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:** **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	98.341	98.191	98.041	3.500	97.752	97.602	97.452	1.875	N/A	N/A	N/A	3.125	96.862	96.712	96.562
3.625	98.875	98.725	98.575	3.625	98.251	98.101	97.951	2.000	N/A	N/A	N/A	3.250	98.124	97.974	97.824
3.750	99.799	99.649	99.499	3.750	99.332	99.182	99.032	2.125	N/A	N/A	N/A	3.375	98.714	98.564	98.414
3.875	100.326	100.176	100.026	3.875	99.823	99.673	99.523	2.250	94.163	94.013	93.863	3.500	99.206	99.056	98.906
4.000	100.855	100.705	100.555	4.000	100.316	100.166	100.016	2.375	94.533	94.383	94.233	3.625	99.740	99.590	99.440
4.125	101.376	101.226	101.076	4.125	100.802	100.652	100.502	2.500	93.650	93.500	93.350	Margin = 2.250		Index = 2.310	
4.250	102.071	101.915	101.696	4.250	101.354	101.198	100.979	2.625	94.600	94.450	94.300				
4.375	102.585	102.429	102.210	4.375	101.832	101.676	101.457	2.750	97.152	97.002	96.852				
4.500	103.029	102.873	102.654	4.500	102.241	102.085	101.866	2.875	97.716	97.566	97.416				
4.625	103.429	103.273	103.054	4.625	102.605	102.449	102.230	3.000	98.190	98.040	97.890				
4.750	103.554	103.335	103.194	4.750	102.728	102.510	102.369	3.125	98.665	98.515	98.365				
4.875	103.781	103.562	103.421	4.875	103.128	102.909	102.768	3.250	99.056	98.906	98.756				
5.000	104.344	104.126	103.985	5.000	103.456	103.237	103.096	3.375	99.523	99.373	99.223				
5.125	104.815	104.596	104.456	5.125	103.711	103.492	103.352	3.500	99.992	99.842	99.692				
5.250	104.949	104.746	104.574	5.250	103.811	103.608	103.436	3.625	100.454	100.304	100.154				
5.375	105.199	104.996	104.824	5.375	104.143	103.940	103.768	3.750	100.535	100.385	100.235				
5.500	105.280	105.077	104.905	5.500	104.562	104.359	104.187	3.875	100.989	100.839	100.689				
5.625	105.471	105.268	105.096	5.625	104.917	104.714	104.542	4.000	101.374	101.224	101.074				
5.750	105.554	105.398	105.242	5.750	104.407	104.251	104.094	4.125	101.714	101.564	101.414				

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	97.141	96.991	96.841	3.500	96.752	96.602	96.452	1.875	N/A	N/A	N/A	3.125	95.862	95.712	95.562
3.625	97.675	97.525	97.375	3.625	97.251	97.101	96.951	2.000	N/A	N/A	N/A	3.250	97.124	96.974	96.824
3.750	98.599	98.449	98.299	3.750	98.332	98.182	98.032	2.125	N/A	N/A	N/A	3.375	97.714	97.564	97.414
3.875	99.126	98.976	98.826	3.875	98.823	98.673	98.523	2.250	93.163	93.013	92.863	3.500	98.206	98.056	97.906
4.000	99.655	99.505	99.355	4.000	99.316	99.166	99.016	2.375	93.533	93.383	93.233	3.625	98.740	98.590	98.440
4.125	100.176	100.026	99.876	4.125	99.802	99.652	99.502	2.500	92.650	92.500	92.350	Margin = 2.250		Index = 2.310	
4.250	100.871	100.715	100.496	4.250	100.354	100.198	99.979	2.625	93.600	93.450	93.300	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.385	101.229	101.010	4.375	100.832	100.676	100.457	2.750	96.152	96.002	95.852	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	101.829	101.673	101.454	4.500	101.241	101.085	100.866	2.875	96.716	96.566	96.416	4.500	100.529	100.279	100.029
4.625	102.229	102.073	101.854	4.625	101.605	101.449	101.230	3.000	97.190	97.040	96.890	4.625	100.929	100.679	100.429
4.750	102.295	102.077	101.936	4.750	101.728	101.510	101.369	3.125	97.665	97.515	97.365	4.750	100.945	100.695	100.445
4.875	102.831	102.612	102.471	4.875	102.128	101.909	101.768	3.250	98.056	97.906	97.756	4.875	101.381	101.131	100.881
5.000	103.194	102.976	102.835	5.000	102.456	102.237	102.096	3.375	98.523	98.373	98.223	5.000	101.744	101.494	101.244
5.125	103.665	103.446	103.306	5.125	102.811	102.592	102.452	3.500	98.992	98.842	98.692	5.125	102.135	101.885	101.635
5.250	104.519	104.316	104.144	5.250	102.811	102.608	102.436	3.625	99.454	99.304	99.154	5.250	101.738	101.488	101.238
5.375	104.769	104.566	104.394	5.375	103.143	102.940	102.768	3.750	99.535	99.385	99.235	5.375	101.995	101.745	101.495
5.500	105.050	104.847	104.675	5.500	103.562	103.359	103.187	3.875	99.989	99.839	99.689	5.500	102.430	102.180	101.930
5.625	105.191	104.988	104.816	5.625	103.917	103.714	103.542	4.000	100.374	100.224	100.074	5.625	102.561	102.311	102.061
5.750	105.324	105.168	105.012	5.750	103.407	103.251	103.094	4.125	100.714	100.564	100.414	5.750	102.784	102.534	102.284

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		**Loan Size Adjuster**	
FICO 720 +	0.250	$0 - $49,999	-2.500
FICO 680- 719	0.250	$50,000 - $85,000	-0.500
FICO 660 - 679	0.250	$85,001 - $125,000	-0.500
FICO 640 - 659	0.000	$125,001 - $175,000	-0.125
FICO 620 - 639	-1.000	$175,001 - $275,000	0.000
FICO 600 - 619	-1.500	$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment

Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate

Today:	5/29/2018	5.250%

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	99.679	99.429	99.179	4.500	99.421	99.171	98.921
4.750	100.095	99.845	99.595	4.750	99.908	99.658	99.408
5.000	100.894	100.644	100.394	5.000	100.636	100.386	100.136
5.250	101.941	101.691	101.441	5.250	101.721	101.471	101.221
5.500	102.001	101.751	101.501	5.500	101.742	101.492	101.242
5.625	102.214	101.964	101.714	5.625	102.097	101.847	101.597
5.750	102.478	102.228	101.978	5.750	101.587	101.337	101.087
5.875	102.731	102.481	102.231	5.875	101.929	101.679	101.429

DPA Advantage Adjustment

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee | FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

[AFR Loan Center](#)			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**6/28/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**7/13/2018**
		60 Day Lock Exp.:	**7/30/2018**

W. Rate Sheet Dated: **5/29/2018** **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	96.175	96.025	95.875	3.250	95.712	95.562	95.412	1.875	N/A	N/A	N/A	3.125	95.17	95.024	94.874
3.375	96.870	96.720	96.570	3.375	96.317	96.167	96.017	2.000	N/A	N/A	N/A	3.250	97.19	97.037	96.887
3.500	97.403	97.253	97.103	3.500	96.815	96.665	96.515	2.125	N/A	N/A	N/A	3.375	97.78	97.627	97.477
3.625	97.937	97.787	97.637	3.625	97.313	97.163	97.013	2.250	90.663	90.513	90.363	3.500	98.27	98.119	97.969
3.750	98.956	98.806	98.656	3.750	98.488	98.338	98.188	2.375	91.033	90.883	90.733	3.625	98.80	98.653	98.503
3.875	99.482	99.332	99.182	3.875	98.980	98.830	98.680	2.500	90.150	90.000	89.850	Margin = 2.250		Index = 2.310	
4.000	100.011	99.861	99.711	4.000	99.473	99.323	99.173	2.625	91.100	90.950	90.800				
4.125	100.532	100.382	100.232	4.125	99.958	99.808	99.658	2.750	95.464	95.314	95.164				
4.250	101.134	100.977	100.759	4.250	100.417	100.260	100.042	2.875	96.028	95.878	95.728				
4.375	101.647	101.491	101.272	4.375	100.895	100.738	100.520	3.000	96.503	96.353	96.203				
4.500	102.092	101.936	101.717	4.500	101.303	101.147	100.928	3.125	96.977	96.827	96.677				
4.625	102.491	102.335	102.116	4.625	101.667	101.511	101.292	3.250	98.118	97.968	97.818				
4.750	102.148	101.929	101.788	4.750	101.322	101.103	100.963	3.375	98.586	98.436	98.286				
4.875	102.374	102.156	102.015	4.875	101.722	101.503	101.362	3.500	99.055	98.905	98.755				
5.000	102.938	102.719	102.579	5.000	102.050	101.831	101.690	3.625	99.516	99.366	99.216				
5.125	103.409	103.190	103.049	5.125	102.305	102.086	101.945	3.750	99.691	99.541	99.391				
5.250	101.980	101.777	101.605	5.250	100.842	100.639	100.467	3.875	100.145	99.995	99.845				
5.375	102.231	102.028	101.856	5.375	101.174	100.971	100.799	4.000	100.530	100.380	100.230				
5.500	102.312	102.108	101.937	5.500	101.593	101.390	101.218	4.125	100.870	100.720	100.570				

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	94.975	94.825	94.675	3.250	94.712	94.562	94.412	1.875	N/A	N/A	N/A	3.125	94.174	94.024	93.874
3.375	95.670	95.520	95.370	3.375	95.317	95.167	95.017	2.000	N/A	N/A	N/A	3.250	96.187	96.037	95.887
3.500	96.203	96.053	95.903	3.500	95.815	95.665	95.515	2.125	N/A	N/A	N/A	3.375	96.777	96.627	96.477
3.625	96.737	96.587	96.437	3.625	96.313	96.163	96.013	2.250	91.413	91.263	91.113	3.500	97.269	97.119	96.969
3.750	97.756	97.606	97.456	3.750	97.488	97.338	97.188	2.375	91.783	91.633	91.483	3.625	97.803	97.653	97.503
3.875	98.282	98.132	97.982	3.875	97.980	97.830	97.680	2.500	90.900	90.750	90.600	Margin = 2.250		Index = 2.310	
4.000	98.811	98.661	98.511	4.000	98.473	98.323	98.173	2.625	91.850	91.700	91.550	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.332	99.182	99.032	4.125	98.958	98.808	98.658	2.750	95.246	95.096	94.946	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.934	99.777	99.559	4.250	99.417	99.260	99.042	2.875	95.810	95.660	95.510	4.500	99.592	99.342	99.092
4.375	100.447	100.291	100.072	4.375	99.895	99.738	99.520	3.000	96.284	96.134	95.984	4.625	99.991	99.741	99.491
4.500	100.892	100.736	100.517	4.500	100.303	100.147	99.928	3.125	96.758	96.608	96.458	4.750	99.539	99.289	99.039
4.625	101.291	101.135	100.916	4.625	100.667	100.511	100.292	3.250	96.587	96.437	96.287	4.875	99.974	99.724	99.474
4.750	100.889	100.670	100.530	4.750	100.322	100.103	99.963	3.375	97.054	96.904	96.754	5.000	100.338	100.088	99.838
4.875	101.424	101.206	101.065	4.875	100.722	100.503	100.362	3.500	97.524	97.374	97.224	5.125	100.729	100.479	100.229
5.000	101.788	101.569	101.429	5.000	101.050	100.831	100.690	3.625	97.985	97.835	97.685	5.250	98.769	98.519	98.269
5.125	102.259	102.040	101.899	5.125	101.405	101.186	101.045	3.750	97.347	97.197	97.047	5.375	99.027	98.777	98.527
5.250	101.550	101.347	101.175	5.250	99.842	99.639	99.467	3.875	97.801	97.651	97.501	5.500	99.462	99.212	98.962
5.375	101.801	101.598	101.426	5.375	100.174	99.971	99.799	4.000	98.187	98.037	97.887	5.625	99.592	99.342	99.092
5.500	102.082	101.878	101.707	5.500	100.593	100.390	100.218	4.125	98.527	98.377	98.227	5.750	99.347	99.097	98.847

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	5/29/2018	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	98.742	98.492	98.242	4.500	98.483	98.233	97.983
4.750	98.689	98.439	98.189	4.750	98.502	98.252	98.002
5.000	99.488	99.238	98.988	5.000	99.230	98.980	98.730
5.250	98.972	98.722	98.472	5.250	98.752	98.502	98.252
5.500	99.033	98.783	98.533	5.500	98.773	98.523	98.273
5.625	99.245	98.995	98.745	5.625	99.128	98.878	98.628
5.750	99.041	98.791	98.541	5.750	98.149	97.899	97.649
5.875	99.294	99.044	98.794	5.875	98.491	98.241	97.991

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

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The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **6/28/2018**
45 Day Lock Exp.: **7/13/2018**
60 Day Lock Exp.: **7/30/2018**

W. Rate Sheet Dated: **5/29/2018** **Release Time:** **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	99.113	99.013	98.913	4.250	100.515	100.415	100.315	2.875	96.196	96.096	95.996	2.875	97.159	97.059	96.959
4.250	99.802	99.702	99.602	4.375	101.010	100.910	100.810	2.990	96.621	96.521	96.421	2.990	97.397	97.297	97.197
4.375	100.407	100.307	100.207	4.500	101.724	101.624	101.524	3.000	96.721	96.621	96.521	3.000	97.497	97.397	97.297
4.500	100.940	100.840	100.740	4.625	102.350	102.250	102.150	3.125	97.247	97.147	97.047	3.125	97.839	97.739	97.639
4.625	101.604	101.504	101.404	4.750	102.892	102.792	102.692	3.250	97.627	97.527	97.427	3.250	98.539	98.439	98.339
4.750	102.224	102.124	102.024	4.875	103.268	103.168	103.068	3.375	98.181	98.081	97.981	3.375	98.887	98.787	98.687
4.875	102.759	102.659	102.559	4.990	103.513	103.413	103.313	3.500	98.702	98.602	98.502	3.500	99.237	99.137	99.037
4.990	103.064	102.964	102.864	5.000	103.613	103.513	103.413	3.625	99.229	99.129	99.029	3.625	99.572	99.472	99.372
5.000	103.164	103.064	102.964	5.125	104.025	103.925	103.823	3.750	99.587	99.487	99.387	3.750	100.107	100.007	99.907
5.125	103.701	103.601	103.501	5.250	104.542	104.442	104.341	3.875	100.123	100.023	99.923	3.875	100.444	100.344	100.244
5.250	104.369	104.269	104.169	5.375	104.880	104.780	104.678	3.990	100.524	100.424	100.324	3.990	100.679	100.579	100.479
5.375	104.830	104.730	104.630	5.500	105.188	105.088	104.986	4.000	100.624	100.524	100.424	4.000	100.779	100.679	100.579
5.500	105.180	105.080	104.980	5.625	105.443	105.343	105.242	4.125	101.124	101.024	100.924	4.125	101.097	100.997	100.897
5.625	105.465	105.365	105.265	5.750	105.921	105.819	105.709	4.250	101.425	101.325	101.225	4.250	101.437	101.337	101.237
5.750	106.107	106.007	105.907	5.875	106.242	106.140	106.030	4.375	101.773	101.673	101.573	4.375	101.756	101.656	101.556
5.875	106.521	106.421	106.321	5.990	106.429	106.327	106.217	4.500	102.224	102.124	102.024	4.500	102.037	101.937	101.837
5.990	106.787	106.687	106.587	6.000	106.529	106.427	106.317	4.625	102.636	102.536	102.436	4.625	102.292	102.192	102.092
6.000	106.887	106.787	106.687	6.125	106.768	106.658	106.548	4.750	102.890	102.790	102.690	4.750	102.459	102.359	102.259
6.125	107.176	107.076	106.976	6.250	107.090	106.951	106.841	4.875	103.129	103.029	102.929	4.875	102.625	102.525	102.425

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	97.944	97.844	97.744	2.875	95.936	95.836	95.736
4.250	98.709	98.609	98.509	2.990	96.253	96.153	96.053
4.375	99.319	99.219	99.119	3.000	96.353	96.253	96.153
4.500	99.875	99.775	99.675	3.125	96.771	96.671	96.571
4.625	100.412	100.312	100.212	3.250	97.208	97.108	97.008
4.750	101.097	100.997	100.897	3.375	97.646	97.546	97.446
4.875	101.635	101.535	101.435	3.500	98.077	97.977	97.877
4.990	102.041	101.941	101.841	3.625	98.504	98.404	98.304
5.000	102.141	102.041	101.941	3.750	98.818	98.718	98.618
5.125	102.386	102.286	102.186	3.875	99.247	99.147	99.047
5.250	102.670	102.570	102.468	3.990	99.562	99.462	99.362
5.375	103.167	103.067	102.966	4.000	99.662	99.562	99.462
5.500	103.649	103.549	103.448	4.125	100.070	99.970	99.870
5.625	103.863	103.763	103.661	4.250	100.275	100.175	100.075
5.750	104.077	103.977	103.875	4.375	100.470	100.370	100.270
5.875	103.099	102.997	102.887	4.500	100.629	100.529	100.429
5.990	103.460	103.358	103.248	4.625	100.973	100.873	100.773
6.000	103.560	103.458	103.348	4.750	101.140	101.040	100.940
6.125	103.808	103.706	103.596	4.875	101.295	101.195	101.095

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums or site condominiums

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.

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:** **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	97.407	97.307	97.207	4.000	95.193	95.093	94.993	4.250	99.065	98.965	98.865	4.375	98.327	98.227	98.127
4.250	98.181	98.081	97.981	4.125	96.247	96.147	96.047	4.375	99.560	99.460	99.360	4.500	98.857	98.757	98.657
4.375	98.745	98.645	98.545	4.250	97.294	97.194	97.094	4.500	100.274	100.174	100.074	4.625	99.306	99.206	99.106
4.500	99.290	99.190	99.090	4.375	97.929	97.829	97.729	4.625	100.900	100.800	100.700	4.750	100.208	100.108	100.008
4.625	100.039	99.939	99.839	4.500	98.571	98.471	98.371	4.750	101.442	101.342	101.242	4.875	100.718	100.618	100.518
4.750	100.752	100.652	100.552	4.625	99.584	99.484	99.384	4.875	101.818	101.718	101.618	4.990	101.086	100.986	100.886
4.875	101.253	101.153	101.053	4.750	100.553	100.453	100.353	4.990	102.063	101.963	101.863	5.000	101.186	101.086	100.986
4.990	101.614	101.514	101.414	4.875	101.121	101.021	100.921	5.000	102.163	102.063	101.963	5.125	101.571	101.471	101.371
5.000	101.714	101.614	101.514	4.990	101.529	101.429	101.329	5.125	102.575	102.475	102.373	5.250	102.171	102.071	101.971
5.125	102.251	102.151	102.051	5.000	101.629	101.529	101.429	5.250	103.092	102.992	102.891	5.375	102.653	102.553	102.453
5.250	102.919	102.819	102.719	5.125	102.024	101.924	101.824	5.375	103.430	103.330	103.228	5.500	103.031	102.931	102.831
5.375	103.380	103.280	103.180	5.250	102.908	102.808	102.708	5.500	103.738	103.638	103.536	5.625	103.371	103.271	103.171
5.500	103.730	103.630	103.530	5.375	103.434	103.334	103.234	5.625	103.993	103.893	103.792	5.750	103.889	103.789	103.689
5.625	104.015	103.915	103.815	5.500	103.821	103.721	103.621	5.750	104.471	104.369	104.259	5.875	104.320	104.220	104.120
5.750	104.657	104.557	104.457	5.625	104.140	104.040	103.940	5.875	104.792	104.690	104.580	5.990	104.606	104.506	104.406
5.875	105.071	104.971	104.871	5.750	105.038	104.938	104.838	5.990	104.979	104.877	104.767	6.000	104.706	104.606	104.506
5.990	105.337	105.237	105.137	5.875	105.508	105.408	105.308	6.000	105.079	104.977	104.867	6.125	105.018	104.918	104.818
6.000	105.437	105.337	105.237	5.990	105.811	105.711	105.611	6.125	105.318	105.208	105.098	6.250	105.281	105.168	105.058
6.125	105.726	105.626	105.526	6.000	105.911	105.811	105.711	6.250	105.640	105.501	105.391	6.375	105.685	105.573	105.463

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	95.936	95.836	95.736	2.875	N/A	#N/A	#N/A	2.875	95.659	95.559	95.459	2.875	N/A	#N/A	#N/A
2.990	96.253	96.153	96.053	2.990	93.469	93.369	93.269	2.990	95.897	95.797	95.697	2.990	93.252	93.152	93.052
3.000	96.353	96.253	96.153	3.000	93.569	93.469	93.369	3.000	95.997	95.897	95.797	3.000	93.352	93.252	93.152
3.125	96.771	96.671	96.571	3.125	94.243	94.143	94.043	3.125	96.339	96.239	96.139	3.125	94.035	93.935	93.835
3.250	97.208	97.108	97.008	3.250	94.632	94.532	94.432	3.250	97.039	96.939	96.839	3.250	94.435	94.335	94.235
3.375	97.646	97.546	97.446	3.375	95.107	95.007	94.907	3.375	97.387	97.287	97.187	3.375	94.900	94.800	94.700
3.500	98.077	97.977	97.877	3.500	95.774	95.674	95.574	3.500	97.737	97.637	97.537	3.500	95.577	95.477	95.377
3.625	98.504	98.404	98.304	3.625	96.444	96.344	96.244	3.625	98.072	97.972	97.872	3.625	96.237	96.137	96.037
3.750	98.818	98.718	98.618	3.750	96.815	96.715	96.615	3.750	98.607	98.507	98.407	3.750	96.617	96.517	96.417
3.875	99.247	99.147	99.047	3.875	97.449	97.349	97.249	3.875	98.944	98.844	98.744	3.875	97.242	97.142	97.042
3.990	99.562	99.462	99.362	3.990	97.991	97.891	97.791	3.990	99.179	99.079	98.979	3.990	97.784	97.684	97.584
4.000	99.662	99.562	99.462	4.000	98.091	97.991	97.891	4.000	99.279	99.179	99.079	4.000	97.884	97.784	97.684
4.125	100.070	99.970	99.870	4.125	98.729	98.629	98.529	4.125	99.597	99.497	99.397	4.125	98.512	98.412	98.312
4.250	100.275	100.175	100.075	4.250	99.062	98.962	98.862	4.250	99.937	99.837	99.737	4.250	98.844	98.744	98.644
4.375	100.470	100.370	100.270	4.375	99.392	99.292	99.192	4.375	100.256	100.156	100.056	4.375	99.175	99.075	98.975
4.500	100.629	100.529	100.429	4.500	99.973	99.873	99.773	4.500	100.537	100.437	100.337	4.500	99.735	99.635	99.535
4.625	100.973	100.873	100.773	4.625	100.507	100.407	100.307	4.625	100.792	100.692	100.592	4.625	100.269	100.169	100.069
4.750	101.140	101.040	100.940	4.750	100.789	100.689	100.589	4.750	100.959	100.859	100.759	4.750	100.551	100.451	100.351
4.875	101.295	101.195	101.095	4.875	101.057	100.957	100.857	4.875	101.125	101.025	100.925	4.875	100.819	100.719	100.619

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only

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

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	6/28/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	7/13/2018
			60 Day Lock Exp.:	7/30/2018

W. Rate Sheet Dated: 5/29/2018 **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	99.964	99.864	99.764	3.750	98.087	97.987	97.887	2.750	95.439	95.339	95.239
4.375	100.649	100.549	100.449	3.875	98.782	98.680	98.582	2.875	96.125	96.025	95.925
4.500	101.340	101.240	101.140	3.990	99.365	99.261	99.165	2.990	96.700	96.600	96.500
4.625	101.846	101.746	101.646	4.000	99.465	99.361	99.265	3.000	96.800	96.700	96.600
4.750	102.462	102.362	102.262	4.125	100.085	99.985	99.885	3.125	97.410	97.310	97.210
4.875	103.016	102.916	102.816	4.250	100.782	100.682	100.582	3.250	97.927	97.827	97.727
4.990	103.473	103.373	103.273	4.375	101.389	101.289	101.189	3.375	98.434	98.334	98.234
5.000	103.573	103.473	103.373	4.500	102.030	101.928	101.830	3.500	98.842	98.742	98.642
5.125	104.157	104.057	103.957	4.625	102.544	102.442	102.344	3.625	99.398	99.298	99.198
5.250	104.598	104.498	104.398	4.750	103.086	102.980	102.886	3.750	99.918	99.818	99.718
5.375	105.118	105.018	104.918	4.875	103.414	103.307	103.214	3.875	100.435	100.335	100.235
5.500	105.502	105.402	105.302	4.990	103.787	103.678	103.586	3.990	100.738	100.638	100.538
5.625	105.562	105.462	105.362	5.000	103.887	103.778	103.686	4.000	100.838	100.738	100.638
5.750	106.003	105.903	105.803	5.125	104.224	104.081	103.967	4.125	101.359	101.259	101.159
5.875	106.373	106.273	106.173	5.250	104.754	104.609	104.495	4.250	101.628	101.528	101.428
5.990	106.596	106.496	106.396	5.375	105.103	104.958	104.844	4.375	101.897	101.797	101.697
6.000	106.696	106.596	106.496	5.500	105.506	105.360	105.246	4.500	102.319	102.219	102.119
6.125	106.959	106.859	106.759	5.625	105.446	105.346	105.246	4.625	102.567	102.467	102.367
6.250	108.252	108.152	108.052	5.750	105.962	105.862	105.762	4.750	102.896	102.796	102.696

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	99.143	99.043	98.943	2.750	95.095	94.995	94.895
4.375	99.828	99.728	99.628	2.875	95.781	95.681	95.581
4.500	100.519	100.419	100.319	2.990	96.356	96.256	96.156
4.625	100.939	100.839	100.739	3.000	96.456	96.356	96.256
4.750	101.555	101.455	101.355	3.125	97.066	96.966	96.866
4.875	102.109	102.009	101.909	3.250	97.583	97.483	97.383
4.990	102.566	102.466	102.366	3.375	98.090	97.990	97.890
5.000	102.666	102.566	102.466	3.500	98.209	98.109	98.009
5.125	102.774	102.674	102.574	3.625	98.765	98.665	98.565
5.250	103.215	103.115	103.015	3.750	99.285	99.185	99.085
5.375	103.735	103.635	103.535	3.875	99.802	99.702	99.602
5.500	104.119	104.019	103.919	3.990	99.589	99.489	99.389
5.625	103.179	103.079	102.979	4.000	99.689	99.589	99.489
5.750	103.620	103.520	103.420	4.125	100.210	100.110	100.010
5.875	103.840	103.740	103.640	4.250	100.479	100.379	100.279
5.990	103.913	103.813	103.713	4.375	100.748	100.648	100.548
6.000	104.013	103.913	103.813	4.500	101.108	101.008	100.908
6.125	104.126	104.026	103.926	4.625	101.293	101.193	101.093
6.250	105.269	105.169	105.069	4.750	101.560	101.460	101.360

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Cash-Out Refinance

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

Mortgages with Subordinate Financing

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/28/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/13/2018
		60 Day Lock Exp.:	7/30/2018

W. Rate Sheet Dated: 5/29/2018 **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	98.514	98.414	98.314	4.250	98.414	98.314	98.214	3.750	96.637	96.537	96.437	3.750	96.537	96.437	96.337
4.375	99.199	99.099	98.999	4.375	99.099	98.999	98.899	3.875	97.332	97.230	97.132	3.875	97.232	97.130	97.032
4.500	99.890	99.790	99.690	4.500	99.790	99.690	99.590	3.990	97.915	97.811	97.715	3.990	97.815	97.711	97.615
4.625	100.396	100.296	100.196	4.625	100.296	100.196	100.096	4.000	98.015	97.911	97.815	4.000	97.915	97.811	97.715
4.750	101.012	100.912	100.812	4.750	100.912	100.812	100.712	4.125	98.635	98.535	98.435	4.125	98.535	98.435	98.335
4.875	101.566	101.466	101.366	4.875	101.466	101.366	101.266	4.250	99.332	99.232	99.132	4.250	99.232	99.132	99.032
4.990	102.023	101.923	101.823	4.990	101.923	101.823	101.723	4.375	99.939	99.839	99.739	4.375	99.839	99.739	99.639
5.000	102.123	102.023	101.923	5.000	102.023	101.923	101.823	4.500	100.580	100.478	100.380	4.500	100.480	100.378	100.280
5.125	102.707	102.607	102.507	5.125	102.607	102.507	102.407	4.625	101.094	100.992	100.894	4.625	100.994	100.892	100.794
5.250	103.148	103.048	102.948	5.250	103.048	102.948	102.848	4.750	101.636	101.530	101.436	4.750	101.536	101.430	101.336
5.375	103.668	103.568	103.468	5.375	103.568	103.468	103.368	4.875	101.964	101.857	101.764	4.875	101.864	101.757	101.664
5.500	104.052	103.952	103.852	5.500	103.952	103.852	103.752	4.990	102.337	102.228	102.136	4.990	102.237	102.128	102.036
5.625	104.112	104.012	103.912	5.625	104.012	103.912	103.812	5.000	102.437	102.328	102.236	5.000	102.337	102.228	102.136
5.750	104.553	104.453	104.353	5.750	104.453	104.353	104.253	5.125	102.774	102.631	102.517	5.125	102.674	102.531	102.417
5.875	104.923	104.823	104.723	5.875	104.823	104.723	104.623	5.250	103.304	103.159	103.045	5.250	103.204	103.059	102.945
5.990	105.146	105.046	104.946	5.990	105.046	104.946	104.846	5.375	103.653	103.508	103.394	5.375	103.553	103.408	103.294
6.000	105.246	105.146	105.046	6.000	105.146	105.046	104.946	5.500	104.056	103.910	103.796	5.500	103.956	103.810	103.696
6.125	105.509	105.409	105.309	6.125	105.409	105.309	105.209	5.625	103.996	103.896	103.796	5.625	103.896	103.796	103.696
6.250	106.802	106.702	106.602	6.250	106.702	106.602	106.502	5.750	104.512	104.412	104.312	5.750	104.412	104.312	104.212

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.939	93.839	93.739	2.750	93.839	93.739	93.639
2.875	94.625	94.525	94.425	2.875	94.525	94.425	94.325
2.990	95.200	95.100	95.000	2.990	95.100	95.000	94.900
3.000	95.300	95.200	95.100	3.000	95.200	95.100	95.000
3.125	95.910	95.810	95.710	3.125	95.810	95.710	95.610
3.250	96.427	96.327	96.227	3.250	96.327	96.227	96.127
3.375	96.934	96.834	96.734	3.375	96.834	96.734	96.634
3.500	97.342	97.242	97.142	3.500	97.242	97.142	97.042
3.625	97.898	97.798	97.698	3.625	97.798	97.698	97.598
3.750	98.418	98.318	98.218	3.750	98.318	98.218	98.118
3.875	98.935	98.835	98.735	3.875	98.835	98.735	98.635
3.990	99.238	99.138	99.038	3.990	99.138	99.038	98.938
4.000	99.338	99.238	99.138	4.000	99.238	99.138	99.038
4.125	99.859	99.759	99.659	4.125	99.759	99.659	99.559
4.250	100.128	100.028	99.928	4.250	100.028	99.928	99.828
4.375	100.397	100.297	100.197	4.375	100.297	100.197	100.097
4.500	100.819	100.719	100.619	4.500	100.719	100.619	100.519
4.625	101.067	100.967	100.867	4.625	100.967	100.867	100.767
4.750	101.396	101.296	101.196	4.750	101.296	101.196	101.096

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	97.693	97.593	97.493	4.250	97.593	97.493	97.393	2.750	93.595	93.495	93.395	2.750	93.495	93.395	93.295
4.375	98.378	98.278	98.178	4.375	98.278	98.178	98.078	2.875	94.281	94.181	94.081	2.875	94.181	94.081	93.981
4.500	99.069	98.969	98.869	4.500	98.969	98.869	98.769	2.990	94.856	94.756	94.656	2.990	94.756	94.656	94.556
4.625	99.489	99.389	99.289	4.625	99.389	99.289	99.189	3.000	94.956	94.856	94.756	3.000	94.856	94.756	94.656
4.750	100.105	100.005	99.905	4.750	100.005	99.905	99.805	3.125	95.566	95.466	95.366	3.125	95.466	95.366	95.266
4.875	100.659	100.559	100.459	4.875	100.559	100.459	100.359	3.250	96.083	95.983	95.883	3.250	95.983	95.883	95.783
4.990	101.116	101.016	100.916	4.990	101.016	100.916	100.816	3.375	96.590	96.490	96.390	3.375	96.490	96.390	96.290
5.000	101.216	101.116	101.016	5.000	101.116	101.016	100.916	3.500	96.709	96.609	96.509	3.500	96.609	96.509	96.409
5.125	101.324	101.224	101.124	5.125	101.224	101.124	101.024	3.625	97.265	97.165	97.065	3.625	97.165	97.065	96.965
5.250	101.765	101.665	101.565	5.250	101.665	101.565	101.465	3.750	97.785	97.685	97.585	3.750	97.685	97.585	97.485
5.375	102.285	102.185	102.085	5.375	102.185	102.085	101.985	3.875	98.302	98.202	98.102	3.875	98.202	98.102	98.002
5.500	102.669	102.569	102.469	5.500	102.569	102.469	102.369	3.990	98.089	97.989	97.889	3.990	97.989	97.889	97.789
5.625	101.729	101.629	101.529	5.625	101.629	101.529	101.429	4.000	98.189	98.089	97.989	4.000	98.089	97.989	97.889
5.750	102.170	102.070	101.970	5.750	102.070	101.970	101.870	4.125	98.710	98.610	98.510	4.125	98.610	98.510	98.410
5.875	102.390	102.290	102.190	5.875	102.290	102.190	102.090	4.250	98.979	98.879	98.779	4.250	98.879	98.779	98.679
5.990	102.463	102.363	102.263	5.990	102.363	102.263	102.163	4.375	99.248	99.148	99.048	4.375	99.148	99.048	98.948
6.000	102.563	102.463	102.363	6.000	102.463	102.363	102.263	4.500	99.608	99.508	99.408	4.500	99.508	99.408	99.308
6.125	102.676	102.576	102.476	6.125	102.576	102.476	102.376	4.625	99.793	99.693	99.593	4.625	99.693	99.593	99.493
6.250	103.819	103.719	103.619	6.250	103.719	103.619	103.519	4.750	100.060	99.960	99.860	4.750	99.960	99.860	99.760

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

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

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 6/28/2018
45 Day Lock Exp.: 7/13/2018
60 Day Lock Exp.: 7/30/2018

W. Rate Sheet Dated: 5/29/2018 **Release Time:** 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	99.964	99.864	99.764	3.750	98.087	97.987	97.887	2.750	95.439	95.339	95.239	4.250	99.143	99.043	98.943	2.750	95.095	94.995	94.895
4.375	100.649	100.549	100.449	3.875	98.782	98.680	98.582	2.875	96.125	96.025	95.925	4.375	99.828	99.728	99.628	2.875	95.781	95.681	95.581
4.500	101.340	101.240	101.140	3.990	99.365	99.261	99.165	2.990	96.700	96.600	96.500	4.500	100.519	100.419	100.319	2.990	96.356	96.256	96.156
4.625	101.846	101.746	101.646	4.000	99.465	99.361	99.265	3.000	96.800	96.700	96.600	4.625	100.939	100.839	100.739	3.000	96.456	96.356	96.256
4.750	102.462	102.362	102.262	4.125	100.085	99.985	99.885	3.125	97.410	97.310	97.210	4.750	101.555	101.455	101.355	3.125	97.066	96.966	96.866
4.875	103.016	102.916	102.816	4.250	100.782	100.682	100.582	3.250	97.927	97.827	97.727	4.875	102.109	102.009	101.909	3.250	97.583	97.483	97.383
4.990	103.473	103.373	103.273	4.375	101.389	101.289	101.189	3.375	98.434	98.334	98.234	4.990	102.566	102.466	102.366	3.375	98.090	97.990	97.890
5.000	103.573	103.473	103.373	4.500	102.030	101.928	101.830	3.500	98.842	98.742	98.642	5.000	102.666	102.566	102.466	3.500	98.209	98.109	98.009
5.125	104.157	104.057	103.957	4.625	102.544	102.442	102.344	3.625	99.398	99.298	99.198	5.125	102.774	102.674	102.574	3.625	98.765	98.665	98.565
5.250	104.598	104.498	104.398	4.750	103.086	102.980	102.886	3.750	99.918	99.818	99.718	5.250	103.215	103.115	103.015	3.750	99.285	99.185	99.085
5.375	105.118	105.018	104.918	4.875	103.414	103.307	103.214	3.875	100.435	100.335	100.235	5.375	103.735	103.635	103.535	3.875	99.802	99.702	99.602
5.500	105.502	105.402	105.302	4.990	103.787	103.678	103.586	3.990	100.738	100.638	100.538	5.500	104.119	104.019	103.919	3.990	99.589	99.489	99.389
5.625	105.562	105.462	105.362	5.000	103.887	103.778	103.686	4.000	100.838	100.738	100.638	5.625	103.179	103.079	102.979	4.000	99.689	99.589	99.489
5.750	106.003	105.903	105.803	5.125	104.224	104.081	103.967	4.125	101.359	101.259	101.159	5.750	103.620	103.520	103.420	4.125	100.210	100.110	100.010
5.875	106.373	106.273	106.173	5.250	104.754	104.609	104.495	4.250	101.628	101.528	101.428	5.875	103.840	103.740	103.640	4.250	100.479	100.379	100.279
5.990	106.596	106.496	106.396	5.375	105.103	104.958	104.844	4.375	101.897	101.797	101.697	5.990	103.913	103.813	103.713	4.375	100.748	100.648	100.548
6.000	106.696	106.596	106.496	5.500	105.506	105.360	105.246	4.500	102.319	102.219	102.119	6.000	104.013	103.913	103.813	4.500	101.108	101.008	100.908
6.125	106.959	106.859	106.759	5.625	105.446	105.346	105.246	4.625	102.567	102.467	102.367	6.125	104.126	104.026	103.926	4.625	101.293	101.193	101.093
6.250	108.252	108.152	108.052	5.750	105.962	105.862	105.762	4.750	102.896	102.796	102.696	6.250	105.269	105.169	105.069	4.750	101.560	101.460	101.360

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.

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:** **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	97.391	97.266	97.141
4.125	98.375	98.250	98.125
4.250	99.014	98.889	98.764
4.375	99.672	99.547	99.422
4.500	100.101	99.976	99.851
4.625	100.687	100.562	100.437
4.750	101.140	101.015	100.890
4.875	101.524	101.399	101.274
5.000	101.688	101.563	101.438
5.125	101.874	101.749	101.624
5.250	102.102	101.977	101.852
5.375	102.211	102.086	101.961
5.500	102.274	102.149	102.024

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	97.504	97.379	97.254
3.625	97.948	97.823	97.698
3.750	98.357	98.232	98.107
3.875	98.948	98.823	98.698
4.000	99.275	99.150	99.025
4.125	99.512	99.387	99.262
4.250	99.782	99.657	99.532
4.375	100.025	99.900	99.775
4.500	100.259	100.134	100.009
4.625	100.530	100.405	100.280
4.750	100.798	100.673	100.548

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	97.802	97.677	97.552
3.375	98.264	98.139	98.014
3.500	98.699	98.574	98.449
3.625	99.097	98.972	98.847
3.750	99.463	99.338	99.213
3.875	99.797	99.672	99.547
4.000	100.104	99.979	99.854
4.125	100.456	100.331	100.206
4.250	100.772	100.647	100.522
4.375	101.082	100.957	100.832
4.500	101.393	101.268	101.143
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 Refi¹	-	-	-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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.250	-1.250	-1.750	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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)