



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.: **6/29/2018**45 Day Lock Exp.: **7/16/2018**60 Day Lock Exp.: **7/30/2018**W. Rate Sheet Dated: **5/30/2018**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	98.416	98.266	98.116	3.500	97.828	97.678	97.528	1.875	N/A	N/A	N/A	3.125	96.734	96.584	96.434
3.625	98.950	98.800	98.650	3.625	98.326	98.176	98.026	2.000	N/A	N/A	N/A	3.250	98.090	97.940	97.790
3.750	99.937	99.787	99.637	3.750	99.470	99.320	99.170	2.125	N/A	N/A	N/A	3.375	98.680	98.530	98.380
3.875	100.464	100.314	100.164	3.875	99.961	99.811	99.661	2.250	94.191	94.041	93.891	3.500	99.172	99.022	98.872
4.000	100.993	100.843	100.693	4.000	100.454	100.304	100.154	2.375	94.564	94.414	94.264	3.625	99.706	99.556	99.406
4.125	101.513	101.363	101.213	4.125	100.939	100.789	100.639	2.500	93.678	93.528	93.378	Margin = 2.250		Index = 2.310	
4.250	102.240	102.100	101.943	4.250	101.523	101.382	101.226	2.625	94.628	94.478	94.328				
4.375	102.754	102.613	102.457	4.375	102.001	101.861	101.704	2.750	97.332	97.182	97.032				
4.500	103.198	103.058	102.902	4.500	102.410	102.269	102.113	2.875	97.807	97.657	97.507				
4.625	103.598	103.457	103.301	4.625	102.774	102.633	102.477	3.000	98.281	98.131	97.981				
4.750	103.723	103.551	103.395	4.750	102.819	102.647	102.491	3.125	98.748	98.598	98.448				
4.875	103.872	103.700	103.543	4.875	103.219	103.047	102.891	3.250	99.209	99.059	98.909				
5.000	104.435	104.263	104.107	5.000	103.547	103.375	103.219	3.375	99.679	99.529	99.379				
5.125	104.906	104.734	104.578	5.125	103.802	103.630	103.474	3.500	100.143	99.993	99.843				
5.250	104.978	104.774	104.587	5.250	103.839	103.636	103.449	3.625	100.591	100.441	100.291				
5.375	105.228	105.025	104.837	5.375	104.171	103.968	103.780	3.750	100.672	100.522	100.372				
5.500	105.309	105.106	104.918	5.500	104.590	104.387	104.200	3.875	101.080	100.930	100.780				
5.625	105.499	105.296	105.109	5.625	104.945	104.742	104.555	4.000	101.443	101.293	101.143				
5.750	105.614	105.514	105.414	5.750	104.467	104.367	104.267	4.125	101.781	101.631	101.481				

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	97.216	97.066	96.916	3.500	96.828	96.678	96.528	1.875	N/A	N/A	N/A	3.125	95.734	95.584	95.434
3.625	97.750	97.600	97.450	3.625	97.326	97.176	97.026	2.000	N/A	N/A	N/A	3.250	97.090	96.940	96.790
3.750	98.737	98.587	98.437	3.750	98.470	98.320	98.170	2.125	N/A	N/A	N/A	3.375	97.680	97.530	97.380
3.875	99.264	99.114	98.964	3.875	98.961	98.811	98.661	2.250	93.191	93.041	92.891	3.500	98.172	98.022	97.872
4.000	99.793	99.643	99.493	4.000	99.454	99.304	99.154	2.375	93.564	93.414	93.264	3.625	98.706	98.556	98.406
4.125	100.313	100.163	100.013	4.125	99.939	99.789	99.639	2.500	92.678	92.528	92.378	Margin = 2.250		Index = 2.310	
4.250	101.040	100.900	100.743	4.250	100.523	100.382	100.226	2.625	93.628	93.478	93.328	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.554	101.413	101.257	4.375	101.001	100.861	100.704	2.750	96.332	96.182	96.032	Rate	30 Day	45 Day	60 Day
4.500	101.998	101.858	101.702	4.500	101.410	101.269	101.113	2.875	96.807	96.657	96.507	4.500	100.698	100.448	100.198
4.625	102.398	102.257	102.101	4.625	101.774	101.633	101.477	3.000	97.281	97.131	96.981	4.625	101.098	100.848	100.598
4.750	102.523	102.351	102.195	4.750	101.819	101.647	101.491	3.125	97.748	97.598	97.448	4.750	101.036	100.786	100.536
4.875	102.922	102.750	102.593	4.875	102.219	102.047	101.891	3.250	98.209	98.059	97.909	4.875	101.472	101.222	100.972
5.000	103.285	103.113	102.957	5.000	102.547	102.375	102.219	3.375	98.679	98.529	98.379	5.000	101.835	101.585	101.335
5.125	103.756	103.584	103.428	5.125	102.902	102.730	102.574	3.500	99.143	98.993	98.843	5.125	102.226	101.976	101.726
5.250	104.548	104.344	104.157	5.250	102.839	102.636	102.449	3.625	99.591	99.441	99.291	5.250	101.767	101.517	101.267
5.375	104.798	104.595	104.407	5.375	103.171	102.968	102.780	3.750	99.672	99.522	99.372	5.375	102.024	101.774	101.524
5.500	105.079	104.876	104.688	5.500	103.590	103.387	103.200	3.875	100.080	99.930	99.780	5.500	102.459	102.209	101.959
5.625	105.219	105.016	104.829	5.625	103.945	103.742	103.555	4.000	100.443	100.293	100.143	5.625	102.439	102.189	101.939
5.750	105.384	105.284	105.184	5.750	103.467	103.367	103.267	4.125	100.781	100.631	100.481	5.750	102.844	102.594	102.344

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

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	99.848	99.598	99.348	4.500	99.590	99.340	99.090
4.750	100.186	99.936	99.686	4.750	99.999	99.749	99.499
5.000	100.985	100.735	100.485	5.000	100.727	100.477	100.227
5.250	101.970	101.720	101.470	5.250	101.750	101.500	101.250
5.500	102.030	101.780	101.530	5.500	101.770	101.520	101.270
5.625	102.242	101.992	101.742	5.625	102.125	101.875	101.625
5.750	102.538	102.288	102.038	5.750	101.647	101.397	101.147
5.875	102.691	102.441	102.191	5.875	101.988	101.738	101.488

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:	5/30/2018	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.:

6/29/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/30/2018

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	96.250	96.100	95.950	3.250	95.787	95.637	95.487	1.875	N/A	N/A	N/A	3.125	95.05	94.896	94.746
3.375	96.945	96.795	96.645	3.375	96.392	96.242	96.092	2.000	N/A	N/A	N/A	3.250	97.15	97.003	96.853
3.500	97.479	97.329	97.179	3.500	96.890	96.740	96.590	2.125	N/A	N/A	N/A	3.375	97.74	97.593	97.443
3.625	98.012	97.862	97.712	3.625	97.388	97.238	97.088	2.250	90.691	90.541	90.391	3.500	98.23	98.085	97.935
3.750	99.093	98.943	98.793	3.750	98.626	98.476	98.326	2.375	91.064	90.914	90.764	3.625	98.77	98.619	98.469
3.875	99.620	99.470	99.320	3.875	99.117	98.967	98.817	2.500	90.178	90.028	89.878	Margin = 2.250		Index = 2.310	
4.000	100.149	99.999	99.849	4.000	99.610	99.460	99.310	2.625	91.128	90.978	90.828				
4.125	100.670	100.520	100.370	4.125	100.096	99.946	99.796	2.750	95.645	95.495	95.345				
4.250	101.303	101.162	101.006	4.250	100.586	100.445	100.289	2.875	96.119	95.969	95.819				
4.375	101.816	101.676	101.520	4.375	101.064	100.923	100.767	3.000	96.594	96.444	96.294				
4.500	102.261	102.120	101.964	4.500	101.473	101.332	101.176	3.125	97.061	96.911	96.761				
4.625	102.660	102.520	102.363	4.625	101.836	101.696	101.539	3.250	98.272	98.122	97.972				
4.750	102.317	102.145	101.988	4.750	101.413	101.241	101.085	3.375	98.741	98.591	98.441				
4.875	102.465	102.293	102.137	4.875	101.812	101.641	101.484	3.500	99.206	99.056	98.906				
5.000	103.029	102.857	102.701	5.000	102.141	101.969	101.812	3.625	99.653	99.503	99.353				
5.125	103.500	103.328	103.171	5.125	102.396	102.224	102.067	3.750	99.828	99.678	99.528				
5.250	102.009	101.806	101.618	5.250	100.871	100.667	100.480	3.875	100.237	100.087	99.937				
5.375	102.259	102.056	101.869	5.375	101.202	100.999	100.812	4.000	100.599	100.449	100.299				
5.500	102.340	102.137	101.949	5.500	101.622	101.418	101.231	4.125	100.937	100.787	100.637				

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	95.050	94.900	94.750	3.250	94.787	94.637	94.487	1.875	N/A	N/A	N/A	3.125	94.046	93.896	93.746
3.375	95.745	95.595	95.445	3.375	95.392	95.242	95.092	2.000	N/A	N/A	N/A	3.250	96.153	96.003	95.853
3.500	96.279	96.129	95.979	3.500	95.890	95.740	95.590	2.125	N/A	N/A	N/A	3.375	96.743	96.593	96.443
3.625	96.812	96.662	96.512	3.625	96.388	96.238	96.088	2.250	91.441	91.291	91.141	3.500	97.235	97.085	96.935
3.750	97.893	97.743	97.593	3.750	97.626	97.476	97.326	2.375	91.814	91.664	91.514	3.625	97.769	97.619	97.469
3.875	98.420	98.270	98.120	3.875	98.117	97.967	97.817	2.500	90.928	90.778	90.628	Margin = 2.250		Index = 2.310	
4.000	98.949	98.799	98.649	4.000	98.610	98.460	98.310	2.625	91.878	91.728	91.578	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.470	99.320	99.170	4.125	99.096	98.946	98.796	2.750	95.426	95.276	95.126	Rate	30 Day	45 Day	60 Day
4.250	100.103	99.962	99.806	4.250	99.586	99.445	99.289	2.875	95.901	95.751	95.601	4.500	99.761	99.511	99.261
4.375	100.616	100.476	100.320	4.375	100.064	99.923	99.767	3.000	96.375	96.225	96.075	4.625	100.160	99.910	99.660
4.500	101.061	100.920	100.764	4.500	100.473	100.332	100.176	3.125	96.842	96.692	96.542	4.750	99.630	99.380	99.130
4.625	101.460	101.320	101.163	4.625	100.836	100.696	100.539	3.250	96.740	96.590	96.440	4.875	100.065	99.815	99.565
4.750	101.117	100.945	100.788	4.750	100.413	100.241	100.085	3.375	97.210	97.060	96.910	5.000	100.429	100.179	99.929
4.875	101.515	101.343	101.187	4.875	100.812	100.641	100.484	3.500	97.675	97.525	97.375	5.125	100.820	100.570	100.320
5.000	101.879	101.707	101.551	5.000	101.141	100.969	100.812	3.625	98.122	97.972	97.822	5.250	98.798	98.548	98.298
5.125	102.350	102.178	102.021	5.125	101.496	101.324	101.167	3.750	97.484	97.334	97.184	5.375	99.055	98.805	98.555
5.250	101.579	101.376	101.188	5.250	99.871	99.667	99.480	3.875	97.893	97.743	97.593	5.500	99.490	99.240	98.990
5.375	101.829	101.626	101.439	5.375	100.202	99.999	99.812	4.000	98.255	98.105	97.955	5.625	99.471	99.221	98.971
5.500	102.110	101.907	101.719	5.500	100.622	100.418	100.231	4.125	98.593	98.443	98.293	5.750	99.406	99.156	98.906

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

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.911	98.661	98.411	4.500	98.653	98.403	98.153
4.750	98.780	98.530	98.280	4.750	98.593	98.343	98.093
5.000	99.579	99.329	99.079	5.000	99.321	99.071	98.821
5.250	99.001	98.751	98.501	5.250	98.781	98.531	98.281
5.500	99.061	98.811	98.561	5.500	98.802	98.552	98.302
5.625	99.274	99.024	98.774	5.625	99.157	98.907	98.657
5.750	99.100	98.850	98.600	5.750	98.209	97.959	97.709
5.875	99.254	99.004	98.754	5.875	98.551	98.301	98.051

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:	5/30/2018 5.250%

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

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6/29/2018

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7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/30/2018

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	
4.000	98.654	98.554	98.454	4.250	100.734	100.634	100.534	2.875	96.475	96.375	96.275	2.875	97.303	97.203	97.103	
4.125	99.393	99.293	99.193	4.375	101.229	101.129	101.029	2.990	96.897	96.797	96.697	2.990	97.559	97.459	97.359	
4.250	100.073	99.973	99.873	4.500	101.934	101.834	101.734	3.000	96.997	96.897	96.797	3.000	97.659	97.559	97.459	
4.375	100.660	100.560	100.460	4.625	102.551	102.451	102.351	3.125	97.531	97.431	97.331	3.125	97.998	97.898	97.798	
4.500	101.194	101.094	100.994	4.750	103.065	102.965	102.865	3.250	97.920	97.820	97.720	3.250	98.760	98.660	98.560	
4.625	101.793	101.693	101.593	4.875	103.433	103.333	103.233	3.375	98.461	98.361	98.261	3.375	99.102	99.002	98.902	
4.750	102.412	102.312	102.212	4.990	103.674	103.574	103.474	3.500	98.987	98.887	98.787	3.500	99.450	99.350	99.250	
4.875	102.917	102.817	102.717	5.000	103.774	103.674	103.574	3.625	99.497	99.397	99.297	3.625	99.777	99.677	99.577	
4.990	103.239	103.139	103.039	5.125	104.204	104.104	104.001	3.750	99.841	99.741	99.641	3.750	100.336	100.236	100.136	
5.000	103.339	103.239	103.139	5.250	104.704	104.604	104.501	3.875	100.358	100.258	100.158	3.875	100.657	100.557	100.457	
5.125	103.867	103.767	103.667	5.375	105.062	104.962	104.860	3.990	100.752	100.652	100.552	3.990	100.876	100.776	100.676	
5.250	104.527	104.427	104.327	5.500	105.362	105.262	105.160	4.000	100.852	100.752	100.652	4.000	100.976	100.876	100.776	
5.375	104.978	104.878	104.778	5.625	105.610	105.510	105.408	4.125	101.334	101.234	101.134	4.125	101.287	101.187	101.087	
5.500	105.308	105.208	105.108	5.750	106.050	105.946	105.837	4.250	101.629	101.529	101.429	4.250	101.622	101.522	101.422	
5.625	105.615	105.515	105.415	5.875	106.364	106.260	106.150	4.375	101.996	101.896	101.796	4.375	101.916	101.816	101.716	
5.750	106.223	106.123	106.023	5.990	106.544	106.440	106.330	4.500	102.419	102.319	102.219	4.500	102.192	102.092	101.992	
5.875	106.628	106.528	106.428	6.000	106.644	106.540	106.430	4.625	102.825	102.725	102.625	4.625	102.441	102.341	102.241	
5.990	106.885	106.785	106.685	6.125	106.873	106.769	106.659	4.750	103.074	102.974	102.874	4.750	102.595	102.495	102.395	
6.000	106.985	106.885	106.785	6.250	107.117	106.985	106.876	4.875	103.307	103.207	103.107	4.875	102.778	102.678	102.578	

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	98.227	98.127	98.027		2.875	96.212	96.112	96.012
4.250	98.987	98.887	98.787		2.990	96.529	96.429	96.329
4.375	99.575	99.475	99.375		3.000	96.629	96.529	96.429
4.500	100.120	100.020	99.920		3.125	97.055	96.955	96.855
4.625	100.637	100.537	100.437		3.250	97.493	97.393	97.293
4.750	101.307	101.207	101.107		3.375	97.921	97.821	97.721
4.875	101.837	101.737	101.637		3.500	98.360	98.260	98.160
4.990	102.214	102.114	102.014		3.625	98.772	98.672	98.572
5.000	102.314	102.214	102.114		3.750	99.063	98.963	98.863
5.125	102.551	102.451	102.351		3.875	99.478	99.378	99.278
5.250	102.828	102.728	102.628		3.990	99.787	99.687	99.587
5.375	103.314	103.214	103.114		4.000	99.887	99.787	99.687
5.500	103.773	103.673	103.570		4.125	100.281	100.181	100.081
5.625	104.012	103.912	103.810		4.250	100.482	100.382	100.282
5.750	104.221	104.121	104.018		4.375	100.673	100.573	100.473
5.875	103.205	103.101	102.991		4.500	100.816	100.716	100.616
5.990	103.556	103.452	103.342		4.625	101.163	101.063	100.963
6.000	103.656	103.552	103.442		4.750	101.325	101.225	101.125
6.125	103.899	103.795	103.685		4.875	101.477	101.377	101.277

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	-1.750
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				

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 LLPAs*	
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 LLPAs: 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					

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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.:

6/29/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/30/2018

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
4.250	98.459	98.359	98.259	4.000	95.464	95.364	95.264	4.250	99.284	99.184	99.084	4.375	98.571	98.471	98.371
4.375	99.002	98.902	98.802	4.125	96.530	96.430	96.330	4.375	99.779	99.679	99.579	4.500	99.090	98.990	98.890
4.500	99.533	99.433	99.333	4.250	97.572	97.472	97.372	4.500	100.484	100.384	100.284	4.625	99.527	99.427	99.327
4.625	100.258	100.158	100.058	4.375	98.185	98.085	97.985	4.625	101.101	101.001	100.901	4.750	100.396	100.296	100.196
4.750	100.962	100.862	100.762	4.500	98.822	98.722	98.622	4.750	101.615	101.515	101.415	4.875	100.896	100.796	100.696
4.875	101.455	101.355	101.255	4.625	99.809	99.709	99.609	4.875	101.983	101.883	101.783	4.990	101.260	101.160	101.060
4.990	101.789	101.689	101.589	4.750	100.763	100.663	100.563	4.990	102.224	102.124	102.024	5.000	101.360	101.260	101.160
5.000	101.889	101.789	101.689	4.875	101.322	101.222	101.122	5.000	102.324	102.224	102.124	5.125	101.735	101.635	101.535
5.125	102.417	102.317	102.217	4.990	101.705	101.605	101.505	5.125	102.754	102.654	102.551	5.250	102.316	102.216	102.116
5.250	103.077	102.977	102.877	5.000	101.805	101.705	101.605	5.250	103.254	103.154	103.051	5.375	102.817	102.717	102.617
5.375	103.528	103.428	103.328	5.125	102.190	102.090	101.990	5.375	103.612	103.512	103.410	5.500	103.184	103.084	102.984
5.500	103.858	103.758	103.658	5.250	103.067	102.967	102.867	5.500	103.912	103.812	103.710	5.625	103.516	103.416	103.316
5.625	104.165	104.065	103.965	5.375	103.581	103.481	103.381	5.625	104.160	104.060	103.958	5.750	104.002	103.902	103.802
5.750	104.773	104.673	104.573	5.500	103.946	103.846	103.746	5.750	104.600	104.496	104.387	5.875	104.423	104.323	104.223
5.875	105.178	105.078	104.978	5.625	104.287	104.187	104.087	5.875	104.914	104.810	104.700	5.990	104.702	104.602	104.502
5.990	105.435	105.335	105.235	5.750	105.154	105.054	104.954	5.990	105.094	104.990	104.880	6.000	104.802	104.702	104.602
6.000	105.535	105.435	105.335	5.875	105.614	105.514	105.414	6.000	105.194	105.090	104.980	6.125	105.107	105.007	104.907
6.125	105.820	#REF!	#REF!	5.990	105.910	105.810	105.710	6.125	105.423	105.319	105.209	6.250	105.298	105.186	105.076
6.250	106.138	106.038	105.938	6.000	106.010	105.910	105.810	6.250	105.667	105.535	105.426	6.375	105.696	105.583	105.474

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	96.212	96.112	96.012	#REF!	#REF!	#REF!	#REF!	3.000	96.159	96.059	95.959	#REF!	#REF!	#REF!	#REF!
2.990	96.529	96.429	96.329	#REF!	#REF!	#REF!	#REF!	3.125	96.498	96.398	96.298	#REF!	#REF!	#REF!	#REF!
3.000	96.629	96.529	96.429	#REF!	#REF!	#REF!	#REF!	3.250	97.260	97.160	97.060	#REF!	#REF!	#REF!	#REF!
3.125	97.055	96.955	96.855	#REF!	#REF!	#REF!	#REF!	3.375	97.602	97.502	97.402	#REF!	#REF!	#REF!	#REF!
3.250	97.493	97.393	97.293	#REF!	#REF!	#REF!	#REF!	3.500	97.950	97.850	97.750	#REF!	#REF!	#REF!	#REF!
3.375	97.921	97.821	97.721	#REF!	#REF!	#REF!	#REF!	3.625	98.277	98.177	98.077	#REF!	#REF!	#REF!	#REF!
3.500	98.360	98.260	98.160	#REF!	#REF!	#REF!	#REF!	3.750	98.836	98.736	98.636	#REF!	#REF!	#REF!	#REF!
3.625	98.772	98.672	98.572	#REF!	#REF!	#REF!	#REF!	3.875	99.157	99.057	98.957	#REF!	#REF!	#REF!	#REF!
3.750	99.063	98.963	98.863	#REF!	#REF!	#REF!	#REF!	3.990	99.376	99.276	99.176	#REF!	#REF!	#REF!	#REF!
3.875	99.478	99.378	99.278	#REF!	#REF!	#REF!	#REF!	4.000	99.476	99.376	99.276	#REF!	#REF!	#REF!	#REF!
3.990	99.787	99.687	99.587	#REF!	#REF!	#REF!	#REF!	4.125	99.787	99.687	99.587	#REF!	#REF!	#REF!	#REF!
4.000	99.887	99.787	99.687	#REF!	#REF!	#REF!	#REF!	4.250	100.122	100.022	99.922	#REF!	#REF!	#REF!	#REF!
4.125	100.281	100.181	100.081	#REF!	#REF!	#REF!	#REF!	4.375	100.416	100.316	100.216	#REF!	#REF!	#REF!	#REF!
4.250	100.482	100.382	100.282	#REF!	#REF!	#REF!	#REF!	4.500	100.692	100.592	100.492	#REF!	#REF!	#REF!	#REF!
4.375	100.673	100.573	100.473	#REF!	#REF!	#REF!	#REF!	4.625	100.941	100.841	100.741	#REF!	#REF!	#REF!	#REF!
4.500	100.816	100.716	100.616	#REF!	#REF!	#REF!	#REF!	4.750	101.095	100.995	100.895	#REF!	#REF!	#REF!	#REF!
4.625	101.163	101.063	100.963	#REF!	#REF!	#REF!	#REF!	4.875	101.278	101.178	101.078	#REF!	#REF!	#REF!	#REF!
4.750	101.325	101.225	101.125	#REF!	#REF!	#REF!	#REF!	4.990	101.337	101.237	101.137	#REF!	#REF!	#REF!	#REF!
4.875	101.477	101.377	101.277	#REF!	#REF!	#REF!	#REF!	5.000	101.437	101.337	101.237	#REF!	#REF!	#REF!	#REF!

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	-2.500	-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	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 - \$49,999	-2.500		-0.250
\$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	0.0



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.:

6/29/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/30/2018

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	100.200	100.100	100.000	3.750	98.308	98.201	98.108	2.750	95.700	95.600	95.500
4.375	100.853	100.753	100.653	3.875	99.010	98.901	98.810	2.875	96.385	96.285	96.185
4.500	101.513	101.413	101.313	3.990	99.589	99.478	99.389	2.990	96.960	96.860	96.760
4.625	102.033	101.933	101.833	4.000	99.689	99.578	99.489	3.000	97.060	96.960	96.860
4.750	102.624	102.524	102.424	4.125	100.332	100.231	100.132	3.125	97.678	97.578	97.478
4.875	103.155	103.055	102.955	4.250	100.934	100.830	100.734	3.250	98.177	98.077	97.977
4.990	103.566	103.466	103.366	4.375	101.517	101.410	101.317	3.375	98.691	98.591	98.491
5.000	103.666	103.566	103.466	4.500	102.168	102.057	101.968	3.500	99.122	99.022	98.922
5.125	104.258	104.158	104.058	4.625	102.753	102.639	102.553	3.625	99.660	99.560	99.460
5.250	104.679	104.579	104.479	4.750	103.235	103.119	103.035	3.750	100.160	100.060	99.960
5.375	105.172	105.072	104.972	4.875	103.551	103.434	103.351	3.875	100.656	100.556	100.456
5.500	105.526	105.426	105.326	4.990	103.860	103.743	103.660	3.990	100.959	100.859	100.759
5.625	105.665	105.565	105.465	5.000	103.960	103.843	103.760	4.000	101.059	100.959	100.859
5.750	106.092	105.992	105.892	5.125	104.363	104.206	104.113	4.125	101.558	101.458	101.358
5.875	106.446	106.346	106.246	5.250	104.794	104.636	104.542	4.250	101.819	101.719	101.619
5.990	106.655	106.555	106.455	5.375	105.159	105.001	104.908	4.375	102.213	102.113	102.013
6.000	106.755	106.655	106.555	5.500	105.486	105.329	105.235	4.500	102.368	102.268	102.168
6.125	106.942	106.842	106.742	5.625	105.628	105.528	105.428	4.625	102.734	102.634	102.534
6.250	108.279	108.179	108.079	5.750	106.074	105.974	105.874	4.750	103.196	103.096	102.996

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	99.301	99.201	99.101	2.750	95.356	95.256	95.156
4.375	99.954	99.854	99.754	2.875	96.041	95.941	95.841
4.500	100.614	100.514	100.414	2.990	96.616	96.516	96.416
4.625	101.048	100.948	100.848	3.000	96.716	96.616	96.516
4.750	101.639	101.539	101.439	3.125	97.334	97.234	97.134
4.875	102.170	102.070	101.970	3.250	97.833	97.733	97.633
4.990	102.581	102.481	102.381	3.375	98.347	98.247	98.147
5.000	102.681	102.581	102.481	3.500	98.450	98.350	98.250
5.125	102.718	102.618	102.518	3.625	98.988	98.888	98.788
5.250	103.139	103.039	102.939	3.750	99.488	99.388	99.288
5.375	103.632	103.532	103.432	3.875	99.984	99.884	99.784
5.500	103.986	103.886	103.786	3.990	99.740	99.640	99.540
5.625	103.125	103.025	102.925	4.000	99.840	99.740	99.640
5.750	103.552	103.452	103.352	4.125	100.339	100.239	100.139
5.875	103.756	103.656	103.556	4.250	100.600	100.500	100.400
5.990	103.815	103.715	103.615	4.375	100.994	100.894	100.794
6.000	103.915	103.815	103.715	4.500	101.086	100.986	100.886
6.125	103.952	103.852	103.752	4.625	101.390	101.290	101.190
6.250	105.139	105.039	104.939	4.750	101.789	101.689	101.589

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

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

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

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

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

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.:

6/29/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/30/2018

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	98.750	98.650	98.550	4.250	98.650	98.550	98.450	3.750	96.858	96.751	96.658	3.750	96.758	96.651	96.558
4.375	99.403	99.303	99.203	4.375	99.303	99.203	99.103	3.875	97.560	97.451	97.360	3.875	97.460	97.351	97.260
4.500	100.063	99.963	99.863	4.500	99.963	99.863	99.763	3.990	98.139	98.028	97.939	3.990	98.039	97.928	97.839
4.625	100.583	100.483	100.383	4.625	100.483	100.383	100.283	4.000	98.239	98.128	98.039	4.000	98.139	98.028	97.939
4.750	101.174	101.074	100.974	4.750	101.074	100.974	100.874	4.125	98.882	98.781	98.682	4.125	98.782	98.681	98.582
4.875	101.705	101.605	101.505	4.875	101.605	101.505	101.405	4.250	99.484	99.380	99.284	4.250	99.384	99.280	99.184
4.990	102.116	102.016	101.916	4.990	102.016	101.916	101.816	4.375	100.067	99.960	99.867	4.375	99.967	99.860	99.767
5.000	102.216	102.116	102.016	5.000	102.116	102.016	101.916	4.500	100.718	100.607	100.518	4.500	100.618	100.507	100.418
5.125	102.808	102.708	102.608	5.125	102.708	102.608	102.508	4.625	101.303	101.189	101.103	4.625	101.203	101.089	101.003
5.250	103.229	103.129	103.029	5.250	103.129	103.029	102.929	4.750	101.785	101.669	101.585	4.750	101.685	101.569	101.485
5.375	103.722	103.622	103.522	5.375	103.622	103.522	103.422	4.875	102.101	101.984	101.901	4.875	102.001	101.884	101.801
5.500	104.076	103.976	103.876	5.500	103.976	103.876	103.776	4.990	102.410	102.293	102.210	4.990	102.310	102.193	102.110
5.625	104.215	104.115	104.015	5.625	104.115	104.015	103.915	5.000	102.510	102.393	102.310	5.000	102.410	102.293	102.210
5.750	104.642	104.542	104.442	5.750	104.542	104.442	104.342	5.125	102.913	102.796	102.663	5.125	102.813	102.656	102.563
5.875	104.996	104.896	104.796	5.875	104.896	104.796	104.696	5.250	103.344	103.186	103.092	5.250	103.244	103.086	102.992
5.990	105.205	105.105	105.005	5.990	105.105	105.005	104.905	5.375	103.709	103.551	103.458	5.375	103.609	103.451	103.358
6.000	105.305	105.205	105.105	6.000	105.205	105.105	105.005	5.500	104.036	103.879	103.785	5.500	103.936	103.779	103.685
6.125	105.492	105.392	105.292	6.125	105.392	105.292	105.192	5.625	104.178	104.078	103.978	5.625	104.078	103.978	103.878
6.250	106.829	106.729	106.629	6.250	106.729	106.629	106.529	5.750	104.624	104.524	104.424	5.750	104.524	104.424	104.324

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.200	94.100	94.000	2.750	94.100	94.000	93.900
2.875	94.885	94.785	94.685	2.875	94.785	94.685	94.585
2.990	95.460	95.360	95.260	2.990	95.360	95.260	95.160
3.000	95.560	95.460	95.360	3.000	95.460	95.360	95.260
3.125	96.178	96.078	95.978	3.125	96.078	95.978	95.878
3.250	96.677	96.577	96.477	3.250	96.577	96.477	96.377
3.375	97.191	97.091	96.991	3.375	97.091	96.991	96.891
3.500	97.622	97.522	97.422	3.500	97.522	97.422	97.322
3.625	98.160	98.060	97.960	3.625	98.060	97.960	97.860
3.750	98.660	98.560	98.460	3.750	98.560	98.460	98.360
3.875	99.156	99.056	98.956	3.875	99.056	98.956	98.856
3.990	99.459	99.359	99.259	3.990	99.359	99.259	99.159
4.000	99.559	99.459	99.359	4.000	99.459	99.359	99.259
4.125	100.058	99.958	99.858	4.125	99.958	99.858	99.758
4.250	100.319	100.219	100.119	4.250	100.219	100.119	100.019
4.375	100.713	100.613	100.513	4.375	100.613	100.513	100.413
4.500	100.868	100.768	100.668	4.500	100.768	100.668	100.568
4.625	101.234	101.134	101.034	4.625	101.134	101.034	100.934
4.750	101.696	101.596	101.496	4.750	101.596	101.496	101.396

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	97.851	97.751	97.651	4.250	97.751	97.651	97.551	2.750	93.856	93.756	93.656	2.750	93.756	93.656	93.556
4.375	98.504	98.404	98.304	4.375	98.404	98.304	98.204	2.875	94.541	94.441	94.341	2.875	94.441	94.341	94.241
4.500	99.164	99.064	98.964	4.500	99.064	98.964	98.864	2.990	95.116	95.016	94.916	2.990	95.016	94.916	94.816
4.625	99.598	99.498	99.398	4.625	99.498	99.398	99.298	3.000	95.216	95.116	95.016	3.000	95.116	95.016	94.916
4.750	100.189	100.089	99.989	4.750	100.089	99.989	99.889	3.125	95.834	95.734	95.634	3.125	95.734	95.634	95.534
4.875	100.720	100.620	100.520	4.875	100.620	100.520	100.420	3.250	96.333	96.233	96.133	3.250	96.233	96.133	96.033
4.990	101.131	101.031	100.931	4.990	101.031	100.931	100.831	3.375	96.847	96.747	96.647	3.375	96.747	96.647	96.547
5.000	101.231	101.131	101.031	5.000	101.131	101.031	100.931	3.500	96.950	96.850	96.750	3.500	96.850	96.750	96.650
5.125	101.268	101.168	101.068	5.125	101.168	101.068	100.968	3.625	97.488	97.388	97.288	3.625	97.388	97.288	97.188
5.250	101.689	101.589	101.489	5.250	101.589	101.489	101.389	3.750	97.988	97.888	97.788	3.750	97.888	97.788	97.688
5.375	102.182	102.082	101.982	5.375	102.082	101.982	101.882	3.875	98.484	98.384	98.284	3.875	98.384	98.284	98.184
5.500	102.536	102.436	102.336	5.500	102.436	102.336	102.236	3.990	98.240	98.140	98.040	3.990	98.140	98.040	97.940
5.625	101.675	101.575	101.475	5.625	101.575	101.475	101.375	4.000	98.340	98.240	98.140	4.000	98.240	98.140	98.040
5.750	102.102	102.002	101.902	5.750	102.002	101.902	101.802	4.125	98.839	98.739	98.639	4.125	98.739	98.639	98.539
5.875	102.306	102.206	102.106	5.875	102.206	102.106	102.006	4.250	99.100	99.000	98.900	4.250	99.000	98.900	98.800
5.990	102.265	102.165	102.065	5.990	102.165	102.065	101.965	4.375	99.494	99.394	99.294	4.375	99.394	99.294	99.194
6.000	102.465	102.365	102.265	6.000	102.365	102.265	102.165	4.500	99.586	99.486	99.386	4.500	99.486	99.386	99.286
6.125	102.502	102.402	102.302	6.125	102.402	102.302	102.202	4.625	99.890	99.790	99.690	4.625	99.790	99.690	99.590
6.250	103.689	103.589	103.489	6.250	103.589	103.489	103.389	4.750	100.289	100.189	100.089	4.750	100.189	100.089	99.989

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/I Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/29/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/30/2018

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	100.200	100.100	100.000	3.750	98.308	98.201	98.108	2.750	95.700	95.600	95.500	4.250	99.301	99.201	99.101	2.750	95.356	95.256	95.156
4.375	100.853	100.753	100.653	3.875	99.010	98.901	98.810	2.875	96.385	96.285	96.185	4.375	99.954	99.854	99.754	2.875	96.041	95.941	95.841
4.500	101.513	101.413	101.313	3.990	99.589	99.478	99.389	2.990	96.960	96.860	96.760	4.500	100.614	100.514	100.414	2.990	96.616	96.516	96.416
4.625	102.033	101.933	101.833	4.000	99.689	99.578	99.489	3.000	97.060	96.960	96.860	4.625	101.048	100.948	100.848	3.000	96.716	96.616	96.516
4.750	102.624	102.524	102.424	4.125	100.332	100.231	100.132	3.125	97.678	97.578	97.478	4.750	101.639	101.539	101.439	3.125	97.334	97.234	97.134
4.875	103.155	103.055	102.955	4.250	100.934	100.830	100.734	3.250	98.177	98.077	97.977	4.875	102.170	102.070	101.970	3.250	97.833	97.733	97.633
4.990	103.566	103.466	103.366	4.375	101.517	101.410	101.317	3.375	98.691	98.591	98.491	4.990	102.581	102.481	102.381	3.375	98.347	98.247	98.147
5.000	103.666	103.566	103.466	4.500	102.168	102.057	101.968	3.500	99.122	99.022	98.922	5.000	102.681	102.581	102.481	3.500	98.450	98.350	98.250
5.125	104.258	104.158	104.058	4.625	102.753	102.639	102.553	3.625	99.660	99.560	99.460	5.125	102.718	102.618	102.518	3.625	98.988	98.888	98.788
5.250	104.679	104.579	104.479	4.750	103.235	103.119	103.035	3.750	100.160	100.060	99.960	5.250	103.139	103.039	102.939	3.750	99.488	99.388	99.288
5.375	105.172	105.072	104.972	4.875	103.551	103.434	103.351	3.875	100.656	100.556	100.456	5.375	103.632	103.532	103.432	3.875	99.984	99.884	99.784
5.500	105.526	105.426	105.326	4.990	103.860	103.743	103.660	3.990	100.959	100.859	100.759	5.500	103.986	103.886	103.786	3.990	99.740	99.640	99.540
5.625	105.665	105.565	105.465	5.000	103.960	103.843	103.760	4.000	101.059	100.959	100.859	5.625	103.125	103.025	102.925	4.000	99.840	99.740	99.640
5.750	106.092	105.992	105.892	5.125	104.363	104.206	104.113	4.125	101.558	101.458	101.358	5.750	103.552	103.452	103.352	4.125	100.339	100.239	100.139
5.875	106.446	106.346	106.246	5.250	104.794	104.636	104.542	4.250	101.819	101.719	101.619	5.875	103.756	103.656	103.556	4.250	100.600	100.500	100.400
5.990	106.655	106.555	106.455	5.375	105.159	105.001	104.908	4.375	102.213	102.113	102.013	5.990	103.815	103.715	103.615	4.375	100.994	100.894	100.794
6.000	106.755	106.655	106.555	5.500	105.486	105.329	105.235	4.500	102.368	102.268	102.168	6.000	103.915	103.815	103.715	4.500	101.086	100.986	100.886
6.125	106.942	106.842	106.742	5.625	105.628	105.528	105.428	4.625	102.734	102.634	102.534	6.125	103.952	103.852	103.752	4.625	101.390	101.290	101.190
6.250	108.279	108.179	108.079	5.750	106.074	105.974	105.874	4.750	103.196	103.096	102.996	6.250	105.139	105.039	104.939	4.750	101.789	101.689	101.589

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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-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
2-Unit Property	-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
Condo > 15 year	0.000	0.000	0.000	-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

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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **6/29/2018**

45 Day Lock Exp.: **7/16/2018**

60 Day Lock Exp.: **7/30/2018**

W. Rate Sheet Dated: **5/30/2018**

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	97.318	97.193	97.068	
4.125	98.317	98.192	98.067	
4.250	98.960	98.835	98.710	
4.375	99.628	99.503	99.378	
4.500	100.068	99.943	99.818	
4.625	100.663	100.538	100.413	
4.750	101.123	100.998	100.873	
4.875	101.513	101.388	101.263	
5.000	101.681	101.556	101.431	
5.125	101.872	101.747	101.622	
5.250	102.105	101.980	101.855	
5.375	102.216	102.091	101.966	
5.500	102.284	102.159	102.034	

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	97.506	97.381	97.256	
3.625	97.955	97.830	97.705	
3.750	98.365	98.240	98.115	
3.875	98.957	98.832	98.707	
4.000	99.285	99.160	99.035	
4.125	99.522	99.397	99.272	
4.250	99.792	99.667	99.542	
4.375	100.036	99.911	99.786	
4.500	100.268	100.143	100.018	
4.625	100.540	100.415	100.290	
4.750	100.809	100.684	100.559	

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	97.879	97.754	97.629	
3.375	98.341	98.216	98.091	
3.500	98.773	98.648	98.523	
3.625	99.170	99.045	98.920	
3.750	99.533	99.408	99.283	
3.875	99.865	99.740	99.615	
4.000	100.169	100.044	99.919	
4.125	100.521	100.396	100.271	
4.250	100.834	100.709	100.584	
4.375	101.145	101.020	100.895	
4.500	101.455	101.330	101.205	
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)