4.250	99.082	98.957	98.832	
4.375	99.738	99.613	99.488	
4.500	100.167	100.042	99.917	
4.625	100.751	100.626	100.501	
4.750	101.199	101.074	100.949	
4.875	101.581	101.456	101.331	
5.000	101.740	101.615	101.490	
5.125	101.920	101.795	101.670	
5.250	102.144	102.019	101.894	
5.375	102.250	102.125	102.000	
5.500	102.293	102.168	102.043	

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	97.657	97.532	97.407	
3.625	98.092	97.967	97.842	
3.750	98.490	98.365	98.240	
3.875	99.072	98.947	98.822	
4.000	99.390	99.265	99.140	
4.125	99.619	99.494	99.369	
4.250	99.881	99.756	99.631	
4.375	100.118	99.993	99.868	
4.500	100.344	100.219	100.094	
4.625	100.614	100.489	100.364	
4.750	100.882	100.757	100.632	

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	98.055	97.930	97.805	
3.375	98.506	98.381	98.256	
3.500	98.927	98.802	98.677	
3.625	99.314	99.189	99.064	
3.750	99.668	99.543	99.418	
3.875	99.992	99.867	99.742	
4.000	100.288	100.163	100.038	
4.125	100.629	100.504	100.379	
4.250	100.935	100.810	100.685	
4.375	101.246	101.121	100.996	
4.500	101.557	101.432	101.307	
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)