



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.: 7/2/2018

45 Day Lock Exp.: 7/16/2018

60 Day Lock Exp.: 7/30/2018

W. Rate Sheet Dated: 5/31/2018

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	98.481	98.331	98.181	3.500	97.893	97.743	97.593	1.875	N/A	N/A	N/A	3.125	96.737	96.587	96.437
3.625	99.015	98.865	98.715	3.625	98.391	98.241	98.091	2.000	N/A	N/A	N/A	3.250	98.093	97.943	97.793
3.750	99.956	99.806	99.656	3.750	99.488	99.338	99.188	2.125	N/A	N/A	N/A	3.375	98.683	98.533	98.383
3.875	100.482	100.332	100.182	3.875	99.980	99.830	99.680	2.250	94.022	93.872	93.722	3.500	99.175	99.025	98.875
4.000	101.011	100.861	100.711	4.000	100.473	100.323	100.173	2.375	94.393	94.243	94.093	3.625	99.709	99.559	99.409
4.125	101.532	101.382	101.232	4.125	100.958	100.808	100.658	2.500	93.509	93.359	93.209	Margin = 2.250		Index = 2.310	
4.250	102.243	102.071	101.931	4.250	101.526	101.354	101.213	2.625	94.459	94.309	94.159				
4.375	102.757	102.585	102.444	4.375	102.004	101.832	101.691	2.750	97.257	97.107	96.957				
4.500	103.201	103.029	102.889	4.500	102.413	102.241	102.100	2.875	97.732	97.582	97.432				
4.625	103.601	103.429	103.288	4.625	102.777	102.605	102.464	3.000	98.206	98.056	97.906				
4.750	103.726	103.554	103.398	4.750	102.791	102.619	102.463	3.125	98.673	98.523	98.373				
4.875	103.843	103.671	103.515	4.875	103.190	103.018	102.862	3.250	99.204	99.054	98.904				
5.000	104.407	104.235	104.079	5.000	103.518	103.346	103.190	3.375	99.674	99.524	99.374				
5.125	104.877	104.706	104.549	5.125	103.773	103.602	103.445	3.500	100.138	99.988	99.838				
5.250	104.887	104.683	104.402	5.250	103.748	103.545	103.264	3.625	100.586	100.436	100.286				
5.375	105.137	104.934	104.653	5.375	104.080	103.877	103.596	3.750	100.675	100.525	100.375				
5.500	105.218	105.015	104.733	5.500	104.499	104.296	104.015	3.875	101.083	100.933	100.783				
5.625	105.408	105.205	104.924	5.625	104.854	104.651	104.370	4.000	101.446	101.296	101.146				
5.750	105.804	105.704	105.604	5.750	104.657	104.557	104.457	4.125	101.783	101.633	101.483				

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	97.281	97.131	96.981	3.500	96.893	96.743	96.593	1.875	N/A	N/A	N/A	3.125	95.737	95.587	95.437
3.625	97.815	97.665	97.515	3.625	97.391	97.241	97.091	2.000	N/A	N/A	N/A	3.250	97.093	96.943	96.793
3.750	98.756	98.606	98.456	3.750	98.488	98.338	98.188	2.125	N/A	N/A	N/A	3.375	97.683	97.533	97.383
3.875	99.282	99.132	98.982	3.875	98.980	98.830	98.680	2.250	93.022	92.872	92.722	3.500	98.175	98.025	97.875
4.000	99.811	99.661	99.511	4.000	99.473	99.323	99.173	2.375	93.393	93.243	93.093	3.625	98.709	98.559	98.409
4.125	100.332	100.182	100.032	4.125	99.958	99.808	99.658	2.500	92.509	92.359	92.209	Margin = 2.250		Index = 2.310	
4.250	101.043	100.871	100.731	4.250	100.526	100.354	100.213	2.625	93.459	93.309	93.159	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.557	101.385	101.244	4.375	101.004	100.832	100.691	2.750	96.257	96.107	95.957	Rate	30 Day	45 Day	60 Day
4.500	102.001	101.829	101.689	4.500	101.413	101.241	101.100	2.875	96.732	96.582	96.432	4.500	100.701	100.451	100.201
4.625	102.401	102.229	102.088	4.625	101.777	101.605	101.464	3.000	97.206	97.056	96.906	4.625	101.101	100.851	100.601
4.750	102.526	102.354	102.198	4.750	101.791	101.619	101.463	3.125	97.673	97.523	97.373	4.750	101.008	100.758	100.508
4.875	102.893	102.721	102.565	4.875	102.190	102.018	101.862	3.250	98.204	98.054	97.904	4.875	101.443	101.193	100.943
5.000	103.257	103.085	102.929	5.000	102.518	102.346	102.190	3.375	98.674	98.524	98.374	5.000	101.807	101.557	101.307
5.125	103.727	103.556	103.399	5.125	102.873	102.702	102.545	3.500	99.138	98.988	98.838	5.125	102.197	101.947	101.697
5.250	104.457	104.253	103.972	5.250	102.748	102.545	102.264	3.625	99.586	99.436	99.286	5.250	101.676	101.426	101.145
5.375	104.707	104.504	104.223	5.375	103.080	102.877	102.596	3.750	99.675	99.525	99.375	5.375	101.933	101.683	101.402
5.500	104.988	104.785	104.503	5.500	103.499	103.296	103.015	3.875	100.083	99.933	99.783	5.500	102.268	102.018	101.737
5.625	105.128	104.925	104.644	5.625	103.854	103.651	103.370	4.000	100.446	100.296	100.146	5.625	102.448	102.198	101.917
5.750	105.574	105.474	105.374	5.750	103.657	103.557	103.457	4.125	100.783	100.633	100.483	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

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	99.851	99.601	99.351	4.500	99.593	99.343	99.093
4.750	100.158	99.908	99.658	4.750	99.971	99.721	99.471
5.000	100.957	100.707	100.457	5.000	100.698	100.448	100.198
5.250	101.879	101.629	101.347	5.250	101.658	101.408	101.127
5.500	101.939	101.689	101.408	5.500	101.679	101.429	101.148
5.625	102.151	101.901	101.620	5.625	102.034	101.784	101.503
5.750	102.528	102.278	102.028	5.750	101.837	101.587	101.337
5.875	102.681	102.431	102.181	5.875	102.179	101.929	101.679

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:	5/31/2018	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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/2/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/31/2018

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	96.316	96.166	96.016	3.250	95.853	95.703	95.553	1.875	N/A	N/A	N/A	3.125	95.05	94.899	94.749
3.375	97.010	96.860	96.710	3.375	96.458	96.308	96.158	2.000	N/A	N/A	N/A	3.250	97.16	97.006	96.856
3.500	97.544	97.394	97.244	3.500	96.956	96.806	96.656	2.125	N/A	N/A	N/A	3.375	97.75	97.596	97.446
3.625	98.078	97.928	97.778	3.625	97.454	97.304	97.154	2.250	90.522	90.372	90.222	3.500	98.24	98.088	97.938
3.750	99.112	98.962	98.812	3.750	98.645	98.495	98.345	2.375	90.893	90.743	90.593	3.625	98.77	98.621	98.471
3.875	99.639	99.489	99.339	3.875	99.136	98.986	98.836	2.500	90.009	89.859	89.709	Margin = 2.250		Index = 2.310	
4.000	100.167	100.017	99.867	4.000	99.629	99.479	99.329	2.625	90.959	90.809	90.659				
4.125	100.688	100.538	100.388	4.125	100.114	99.964	99.814	2.750	95.570	95.420	95.270				
4.250	101.306	101.134	100.993	4.250	100.588	100.417	100.276	2.875	96.044	95.894	95.744				
4.375	101.819	101.647	101.507	4.375	101.066	100.895	100.754	3.000	96.518	96.368	96.218				
4.500	102.264	102.092	101.951	4.500	101.475	101.303	101.163	3.125	96.986	96.836	96.686				
4.625	102.663	102.491	102.351	4.625	101.839	101.667	101.527	3.250	98.267	98.117	97.967				
4.750	102.319	102.148	101.991	4.750	101.385	101.213	101.056	3.375	98.736	98.586	98.436				
4.875	102.437	102.265	102.109	4.875	101.784	101.612	101.456	3.500	99.201	99.051	98.901				
5.000	103.001	102.829	102.672	5.000	102.112	101.940	101.784	3.625	99.648	99.498	99.348				
5.125	103.471	103.299	103.143	5.125	102.367	102.195	102.039	3.750	99.831	99.681	99.531				
5.250	101.918	101.715	101.433	5.250	100.780	100.577	100.295	3.875	100.239	100.089	99.939				
5.375	102.168	101.965	101.684	5.375	101.111	100.908	100.627	4.000	100.602	100.452	100.302				
5.500	102.249	102.046	101.765	5.500	101.531	101.327	101.046	4.125	100.940	100.790	100.640				

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	95.116	94.966	94.816	3.250	94.853	94.703	94.553	1.875	N/A	N/A	N/A	3.125	94.049	93.899	93.749
3.375	95.810	95.660	95.510	3.375	95.458	95.308	95.158	2.000	N/A	N/A	N/A	3.250	96.156	96.006	95.856
3.500	96.344	96.194	96.044	3.500	95.956	95.806	95.656	2.125	N/A	N/A	N/A	3.375	96.746	96.596	96.446
3.625	96.878	96.728	96.578	3.625	96.454	96.304	96.154	2.250	91.272	91.122	90.972	3.500	97.238	97.088	96.938
3.750	97.912	97.762	97.612	3.750	97.645	97.495	97.345	2.375	91.643	91.493	91.343	3.625	97.771	97.621	97.471
3.875	98.439	98.289	98.139	3.875	98.136	97.986	97.836	2.500	90.759	90.609	90.459	Margin = 2.250		Index = 2.310	
4.000	98.967	98.817	98.667	4.000	98.629	98.479	98.329	2.625	91.709	91.559	91.409	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.488	99.338	99.188	4.125	99.114	98.964	98.814	2.750	95.351	95.201	95.051	Rate	30 Day	45 Day	60 Day
4.250	100.106	99.934	99.793	4.250	99.588	99.417	99.276	2.875	95.825	95.675	95.525	4.500	99.764	99.514	99.264
4.375	100.619	100.447	100.307	4.375	100.066	99.895	99.754	3.000	96.300	96.150	96.000	4.625	100.163	99.913	99.663
4.500	101.064	100.892	100.751	4.500	100.475	100.303	100.163	3.125	96.767	96.617	96.467	4.750	99.602	99.352	99.102
4.625	101.463	101.291	101.151	4.625	100.839	100.667	100.527	3.250	96.735	96.585	96.435	4.875	100.037	99.787	99.537
4.750	101.119	100.948	100.791	4.750	100.385	100.213	100.056	3.375	97.205	97.055	96.905	5.000	100.401	100.151	99.901
4.875	101.487	101.315	101.159	4.875	100.784	100.612	100.456	3.500	97.670	97.520	97.370	5.125	100.791	100.541	100.291
5.000	101.851	101.679	101.522	5.000	101.112	100.940	100.784	3.625	98.117	97.967	97.817	5.250	98.707	98.457	98.176
5.125	102.321	102.149	101.993	5.125	101.467	101.295	101.139	3.750	97.487	97.337	97.187	5.375	98.964	98.714	98.433
5.250	101.488	101.285	101.003	5.250	99.780	99.577	99.295	3.875	97.896	97.746	97.596	5.500	99.299	99.049	98.768
5.375	101.738	101.535	101.254	5.375	100.111	99.908	99.627	4.000	98.258	98.108	97.958	5.625	99.480	99.230	98.949
5.500	102.019	101.816	101.535	5.500	100.531	100.327	100.046	4.125	98.596	98.446	98.296	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

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	98.914	98.664	98.414	4.500	98.655	98.405	98.155
4.750	98.752	98.502	98.252	4.750	98.565	98.315	98.065
5.000	99.551	99.301	99.051	5.000	99.292	99.042	98.792
5.250	98.910	98.660	98.379	5.250	98.689	98.439	98.158
5.500	98.970	98.720	98.439	5.500	98.711	98.461	98.179
5.625	99.183	98.933	98.651	5.625	99.066	98.816	98.534
5.750	99.091	98.841	98.591	5.750	98.399	98.149	97.899
5.875	99.244	98.994	98.744	5.875	98.741	98.491	98.241

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:	5/31/2018 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)



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30 Day Lock Exp.:

7/2/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/31/2018

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	98.873	98.773	98.673	4.375	101.215	101.115	101.015	2.875	96.408	96.308	96.208	2.875	97.245	97.145	97.045
4.125	99.612	99.512	99.412	4.500	101.897	101.797	101.697	2.990	96.831	96.731	96.631	2.990	97.492	97.392	97.292
4.250	100.292	100.192	100.092	4.625	102.517	102.417	102.317	3.000	96.931	96.831	96.731	3.000	97.592	97.492	97.392
4.375	100.879	100.779	100.679	4.750	103.053	102.953	102.853	3.125	97.466	97.366	97.266	3.125	97.943	97.843	97.743
4.500	101.413	101.313	101.213	4.875	103.423	103.323	103.223	3.250	97.945	97.845	97.745	3.250	98.737	98.637	98.537
4.625	102.011	101.911	101.811	4.990	103.662	103.562	103.462	3.375	98.480	98.380	98.280	3.375	99.091	98.991	98.891
4.750	102.617	102.517	102.417	5.000	103.762	103.662	103.562	3.500	98.967	98.867	98.767	3.500	99.430	99.330	99.230
4.875	103.136	103.036	102.936	5.125	104.205	104.105	104.002	3.625	99.478	99.378	99.278	3.625	99.768	99.668	99.568
4.990	103.205	103.105	103.005	5.250	104.717	104.616	104.513	3.750	99.925	99.825	99.725	3.750	100.339	100.239	100.139
5.000	103.305	103.205	103.105	5.375	105.048	104.947	104.845	3.875	100.352	100.252	100.152	3.875	100.671	100.571	100.471
5.125	103.844	103.744	103.644	5.500	105.350	105.249	105.147	3.990	100.826	100.726	100.626	3.990	100.891	100.791	100.691
5.250	104.505	104.405	104.305	5.625	105.600	105.500	105.397	4.000	100.926	100.826	100.726	4.000	100.991	100.891	100.791
5.375	104.959	104.859	104.759	5.750	105.940	105.834	105.724	4.125	101.330	101.230	101.130	4.125	101.303	101.203	101.103
5.500	105.291	105.191	105.091	5.875	106.255	106.149	106.039	4.250	101.626	101.526	101.426	4.250	101.642	101.542	101.442
5.625	105.600	105.500	105.400	5.990	106.437	106.331	106.221	4.375	101.977	101.877	101.777	4.375	101.940	101.840	101.740
5.750	106.108	106.008	105.908	6.000	106.537	106.431	106.321	4.500	102.401	102.301	102.201	4.500	102.214	102.114	102.014
5.875	106.515	106.415	106.315	6.125	106.762	106.656	106.547	4.625	102.809	102.709	102.609	4.625	102.465	102.365	102.265
5.990	106.773	106.673	106.573	6.250	106.998	106.873	106.763	4.750	103.059	102.959	102.859	4.750	102.630	102.530	102.430
6.000	106.873	106.773	106.673	6.375	107.295	107.171	107.061	4.875	103.293	103.193	103.093	4.875	102.784	102.684	102.584

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	98.219	98.119	98.019	2.875	96.147	96.047	95.947
4.250	98.983	98.883	98.783	2.990	96.463	96.363	96.263
4.375	99.573	99.473	99.373	3.000	96.563	96.463	96.363
4.500	100.121	100.021	99.921	3.125	96.990	96.890	96.790
4.625	100.596	100.496	100.396	3.250	97.474	97.374	97.274
4.750	101.271	101.171	101.071	3.375	97.903	97.803	97.703
4.875	101.802	101.702	101.602	3.500	98.340	98.240	98.140
4.990	102.180	102.080	101.980	3.625	98.753	98.653	98.553
5.000	102.280	102.180	102.080	3.750	99.056	98.956	98.856
5.125	102.518	102.418	102.318	3.875	99.472	99.372	99.272
5.250	102.806	102.706	102.603	3.990	99.783	99.683	99.583
5.375	103.296	103.196	103.093	4.000	99.883	99.783	99.683
5.500	103.758	103.658	103.555	4.125	100.277	100.177	100.077
5.625	103.997	103.896	103.794	4.250	100.479	100.379	100.279
5.750	104.203	104.102	104.000	4.375	100.669	100.569	100.469
5.875	103.092	102.986	102.876	4.500	100.810	100.710	100.610
5.990	103.443	103.337	103.228	4.625	101.147	101.047	100.947
6.000	103.543	103.437	103.328	4.750	101.310	101.210	101.110
6.125	103.787	103.681	103.571	4.875	101.464	101.364	101.264

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

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

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

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
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 LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size	

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/2/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/31/2018

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	98.454	98.354	98.254	4.000	95.454	95.354	95.254	4.375	99.740	99.640	99.540	4.375	98.590	98.490	98.390
4.375	99.000	98.900	98.800	4.125	96.522	96.422	96.322	4.500	100.447	100.347	100.247	4.500	99.111	99.011	98.911
4.500	99.502	99.402	99.302	4.250	97.567	97.467	97.367	4.625	101.067	100.967	100.867	4.625	99.521	99.421	99.321
4.625	100.221	100.121	100.021	4.375	98.183	98.083	97.983	4.750	101.603	101.503	101.403	4.750	100.400	100.300	100.200
4.750	100.926	100.826	100.726	4.500	98.778	98.678	98.578	4.875	101.973	101.873	101.773	4.875	100.901	100.801	100.701
4.875	101.420	101.320	101.220	4.625	99.769	99.669	99.569	4.990	102.212	102.112	102.012	4.990	101.264	101.164	101.064
4.990	101.755	101.655	101.555	4.750	100.727	100.627	100.527	5.000	102.312	102.212	102.112	5.000	101.364	101.264	101.164
5.000	101.855	101.755	101.655	4.875	101.287	101.187	101.087	5.125	102.755	102.655	102.552	5.125	101.743	101.643	101.543
5.125	102.394	102.294	102.194	4.990	101.669	101.569	101.469	5.250	103.267	103.166	103.063	5.250	102.345	102.245	102.145
5.250	103.055	102.955	102.855	5.000	101.769	101.669	101.569	5.375	103.598	103.497	103.395	5.375	102.818	102.718	102.618
5.375	103.509	103.409	103.309	5.125	102.157	102.057	101.957	5.500	103.900	103.799	103.697	5.500	103.190	103.090	102.990
5.500	103.841	103.741	103.641	5.250	103.045	102.945	102.845	5.625	104.150	104.050	103.947	5.625	103.521	103.421	103.321
5.625	104.150	104.050	103.950	5.375	103.562	103.462	103.362	5.750	104.490	104.384	104.274	5.750	103.908	103.808	103.708
5.750	104.658	104.558	104.458	5.500	103.932	103.832	103.732	5.875	104.805	104.699	104.589	5.875	104.331	104.231	104.131
5.875	105.065	104.965	104.865	5.625	104.272	104.172	104.072	5.990	104.987	104.881	104.771	5.990	104.610	104.510	104.410
5.990	105.323	105.223	105.123	5.750	105.039	104.939	104.839	6.000	105.087	104.981	104.871	6.000	104.710	104.610	104.510
6.000	105.423	105.323	105.223	5.875	105.502	105.402	105.302	6.125	105.312	105.206	105.097	6.125	105.016	104.916	104.816
6.125	105.706	105.606	105.506	5.990	105.797	105.697	105.597	6.250	105.548	105.443	105.313	6.250	105.201	105.099	104.986
6.250	106.020	105.909	105.799	6.000	105.897	105.797	105.697	6.375	105.845	105.721	105.611	6.375	105.600	105.488	105.378

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	96.147	96.047	95.947	3.000	93.780	93.680	93.580	3.000	96.092	95.992	95.892	3.000	93.572	93.472	93.372
2.990	96.463	96.363	96.263	3.125	94.462	94.362	94.262	3.125	96.443	96.343	96.243	3.125	94.264	94.164	94.064
3.000	96.563	96.463	96.363	3.250	94.857	94.757	94.657	3.250	97.237	97.137	97.037	3.250	94.650	94.550	94.450
3.125	96.990	96.890	96.790	3.375	95.368	95.268	95.168	3.375	97.591	97.491	97.391	3.375	95.171	95.071	94.971
3.250	97.474	97.374	97.274	3.500	96.040	95.940	95.840	3.500	97.930	97.830	97.730	3.500	95.833	95.733	95.633
3.375	97.903	97.803	97.703	3.625	96.693	96.593	96.493	3.625	98.268	98.168	98.068	3.625	96.496	96.396	96.296
3.500	98.340	98.240	98.140	3.750	97.067	96.967	96.867	3.750	98.839	98.739	98.639	3.750	96.860	96.760	96.660
3.625	98.753	98.653	98.553	3.875	97.681	97.581	97.481	3.875	99.171	99.071	98.971	3.875	97.473	97.373	97.273
3.750	99.056	98.956	98.856	3.990	98.215	98.115	98.015	3.990	99.391	99.291	99.191	3.990	97.998	97.898	97.798
3.875	99.472	99.372	99.272	4.000	98.315	98.215	98.115	4.000	99.491	99.391	99.291	4.000	98.098	97.998	97.898
3.990	99.783	99.683	99.583	4.125	98.936	98.836	98.736	4.125	99.803	99.703	99.603	4.125	98.718	98.618	98.518
4.000	99.883	99.783	99.683	4.250	99.262	99.162	99.062	4.250	100.142	100.042	99.942	4.250	99.045	98.945	98.845
4.125	100.277	100.177	100.077	4.375	99.598	99.498	99.398	4.375	100.440	100.340	100.240	4.375	99.361	99.261	99.161
4.250	100.479	100.379	100.279	4.500	100.153	100.053	99.953	4.500	100.714	100.614	100.514	4.500	99.915	99.815	99.715
4.375	100.669	100.569	100.469	4.625	100.680	100.580	100.480	4.625	100.965	100.865	100.765	4.625	100.443	100.343	100.243
4.500	100.810	100.710	100.610	4.750	100.957	100.857	100.757	4.750	101.130	101.030	100.930	4.750	100.720	100.620	100.520
4.625	101.147	101.047	100.947	4.875	101.220	101.120	101.020	4.875	101.284	101.184	101.084	4.875	100.973	100.873	100.773
4.750	101.310	101.210	101.110	4.990	101.340	101.240	101.140	4.990	101.345	101.245	101.145	4.990	101.123	101.023	100.923
4.875	101.464	101.364	101.264	5.000	101.440	101.340	101.240	5.000	101.445	101.345	101.245	5.000	101.223	101.123	101.023

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	-2.500	-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		
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AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/2/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/31/2018

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	100.292	100.192	100.092	3.750	98.268	98.168	98.068	2.750	95.646	95.546	95.446
4.375	100.879	100.779	100.679	3.875	98.985	98.884	98.785	2.875	96.332	96.232	96.132
4.500	101.474	101.374	101.274	3.990	99.555	99.452	99.355	2.990	96.908	96.808	96.708
4.625	102.011	101.911	101.811	4.000	99.655	99.552	99.455	3.000	97.008	96.908	96.808
4.750	102.617	102.517	102.417	4.125	100.330	100.230	100.130	3.125	97.628	97.528	97.428
4.875	103.136	103.036	102.936	4.250	100.930	100.830	100.730	3.250	98.128	98.028	97.928
4.990	103.525	103.425	103.325	4.375	101.523	101.423	101.323	3.375	98.646	98.546	98.446
5.000	103.625	103.525	103.425	4.500	102.175	102.075	101.975	3.500	99.081	98.981	98.881
5.125	104.186	104.086	103.986	4.625	102.714	102.614	102.514	3.625	99.623	99.523	99.423
5.250	104.613	104.513	104.413	4.750	103.216	103.116	103.016	3.750	100.126	98.835	99.926
5.375	105.114	105.014	104.914	4.875	103.533	103.432	103.333	3.875	100.626	100.526	100.426
5.500	105.474	105.374	105.274	4.990	103.845	103.742	103.645	3.990	100.915	100.815	100.715
5.625	105.453	105.353	105.253	5.000	103.945	103.842	103.745	4.000	101.015	100.915	100.815
5.750	105.910	105.810	105.710	5.125	104.383	104.246	104.152	4.125	101.516	101.416	101.316
5.875	106.269	106.169	106.069	5.250	104.826	104.688	104.594	4.250	101.777	101.677	101.577
5.990	106.483	106.383	106.283	5.375	105.165	105.026	104.933	4.375	102.172	102.072	101.972
6.000	106.583	106.483	106.383	5.500	105.495	105.356	105.262	4.500	102.430	102.330	102.230
6.125	106.893	106.793	106.693	5.625	105.505	105.405	105.305	4.625	102.796	102.696	102.596
6.250	108.218	108.118	108.018	5.750	105.954	105.854	105.754	4.750	103.258	103.158	103.058

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	99.385	99.285	99.185	2.750	95.302	95.202	95.102
4.375	99.972	99.872	99.772	2.875	95.988	95.888	95.788
4.500	100.567	100.467	100.367	2.990	96.564	96.464	96.364
4.625	101.042	100.942	100.842	3.000	96.664	96.564	96.464
4.750	101.648	101.548	101.448	3.125	97.284	97.184	97.084
4.875	102.167	102.067	101.967	3.250	97.784	97.684	97.584
4.990	102.556	102.456	102.356	3.375	98.302	98.202	98.102
5.000	102.656	102.556	102.456	3.500	98.471	98.371	98.271
5.125	102.717	102.617	102.517	3.625	99.013	98.913	98.813
5.250	103.144	103.044	102.944	3.750	99.516	98.225	99.316
5.375	103.645	103.545	103.445	3.875	100.016	99.916	99.816
5.500	104.005	103.905	103.805	3.990	99.758	99.658	99.558
5.625	102.984	102.884	102.784	4.000	99.858	99.758	99.658
5.750	103.441	103.341	103.241	4.125	100.359	100.259	100.159
5.875	103.650	103.550	103.450	4.250	100.620	100.520	100.420
5.990	103.714	103.614	103.514	4.375	101.015	100.915	100.815
6.000	103.814	103.714	103.614	4.500	101.211	101.111	101.011
6.125	103.974	103.874	103.774	4.625	101.514	101.414	101.314
6.250	105.149	105.049	104.949	4.750	101.914	101.814	101.714

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	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/2/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/31/2018

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	98.707	98.607	98.507	4.250	98.607	98.507	98.407	3.750	96.818	96.718	96.618	3.750	96.718	96.618	96.518
4.375	99.361	99.261	99.161	4.375	99.261	99.161	99.061	3.875	97.535	97.434	97.335	3.875	97.435	97.334	97.235
4.500	100.024	99.924	99.824	4.500	99.924	99.824	99.724	3.990	98.105	98.002	97.905	3.990	98.005	97.902	97.805
4.625	100.529	100.429	100.329	4.625	100.429	100.329	100.229	4.000	98.205	98.102	98.005	4.000	98.105	98.002	97.905
4.750	101.123	101.023	100.923	4.750	101.023	100.923	100.823	4.125	98.880	98.780	98.680	4.125	98.780	98.680	98.580
4.875	101.658	101.558	101.458	4.875	101.558	101.458	101.358	4.250	99.480	99.380	99.280	4.250	99.380	99.280	99.180
4.990	102.075	101.975	101.875	4.990	101.975	101.875	101.775	4.375	100.073	99.973	99.873	4.375	99.973	99.873	99.773
5.000	102.175	102.075	101.975	5.000	102.075	101.975	101.875	4.500	100.725	100.625	100.525	4.500	100.625	100.525	100.425
5.125	102.736	102.636	102.536	5.125	102.636	102.536	102.436	4.625	101.264	101.164	101.064	4.625	101.164	101.064	100.964
5.250	103.163	103.063	102.963	5.250	103.063	102.963	102.863	4.750	101.766	101.666	101.566	4.750	101.666	101.566	101.466
5.375	103.664	103.564	103.464	5.375	103.564	103.464	103.364	4.875	102.083	101.983	101.883	4.875	101.983	101.883	101.783
5.500	104.024	103.924	103.824	5.500	103.924	103.824	103.724	4.990	102.395	102.295	102.195	4.990	102.295	102.192	102.095
5.625	104.003	103.903	103.803	5.625	103.903	103.803	103.703	5.000	102.495	102.392	102.295	5.000	102.395	102.292	102.195
5.750	104.460	104.360	104.260	5.750	104.360	104.260	104.160	5.125	102.933	102.796	102.702	5.125	102.833	102.696	102.602
5.875	104.819	104.719	104.619	5.875	104.719	104.619	104.519	5.250	103.376	103.238	103.144	5.250	103.276	103.138	103.044
5.990	105.033	104.933	104.833	5.990	104.933	104.833	104.733	5.375	103.715	103.576	103.483	5.375	103.615	103.476	103.383
6.000	105.133	105.033	104.933	6.000	105.033	104.933	104.833	5.500	104.045	103.906	103.812	5.500	103.945	103.806	103.712
6.125	105.443	105.343	105.243	6.125	105.343	105.243	105.143	5.625	104.055	103.955	103.855	5.625	103.955	103.855	103.755
6.250	106.768	106.668	106.568	6.250	106.668	106.568	106.468	5.750	104.504	104.404	104.304	5.750	104.404	104.304	104.204

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	94.146	94.046	93.946	2.750	94.046	93.946	93.846
2.875	94.832	94.732	94.632	2.875	94.732	94.632	94.532
2.990	95.408	95.308	95.208	2.990	95.308	95.208	95.108
3.000	95.508	95.408	95.308	3.000	95.408	95.308	95.208
3.125	96.128	96.028	95.928	3.125	96.028	95.928	95.828
3.250	96.628	96.528	96.428	3.250	96.528	96.428	96.328
3.375	97.146	97.046	96.946	3.375	97.046	96.946	96.846
3.500	97.581	97.481	97.381	3.500	97.481	97.381	97.281
3.625	98.123	98.023	97.923	3.625	98.023	97.923	97.823
3.750	98.626	98.526	98.426	3.750	98.526	98.426	98.326
3.875	99.126	99.026	98.926	3.875	99.026	98.926	98.826
3.990	99.415	99.315	99.215	3.990	99.315	99.215	99.115
4.000	99.515	99.415	99.315	4.000	99.415	99.315	99.215
4.125	100.016	99.916	99.816	4.125	99.916	99.816	99.716
4.250	100.277	100.177	100.077	4.250	100.177	100.077	99.977
4.375	100.672	100.572	100.472	4.375	100.572	100.472	100.372
4.500	100.930	100.830	100.730	4.500	100.830	100.730	100.630
4.625	101.296	101.196	101.096	4.625	101.196	101.096	100.996
4.750	101.758	101.658	101.558	4.750	101.658	101.558	101.458

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	97.800	97.700	97.600	4.250	97.700	97.600	97.500	2.750	93.802	93.702	93.602	2.750	93.702	93.602	93.502
4.375	98.454	98.354	98.254	4.375	98.354	98.254	98.154	2.875	94.488	94.388	94.288	2.875	94.388	94.288	94.188
4.500	99.117	99.017	98.917	4.500	99.017	98.917	98.817	2.990	95.064	94.964	94.864	2.990	94.964	94.864	94.764
4.625	99.560	99.460	99.360	4.625	99.460	99.360	99.260	3.000	95.164	95.064	94.964	3.000	95.064	94.964	94.864
4.750	100.154	100.054	99.954	4.750	100.054	99.954	99.854	3.125	95.784	95.684	95.584	3.125	95.684	95.584	95.484
4.875	100.689	100.589	100.489	4.875	100.589	100.489	100.389	3.250	96.284	96.184	96.084	3.250	96.184	96.084	95.984
4.990	101.106	101.006	100.906	4.990	101.006	100.906	100.806	3.375	96.802	96.702	96.602	3.375	96.702	96.602	96.502
5.000	101.206	101.106	101.006	5.000	101.106	101.006	100.906	3.500	96.971	96.871	96.771	3.500	96.871	96.771	96.671
5.125	101.267	101.167	101.067	5.125	101.167	101.067	100.967	3.625	97.513	97.413	97.313	3.625	97.413	97.313	97.213
5.250	101.694	101.594	101.494	5.250	101.594	101.494	101.394	3.750	98.016	97.916	97.816	3.750	97.916	97.816	97.716
5.375	102.195	102.095	101.995	5.375	102.095	101.995	101.895	3.875	98.516	98.416	98.316	3.875	98.416	98.316	98.216
5.500	102.555	102.455	102.355	5.500	102.455	102.355	102.255	3.990	98.258	98.158	98.058	3.990	98.158	98.058	97.958
5.625	101.534	101.434	101.334	5.625	101.434	101.334	101.234	4.000	98.358	98.258	98.158	4.000	98.258	98.158	98.058
5.750	101.991	101.891	101.791	5.750	101.891	101.791	101.691	4.125	98.859	98.759	98.659	4.125	98.759	98.659	98.559
5.875	102.200	102.100	102.000	5.875	102.100	102.000	101.900	4.250	99.120	99.020	98.920	4.250	99.020	98.920	98.820
5.990	102.264	102.164	102.064	5.990	102.164	102.064	101.964	4.375	99.515	99.415	99.315	4.375	99.415	99.315	99.215
6.000	102.364	102.264	102.164	6.000	102.264	102.164	102.064	4.500	99.711	99.611	99.511	4.500	99.611	99.511	99.411
6.125	102.524	102.424	102.324	6.125	102.424	102.324	102.224	4.625	100.014	99.914	99.814	4.625	99.914	99.814	99.714
6.250	103.699	103.599	103.499	6.250	103.599	103.499	103.399	4.750	100.414	100.314	100.214	4.750	100.314	100.214	100.114

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/2/2018

45 Day Lock Exp.:

7/16/2018

60 Day Lock Exp.:

7/30/2018

W. Rate Sheet Dated: 5/31/2018

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	100.157	100.057	99.957	3.750	98.268	98.168	98.068	2.750	95.646	95.546	95.446	4.250	99.250	99.150	99.050	2.750	95.302	95.202	95.102
4.375	100.811	100.711	100.611	3.875	98.985	98.884	98.785	2.875	96.332	96.232	96.132	4.375	99.904	99.804	99.704	2.875	95.988	95.888	95.788
4.500	101.474	101.374	101.274	3.990	99.555	99.452	99.355	2.990	96.908	96.808	96.708	4.500	100.567	100.467	100.367	2.990	96.564	96.464	96.364
4.625	101.979	101.879	101.779	4.000	99.655	99.552	99.455	3.000	97.008	96.908	96.808	4.625	101.010	100.910	100.810	3.000	96.664	96.564	96.464
4.750	102.573	102.473	102.373	4.125	100.330	100.230	100.130	3.125	97.628	97.528	97.428	4.750	101.604	101.504	101.404	3.125	97.284	97.184	97.084
4.875	103.108	103.008	102.908	4.250	100.930	100.830	100.730	3.250	98.128	98.028	97.928	4.875	102.139	102.039	101.939	3.250	97.784	97.684	97.584
4.990	103.525	103.425	103.325	4.375	101.523	101.423	101.323	3.375	98.646	98.546	98.446	4.990	102.556	102.456	102.356	3.375	98.302	98.202	98.102
5.000	103.625	103.525	103.425	4.500	102.175	102.075	101.975	3.500	99.081	98.981	98.881	5.000	102.656	102.556	102.456	3.500	98.471	98.371	98.271
5.125	104.186	104.086	103.986	4.625	102.714	102.614	102.514	3.625	99.623	99.523	99.423	5.125	102.717	102.617	102.517	3.625	99.013	98.913	98.813
5.250	104.613	104.513	104.413	4.750	103.216	103.116	103.016	3.750	100.126	98.835	99.926	5.250	103.144	103.044	102.944	3.750	99.516	98.225	99.316
5.375	105.114	105.014	104.914	4.875	103.533	103.432	103.333	3.875	100.626	100.526	100.426	5.375	103.645	103.545	103.445	3.875	100.016	99.916	99.816
5.500	105.474	105.374	105.274	4.990	103.845	103.742	103.645	3.990	100.915	100.815	100.715	5.500	104.005	103.905	103.805	3.990	99.758	99.658	99.558
5.625	105.453	105.353	105.253	5.000	103.945	103.842	103.745	4.000	101.015	100.915	100.815	5.625	102.984	102.884	102.784	4.000	99.858	99.758	99.658
5.750	105.910	105.810	105.710	5.125	104.383	104.246	104.152	4.125	101.516	101.416	101.316	5.750	103.441	103.341	103.241	4.125	100.359	100.259	100.159
5.875	106.269	106.169	106.069	5.250	104.826	104.688	104.594	4.250	101.777	101.677	101.577	5.875	103.650	103.550	103.450	4.250	100.620	100.520	100.420
5.990	106.483	106.383	106.283	5.375	105.165	105.026	104.933	4.375	102.172	102.072	101.972	5.990	103.714	103.614	103.514	4.375	101.015	100.915	100.815
6.000	106.583	106.483	106.383	5.500	105.495	105.356	105.262	4.500	102.430	102.330	102.230	6.000	103.814	103.714	103.614	4.500	101.211	101.111	101.011
6.125	106.893	106.793	106.693	5.625	105.505	105.405	105.305	4.625	102.796	102.696	102.596	6.125	103.974	103.874	103.774	4.625	101.514	101.414	101.314
6.250	108.218	108.118	108.018	5.750	105.954	105.854	105.754	4.750	103.258	103.158	103.058	6.250	105.149	105.049	104.949	4.750	101.914	101.814	101.714

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤ 80%	> 80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

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

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

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/2/2018**

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

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

W. Rate Sheet Dated: **5/31/2018**

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	97.265	97.140	97.015	
4.125	98.250	98.125	98.000	
4.250	98.888	98.763	98.638	
4.375	99.548	99.423	99.298	
4.500	99.982	99.857	99.732	
4.625	100.572	100.447	100.322	
4.750	101.027	100.902	100.777	
4.875	101.415	101.290	101.165	
5.000	101.575	101.450	101.325	
5.125	101.761	101.636	101.511	
5.250	101.990	101.865	101.740	
5.375	102.101	101.976	101.851	
5.500	102.164	102.039	101.914	

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	97.390	97.265	97.140	
3.625	97.836	97.711	97.586	
3.750	98.244	98.119	97.994	
3.875	98.834	98.709	98.584	
4.000	99.160	99.035	98.910	
4.125	99.398	99.273	99.148	
4.250	99.668	99.543	99.418	
4.375	99.913	99.788	99.663	
4.500	100.148	100.023	99.898	
4.625	100.424	100.299	100.174	
4.750	100.692	100.567	100.442	

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	97.776	97.651	97.526	
3.375	98.236	98.111	97.986	
3.500	98.666	98.541	98.416	
3.625	99.060	98.935	98.810	
3.750	99.422	99.297	99.172	
3.875	99.754	99.629	99.504	
4.000	100.058	99.933	99.808	
4.125	100.413	100.288	100.163	
4.250	100.729	100.604	100.479	
4.375	101.040	100.915	100.790	
4.500	101.350	101.225	101.100	
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)