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.: **7/31/2018**

W. Rate Sheet Dated: **6/1/2018** **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	98.091	97.941	97.791	3.500	97.502	97.352	97.202	1.875	N/A	N/A	N/A	3.125	96.737	96.587	96.437
3.625	98.625	98.475	98.325	3.625	98.001	97.851	97.701	2.000	N/A	N/A	N/A	3.250	98.093	97.943	97.793
3.750	99.627	99.477	99.327	3.750	99.160	99.010	98.860	2.125	N/A	N/A	N/A	3.375	98.683	98.533	98.383
3.875	100.154	100.004	99.854	3.875	99.651	99.501	99.351	2.250	93.929	93.779	93.629	3.500	99.175	99.025	98.875
4.000	100.683	100.533	100.383	4.000	100.144	99.994	99.844	2.375	94.299	94.149	93.999	3.625	99.709	99.559	99.409
4.125	101.204	101.054	100.904	4.125	100.630	100.480	100.330	2.500	93.416	93.266	93.116	Margin = 2.250		Index = 2.310	
4.250	102.040	101.868	101.727	4.250	101.323	101.151	101.010	2.625	94.366	94.216	94.066				
4.375	102.554	102.382	102.241	4.375	101.801	101.629	101.488	2.750	97.007	96.857	96.707				
4.500	102.998	102.826	102.686	4.500	102.210	102.038	101.897	2.875	97.482	97.332	97.182				
4.625	103.398	103.226	103.085	4.625	102.574	102.402	102.261	3.000	97.956	97.806	97.656				
4.750	103.523	103.351	103.194	4.750	102.650	102.478	102.322	3.125	98.423	98.273	98.123				
4.875	103.702	103.531	103.374	4.875	103.050	102.878	102.722	3.250	98.942	98.792	98.642				
5.000	104.266	104.094	103.938	5.000	103.378	103.206	103.050	3.375	99.412	99.262	99.112				
5.125	104.737	104.565	104.409	5.125	103.633	103.461	103.305	3.500	99.877	99.727	99.577				
5.250	104.793	104.637	104.402	5.250	103.655	103.498	103.264	3.625	100.324	100.174	100.024				
5.375	105.043	104.887	104.653	5.375	103.986	103.830	103.596	3.750	100.519	100.369	100.219				
5.500	105.124	104.968	104.733	5.500	104.406	104.249	104.015	3.875	100.927	100.777	100.627				
5.625	105.315	105.158	104.924	5.625	104.761	104.604	104.370	4.000	101.290	101.140	100.990				
5.750	105.429	105.329	105.229	5.750	104.282	104.182	104.082	4.125	101.627	101.477	101.327				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	96.891	96.741	96.591	3.500	96.502	96.352	96.202	1.875	N/A	N/A	N/A	3.125	95.737	95.587	95.437
3.625	97.425	97.275	97.125	3.625	97.001	96.851	96.701	2.000	N/A	N/A	N/A	3.250	97.093	96.943	96.793
3.750	98.427	98.277	98.127	3.750	98.160	98.010	97.860	2.125	N/A	N/A	N/A	3.375	97.683	97.533	97.383
3.875	98.954	98.804	98.654	3.875	98.651	98.501	98.351	2.250	92.929	92.779	92.629	3.500	98.175	98.025	97.875
4.000	99.483	99.333	99.183	4.000	99.144	98.994	98.844	2.375	93.299	93.149	92.999	3.625	98.709	98.559	98.409
4.125	100.004	99.854	99.704	4.125	99.630	99.480	99.330	2.500	92.416	92.266	92.116	Margin = 2.250		Index = 2.310	
4.250	100.840	100.668	100.527	4.250	100.323	100.151	100.010	2.625	93.366	93.216	93.066	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.354	101.182	101.041	4.375	100.801	100.629	100.488	2.750	96.007	95.857	95.707	Rate	30 Day	45 Day	60 Day
4.500	101.798	101.626	101.486	4.500	101.210	101.038	100.897	2.875	96.482	96.332	96.182	4.500	100.498	100.248	99.998
4.625	102.198	102.026	101.885	4.625	101.574	101.402	101.261	3.000	96.956	96.806	96.656	4.625	100.898	100.648	100.398
4.750	102.217	102.045	101.889	4.750	101.650	101.478	101.322	3.125	97.423	97.273	97.123	4.750	100.867	100.617	100.367
4.875	102.752	102.581	102.424	4.875	102.050	101.878	101.722	3.250	97.942	97.792	97.642	4.875	101.302	101.052	100.802
5.000	103.116	102.944	102.788	5.000	102.378	102.206	102.050	3.375	98.412	98.262	98.112	5.000	101.666	101.416	101.166
5.125	103.587	103.415	103.259	5.125	102.733	102.561	102.405	3.500	98.877	98.727	98.577	5.125	102.057	101.807	101.557
5.250	104.363	104.207	103.972	5.250	102.655	102.498	102.264	3.625	99.324	99.174	99.024	5.250	101.582	101.332	101.082
5.375	104.613	104.457	104.223	5.375	102.986	102.830	102.596	3.750	99.519	99.369	99.219	5.375	101.839	101.589	101.339
5.500	104.894	104.738	104.503	5.500	103.406	103.249	103.015	3.875	99.927	99.777	99.627	5.500	102.174	101.924	101.674
5.625	105.035	104.878	104.644	5.625	103.761	103.604	103.370	4.000	100.290	100.140	99.990	5.625	102.355	102.105	101.855
5.750	105.199	105.099	104.999	5.750	103.282	103.182	103.082	4.125	100.627	100.477	100.327	5.750	102.309	102.059	101.809

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	6/1/2018	5.250%

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

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	99.648	99.398	99.148	4.500	99.390	99.140	98.890
4.750	100.017	99.767	99.517	4.750	99.830	99.580	99.330
5.000	100.816	100.566	100.316	5.000	100.558	100.308	100.058
5.250	101.785	101.535	101.285	5.250	101.564	101.314	101.064
5.500	101.845	101.595	101.345	5.500	101.586	101.336	101.086
5.625	102.158	101.908	101.658	5.625	101.941	101.691	101.441
5.750	102.503	102.253	102.003	5.750	101.462	101.212	100.962
5.875	102.756	102.506	102.256	5.875	101.804	101.554	101.304

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

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

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**7/2/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**7/16/2018**
			60 Day Lock Exp.:	**7/31/2018**

W. Rate Sheet Dated: **6/1/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	95.925	95.775	95.625	3.250	95.462	95.312	95.162	1.875	N/A	N/A	N/A	3.125	95.05	94.899	94.749
3.375	96.620	96.470	96.320	3.375	96.067	95.917	95.767	2.000	N/A	N/A	N/A	3.250	97.16	97.006	96.856
3.500	97.153	97.003	96.853	3.500	96.565	96.415	96.265	2.125	N/A	N/A	N/A	3.375	97.75	97.596	97.446
3.625	97.687	97.537	97.387	3.625	97.063	96.913	96.763	2.250	90.429	90.279	90.129	3.500	98.24	98.088	97.938
3.750	98.784	98.634	98.484	3.750	98.317	98.167	98.017	2.375	90.799	90.649	90.499	3.625	98.77	98.621	98.471
3.875	99.310	99.160	99.010	3.875	98.808	98.658	98.508	2.500	89.916	89.766	89.616	Margin = 2.250		Index = 2.310	
4.000	99.839	99.689	99.539	4.000	99.301	99.151	99.001	2.625	90.866	90.716	90.566				
4.125	100.360	100.210	100.060	4.125	99.786	99.636	99.486	2.750	95.320	95.170	95.020				
4.250	101.102	100.931	100.790	4.250	100.385	100.213	100.073	2.875	95.794	95.644	95.494				
4.375	101.616	101.444	101.304	4.375	100.863	100.691	100.551	3.000	96.268	96.118	95.968				
4.500	102.061	101.889	101.748	4.500	101.272	101.100	100.960	3.125	96.736	96.586	96.436				
4.625	102.460	102.288	102.148	4.625	101.636	101.464	101.324	3.250	98.005	97.855	97.705				
4.750	102.116	101.944	101.788	4.750	101.244	101.072	100.916	3.375	98.475	98.325	98.175				
4.875	102.296	102.124	101.968	4.875	101.643	101.472	101.315	3.500	98.939	98.789	98.639				
5.000	102.860	102.688	102.532	5.000	101.971	101.800	101.643	3.625	99.387	99.237	99.087				
5.125	103.331	103.159	103.002	5.125	102.227	102.055	101.898	3.750	99.675	99.525	99.375				
5.250	101.824	101.668	101.433	5.250	100.686	100.530	100.295	3.875	100.083	99.933	99.783				
5.375	102.074	101.918	101.684	5.375	101.018	100.861	100.627	4.000	100.446	100.296	100.146				
5.500	102.155	101.999	101.765	5.500	101.437	101.281	101.046	4.125	100.783	100.633	100.483				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	94.725	94.575	94.425	3.250	94.462	94.312	94.162	1.875	N/A	N/A	N/A	3.125	94.049	93.899	93.749
3.375	95.420	95.270	95.120	3.375	95.067	94.917	94.767	2.000	N/A	N/A	N/A	3.250	96.156	96.006	95.856
3.500	95.953	95.803	95.653	3.500	95.565	95.415	95.265	2.125	N/A	N/A	N/A	3.375	96.746	96.596	96.446
3.625	96.487	96.337	96.187	3.625	96.063	95.913	95.763	2.250	91.179	91.029	90.879	3.500	97.238	97.088	96.938
3.750	97.584	97.434	97.284	3.750	97.317	97.167	97.017	2.375	91.549	91.399	91.249	3.625	97.771	97.621	97.471
3.875	98.110	97.960	97.810	3.875	97.808	97.658	97.508	2.500	90.666	90.516	90.366	Margin = 2.250		Index = 2.310	
4.000	98.639	98.489	98.339	4.000	98.301	98.151	98.001	2.625	91.616	91.466	91.316	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	99.160	99.010	98.860	4.125	98.786	98.636	98.486	2.750	95.101	94.951	94.801	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.902	99.731	99.590	4.250	99.385	99.213	99.073	2.875	95.575	95.425	95.275	4.500	99.561	99.311	99.061
4.375	100.416	100.244	100.104	4.375	99.863	99.691	99.551	3.000	96.050	95.900	95.750	4.625	99.960	99.710	99.460
4.500	100.861	100.689	100.548	4.500	100.272	100.100	99.960	3.125	96.517	96.367	96.217	4.750	99.461	99.211	98.961
4.625	101.260	101.088	100.948	4.625	100.636	100.464	100.324	3.250	96.474	96.324	96.174	4.875	99.896	99.646	99.396
4.750	100.811	100.639	100.483	4.750	100.244	100.072	99.916	3.375	96.943	96.793	96.643	5.000	100.260	100.010	99.760
4.875	101.346	101.174	101.018	4.875	100.643	100.472	100.315	3.500	97.408	97.258	97.108	5.125	100.651	100.401	100.151
5.000	101.710	101.538	101.382	5.000	100.971	100.800	100.643	3.625	97.855	97.705	97.555	5.250	98.613	98.363	98.113
5.125	102.181	102.009	101.852	5.125	101.327	101.155	100.998	3.750	97.331	97.181	97.031	5.375	98.870	98.620	98.370
5.250	101.394	101.238	101.003	5.250	99.686	99.530	99.295	3.875	97.739	97.589	97.439	5.500	99.205	98.955	98.705
5.375	101.644	101.488	101.254	5.375	100.018	99.861	99.627	4.000	98.102	97.952	97.802	5.625	99.386	99.136	98.886
5.500	101.925	101.769	101.535	5.500	100.437	100.281	100.046	4.125	98.440	98.290	98.140	5.750	98.872	98.622	98.372

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

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

Max USDA-GRH Rate		
Today:	6/1/2018	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	98.711	98.461	98.211	4.500	98.452	98.202	97.952
4.750	98.611	98.361	98.111	4.750	98.424	98.174	97.924
5.000	99.410	99.160	98.910	5.000	99.151	98.901	98.651
5.250	98.816	98.566	98.316	5.250	98.596	98.346	98.096
5.500	98.876	98.626	98.376	5.500	98.617	98.367	98.117
5.625	99.189	98.939	98.689	5.625	98.972	98.722	98.472
5.750	99.066	98.816	98.566	5.750	98.024	97.774	97.524
5.875	99.319	99.069	98.819	5.875	98.366	98.116	97.866

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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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

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45 Day Lock Exp.: 7/16/2018
60 Day Lock Exp.: 7/31/2018

W. Rate Sheet Dated: 6/1/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	99.580	99.480	99.380	4.500	101.640	101.540	101.440	2.875	96.077	95.977	95.877	2.875	96.914	96.814	96.714
4.250	100.261	100.161	100.061	4.625	102.216	102.116	102.016	2.990	96.500	96.400	96.300	2.990	97.162	97.062	96.962
4.375	100.847	100.747	100.647	4.750	102.751	102.651	102.551	3.000	96.600	96.500	96.400	3.000	97.262	97.162	97.062
4.500	101.382	101.282	101.182	4.875	103.134	103.034	102.934	3.125	97.135	97.035	96.935	3.125	97.612	97.512	97.412
4.625	101.918	101.818	101.718	4.990	103.360	103.260	103.160	3.250	97.883	97.783	97.683	3.250	98.468	98.368	98.268
4.750	102.524	102.424	102.324	5.000	103.460	103.360	103.260	3.375	98.418	98.318	98.218	3.375	98.824	98.724	98.624
4.875	103.042	102.942	102.842	5.125	103.951	103.849	103.746	3.500	98.895	98.795	98.695	3.500	99.162	99.062	98.962
4.990	102.904	102.804	102.704	5.250	104.461	104.359	104.256	3.625	99.415	99.315	99.215	3.625	99.499	99.399	99.299
5.000	103.004	102.904	102.804	5.375	104.789	104.687	104.585	3.750	99.862	99.762	99.662	3.750	100.167	100.067	99.967
5.125	103.589	103.489	103.389	5.500	105.089	104.987	104.885	3.875	100.217	100.117	100.017	3.875	100.498	100.398	100.298
5.250	104.249	104.149	104.049	5.625	105.337	105.235	105.133	3.990	100.764	100.664	100.564	3.990	100.716	100.616	100.516
5.375	104.702	104.602	104.502	5.750	105.685	105.584	105.481	4.000	100.864	100.764	100.664	4.000	100.816	100.716	100.616
5.500	105.030	104.930	104.830	5.875	105.997	105.896	105.793	4.125	101.155	101.055	100.955	4.125	101.128	101.028	100.928
5.625	105.337	105.237	105.137	5.990	106.176	106.075	105.972	4.250	101.449	101.349	101.249	4.250	101.438	101.338	101.238
5.750	105.853	105.753	105.653	6.000	106.276	106.175	106.072	4.375	101.769	101.669	101.569	4.375	101.732	101.632	101.532
5.875	106.256	106.156	106.056	6.125	106.503	106.402	106.300	4.500	102.193	102.093	101.993	4.500	102.007	101.907	101.807
5.990	106.510	106.410	106.310	6.250	106.733	106.616	106.506	4.625	102.601	102.501	102.401	4.625	102.257	102.157	102.057
6.000	106.610	106.510	106.410	6.375	107.028	106.911	106.801	4.750	102.849	102.749	102.649	4.750	102.421	102.321	102.221
6.125	106.893	106.793	106.693	6.500	N/A	N/A	N/A	4.875	103.083	102.983	102.883	4.875	102.573	102.473	102.373

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	97.827	97.727	97.627	2.875	95.816	95.716	95.616
4.250	98.588	98.488	98.388	2.990	96.132	96.032	95.932
4.375	99.176	99.076	98.976	3.000	96.232	96.132	96.032
4.500	99.724	99.624	99.524	3.125	96.659	96.559	96.459
4.625	100.297	100.197	100.097	3.250	97.205	97.105	97.005
4.750	100.969	100.869	100.769	3.375	97.634	97.534	97.434
4.875	101.499	101.399	101.299	3.500	98.072	97.972	97.872
4.990	101.878	101.778	101.678	3.625	98.484	98.384	98.284
5.000	101.978	101.878	101.778	3.750	98.884	98.784	98.684
5.125	102.216	102.116	102.016	3.875	99.298	99.198	99.098
5.250	102.550	102.449	102.346	3.990	99.608	99.508	99.408
5.375	103.038	102.936	102.833	4.000	99.708	99.608	99.508
5.500	103.498	103.396	103.293	4.125	100.101	100.001	99.901
5.625	103.735	103.633	103.531	4.250	100.303	100.203	100.103
5.750	103.939	103.838	103.735	4.375	100.494	100.394	100.294
5.875	102.833	102.732	102.629	4.500	100.630	100.530	100.430
5.990	103.181	103.080	102.977	4.625	100.939	100.839	100.739
6.000	103.281	103.180	103.077	4.750	101.102	101.002	100.902
6.125	103.523	103.421	103.319	4.875	101.253	101.153	101.053

All Loan Type Adjustments

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

Applicable for all mortgages with greater than 15 year terms

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

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

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.

Product Features

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

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

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@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	7/2/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	7/16/2018
			60 Day Lock Exp.:	7/31/2018

W. Rate Sheet Dated: 6/1/2018 **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
#REF!	#REF!	#REF!	#REF!	4.125	96.129	96.029	95.929	4.500	100.150	100.050	99.950	4.500	98.714	98.614	98.514
#REF!	#REF!	#REF!	#REF!	4.250	97.173	97.073	96.973	4.625	100.766	100.666	100.566	4.625	99.208	99.108	99.008
#REF!	#REF!	#REF!	#REF!	4.375	97.787	97.687	97.587	4.750	101.301	101.201	101.101	4.750	100.098	99.998	99.898
#REF!	#REF!	#REF!	#REF!	4.500	98.481	98.381	98.281	4.875	101.671	101.571	101.471	4.875	100.600	100.500	100.400
#REF!	#REF!	#REF!	#REF!	4.625	99.470	99.370	99.270	4.990	101.910	101.810	101.710	4.990	100.962	100.862	100.762
#REF!	#REF!	#REF!	#REF!	4.750	100.426	100.326	100.226	5.000	102.010	101.910	101.810	5.000	101.062	100.962	100.862
#REF!	#REF!	#REF!	#REF!	4.875	100.985	100.885	100.785	5.125	102.501	102.399	102.296	5.125	101.437	101.337	101.237
#REF!	#REF!	#REF!	#REF!	4.990	101.367	101.267	101.167	5.250	103.011	102.909	102.806	5.250	102.089	101.989	101.889
#REF!	#REF!	#REF!	#REF!	5.000	101.467	101.367	101.267	5.375	103.339	103.237	103.135	5.375	102.559	102.459	102.359
#REF!	#REF!	#REF!	#REF!	5.125	101.885	101.785	101.685	5.500	103.639	103.537	103.435	5.500	102.929	102.829	102.729
#REF!	#REF!	#REF!	#REF!	5.250	102.789	102.689	102.589	5.625	103.887	103.785	103.683	5.625	103.258	103.158	103.058
#REF!	#REF!	#REF!	#REF!	5.375	103.304	103.204	103.104	5.750	104.235	104.134	104.031	5.750	103.652	103.552	103.452
#REF!	#REF!	#REF!	#REF!	5.500	103.671	103.571	103.471	5.875	104.547	104.446	104.343	5.875	104.072	103.972	103.872
#REF!	#REF!	#REF!	#REF!	5.625	104.009	103.909	103.809	5.990	104.726	104.625	104.522	5.990	104.347	104.247	104.147
#REF!	#REF!	#REF!	#REF!	5.750	104.784	104.684	104.584	6.000	104.826	104.725	104.622	6.000	104.447	104.347	104.247
#REF!	#REF!	#REF!	#REF!	5.875	105.243	105.143	105.043	6.125	105.053	104.952	104.850	6.125	104.750	104.650	104.550
#REF!	#REF!	#REF!	#REF!	5.990	105.535	105.435	105.335	6.250	105.283	105.166	105.056	6.250	104.942	104.832	104.722
#REF!	#REF!	#REF!	#REF!	6.000	105.635	105.535	105.435	6.375	105.578	105.461	105.351	6.375	105.339	105.228	105.118
#REF!	#REF!	#REF!	#REF!	6.125	105.946	105.846	105.746	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.875	95.816	95.716	95.616	3.000	93.449	93.349	93.249	3.000	95.762	95.662	95.562	3.000	93.241	93.141	93.041
2.990	96.132	96.032	95.932	3.125	94.131	94.031	93.931	3.125	96.112	96.012	95.912	3.125	93.933	93.833	93.733
3.000	96.232	96.132	96.032	3.250	94.527	94.427	94.327	3.250	96.968	96.868	96.768	3.250	94.319	94.219	94.119
3.125	96.659	96.559	96.459	3.375	95.102	95.002	94.902	3.375	97.324	97.224	97.124	3.375	94.905	94.805	94.705
3.250	97.205	97.105	97.005	3.500	95.773	95.673	95.573	3.500	97.662	97.562	97.462	3.500	95.565	95.465	95.365
3.375	97.634	97.534	97.434	3.625	96.424	96.324	96.224	3.625	97.999	97.899	97.799	3.625	96.227	96.127	96.027
3.500	98.072	97.972	97.872	3.750	96.842	96.742	96.642	3.750	98.667	98.567	98.467	3.750	96.635	96.535	96.435
3.625	98.484	98.384	98.284	3.875	97.507	97.407	97.307	3.875	98.998	98.898	98.798	3.875	97.300	97.200	97.100
3.750	98.884	98.784	98.684	3.990	98.041	97.941	97.841	3.990	99.216	99.116	99.016	3.990	97.823	97.723	97.623
3.875	99.298	99.198	99.098	4.000	98.141	98.041	97.941	4.000	99.316	99.216	99.116	4.000	97.923	97.823	97.723
3.990	99.608	99.508	99.408	4.125	98.760	98.660	98.560	4.125	99.628	99.528	99.428	4.125	98.543	98.443	98.343
4.000	99.708	99.608	99.508	4.250	99.086	98.986	98.886	4.250	99.938	99.838	99.738	4.250	98.869	98.769	98.669
4.125	100.101	100.001	99.901	4.375	99.400	99.300	99.200	4.375	100.232	100.132	100.032	4.375	99.162	99.062	98.962
4.250	100.303	100.203	100.103	4.500	99.945	99.845	99.745	4.500	100.507	100.407	100.307	4.500	99.707	99.607	99.507
4.375	100.494	100.394	100.294	4.625	100.472	100.372	100.272	4.625	100.757	100.657	100.557	4.625	100.235	100.135	100.035
4.500	100.630	100.530	100.430	4.750	100.749	100.649	100.549	4.750	100.921	100.821	100.721	4.750	100.512	100.412	100.312
4.625	100.939	100.839	100.739	4.875	101.010	100.910	100.810	4.875	101.073	100.973	100.873	4.875	100.762	100.662	100.562
4.750	101.102	101.002	100.902	4.990	101.129	101.029	100.929	4.990	101.137	101.037	100.937	4.990	100.911	100.811	100.711
4.875	101.253	101.153	101.053	5.000	101.229	101.129	101.029	5.000	101.237	101.137	101.037	5.000	101.011	100.911	100.811

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums or site condominiums

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

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

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
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.: **7/31/2018**

W. Rate Sheet Dated: **6/1/2018** **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	100.261	100.161	100.061	3.750	98.031	97.931	97.831	2.750	95.326	95.226	95.126
4.375	100.847	100.747	100.647	3.875	98.665	98.562	98.465	2.875	96.015	95.915	95.815
4.500	101.382	101.282	101.182	3.990	99.235	99.129	99.035	2.990	96.592	96.492	96.392
4.625	101.918	101.818	101.718	4.000	99.335	99.229	99.135	3.000	96.692	96.592	96.492
4.750	102.524	102.424	102.324	4.125	99.961	99.861	99.761	3.125	97.314	97.214	97.114
4.875	103.042	102.942	102.842	4.250	100.561	100.461	100.361	3.250	97.883	97.783	97.683
4.990	103.237	103.137	103.037	4.375	101.153	101.053	100.953	3.375	98.418	98.318	98.218
5.000	103.337	103.237	103.137	4.500	101.802	101.700	101.602	3.500	98.895	98.795	98.695
5.125	103.952	103.852	103.752	4.625	102.431	102.331	102.231	3.625	99.415	99.315	99.215
5.250	104.372	104.272	104.172	4.750	102.932	102.829	102.732	3.750	99.862	99.762	99.662
5.375	104.867	104.767	104.667	4.875	103.315	103.210	103.115	3.875	100.351	100.251	100.151
5.500	105.225	105.125	105.025	4.990	103.556	103.450	103.356	3.990	100.764	100.664	100.564
5.625	105.384	105.284	105.184	5.000	103.656	103.550	103.456	4.000	100.864	100.764	100.664
5.750	105.832	105.732	105.632	5.125	104.132	103.992	103.894	4.125	101.341	101.241	101.141
5.875	106.187	106.087	105.987	5.250	104.572	104.431	104.333	4.250	101.639	101.539	101.439
5.990	106.394	106.294	106.194	5.375	104.909	104.767	104.669	4.375	102.052	101.952	101.852
6.000	106.494	106.394	106.294	5.500	105.197	105.055	104.957	4.500	102.330	102.230	102.130
6.125	106.706	106.606	106.506	5.625	105.470	105.370	105.270	4.625	102.695	102.595	102.495
6.250	108.045	107.945	107.845	5.750	105.866	105.766	105.666	4.750	103.157	103.057	102.957

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	99.354	99.254	99.154	2.750	94.982	94.882	94.782
4.375	99.940	99.840	99.740	2.875	95.671	95.571	95.471
4.500	100.475	100.375	100.275	2.990	96.248	96.148	96.048
4.625	100.949	100.849	100.749	3.000	96.348	96.248	96.148
4.750	101.555	101.455	101.355	3.125	96.970	96.870	96.770
4.875	102.073	101.973	101.873	3.250	97.539	97.439	97.339
4.990	102.268	102.168	102.068	3.375	98.074	97.974	97.874
5.000	102.368	102.268	102.168	3.500	98.285	98.185	98.085
5.125	102.483	102.383	102.283	3.625	98.805	98.705	98.605
5.250	102.903	102.803	102.703	3.750	99.252	99.152	99.052
5.375	103.398	103.298	103.198	3.875	99.741	99.641	99.541
5.500	103.756	103.656	103.556	3.990	99.607	99.507	99.407
5.625	102.915	102.815	102.715	4.000	99.707	99.607	99.507
5.750	103.363	103.263	103.163	4.125	100.184	100.084	99.984
5.875	103.568	103.468	103.368	4.250	100.482	100.382	100.282
5.990	103.625	103.525	103.425	4.375	100.895	100.795	100.695
6.000	103.725	103.625	103.525	4.500	101.111	101.011	100.911
6.125	103.787	103.687	103.587	4.625	101.413	101.313	101.213
6.250	104.976	104.876	104.776	4.750	101.813	101.713	101.613

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

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

Cash-Out Refinance

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

Mortgages with Subordinate Financing

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706 — 30 Day Lock Exp.: **7/2/2018**
Lockdesk Hours: 10:00 am ET - 11:00 pm ET — 45 Day Lock Exp.: **7/16/2018**
60 Day Lock Exp.: **7/31/2018**

W. Rate Sheet Dated: **6/1/2018** **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	98.344	98.244	98.144	4.250	98.244	98.144	98.044	3.750	96.494	96.394	96.294	3.750	96.394	96.294	96.194
4.375	98.963	98.863	98.763	4.375	98.863	98.763	98.663	3.875	97.215	97.112	97.015	3.875	97.115	97.012	96.915
4.500	99.620	99.520	99.420	4.500	99.520	99.420	99.320	3.990	97.785	97.679	97.585	3.990	97.685	97.579	97.485
4.625	100.233	100.133	100.033	4.625	100.133	100.033	99.933	4.000	97.885	97.779	97.685	4.000	97.785	97.679	97.585
4.750	100.822	100.722	100.622	4.750	100.722	100.622	100.522	4.125	98.511	98.411	98.311	4.125	98.411	98.311	98.211
4.875	101.400	101.300	101.200	4.875	101.300	101.200	101.100	4.250	99.111	99.011	98.911	4.250	99.011	98.911	98.811
4.990	101.787	101.687	101.587	4.990	101.687	101.587	101.487	4.375	99.703	99.603	99.503	4.375	99.603	99.503	99.403
5.000	101.887	101.787	101.687	5.000	101.787	101.687	101.587	4.500	100.352	100.250	100.152	4.500	100.252	100.150	100.052
5.125	102.502	102.402	102.302	5.125	102.402	102.302	102.202	4.625	100.981	100.881	100.781	4.625	100.881	100.781	100.681
5.250	102.922	102.822	102.722	5.250	102.822	102.722	102.622	4.750	101.482	101.379	101.282	4.750	101.382	101.279	101.182
5.375	103.417	103.317	103.217	5.375	103.317	103.217	103.117	4.875	101.865	101.760	101.665	4.875	101.765	101.660	101.565
5.500	103.775	103.675	103.575	5.500	103.675	103.575	103.475	4.990	102.106	102.000	101.906	4.990	102.006	101.900	101.806
5.625	103.934	103.834	103.734	5.625	103.834	103.734	103.634	5.000	102.206	102.100	102.006	5.000	102.106	102.000	101.906
5.750	104.382	104.282	104.182	5.750	104.282	104.182	104.082	5.125	102.682	102.542	102.444	5.125	102.582	102.442	102.344
5.875	104.737	104.637	104.537	5.875	104.637	104.537	104.437	5.250	103.122	102.981	102.883	5.250	103.022	102.881	102.783
5.990	104.944	104.844	104.744	5.990	104.844	104.744	104.644	5.375	103.459	103.317	103.219	5.375	103.359	103.217	103.119
6.000	105.044	104.944	104.844	6.000	104.944	104.844	104.744	5.500	103.747	103.605	103.507	5.500	103.647	103.505	103.407
6.125	105.256	105.156	105.056	6.125	105.156	105.056	104.956	5.625	104.020	103.920	103.820	5.625	103.920	103.820	103.720
6.250	106.595	106.495	106.395	6.250	106.495	106.395	106.295	5.750	104.416	104.316	104.216	5.750	104.316	104.216	104.116

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.826	93.726	93.626	2.750	93.726	93.626	93.526
2.875	94.515	94.415	94.315	2.875	94.415	94.315	94.215
2.990	95.092	94.992	94.892	2.990	94.992	94.892	94.792
3.000	95.192	95.092	94.992	3.000	95.092	94.992	94.892
3.125	95.814	95.714	95.614	3.125	95.714	95.614	95.514
3.250	96.317	96.217	96.117	3.250	96.217	96.117	96.017
3.375	96.836	96.736	96.636	3.375	96.736	96.636	96.536
3.500	97.301	97.201	97.101	3.500	97.201	97.101	97.001
3.625	97.845	97.745	97.645	3.625	97.745	97.645	97.545
3.750	98.349	98.249	98.149	3.750	98.249	98.149	98.049
3.875	98.851	98.751	98.651	3.875	98.751	98.651	98.551
3.990	99.241	99.141	99.041	3.990	99.141	99.041	98.941
4.000	99.341	99.241	99.141	4.000	99.241	99.141	99.041
4.125	99.841	99.741	99.641	4.125	99.741	99.641	99.541
4.250	100.139	100.039	99.939	4.250	100.039	99.939	99.839
4.375	100.552	100.452	100.352	4.375	100.452	100.352	100.252
4.500	100.830	100.730	100.630	4.500	100.730	100.630	100.530
4.625	101.195	101.095	100.995	4.625	101.095	100.995	100.895
4.750	101.657	101.557	101.457	4.750	101.557	101.457	101.357

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	97.437	97.337	97.237	4.250	97.337	97.237	97.137	2.750	93.482	93.382	93.282	2.750	93.382	93.282	93.182
4.375	98.056	97.956	97.856	4.375	97.956	97.856	97.756	2.875	94.171	94.071	93.971	2.875	94.071	93.971	93.871
4.500	98.713	98.613	98.513	4.500	98.613	98.513	98.413	2.990	94.748	94.648	94.548	2.990	94.648	94.548	94.448
4.625	99.264	99.164	99.064	4.625	99.164	99.064	98.964	3.000	94.848	94.748	94.648	3.000	94.748	94.648	94.548
4.750	99.853	99.753	99.653	4.750	99.753	99.653	99.553	3.125	95.470	95.370	95.270	3.125	95.370	95.270	95.170
4.875	100.431	100.331	100.231	4.875	100.331	100.231	100.131	3.250	95.973	95.873	95.773	3.250	95.873	95.773	95.673
4.990	100.818	100.718	100.618	4.990	100.718	100.618	100.518	3.375	96.492	96.392	96.292	3.375	96.392	96.292	96.192
5.000	100.918	100.818	100.718	5.000	100.818	100.718	100.618	3.500	96.691	96.591	96.491	3.500	96.591	96.491	96.391
5.125	101.033	100.933	100.833	5.125	100.933	100.833	100.733	3.625	97.235	97.135	97.035	3.625	97.135	97.035	96.935
5.250	101.453	101.353	101.253	5.250	101.353	101.253	101.153	3.750	97.739	97.639	97.539	3.750	97.639	97.539	97.439
5.375	101.948	101.848	101.748	5.375	101.848	101.748	101.648	3.875	98.241	98.141	98.041	3.875	98.141	98.041	97.941
5.500	102.306	102.206	102.106	5.500	102.206	102.106	102.006	3.990	98.084	97.984	97.884	3.990	97.984	97.884	97.784
5.625	101.465	101.365	101.265	5.625	101.365	101.265	101.165	4.000	98.184	98.084	97.984	4.000	98.084	97.984	97.884
5.750	101.913	101.813	101.713	5.750	101.813	101.713	101.613	4.125	98.684	98.584	98.484	4.125	98.584	98.484	98.384
5.875	102.118	102.018	101.918	5.875	102.018	101.918	101.818	4.250	98.982	98.882	98.782	4.250	98.882	98.782	98.682
5.990	102.175	102.075	101.975	5.990	102.075	101.975	101.875	4.375	99.395	99.295	99.195	4.375	99.295	99.195	99.095
6.000	102.275	102.175	102.075	6.000	102.175	102.075	101.975	4.500	99.611	99.511	99.411	4.500	99.511	99.411	99.311
6.125	102.337	102.237	102.137	6.125	102.237	102.137	102.037	4.625	99.913	99.813	99.713	4.625	99.813	99.713	99.613
6.250	103.526	103.426	103.326	6.250	103.426	103.326	103.226	4.750	100.313	100.213	100.113	4.750	100.213	100.113	100.013

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

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

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

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

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

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

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

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

Lock Desk Policy

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

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

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

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

[AFR Loan Center]

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	7/2/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	7/16/2018
			60 Day Lock Exp.:	7/31/2018

W. Rate Sheet Dated: 6/1/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible & Home Possible Advantage

30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.794	99.694	99.594	3.750	97.944	97.844	97.744	2.750	95.326	95.226	95.126	4.250	98.887	98.787	98.687	2.750	94.982	94.882	94.782
4.375	100.413	100.313	100.213	3.875	98.665	98.562	98.465	2.875	96.015	95.915	95.815	4.375	99.506	99.406	99.306	2.875	95.671	95.571	95.471
4.500	101.070	100.970	100.870	3.990	99.235	99.129	99.035	2.990	96.592	96.492	96.392	4.500	100.163	100.063	99.963	2.990	96.248	96.148	96.048
4.625	101.683	101.583	101.483	4.000	99.335	99.229	99.135	3.000	96.692	96.592	96.492	4.625	100.714	100.614	100.514	3.000	96.348	96.248	96.148
4.750	102.272	102.172	102.072	4.125	99.961	99.861	99.761	3.125	97.314	97.214	97.114	4.750	101.303	101.203	101.103	3.125	96.970	96.870	96.770
4.875	102.850	102.750	102.650	4.250	100.561	100.461	100.361	3.250	97.817	97.717	97.617	4.875	101.881	101.781	101.681	3.250	97.473	97.373	97.273
4.990	103.237	103.137	103.037	4.375	101.153	101.053	100.953	3.375	98.336	98.236	98.136	4.990	102.268	102.168	102.068	3.375	97.992	97.892	97.792
5.000	103.337	103.237	103.137	4.500	101.802	101.700	101.602	3.500	98.801	98.701	98.601	5.000	102.368	102.268	102.168	3.500	98.191	98.091	97.991
5.125	103.952	103.852	103.752	4.625	102.431	102.331	102.231	3.625	99.345	99.245	99.145	5.125	102.483	102.383	102.283	3.625	98.735	98.635	98.535
5.250	104.372	104.272	104.172	4.750	102.932	102.829	102.732	3.750	99.849	99.749	99.649	5.250	102.903	102.803	102.703	3.750	99.239	99.139	99.039
5.375	104.867	104.767	104.667	4.875	103.315	103.210	103.115	3.875	100.351	100.251	100.151	5.375	103.398	103.298	103.198	3.875	99.741	99.641	99.541
5.500	105.225	105.125	105.025	4.990	103.556	103.450	103.356	3.990	100.741	100.641	100.541	5.500	103.756	103.656	103.556	3.990	99.584	99.484	99.384
5.625	105.384	105.284	105.184	5.000	103.656	103.550	103.456	4.000	100.841	100.741	100.641	5.625	102.915	102.815	102.715	4.000	99.684	99.584	99.484
5.750	105.832	105.732	105.632	5.125	104.132	103.992	103.894	4.125	101.341	101.241	101.141	5.750	103.363	103.263	103.163	4.125	100.184	100.084	99.984
5.875	106.187	106.087	105.987	5.250	104.572	104.431	104.333	4.250	101.639	101.539	101.439	5.875	103.568	103.468	103.368	4.250	100.482	100.382	100.282
5.990	106.394	106.294	106.194	5.375	104.909	104.767	104.669	4.375	102.052	101.952	101.852	5.990	103.625	103.525	103.425	4.375	100.895	100.795	100.695
6.000	106.494	106.394	106.294	5.500	105.197	105.055	104.957	4.500	102.330	102.230	102.130	6.000	103.725	103.625	103.525	4.500	101.111	101.011	100.911
6.125	106.706	106.606	106.506	5.625	105.470	105.370	105.270	4.625	102.695	102.595	102.495	6.125	103.787	103.687	103.587	4.625	101.413	101.313	101.213
6.250	108.045	107.945	107.845	5.750	105.866	105.766	105.666	4.750	103.157	103.057	102.957	6.250	104.976	104.876	104.776	4.750	101.813	101.713	101.613

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **7/2/2018**
45 Day Lock Exp.: **7/16/2018**
60 Day Lock Exp.: **7/31/2018**

W. Rate Sheet Dated: **6/1/2018** **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	96.968	96.843	96.718
4.125	97.976	97.851	97.726
4.250	98.626	98.501	98.376
4.375	99.302	99.177	99.052
4.500	99.749	99.624	99.499
4.625	100.352	100.227	100.102
4.750	100.820	100.695	100.570
4.875	101.219	101.094	100.969
5.000	101.382	101.257	101.132
5.125	101.578	101.453	101.328
5.250	101.814	101.689	101.564
5.375	101.929	101.804	101.679
5.500	102.028	101.903	101.778

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	97.244	97.119	96.994
3.625	97.696	97.571	97.446
3.750	98.111	97.986	97.861
3.875	98.707	98.582	98.457
4.000	99.041	98.916	98.791
4.125	99.285	99.160	99.035
4.250	99.560	99.435	99.310
4.375	99.811	99.686	99.561
4.500	100.054	99.929	99.804
4.625	100.332	100.207	100.082
4.750	100.601	100.476	100.351

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	97.632	97.507	97.382
3.375	98.098	97.973	97.848
3.500	98.534	98.409	98.284
3.625	98.935	98.810	98.685
3.750	99.303	99.178	99.053
3.875	99.640	99.515	99.390
4.000	99.949	99.824	99.699
4.125	100.312	100.187	100.062
4.250	100.635	100.510	100.385
4.375	100.945	100.820	100.695
4.500	101.256	101.131	101.006
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster									
	CLTV								
FICO	**<=55.00%**	**55.01-60.00%**	**60.01-65.00%**	**65.01-70.00%**	**70.01-75.00%**	**75.01-80.00%**	**80.01-85.00%**	**85.01-90.00%**	**90.01-95.00%**
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.500	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.375	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	-	-	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	-	-	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out Refi¹	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	-	-	-	n/a
Other									
Interest Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.250	-1.250	-1.750	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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