



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.: 7/4/2018

45 Day Lock Exp.: 7/19/2018

60 Day Lock Exp.: 8/3/2018

W. Rate Sheet Dated: 6/4/2018

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	98.200	98.050	97.900	3.500	97.612	97.462	97.312	1.875	N/A	N/A	N/A	3.125	96.737	96.587	96.437
3.625	98.734	98.584	98.434	3.625	98.110	97.960	97.810	2.000	N/A	N/A	N/A	3.250	98.093	97.943	97.793
3.750	99.690	99.540	99.390	3.750	99.223	99.073	98.923	2.125	N/A	N/A	N/A	3.375	98.683	98.533	98.383
3.875	100.217	100.067	99.917	3.875	99.714	99.564	99.414	2.250	93.850	93.700	93.550	3.500	99.175	99.025	98.875
4.000	100.745	100.595	100.445	4.000	100.207	100.057	99.907	2.375	94.221	94.071	93.921	3.625	99.709	99.559	99.409
4.125	101.266	101.116	100.966	4.125	100.692	100.542	100.392	2.500	93.337	93.187	93.037	Margin = 2.250		Index = 2.310	
4.250	102.165	102.024	101.868	4.250	101.448	101.307	101.151	2.625	94.287	94.137	93.987				
4.375	102.679	102.538	102.382	4.375	101.926	101.785	101.629	2.750	96.886	96.736	96.586				
4.500	103.123	102.983	102.826	4.500	102.335	102.194	102.038	2.875	97.450	97.300	97.150				
4.625	103.523	103.382	103.226	4.625	102.699	102.558	102.402	3.000	97.925	97.775	97.625				
4.750	103.648	103.476	103.273	4.750	102.838	102.666	102.463	3.125	98.399	98.249	98.099				
4.875	103.890	103.718	103.515	4.875	103.237	103.065	102.862	3.250	98.946	98.796	98.646				
5.000	104.454	104.282	104.079	5.000	103.565	103.393	103.190	3.375	99.414	99.264	99.114				
5.125	104.924	104.752	104.549	5.125	103.820	103.648	103.445	3.500	99.883	99.733	99.583				
5.250	105.074	104.902	104.715	5.250	103.936	103.764	103.577	3.625	100.345	100.195	100.045				
5.375	105.324	105.153	104.965	5.375	104.268	104.096	103.908	3.750	100.492	100.342	100.192				
5.500	105.405	105.233	105.046	5.500	104.687	104.515	104.327	3.875	100.946	100.796	100.646				
5.625	105.596	105.424	105.237	5.625	105.042	104.870	104.683	4.000	101.331	101.181	101.031				
5.750	105.742	105.642	105.542	5.750	104.594	104.494	104.394	4.125	101.671	101.521	101.371				

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	97.000	96.850	96.700	3.500	96.612	96.462	96.312	1.875	N/A	N/A	N/A	3.125	95.737	95.587	95.437
3.625	97.534	97.384	97.234	3.625	97.110	96.960	96.810	2.000	N/A	N/A	N/A	3.250	97.093	96.943	96.793
3.750	98.490	98.340	98.190	3.750	98.223	98.073	97.923	2.125	N/A	N/A	N/A	3.375	97.683	97.533	97.383
3.875	99.017	98.867	98.717	3.875	98.714	98.564	98.414	2.250	92.850	92.700	92.550	3.500	98.175	98.025	97.875
4.000	99.545	99.395	99.245	4.000	99.207	99.057	98.907	2.375	93.221	93.071	92.921	3.625	98.709	98.559	98.409
4.125	100.066	99.916	99.766	4.125	99.692	99.542	99.392	2.500	92.337	92.187	92.037	Margin = 2.250		Index = 2.310	
4.250	100.965	100.824	100.668	4.250	100.448	100.307	100.151	2.625	93.287	93.137	92.987	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.479	101.338	101.182	4.375	100.926	100.785	100.629	2.750	95.886	95.736	95.586	Rate	30 Day	45 Day	60 Day
4.500	101.923	101.783	101.626	4.500	101.335	101.194	101.038	2.875	96.450	96.300	96.150	4.500	100.623	100.373	100.123
4.625	102.323	102.182	102.026	4.625	101.699	101.558	101.402	3.000	96.925	96.775	96.625	4.625	101.023	100.773	100.523
4.750	102.405	102.233	102.030	4.750	101.838	101.666	101.463	3.125	97.399	97.249	97.099	4.750	101.055	100.805	100.555
4.875	102.940	102.768	102.565	4.875	102.237	102.065	101.862	3.250	97.946	97.796	97.646	4.875	101.490	101.240	100.990
5.000	103.304	103.132	102.929	5.000	102.565	102.393	102.190	3.375	98.414	98.264	98.114	5.000	101.854	101.604	101.354
5.125	103.774	103.602	103.399	5.125	102.920	102.748	102.545	3.500	98.883	98.733	98.583	5.125	102.244	101.994	101.744
5.250	104.644	104.472	104.285	5.250	102.936	102.764	102.577	3.625	99.345	99.195	99.045	5.250	101.863	101.613	101.363
5.375	104.894	104.723	104.535	5.375	103.268	103.096	102.908	3.750	99.492	99.342	99.192	5.375	102.120	101.870	101.620
5.500	105.175	105.003	104.816	5.500	103.687	103.515	103.327	3.875	99.946	99.796	99.646	5.500	102.355	102.105	101.855
5.625	105.316	105.144	104.957	5.625	104.042	103.870	103.683	4.000	100.331	100.181	100.031	5.625	102.536	102.286	102.036
5.750	105.512	105.412	105.312	5.750	103.594	103.494	103.394	4.125	100.671	100.521	100.371	5.750	102.722	102.472	102.222

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	99.773	99.523	99.273	4.500	99.515	99.265	99.015
4.750	100.205	99.955	99.705	4.750	100.018	99.768	99.518
5.000	101.004	100.754	100.504	5.000	100.745	100.495	100.245
5.250	102.066	101.816	101.566	5.250	101.846	101.596	101.346
5.500	102.026	101.776	101.526	5.500	101.867	101.617	101.367
5.625	102.339	102.089	101.839	5.625	102.222	101.972	101.722
5.750	102.516	102.266	102.016	5.750	101.774	101.524	101.274
5.875	102.769	102.519	102.269	5.875	102.116	101.866	101.616

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:	6/4/2018	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.:

7/4/2018

45 Day Lock Exp.:

7/19/2018

60 Day Lock Exp.:

8/3/2018

W. Rate Sheet Dated: 6/4/2018

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	96.034	95.884	95.734	3.250	95.571	95.421	95.271	1.875	N/A	N/A	N/A	3.125	95.05	94.899	94.749
3.375	96.729	96.579	96.429	3.375	96.176	96.026	95.876	2.000	N/A	N/A	N/A	3.250	97.16	97.006	96.856
3.500	97.263	97.113	96.963	3.500	96.674	96.524	96.374	2.125	N/A	N/A	N/A	3.375	97.75	97.596	97.446
3.625	97.796	97.646	97.496	3.625	97.172	97.022	96.872	2.250	90.350	90.200	90.050	3.500	98.24	98.088	97.938
3.750	98.846	98.696	98.546	3.750	98.379	98.229	98.079	2.375	90.721	90.571	90.421	3.625	98.77	98.621	98.471
3.875	99.373	99.223	99.073	3.875	98.870	98.720	98.570	2.500	89.837	89.687	89.537	Margin = 2.250		Index = 2.310	
4.000	99.902	99.752	99.602	4.000	99.363	99.213	99.063	2.625	90.787	90.637	90.487				
4.125	100.423	100.273	100.123	4.125	99.849	99.699	99.549	2.750	95.199	95.049	94.899				
4.250	101.227	101.087	100.931	4.250	100.510	100.370	100.213	2.875	95.763	95.613	95.463				
4.375	101.741	101.601	101.444	4.375	100.988	100.848	100.691	3.000	96.237	96.087	95.937				
4.500	102.186	102.045	101.889	4.500	101.397	101.257	101.100	3.125	96.711	96.561	96.411				
4.625	102.585	102.444	102.288	4.625	101.761	101.620	101.464	3.250	98.009	97.859	97.709				
4.750	102.241	102.069	101.866	4.750	101.431	101.260	101.056	3.375	98.476	98.326	98.176				
4.875	102.484	102.312	102.109	4.875	101.831	101.659	101.456	3.500	98.945	98.795	98.645				
5.000	103.047	102.876	102.672	5.000	102.159	101.987	101.784	3.625	99.407	99.257	99.107				
5.125	103.518	103.346	103.143	5.125	102.414	102.242	102.039	3.750	99.648	99.498	99.348				
5.250	102.105	101.933	101.746	5.250	100.967	100.795	100.608	3.875	100.102	99.952	99.802				
5.375	102.356	102.184	101.996	5.375	101.299	101.127	100.940	4.000	100.487	100.337	100.187				
5.500	102.437	102.265	102.077	5.500	101.718	101.546	101.359	4.125	100.827	100.677	100.527				

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	94.834	94.684	94.534	3.250	94.571	94.421	94.271	1.875	N/A	N/A	N/A	3.125	94.049	93.899	93.749
3.375	95.529	95.379	95.229	3.375	95.176	95.026	94.876	2.000	N/A	N/A	N/A	3.250	96.156	96.006	95.856
3.500	96.063	95.913	95.763	3.500	95.674	95.524	95.374	2.125	N/A	N/A	N/A	3.375	96.746	96.596	96.446
3.625	96.596	96.446	96.296	3.625	96.172	96.022	95.872	2.250	91.100	90.950	90.800	3.500	97.238	97.088	96.938
3.750	97.646	97.496	97.346	3.750	97.379	97.229	97.079	2.375	91.471	91.321	91.171	3.625	97.771	97.621	97.471
3.875	98.173	98.023	97.873	3.875	97.870	97.720	97.570	2.500	90.587	90.437	90.287	Margin = 2.250		Index = 2.310	
4.000	98.702	98.552	98.402	4.000	98.363	98.213	98.063	2.625	91.537	91.387	91.237	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.223	99.073	98.923	4.125	98.849	98.699	98.549	2.750	94.980	94.830	94.680	Rate	30 Day	45 Day	60 Day
4.250	100.027	99.887	99.731	4.250	99.510	99.370	99.213	2.875	95.544	95.394	95.244	4.500	99.686	99.436	99.186
4.375	100.541	100.401	100.244	4.375	99.988	99.848	99.691	3.000	96.018	95.868	95.718	4.625	100.085	99.835	99.585
4.500	100.986	100.845	100.689	4.500	100.397	100.257	100.100	3.125	96.493	96.343	96.193	4.750	99.649	99.399	99.149
4.625	101.385	101.244	101.088	4.625	100.761	100.620	100.464	3.250	96.478	96.328	96.178	4.875	100.084	99.834	99.584
4.750	100.999	100.827	100.624	4.750	100.431	100.260	100.056	3.375	96.945	96.795	96.645	5.000	100.447	100.197	99.947
4.875	101.534	101.362	101.159	4.875	100.831	100.659	100.456	3.500	97.414	97.264	97.114	5.125	100.838	100.588	100.338
5.000	101.897	101.726	101.522	5.000	101.159	100.987	100.784	3.625	97.876	97.726	97.576	5.250	98.894	98.644	98.394
5.125	102.368	102.196	101.993	5.125	101.514	101.342	101.139	3.750	97.304	97.154	97.004	5.375	99.152	98.902	98.652
5.250	101.675	101.503	101.316	5.250	99.967	99.795	99.608	3.875	97.758	97.608	97.458	5.500	99.387	99.137	98.887
5.375	101.926	101.754	101.566	5.375	100.299	100.127	99.940	4.000	98.144	97.994	97.844	5.625	99.567	99.317	99.067
5.500	102.207	102.035	101.847	5.500	100.718	100.546	100.359	4.125	98.484	98.334	98.184	5.750	99.284	99.034	98.784

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	98.836	98.586	98.336	4.500	98.577	98.327	98.077
4.750	98.799	98.549	98.299	4.750	98.611	98.361	98.111
5.000	99.597	99.347	99.097	5.000	99.339	99.089	98.839
5.250	99.097	98.847	98.597	5.250	98.877	98.627	98.377
5.500	99.058	98.808	98.558	5.500	98.898	98.648	98.398
5.625	99.370	99.120	98.870	5.625	99.253	99.003	98.753
5.750	99.078	98.828	98.578	5.750	98.337	98.087	97.837
5.875	99.331	99.081	98.831	5.875	98.679	98.429	98.179

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:	6/4/2018 5.250%

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/4/2018

45 Day Lock Exp.:

7/19/2018

60 Day Lock Exp.:

8/3/2018

W. Rate Sheet Dated: 6/4/2018

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	99.237	99.137	99.037	4.500	101.591	101.491	101.391	2.875	96.133	96.033	95.933	2.875	96.971	96.871	96.771
4.250	99.917	99.817	99.717	4.625	102.212	102.112	102.012	2.990	96.558	96.458	96.358	2.990	97.209	97.109	97.009
4.375	100.504	100.404	100.304	4.750	102.750	102.650	102.550	3.000	96.658	96.558	96.458	3.000	97.309	97.209	97.109
4.500	101.038	100.938	100.838	4.875	103.122	103.022	102.922	3.125	97.184	97.084	96.984	3.125	97.651	97.551	97.451
4.625	101.636	101.536	101.436	4.990	103.364	103.264	103.164	3.250	97.642	97.542	97.442	3.250	98.496	98.396	98.296
4.750	102.242	102.142	102.042	5.000	103.464	103.364	103.264	3.375	98.200	98.100	98.000	3.375	98.841	98.741	98.641
4.875	102.761	102.661	102.561	5.125	103.959	103.849	103.739	3.500	98.719	98.619	98.519	3.500	99.192	99.092	98.992
4.990	102.949	102.849	102.749	5.250	104.472	104.362	104.252	3.625	99.244	99.144	99.044	3.625	99.521	99.421	99.321
5.000	103.049	102.949	102.849	5.375	104.803	104.693	104.583	3.750	99.639	99.539	99.439	3.750	100.143	100.043	99.943
5.125	103.639	103.539	103.439	5.500	105.105	104.995	104.885	3.875	100.157	100.057	99.957	3.875	100.476	100.376	100.276
5.250	104.302	104.202	104.102	5.625	105.355	105.245	105.135	3.990	100.552	100.452	100.352	3.990	100.707	100.607	100.507
5.375	104.757	104.657	104.557	5.750	105.681	105.579	105.476	4.000	100.652	100.552	100.452	4.000	100.807	100.707	100.607
5.500	105.100	105.000	104.900	5.875	105.996	105.894	105.791	4.125	101.148	101.048	100.948	4.125	101.121	101.021	100.921
5.625	105.377	105.277	105.177	5.990	106.175	106.073	105.970	4.250	101.445	101.345	101.245	4.250	101.453	101.349	101.240
5.750	105.871	105.771	105.671	6.000	106.275	106.173	106.070	4.375	101.789	101.689	101.589	4.375	101.772	101.668	101.559
5.875	106.277	106.177	106.077	6.125	106.504	106.401	106.299	4.500	102.235	102.135	102.035	4.500	102.048	101.944	101.835
5.990	106.534	106.434	106.334	6.250	106.735	106.625	106.515	4.625	102.644	102.544	102.444	4.625	102.300	102.196	102.087
6.000	106.634	106.534	106.434	6.375	107.031	106.921	106.811	4.750	102.895	102.795	102.695	4.750	102.465	102.361	102.252
6.125	106.919	106.819	106.719	6.500	N/A	N/A	N/A	4.875	103.130	103.030	102.930	4.875	102.629	102.525	102.416

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	97.848	97.748	97.648	2.875	95.873	95.773	95.673
4.250	98.604	98.504	98.404	2.990	96.190	96.090	95.990
4.375	99.206	99.106	99.006	3.000	96.290	96.190	96.090
4.500	99.759	99.659	99.559	3.125	96.708	96.608	96.508
4.625	100.310	100.210	100.110	3.250	97.223	97.123	97.023
4.750	100.987	100.887	100.787	3.375	97.663	97.563	97.463
4.875	101.521	101.421	101.321	3.500	98.091	97.991	97.891
4.990	101.921	101.821	101.721	3.625	98.516	98.416	98.316
5.000	102.021	101.921	101.821	3.750	98.849	98.749	98.649
5.125	102.260	102.160	102.060	3.875	99.277	99.177	99.077
5.250	102.601	102.491	102.381	3.990	99.589	99.489	99.389
5.375	103.092	102.982	102.872	4.000	99.689	99.589	99.489
5.500	103.565	103.456	103.346	4.125	100.095	99.995	99.895
5.625	103.772	103.662	103.552	4.250	100.298	100.198	100.098
5.750	103.978	103.868	103.758	4.375	100.489	100.389	100.289
5.875	102.853	102.750	102.648	4.500	100.649	100.549	100.449
5.990	103.202	103.100	102.997	4.625	100.982	100.882	100.782
6.000	103.302	103.200	103.097	4.750	101.146	101.046	100.946
6.125	103.545	103.443	103.340	4.875	101.298	101.198	101.098

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	-1.125
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/4/2018

45 Day Lock Exp.:

7/19/2018

60 Day Lock Exp.:

8/3/2018

W. Rate Sheet Dated: 6/4/2018

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	98.077	97.977	97.877	4.125	96.152	96.052	95.952	4.500	100.141	100.041	99.941	4.500	98.740	98.640	98.540
4.375	98.635	98.535	98.435	4.250	97.190	97.090	96.990	4.625	100.762	100.662	100.562	4.625	99.204	99.104	99.004
4.500	99.194	99.094	98.994	4.375	97.819	97.719	97.619	4.750	101.300	101.200	101.100	4.750	100.098	99.998	99.898
4.625	99.936	99.836	99.736	4.500	98.478	98.378	98.278	4.875	101.672	101.572	101.472	4.875	100.603	100.503	100.403
4.750	100.644	100.544	100.444	4.625	99.484	99.384	99.284	4.990	101.914	101.814	101.714	4.990	100.967	100.867	100.767
4.875	101.141	101.041	100.941	4.750	100.445	100.345	100.245	5.000	102.014	101.914	101.814	5.000	101.067	100.967	100.867
4.990	101.499	101.399	101.299	4.875	101.007	100.907	100.807	5.125	102.509	102.399	102.289	5.125	101.448	101.348	101.248
5.000	101.599	101.499	101.399	4.990	101.412	101.312	101.212	5.250	103.022	102.912	102.802	5.250	102.102	102.002	101.902
5.125	102.189	102.089	101.989	5.000	101.512	101.412	101.312	5.375	103.353	103.243	103.133	5.375	102.576	102.476	102.376
5.250	102.852	102.752	102.652	5.125	101.934	101.834	101.734	5.500	103.655	103.545	103.435	5.500	102.950	102.850	102.750
5.375	103.307	103.207	103.107	5.250	102.842	102.742	102.642	5.625	103.905	103.795	103.685	5.625	103.278	103.178	103.078
5.500	103.650	103.550	103.450	5.375	103.360	103.260	103.160	5.750	104.231	104.129	104.026	5.750	103.651	103.551	103.451
5.625	103.927	103.827	103.727	5.500	103.741	103.641	103.541	5.875	104.546	104.444	104.341	5.875	104.073	103.973	103.873
5.750	104.421	104.321	104.221	5.625	104.049	103.949	103.849	5.990	104.725	104.623	104.520	5.990	104.351	104.251	104.151
5.875	104.827	104.727	104.627	5.750	104.802	104.702	104.602	6.000	104.825	104.723	104.620	6.000	104.451	104.351	104.251
5.990	105.084	104.984	104.884	5.875	105.263	105.163	105.063	6.125	105.054	104.951	104.849	6.125	104.756	104.656	104.556
6.000	105.184	105.084	104.984	5.990	105.558	105.458	105.358	6.250	105.285	105.175	105.065	6.250	104.951	104.841	104.731
6.125	105.469	105.369	105.269	6.000	105.658	105.558	105.458	6.375	105.581	105.471	105.361	6.375	105.349	105.239	105.129
6.250	105.791	105.681	105.571	6.125	105.971	105.871	105.771	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	95.873	95.773	95.673	3.000	93.506	93.406	93.306	3.000	95.809	95.709	95.609	3.000	93.289	93.189	93.089
2.990	96.190	96.090	95.990	3.125	94.180	94.080	93.980	3.125	96.151	96.051	95.951	3.125	93.972	93.872	93.772
3.000	96.290	96.190	96.090	3.250	94.567	94.467	94.367	3.250	96.996	96.896	96.796	3.250	94.369	94.269	94.169
3.125	96.708	96.608	96.508	3.375	95.126	95.026	94.926	3.375	97.341	97.241	97.141	3.375	94.919	94.819	94.719
3.250	97.223	97.123	97.023	3.500	95.792	95.692	95.592	3.500	97.692	97.592	97.492	3.500	95.595	95.495	95.395
3.375	97.663	97.563	97.463	3.625	96.456	96.356	96.256	3.625	98.021	97.921	97.821	3.625	96.248	96.148	96.048
3.500	98.091	97.991	97.891	3.750	96.823	96.723	96.623	3.750	98.643	98.543	98.443	3.750	96.625	96.525	96.425
3.625	98.516	98.416	98.316	3.875	97.483	97.383	97.283	3.875	98.976	98.876	98.776	3.875	97.276	97.176	97.076
3.750	98.849	98.749	98.649	3.990	98.020	97.920	97.820	3.990	99.207	99.107	99.007	3.990	97.813	97.713	97.613
3.875	99.277	99.177	99.077	4.000	98.120	98.020	97.920	4.000	99.307	99.207	99.107	4.000	97.913	97.813	97.713
3.990	99.589	99.489	99.389	4.125	98.753	98.653	98.553	4.125	99.621	99.521	99.421	4.125	98.536	98.436	98.336
4.000	99.689	99.589	99.489	4.250	99.082	98.982	98.882	4.250	99.953	99.849	99.740	4.250	98.865	98.765	98.665
4.125	100.095	99.995	99.895	4.375	99.411	99.311	99.211	4.375	100.272	100.168	100.059	4.375	99.193	99.093	98.993
4.250	100.298	100.198	100.098	4.500	99.985	99.885	99.785	4.500	100.548	100.444	100.335	4.500	99.747	99.647	99.547
4.375	100.489	100.389	100.289	4.625	100.515	100.415	100.315	4.625	100.800	100.696	100.587	4.625	100.278	100.178	100.078
4.500	100.649	100.549	100.449	4.750	100.793	100.693	100.593	4.750	100.965	100.861	100.752	4.750	100.556	100.456	100.356
4.625	100.982	100.882	100.782	4.875	101.055	100.955	100.855	4.875	101.129	101.025	100.916	4.875	100.818	100.718	100.618
4.750	101.146	101.046	100.946	4.990	101.189	101.089	100.989	4.990	101.163	101.060	100.950	4.990	100.941	100.841	100.741
4.875	101.298	101.198	101.098	5.000	101.289	101.189	101.089	5.000	101.263	101.160	101.050	5.000	101.041	100.941	100.841

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	-0.500	-0.750	-0.500	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.500	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only					
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	75.00%	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



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.:

7/4/2018

45 Day Lock Exp.:

7/19/2018

60 Day Lock Exp.:

8/3/2018

W. Rate Sheet Dated: 6/4/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.917	99.817	99.717	3.750	98.044	97.943	97.844	2.750	95.375	95.275	95.175
4.375	100.504	100.404	100.304	3.875	98.763	98.660	98.563	2.875	96.062	95.962	95.862
4.500	101.138	101.038	100.938	3.990	99.335	99.230	99.135	2.990	96.639	96.539	96.439
4.625	101.714	101.614	101.514	4.000	99.435	99.330	99.235	3.000	96.739	96.639	96.539
4.750	102.302	102.202	102.102	4.125	100.019	99.919	99.819	3.125	97.351	97.251	97.151
4.875	102.880	102.780	102.680	4.250	100.619	100.519	100.419	3.250	97.843	97.743	97.643
4.990	103.285	103.185	103.085	4.375	101.211	101.111	101.011	3.375	98.371	98.271	98.171
5.000	103.385	103.285	103.185	4.500	101.861	101.759	101.661	3.500	98.856	98.756	98.656
5.125	104.019	103.919	103.819	4.625	102.439	102.339	102.239	3.625	99.409	99.309	99.209
5.250	104.439	104.339	104.239	4.750	102.940	102.837	102.740	3.750	99.902	99.802	99.702
5.375	104.932	104.832	104.732	4.875	103.323	103.218	103.123	3.875	100.413	100.313	100.213
5.500	105.299	105.199	105.099	4.990	103.563	103.458	103.363	3.990	100.754	100.654	100.554
5.625	105.368	105.268	105.168	5.000	103.663	103.558	103.463	4.000	100.854	100.754	100.654
5.750	105.808	105.708	105.608	5.125	104.159	104.019	103.921	4.125	101.364	101.264	101.164
5.875	106.160	106.060	105.960	5.250	104.599	104.458	104.360	4.250	101.663	101.563	101.463
5.990	106.366	106.266	106.166	5.375	104.935	104.793	104.695	4.375	102.075	101.975	101.875
6.000	106.466	106.366	106.266	5.500	105.222	105.080	104.982	4.500	102.518	102.418	102.318
6.125	106.409	106.309	106.209	5.625	105.416	105.316	105.216	4.625	102.884	102.784	102.684
6.250	107.745	107.645	107.545	5.750	105.811	105.711	105.611	4.750	103.345	103.245	103.145

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	99.026	98.926	98.826	2.750	95.031	94.931	94.831
4.375	99.613	99.513	99.413	2.875	95.718	95.618	95.518
4.500	100.247	100.147	100.047	2.990	96.295	96.195	96.095
4.625	100.729	100.629	100.529	3.000	96.395	96.295	96.195
4.750	101.317	101.217	101.117	3.125	97.007	96.907	96.807
4.875	101.895	101.795	101.695	3.250	97.499	97.399	97.299
4.990	102.300	102.200	102.100	3.375	98.027	97.927	97.827
5.000	102.400	102.300	102.200	3.500	98.231	98.131	98.031
5.125	102.034	101.934	101.834	3.625	98.784	98.684	98.584
5.250	102.454	102.354	102.254	3.750	99.277	99.177	99.077
5.375	102.947	102.847	102.747	3.875	99.788	99.688	99.588
5.500	103.314	103.214	103.114	3.990	99.574	99.474	99.374
5.625	102.539	102.439	102.339	4.000	99.674	99.574	99.474
5.750	102.979	102.879	102.779	4.125	100.184	100.084	99.984
5.875	103.181	103.081	102.981	4.250	#N/A	#N/A	#N/A
5.990	103.237	103.137	103.037	4.375	#N/A	#N/A	#N/A
6.000	103.337	103.237	103.137	4.500	#N/A	#N/A	#N/A
6.125	103.130	103.030	102.930	4.625	#N/A	#N/A	#N/A
6.250	104.316	104.216	104.116	4.750	102.165	102.065	101.965

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	-2.500	-2.250	-2.250	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/4/2018

45 Day Lock Exp.:

7/19/2018

60 Day Lock Exp.:

8/3/2018

W. Rate Sheet Dated: 6/4/2018

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	98.403	98.303	98.203	4.250	98.303	98.203	98.103	3.750	96.594	96.493	96.394	3.750	96.494	96.393	96.294
4.375	99.031	98.931	98.831	4.375	98.931	98.831	98.731	3.875	97.313	97.210	97.113	3.875	97.213	97.110	97.013
4.500	99.688	99.588	99.488	4.500	99.588	99.488	99.388	3.990	97.885	97.780	97.683	3.990	97.785	97.680	97.585
4.625	100.264	100.164	100.064	4.625	100.164	100.064	99.964	4.000	97.985	97.880	97.785	4.000	97.885	97.780	97.685
4.750	100.852	100.752	100.652	4.750	100.752	100.652	100.552	4.125	98.569	98.469	98.369	4.125	98.469	98.369	98.269
4.875	101.430	101.330	101.230	4.875	101.330	101.230	101.130	4.250	99.169	99.069	98.969	4.250	99.069	98.969	98.869
4.990	101.835	101.735	101.635	4.990	101.735	101.635	101.535	4.375	99.761	99.661	99.561	4.375	99.661	99.561	99.461
5.000	101.935	101.835	101.735	5.000	101.835	101.735	101.635	4.500	100.411	100.309	100.211	4.500	100.311	100.209	100.111
5.125	102.569	102.469	102.369	5.125	102.469	102.369	102.269	4.625	100.989	100.889	100.789	4.625	100.889	100.789	100.689
5.250	102.989	102.889	102.789	5.250	102.889	102.789	102.689	4.750	101.490	101.387	101.290	4.750	101.390	101.287	101.190
5.375	103.482	103.382	103.282	5.375	103.382	103.282	103.182	4.875	101.873	101.768	101.673	4.875	101.773	101.668	101.573
5.500	103.849	103.749	103.649	5.500	103.749	103.649	103.549	4.990	102.113	102.008	101.913	4.990	102.013	101.908	101.813
5.625	103.918	103.818	103.718	5.625	103.818	103.718	103.618	5.000	102.213	102.108	102.013	5.000	102.113	102.008	101.913
5.750	104.358	104.258	104.158	5.750	104.258	104.158	104.058	5.125	102.709	102.569	102.471	5.125	102.609	102.469	102.371
5.875	104.710	104.610	104.510	5.875	104.610	104.510	104.410	5.250	103.149	103.008	102.910	5.250	103.049	102.908	102.810
5.990	104.916	104.816	104.716	5.990	104.816	104.716	104.616	5.375	103.485	103.343	103.245	5.375	103.385	103.243	103.145
6.000	105.016	104.916	104.816	6.000	104.916	104.816	104.716	5.500	103.772	103.630	103.532	5.500	103.672	103.530	103.432
6.125	104.959	104.859	104.759	6.125	104.859	104.759	104.659	5.625	103.966	103.866	103.766	5.625	103.866	103.766	103.666
6.250	106.295	106.195	106.095	6.250	106.195	106.095	105.995	5.750	104.361	104.261	104.161	5.750	104.261	104.161	104.061

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.875	93.775	93.675	2.750	93.775	93.675	93.575
2.875	94.562	94.462	94.362	2.875	94.462	94.362	94.262
2.990	95.139	95.039	94.939	2.990	95.039	94.939	94.839
3.000	95.239	95.139	95.039	3.000	95.139	95.039	94.939
3.125	95.851	95.751	95.651	3.125	95.751	95.651	95.551
3.250	96.343	96.243	96.143	3.250	96.243	96.143	96.043
3.375	96.871	96.771	96.671	3.375	96.771	96.671	96.571
3.500	97.356	97.256	97.156	3.500	97.256	97.156	97.056
3.625	97.909	97.809	97.709	3.625	97.809	97.709	97.609
3.750	98.402	98.302	98.202	3.750	98.302	98.202	98.102
3.875	98.913	98.813	98.713	3.875	98.813	98.713	98.613
3.990	99.254	99.154	99.054	3.990	99.154	99.054	98.954
4.000	99.354	99.254	99.154	4.000	99.254	99.154	99.054
4.125	99.864	99.764	99.664	4.125	99.764	99.664	99.564
4.250	100.163	100.063	99.963	4.250	100.063	99.963	99.863
4.375	100.575	100.475	100.375	4.375	100.475	100.375	100.275
4.500	101.018	100.918	100.818	4.500	100.918	100.818	100.718
4.625	101.384	101.284	101.184	4.625	101.284	101.184	101.084
4.750	101.845	101.745	101.645	4.750	101.745	101.645	101.545

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	97.512	97.412	97.312	4.250	97.412	97.312	97.212	2.750	93.531	93.431	93.331	2.750	93.431	93.331	93.231
4.375	98.140	98.040	97.940	4.375	98.040	97.940	97.840	2.875	94.218	94.118	94.018	2.875	94.118	94.018	93.918
4.500	98.797	98.697	98.597	4.500	98.697	98.597	98.497	2.990	94.795	94.695	94.595	2.990	94.695	94.595	94.495
4.625	99.279	99.179	99.079	4.625	99.179	99.079	98.979	3.000	94.895	94.795	94.695	3.000	94.795	94.695	94.595
4.750	99.867	99.767	99.667	4.750	99.767	99.667	99.567	3.125	95.507	95.407	95.307	3.125	95.407	95.307	95.207
4.875	100.445	100.345	100.245	4.875	100.345	100.245	100.145	3.250	95.999	95.899	95.799	3.250	95.899	95.799	95.699
4.990	100.850	100.750	100.650	4.990	100.750	100.650	100.550	3.375	96.527	96.427	96.327	3.375	96.427	96.327	96.227
5.000	100.950	100.850	100.750	5.000	100.850	100.750	100.650	3.500	96.731	96.631	96.531	3.500	96.631	96.531	96.431
5.125	100.584	100.484	100.384	5.125	100.484	100.384	100.284	3.625	97.284	97.184	97.084	3.625	97.184	97.084	96.984
5.250	101.004	100.904	100.804	5.250	100.904	100.804	100.704	3.750	97.777	97.677	97.577	3.750	97.677	97.577	97.477
5.375	101.497	101.397	101.297	5.375	101.397	101.297	101.197	3.875	98.288	98.188	98.088	3.875	98.188	98.088	97.988
5.500	101.864	101.764	101.664	5.500	101.764	101.664	101.564	3.990	98.074	97.974	97.874	3.990	97.974	97.874	97.774
5.625	101.089	100.989	100.889	5.625	100.989	100.889	100.789	4.000	98.174	98.074	97.974	4.000	98.074	97.974	97.874
5.750	101.529	101.429	101.329	5.750	101.429	101.329	101.229	4.125	98.684	98.584	98.484	4.125	98.584	98.484	98.384
5.875	101.731	101.631	101.531	5.875	101.631	101.531	101.431	4.250	#N/A	#N/A	#N/A	4.250	#N/A	#N/A	#N/A
5.990	101.787	101.687	101.587	5.990	101.687	101.587	101.487	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.887	101.787	101.687	6.000	101.787	101.687	101.587	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	101.680	101.580	101.480	6.125	101.580	101.480	101.380	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	102.866	102.766	102.666	6.250	102.766	102.666	102.566	4.750	100.665	100.565	100.465	4.750	100.565	100.465	100.365

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

Mortgages with Subordinate Financing			
LTV Range	Credit Score	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; U/W Buyout; escrow waiver



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/4/2018

45 Day Lock Exp.:

7/19/2018

60 Day Lock Exp.:

8/3/2018

W. Rate Sheet Dated: 6/4/2018

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	99.853	99.753	99.653	3.750	98.044	97.943	97.844	2.750	95.375	95.275	95.175	4.250	98.962	98.862	98.762	2.750	95.031	94.931	94.831
4.375	100.481	100.381	100.281	3.875	98.763	98.660	98.563	2.875	96.062	95.962	95.862	4.375	99.590	99.490	99.390	2.875	95.718	95.618	95.518
4.500	101.138	101.038	100.938	3.990	99.335	99.230	99.135	2.990	96.639	96.539	96.439	4.500	100.247	100.147	100.047	2.990	96.295	96.195	96.095
4.625	101.714	101.614	101.514	4.000	99.435	99.330	99.235	3.000	96.739	96.639	96.539	4.625	100.729	100.629	100.529	3.000	96.395	96.295	96.195
4.750	102.302	102.202	102.102	4.125	100.019	99.919	99.819	3.125	97.351	97.251	97.151	4.750	101.317	101.217	101.117	3.125	97.007	96.907	96.807
4.875	102.880	102.780	102.680	4.250	100.619	100.519	100.419	3.250	97.843	97.743	97.643	4.875	101.895	101.795	101.695	3.250	97.499	97.399	97.299
4.990	103.285	103.185	103.085	4.375	101.211	101.111	101.011	3.375	98.371	98.271	98.171	4.990	102.300	102.200	102.100	3.375	98.027	97.927	97.827
5.000	103.385	103.285	103.185	4.500	101.861	101.759	101.661	3.500	98.856	98.756	98.656	5.000	102.400	102.300	102.200	3.500	98.231	98.131	98.031
5.125	104.019	103.919	103.819	4.625	102.439	102.339	102.239	3.625	99.409	99.309	99.209	5.125	102.034	101.934	101.834	3.625	98.784	98.684	98.584
5.250	104.439	104.339	104.239	4.750	102.940	102.837	102.740	3.750	99.902	99.802	99.702	5.250	102.454	102.354	102.254	3.750	99.277	99.177	99.077
5.375	104.932	104.832	104.732	4.875	103.323	103.218	103.123	3.875	100.413	100.313	100.213	5.375	102.947	102.847	102.747	3.875	99.788	99.688	99.588
5.500	105.299	105.199	105.099	4.990	103.563	103.458	103.363	3.990	100.754	100.654	100.554	5.500	103.314	103.214	103.114	3.990	99.574	99.474	99.374
5.625	105.368	105.268	105.168	5.000	103.663	103.558	103.463	4.000	100.854	100.754	100.654	5.625	102.539	102.439	102.339	4.000	99.674	99.574	99.474
5.750	105.808	105.708	105.608	5.125	104.159	104.019	103.921	4.125	101.364	101.264	101.164	5.750	102.979	102.879	102.779	4.125	100.184	100.084	99.984
5.875	106.160	106.060	105.960	5.250	104.599	104.458	104.360	4.250	101.663	101.563	101.463	5.875	103.181	103.081	102.981	4.250	#N/A	#N/A	#N/A
5.990	106.366	106.266	106.166	5.375	104.935	104.793	104.695	4.375	102.075	101.975	101.875	5.990	103.237	103.137	103.037	4.375	#N/A	#N/A	#N/A
6.000	106.466	106.366	106.266	5.500	105.222	105.080	104.982	4.500	102.518	102.418	102.318	6.000	103.337	103.237	103.137	4.500	#N/A	#N/A	#N/A
6.125	106.409	106.309	106.209	5.625	105.416	105.316	105.216	4.625	102.884	102.784	102.684	6.125	103.130	103.030	102.930	4.625	#N/A	#N/A	#N/A
6.250	107.745	107.645	107.545	5.750	105.811	105.711	105.611	4.750	103.345	103.245	103.145	6.250	104.316	104.216	104.116	4.750	102.165	102.065	101.965

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/4/2018

45 Day Lock Exp.: 7/19/2018

60 Day Lock Exp.: 8/3/2018

W. Rate Sheet Dated: 6/4/2018

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	96.946	96.821	96.696	
4.125	97.941	97.816	97.691	
4.250	98.585	98.460	98.335	
4.375	99.254	99.129	99.004	
4.500	99.694	99.569	99.444	
4.625	100.291	100.166	100.041	
4.750	100.755	100.630	100.505	
4.875	101.151	101.026	100.901	
5.000	101.346	101.221	101.096	
5.125	101.542	101.417	101.292	
5.250	101.781	101.656	101.531	
5.375	101.896	101.771	101.646	
5.500	101.996	101.871	101.746	

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	97.130	97.005	96.880	
3.625	97.593	97.468	97.343	
3.750	98.014	97.889	97.764	
3.875	98.622	98.497	98.372	
4.000	98.966	98.841	98.716	
4.125	99.219	99.094	98.969	
4.250	99.505	99.380	99.255	
4.375	99.765	99.640	99.515	
4.500	100.010	99.885	99.760	
4.625	100.245	100.120	99.995	
4.750	100.513	100.388	100.263	

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	97.527	97.402	97.277	
3.375	98.002	97.877	97.752	
3.500	98.447	98.322	98.197	
3.625	98.859	98.734	98.609	
3.750	99.238	99.113	98.988	
3.875	99.586	99.461	99.336	
4.000	99.906	99.781	99.656	
4.125	100.222	100.097	99.972	
4.250	100.540	100.415	100.290	
4.375	100.850	100.725	100.600	
4.500	101.160	101.035	100.910	
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)