



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.: 7/5/2018

45 Day Lock Exp.: 7/20/2018

60 Day Lock Exp.: 8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	98.174	98.024	97.874	3.500	97.585	97.435	97.285	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.707	98.557	98.407	3.625	98.083	97.933	97.783	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.617	99.467	99.317	3.750	99.149	98.999	98.849	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	100.143	99.993	99.843	3.875	99.641	99.491	99.341	2.250	93.761	93.611	93.461	3.500	99.180	99.030	98.880
4.000	100.672	100.522	100.372	4.000	100.134	99.984	99.834	2.375	94.127	93.977	93.827	3.625	99.714	99.564	99.414
4.125	101.193	101.043	100.893	4.125	100.619	100.469	100.319	2.500	93.248	93.098	92.948	Margin = 2.250		Index = 2.230	
4.250	102.029	101.873	101.717	4.250	101.312	101.156	100.999	2.625	94.198	94.048	93.898				
4.375	102.543	102.387	102.230	4.375	101.790	101.634	101.477	2.750	96.754	96.604	96.454				
4.500	102.987	102.831	102.675	4.500	102.199	102.043	101.886	2.875	97.318	97.168	97.018				
4.625	103.387	103.230	103.074	4.625	102.563	102.406	102.250	3.000	97.793	97.643	97.493				
4.750	103.512	103.309	103.137	4.750	102.780	102.577	102.405	3.125	98.267	98.117	97.967				
4.875	103.832	103.629	103.457	4.875	103.179	102.976	102.804	3.250	98.865	98.715	98.565				
5.000	104.396	104.193	104.021	5.000	103.507	103.304	103.132	3.375	99.332	99.182	99.032				
5.125	104.867	104.663	104.492	5.125	103.763	103.559	103.388	3.500	99.802	99.652	99.502				
5.250	105.032	104.891	104.704	5.250	103.894	103.753	103.566	3.625	100.263	100.113	99.963				
5.375	105.282	105.142	104.954	5.375	104.226	104.085	103.897	3.750	100.473	100.323	100.173				
5.500	105.363	105.223	105.035	5.500	104.645	104.504	104.317	3.875	100.927	100.777	100.627				
5.625	105.554	105.413	105.226	5.625	105.000	104.859	104.672	4.000	101.312	101.162	101.012				
5.750	105.793	105.693	105.593	5.750	104.646	104.546	104.446	4.125	101.652	101.502	101.352				

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	96.974	96.824	96.674	3.500	96.585	96.435	96.285	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.507	97.357	97.207	3.625	97.083	96.933	96.783	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	98.417	98.267	98.117	3.750	98.149	97.999	97.849	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	98.943	98.793	98.643	3.875	98.641	98.491	98.341	2.250	92.761	92.611	92.461	3.500	98.180	98.030	97.880
4.000	99.472	99.322	99.172	4.000	99.134	98.984	98.834	2.375	93.127	92.977	92.827	3.625	98.714	98.564	98.414
4.125	99.993	99.843	99.693	4.125	99.619	99.469	99.319	2.500	92.248	92.098	91.948	Margin = 2.250		Index = 2.230	
4.250	100.829	100.673	100.517	4.250	100.312	100.156	99.999	2.625	93.198	93.048	92.898	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.343	101.187	101.030	4.375	100.790	100.634	100.477	2.750	95.754	95.604	95.454	Rate	30 Day	45 Day	60 Day
4.500	101.787	101.631	101.475	4.500	101.199	101.043	100.886	2.875	96.318	96.168	96.018	4.500	100.487	100.237	99.987
4.625	102.187	102.030	101.874	4.625	101.563	101.406	101.250	3.000	96.793	96.643	96.493	4.625	100.887	100.637	100.387
4.750	102.347	102.144	101.972	4.750	101.780	101.577	101.405	3.125	97.267	97.117	96.967	4.750	100.997	100.747	100.497
4.875	102.882	102.679	102.507	4.875	102.179	101.976	101.804	3.250	97.865	97.715	97.565	4.875	101.432	101.182	100.932
5.000	103.246	103.043	102.871	5.000	102.507	102.304	102.132	3.375	98.332	98.182	98.032	5.000	101.796	101.546	101.296
5.125	103.717	103.513	103.342	5.125	102.863	102.659	102.488	3.500	98.802	98.652	98.502	5.125	102.187	101.937	101.687
5.250	104.602	104.461	104.274	5.250	102.894	102.753	102.566	3.625	99.263	99.113	98.963	5.250	101.821	101.571	101.321
5.375	104.852	104.712	104.524	5.375	103.226	103.085	102.897	3.750	99.473	99.323	99.173	5.375	102.078	101.828	101.578
5.500	105.133	104.993	104.805	5.500	103.645	103.504	103.317	3.875	99.927	99.777	99.627	5.500	102.313	102.063	101.813
5.625	105.274	105.133	104.946	5.625	104.000	103.859	103.672	4.000	100.312	100.162	100.012	5.625	102.494	102.244	101.994
5.750	105.563	105.463	105.363	5.750	103.646	103.546	103.446	4.125	100.652	100.502	100.352	5.750	102.773	102.523	102.273

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	99.637	99.387	99.137	4.500	99.379	99.129	98.879
4.750	100.147	99.897	99.647	4.750	99.960	99.710	99.460
5.000	100.946	100.696	100.446	5.000	100.687	100.437	100.187
5.250	102.023	101.773	101.523	5.250	101.802	101.552	101.302
5.500	101.984	101.734	101.484	5.500	101.825	101.575	101.325
5.625	102.297	102.047	101.797	5.625	102.180	101.930	101.680
5.750	102.567	102.317	102.067	5.750	101.826	101.576	101.326
5.875	102.721	102.471	102.221	5.875	102.168	101.918	101.668

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:	6/5/2018	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)



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.:

7/5/2018

45 Day Lock Exp.:

7/20/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	96.008	95.858	95.708	3.250	95.545	95.395	95.245	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.703	96.553	96.403	3.375	96.150	96.000	95.850	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	97.236	97.086	96.936	3.500	96.648	96.498	96.348	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.770	97.620	97.470	3.625	97.146	96.996	96.846	2.250	90.261	90.111	89.961	3.500	98.24	98.092	97.942
3.750	98.773	98.623	98.473	3.750	98.306	98.156	98.006	2.375	90.627	90.477	90.327	3.625	98.78	98.626	98.476
3.875	99.300	99.150	99.000	3.875	98.797	98.647	98.497	2.500	89.748	89.598	89.448	Margin = 2.250		Index = 2.230	
4.000	99.828	99.678	99.528	4.000	99.290	99.140	98.990	2.625	90.698	90.548	90.398				
4.125	100.349	100.199	100.049	4.125	99.775	99.625	99.475	2.750	95.067	94.917	94.767				
4.250	101.092	100.935	100.779	4.250	100.374	100.218	100.062	2.875	95.631	95.481	95.331				
4.375	101.605	101.449	101.293	4.375	100.852	100.696	100.540	3.000	96.105	95.955	95.805				
4.500	102.050	101.894	101.737	4.500	101.261	101.105	100.949	3.125	96.579	96.429	96.279				
4.625	102.449	102.293	102.137	4.625	101.625	101.469	101.313	3.250	97.928	97.778	97.628				
4.750	102.105	101.902	101.730	4.750	101.374	101.171	100.999	3.375	98.395	98.245	98.095				
4.875	102.426	102.223	102.051	4.875	101.773	101.570	101.398	3.500	98.864	98.714	98.564				
5.000	102.990	102.787	102.615	5.000	102.101	101.898	101.726	3.625	99.326	99.176	99.026				
5.125	103.460	103.257	103.085	5.125	102.356	102.153	101.981	3.750	99.629	99.479	99.329				
5.250	102.063	101.923	101.735	5.250	100.925	100.784	100.597	3.875	100.083	99.933	99.783				
5.375	102.314	102.173	101.985	5.375	101.257	101.116	100.929	4.000	100.469	100.319	100.169				
5.500	102.394	102.254	102.066	5.500	101.676	101.535	101.348	4.125	100.809	100.659	100.509				

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	94.808	94.658	94.508	3.250	94.545	94.395	94.245	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.503	95.353	95.203	3.375	95.150	95.000	94.850	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	96.036	95.886	95.736	3.500	95.648	95.498	95.348	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.570	96.420	96.270	3.625	96.146	95.996	95.846	2.250	91.011	90.861	90.711	3.500	97.242	97.092	96.942
3.750	97.573	97.423	97.273	3.750	97.306	97.156	97.006	2.375	91.377	91.227	91.077	3.625	97.776	97.626	97.476
3.875	98.100	97.950	97.800	3.875	97.797	97.647	97.497	2.500	90.498	90.348	90.198	Margin = 2.250		Index = 2.230	
4.000	98.628	98.478	98.328	4.000	98.290	98.140	97.990	2.625	91.448	91.298	91.148	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.149	98.999	98.849	4.125	98.775	98.625	98.475	2.750	94.848	94.698	94.548	Rate	30 Day	45 Day	60 Day
4.250	99.892	99.735	99.579	4.250	99.374	99.218	99.062	2.875	95.412	95.262	95.112	4.500	99.550	99.300	99.050
4.375	100.405	100.249	100.093	4.375	99.852	99.696	99.540	3.000	95.886	95.736	95.586	4.625	99.949	99.699	99.449
4.500	100.850	100.694	100.537	4.500	100.261	100.105	99.949	3.125	96.361	96.211	96.061	4.750	99.591	99.341	99.091
4.625	101.249	101.093	100.937	4.625	100.625	100.469	100.313	3.250	96.396	96.246	96.096	4.875	100.026	99.776	99.526
4.750	100.941	100.738	100.566	4.750	100.374	100.171	99.999	3.375	96.864	96.714	96.564	5.000	100.390	100.140	99.890
4.875	101.476	101.273	101.101	4.875	100.773	100.570	100.398	3.500	97.333	97.183	97.033	5.125	100.780	100.530	100.280
5.000	101.840	101.637	101.465	5.000	101.101	100.898	100.726	3.625	97.795	97.645	97.495	5.250	98.852	98.602	98.352
5.125	102.310	102.107	101.935	5.125	101.456	101.253	101.081	3.750	97.285	97.135	96.985	5.375	99.110	98.860	98.610
5.250	101.633	101.493	101.305	5.250	99.925	99.784	99.597	3.875	97.740	97.590	97.440	5.500	99.344	99.094	98.844
5.375	101.884	101.743	101.555	5.375	100.257	100.116	99.929	4.000	98.125	97.975	97.825	5.625	99.525	99.275	99.025
5.500	102.164	102.024	101.836	5.500	100.676	100.535	100.348	4.125	98.465	98.315	98.165	5.750	99.336	99.086	98.836

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	98.700	98.450	98.200	4.500	98.441	98.191	97.941
4.750	98.741	98.491	98.241	4.750	98.554	98.304	98.054
5.000	99.540	99.290	99.040	5.000	99.281	99.031	98.781
5.250	99.054	98.804	98.554	5.250	98.833	98.583	98.333
5.500	99.015	98.765	98.515	5.500	98.856	98.606	98.356
5.625	99.328	99.078	98.828	5.625	99.211	98.961	98.711
5.750	99.130	98.880	98.630	5.750	98.389	98.139	97.889
5.875	99.283	99.033	98.783	5.875	98.730	98.480	98.230

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:	6/5/2018 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)



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.:

7/5/2018

45 Day Lock Exp.:

7/20/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	99.268	99.168	99.068	4.500	101.526	101.426	101.326	2.875	95.974	95.874	95.774	2.875	96.781	96.681	96.581
4.250	99.948	99.848	99.748	4.625	102.148	102.048	101.948	2.990	96.399	96.299	96.199	2.990	97.018	96.918	96.818
4.375	100.535	100.435	100.335	4.750	102.687	102.587	102.487	3.000	96.499	96.399	96.299	3.000	97.118	97.018	96.918
4.500	101.069	100.969	100.869	4.875	103.080	102.980	102.880	3.125	97.025	96.925	96.825	3.125	97.461	97.361	97.261
4.625	101.668	101.568	101.468	4.990	103.323	103.223	103.123	3.250	97.728	97.628	97.528	3.250	98.380	98.280	98.180
4.750	102.274	102.174	102.074	5.000	103.423	103.323	103.223	3.375	98.268	98.168	98.068	3.375	98.726	98.626	98.526
4.875	102.792	102.692	102.592	5.125	103.945	103.843	103.741	3.500	98.796	98.696	98.596	3.500	99.077	98.977	98.877
4.990	102.900	102.800	102.700	5.250	104.459	104.357	104.255	3.625	99.338	99.238	99.138	3.625	99.408	99.308	99.208
5.000	103.000	102.900	102.800	5.375	104.803	104.700	104.599	3.750	99.732	99.632	99.532	3.750	100.088	99.988	99.888
5.125	103.616	103.516	103.416	5.500	105.077	104.975	104.873	3.875	100.157	100.057	99.957	3.875	100.423	100.323	100.223
5.250	104.281	104.181	104.081	5.625	105.326	105.223	105.122	3.990	100.535	100.435	100.335	3.990	100.655	100.555	100.455
5.375	104.738	104.638	104.538	5.750	105.648	105.545	105.444	4.000	100.635	100.535	100.435	4.000	100.755	100.655	100.555
5.500	105.082	104.982	104.882	5.875	105.964	105.862	105.760	4.125	101.129	101.029	100.929	4.125	101.070	100.970	100.870
5.625	105.363	105.263	105.163	5.990	106.144	106.042	105.940	4.250	101.427	101.327	101.227	4.250	101.428	101.323	101.213
5.750	105.818	105.718	105.618	6.000	106.244	106.142	106.040	4.375	101.766	101.666	101.566	4.375	101.749	101.643	101.534
5.875	106.225	106.125	106.025	6.125	106.474	106.371	106.269	4.500	102.213	102.113	102.013	4.500	102.026	101.920	101.811
5.990	106.483	106.383	106.283	6.250	106.685	106.575	106.465	4.625	102.623	102.523	102.423	4.625	102.279	102.174	102.064
6.000	106.583	106.483	106.383	6.375	106.983	106.873	106.762	4.750	102.875	102.775	102.675	4.750	102.445	102.339	102.230
6.125	106.869	106.769	106.669	6.500	N/A	N/A	N/A	4.875	103.112	103.012	102.912	4.875	102.610	102.505	102.395

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	97.808	97.708	97.608	2.875	95.714	95.614	95.514
4.250	98.568	98.468	98.368	2.990	96.031	95.931	95.831
4.375	99.173	99.073	98.973	3.000	96.131	96.031	95.931
4.500	99.724	99.624	99.524	3.125	96.549	96.449	96.349
4.625	100.256	100.156	100.056	3.250	97.138	97.038	96.938
4.750	100.935	100.835	100.735	3.375	97.579	97.479	97.379
4.875	101.470	101.370	101.270	3.500	98.009	97.909	97.809
4.990	101.874	101.774	101.674	3.625	98.434	98.334	98.234
5.000	101.974	101.874	101.774	3.750	98.830	98.730	98.630
5.125	102.215	102.115	102.015	3.875	99.257	99.157	99.057
5.250	102.579	102.476	102.375	3.990	99.569	99.469	99.369
5.375	103.073	102.970	102.868	4.000	99.669	99.569	99.469
5.500	103.549	103.446	103.345	4.125	100.075	99.975	99.875
5.625	103.756	103.654	103.552	4.250	100.279	100.179	100.079
5.750	103.963	103.861	103.759	4.375	100.472	100.372	100.272
5.875	102.800	102.698	102.596	4.500	100.632	100.532	100.432
5.990	103.151	103.048	102.947	4.625	100.961	100.861	100.761
6.000	103.251	103.148	103.047	4.750	101.125	101.025	100.925
6.125	103.495	103.392	103.290	4.875	101.280	101.180	101.080

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

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

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

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

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

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

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

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.:

7/5/2018

45 Day Lock Exp.:

7/20/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	98.043	97.943	97.843	4.125	96.114	96.014	95.914	4.500	100.076	99.976	99.876	4.500	98.728	98.628	98.528
4.375	98.602	98.502	98.402	4.250	97.156	97.056	96.956	4.625	100.698	100.598	100.498	4.625	99.171	99.071	98.971
4.500	99.141	99.041	98.941	4.375	97.787	97.687	97.587	4.750	101.237	101.137	101.037	4.750	100.068	99.968	99.868
4.625	99.884	99.784	99.684	4.500	98.425	98.325	98.225	4.875	101.630	101.530	101.430	4.875	100.595	100.495	100.395
4.750	100.593	100.493	100.393	4.625	99.431	99.331	99.231	4.990	101.873	101.773	101.673	4.990	100.962	100.862	100.762
4.875	101.091	100.991	100.891	4.750	100.394	100.294	100.194	5.000	101.973	101.873	101.773	5.000	101.062	100.962	100.862
4.990	101.450	101.350	101.250	4.875	100.959	100.859	100.759	5.125	102.495	102.393	102.291	5.125	101.441	101.341	101.241
5.000	101.550	101.450	101.350	4.990	101.366	101.266	101.166	5.250	103.009	102.907	102.805	5.250	102.122	102.022	101.922
5.125	102.166	102.066	101.966	5.000	101.466	101.366	101.266	5.375	103.353	103.250	103.149	5.375	102.609	102.509	102.409
5.250	102.831	102.731	102.631	5.125	101.911	101.811	101.711	5.500	103.627	103.525	103.423	5.500	102.952	102.852	102.752
5.375	103.288	103.188	103.088	5.250	102.821	102.721	102.621	5.625	103.876	103.773	103.672	5.625	103.285	103.185	103.085
5.500	103.632	103.532	103.432	5.375	103.341	103.241	103.141	5.750	104.198	104.095	103.994	5.750	103.619	103.519	103.419
5.625	103.913	103.813	103.713	5.500	103.723	103.623	103.523	5.875	104.514	104.412	104.310	5.875	104.043	103.943	103.843
5.750	104.368	104.268	104.168	5.625	104.035	103.935	103.835	5.990	104.694	104.592	104.490	5.990	104.320	104.220	104.120
5.875	104.775	104.675	104.575	5.750	104.749	104.649	104.549	6.000	104.794	104.692	104.590	6.000	104.420	104.320	104.220
5.990	105.033	104.933	104.833	5.875	105.213	105.113	105.013	6.125	105.024	104.921	104.819	6.125	104.727	104.627	104.527
6.000	105.133	105.033	104.933	5.990	105.508	105.408	105.308	6.250	105.235	105.125	105.015	6.250	104.902	104.792	104.681
6.125	105.419	105.319	105.219	6.000	105.608	105.508	105.408	6.375	105.533	105.423	105.312	6.375	105.302	105.192	105.081
6.250	105.722	105.618	105.515	6.125	105.922	105.822	105.722	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	95.714	95.614	95.514	3.000	93.347	93.247	93.147	3.000	95.618	95.518	95.418	3.000	93.130	93.030	92.930
2.990	96.031	95.931	95.831	3.125	94.021	93.921	93.821	3.125	95.961	95.861	95.761	3.125	93.813	93.713	93.613
3.000	96.131	96.031	95.931	3.250	94.409	94.309	94.209	3.250	96.880	96.780	96.680	3.250	94.212	94.112	94.012
3.125	96.549	96.449	96.349	3.375	95.042	94.942	94.842	3.375	97.226	97.126	97.026	3.375	94.835	94.735	94.635
3.250	97.138	97.038	96.938	3.500	95.708	95.608	95.508	3.500	97.577	97.477	97.377	3.500	95.511	95.411	95.311
3.375	97.579	97.479	97.379	3.625	96.374	96.274	96.174	3.625	97.908	97.808	97.708	3.625	96.167	96.067	95.967
3.500	98.009	97.909	97.809	3.750	96.777	96.677	96.577	3.750	98.588	98.488	98.388	3.750	96.580	96.480	96.380
3.625	98.434	98.334	98.234	3.875	97.461	97.361	97.261	3.875	98.923	98.823	98.723	3.875	97.254	97.154	97.054
3.750	98.830	98.730	98.630	3.990	98.000	97.900	97.800	3.990	99.155	99.055	98.955	3.990	97.792	97.692	97.592
3.875	99.257	99.157	99.057	4.000	98.100	98.000	97.900	4.000	99.255	99.155	99.055	4.000	97.892	97.792	97.692
3.990	99.569	99.469	99.369	4.125	98.734	98.634	98.534	4.125	99.570	99.470	99.370	4.125	98.516	98.416	98.316
4.000	99.669	99.569	99.469	4.250	99.064	98.964	98.864	4.250	99.928	99.823	99.713	4.250	98.847	98.747	98.647
4.125	100.075	99.975	99.875	4.375	99.385	99.285	99.185	4.375	100.249	100.143	100.034	4.375	99.167	99.067	98.967
4.250	100.279	100.179	100.079	4.500	99.963	99.863	99.763	4.500	100.526	100.420	100.311	4.500	99.725	99.625	99.525
4.375	100.472	100.372	100.272	4.625	100.494	100.394	100.294	4.625	100.779	100.674	100.564	4.625	100.257	100.157	100.057
4.500	100.632	100.532	100.432	4.750	100.774	100.674	100.574	4.750	100.945	100.839	100.730	4.750	100.536	100.436	100.336
4.625	100.961	100.861	100.761	4.875	101.037	100.937	100.837	4.875	101.110	101.005	100.895	4.875	100.799	100.699	100.599
4.750	101.125	101.025	100.925	4.990	101.171	101.071	100.971	4.990	101.142	101.037	100.927	4.990	100.924	100.824	100.724
4.875	101.280	101.180	101.080	5.000	101.271	101.171	101.071	5.000	101.242	101.137	101.027	5.000	101.024	100.924	100.824

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
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	-1.000	-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

*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%	75.01 - 80.00%	80.01 - 85.00%
≥ 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	
NY		High Balance	-1.500
TX		Escrow Waiver	0.000
All Subordinate Financing		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		



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.:

7/5/2018

45 Day Lock Exp.:

7/20/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	99.948	99.848	99.748	3.750	97.984	97.880	97.784	2.750	95.258	95.153	95.058
4.375	100.535	100.435	100.335	3.875	98.693	98.587	98.493	2.875	95.946	95.839	95.746
4.500	101.116	101.016	100.916	3.990	99.279	99.171	99.079	2.990	96.522	96.415	96.322
4.625	101.697	101.597	101.497	4.000	99.379	99.271	99.179	3.000	96.622	96.515	96.422
4.750	102.289	102.189	102.089	4.125	99.976	99.876	99.776	3.125	97.234	97.125	97.034
4.875	102.869	102.769	102.669	4.250	100.588	100.488	100.388	3.250	97.728	97.618	97.528
4.990	103.278	103.178	103.078	4.375	101.183	101.081	100.983	3.375	98.268	98.157	98.068
5.000	103.378	103.278	103.178	4.500	101.845	101.739	101.645	3.500	98.809	98.705	98.609
5.125	104.027	103.927	103.827	4.625	102.455	102.349	102.255	3.625	99.362	99.257	99.162
5.250	104.449	104.349	104.249	4.750	102.958	102.850	102.758	3.750	99.856	99.750	99.656
5.375	104.944	104.844	104.744	4.875	103.363	103.253	103.163	3.875	100.367	100.261	100.167
5.500	105.312	105.212	105.112	4.990	103.606	103.495	103.406	3.990	100.773	100.673	100.573
5.625	105.407	105.307	105.207	5.000	103.706	103.595	103.506	4.000	100.873	100.773	100.673
5.750	105.826	105.726	105.626	5.125	104.199	104.052	103.941	4.125	101.386	101.286	101.186
5.875	106.178	106.078	105.978	5.250	104.641	104.493	104.382	4.250	101.684	101.584	101.484
5.990	106.383	106.283	106.183	5.375	104.988	104.840	104.729	4.375	102.097	101.997	101.897
6.000	106.483	106.383	106.283	5.500	105.247	105.099	104.988	4.500	102.409	102.309	102.209
6.125	106.619	106.519	106.419	5.625	105.412	105.312	105.212	4.625	102.775	102.675	102.575
6.250	107.950	107.850	107.750	5.750	105.808	105.708	105.608	4.750	103.238	103.138	103.038

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	99.057	98.957	98.857	2.750	94.914	94.809	94.714
4.375	99.644	99.544	99.444	2.875	95.602	95.495	95.402
4.500	100.225	100.125	100.025	2.990	96.178	96.071	95.978
4.625	100.712	100.612	100.512	3.000	96.278	96.171	96.078
4.750	101.304	101.204	101.104	3.125	96.890	96.781	96.690
4.875	101.884	101.784	101.684	3.250	97.384	97.274	97.184
4.990	102.293	102.193	102.093	3.375	97.924	97.813	97.724
5.000	102.393	102.293	102.193	3.500	98.184	98.080	97.984
5.125	102.042	101.942	101.842	3.625	98.737	98.632	98.537
5.250	102.464	102.364	102.264	3.750	99.231	99.125	99.031
5.375	102.959	102.859	102.759	3.875	99.742	99.636	99.542
5.500	103.327	103.227	103.127	3.990	99.593	99.493	99.393
5.625	102.578	102.478	102.378	4.000	99.693	99.593	99.493
5.750	102.997	102.897	102.797	4.125	100.206	100.106	100.006
5.875	103.199	103.099	102.999	4.250	100.504	100.404	100.304
5.990	103.254	103.154	103.054	4.375	#N/A	#N/A	#N/A
6.000	103.354	103.254	103.154	4.500	#N/A	#N/A	#N/A
6.125	103.340	103.240	103.140	4.625	#N/A	#N/A	#N/A
6.250	104.521	104.421	104.321	4.750	#N/A	#N/A	#N/A

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

lockdesk@afrownhouse.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/5/2018

45 Day Lock Exp.: 7/20/2018

60 Day Lock Exp.: 8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	98.374	98.274	98.174	4.250	98.274	98.174	98.074	3.750	96.534	96.430	96.334	3.750	96.434	96.330	96.234
4.375	99.005	98.905	98.805	4.375	98.905	98.805	98.705	3.875	97.243	97.137	97.043	3.875	97.143	97.037	96.943
4.500	99.666	99.566	99.466	4.500	99.566	99.466	99.366	3.990	97.829	97.721	97.629	3.990	97.729	97.621	97.529
4.625	100.247	100.147	100.047	4.625	100.147	100.047	99.947	4.000	97.929	97.821	97.729	4.000	97.829	97.721	97.629
4.750	100.839	100.739	100.639	4.750	100.739	100.639	100.539	4.125	98.526	98.426	98.326	4.125	98.426	98.326	98.226
4.875	101.419	101.319	101.219	4.875	101.319	101.219	101.119	4.250	99.138	99.038	98.938	4.250	99.038	98.938	98.838
4.990	101.828	101.728	101.628	4.990	101.728	101.628	101.528	4.375	99.733	99.631	99.533	4.375	99.633	99.531	99.433
5.000	101.928	101.828	101.728	5.000	101.828	101.728	101.628	4.500	100.395	100.289	100.195	4.500	100.295	100.189	100.095
5.125	102.577	102.477	102.377	5.125	102.477	102.377	102.277	4.625	101.005	100.899	100.805	4.625	100.905	100.799	100.705
5.250	102.999	102.899	102.799	5.250	102.899	102.799	102.699	4.750	101.508	101.400	101.308	4.750	101.408	101.300	101.208
5.375	103.494	103.394	103.294	5.375	103.394	103.294	103.194	4.875	101.913	101.803	101.713	4.875	101.813	101.703	101.613
5.500	103.862	103.762	103.662	5.500	103.762	103.662	103.562	4.990	102.156	102.045	101.956	4.990	102.056	101.945	101.856
5.625	103.957	103.857	103.757	5.625	103.857	103.757	103.657	5.000	102.256	102.145	102.056	5.000	102.156	102.045	101.956
5.750	104.376	104.276	104.176	5.750	104.276	104.176	104.076	5.125	102.749	102.602	102.491	5.125	102.649	102.502	102.391
5.875	104.728	104.628	104.528	5.875	104.628	104.528	104.428	5.250	103.191	103.043	102.932	5.250	103.091	102.943	102.832
5.990	104.933	104.833	104.733	5.990	104.833	104.733	104.633	5.375	103.538	103.390	103.279	5.375	103.438	103.290	103.179
6.000	105.033	104.933	104.833	6.000	104.933	104.833	104.733	5.500	103.797	103.649	103.538	5.500	103.697	103.549	103.438
6.125	105.169	105.069	104.969	6.125	105.069	104.969	104.869	5.625	103.962	103.862	103.762	5.625	103.862	103.762	103.662
6.250	106.500	106.400	106.300	6.250	106.400	106.300	106.200	5.750	104.358	104.258	104.158	5.750	104.258	104.158	104.058

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.758	93.653	93.558	2.750	93.658	93.553	93.458
2.875	94.446	94.339	94.246	2.875	94.346	94.239	94.146
2.990	95.022	94.915	94.822	2.990	94.922	94.815	94.722
3.000	95.122	95.015	94.922	3.000	95.022	94.915	94.822
3.125	95.734	95.625	95.534	3.125	95.634	95.525	95.434
3.250	96.226	96.116	96.026	3.250	96.126	96.016	95.926
3.375	96.755	96.644	96.555	3.375	96.655	96.544	96.455
3.500	97.309	97.205	97.109	3.500	97.209	97.105	97.009
3.625	97.862	97.757	97.662	3.625	97.762	97.657	97.562
3.750	98.356	98.250	98.156	3.750	98.256	98.150	98.056
3.875	98.867	98.761	98.667	3.875	98.767	98.661	98.567
3.990	99.273	99.173	99.073	3.990	99.173	99.073	98.973
4.000	99.373	99.273	99.173	4.000	99.273	99.173	99.073
4.125	99.886	99.786	99.686	4.125	99.786	99.686	99.586
4.250	100.184	100.084	99.984	4.250	100.084	99.984	99.884
4.375	100.597	100.497	100.397	4.375	100.497	100.397	100.297
4.500	100.909	100.809	100.709	4.500	100.809	100.709	100.609
4.625	101.275	101.175	101.075	4.625	101.175	101.075	100.975
4.750	101.738	101.638	101.538	4.750	101.638	101.538	101.438

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	97.483	97.383	97.283	4.250	97.383	97.283	97.183	2.750	93.414	93.309	93.214	2.750	93.314	93.209	93.114
4.375	98.114	98.014	97.914	4.375	98.014	97.914	97.814	2.875	94.102	93.995	93.902	2.875	94.002	93.895	93.802
4.500	98.775	98.675	98.575	4.500	98.675	98.575	98.475	2.990	94.678	94.571	94.478	2.990	94.578	94.471	94.378
4.625	99.262	99.162	99.062	4.625	99.162	99.062	98.962	3.000	94.778	94.671	94.578	3.000	94.678	94.571	94.478
4.750	99.854	99.754	99.654	4.750	99.754	99.654	99.554	3.125	95.390	95.281	95.190	3.125	95.290	95.181	95.090
4.875	100.434	100.334	100.234	4.875	100.334	100.234	100.134	3.250	95.882	95.772	95.682	3.250	95.782	95.672	95.582
4.990	100.843	100.743	100.643	4.990	100.743	100.643	100.543	3.375	96.411	96.300	96.211	3.375	96.311	96.200	96.111
5.000	100.943	100.843	100.743	5.000	100.843	100.743	100.643	3.500	96.684	96.580	96.484	3.500	96.584	96.480	96.384
5.125	100.592	100.492	100.392	5.125	100.492	100.392	100.292	3.625	97.237	97.132	97.037	3.625	97.137	97.032	96.937
5.250	101.014	100.914	100.814	5.250	100.914	100.814	100.714	3.750	97.731	97.625	97.531	3.750	97.631	97.525	97.431
5.375	101.509	101.409	101.309	5.375	101.409	101.309	101.209	3.875	98.242	98.136	98.042	3.875	98.142	98.036	97.942
5.500	101.877	101.777	101.677	5.500	101.777	101.677	101.577	3.990	98.093	97.993	97.893	3.990	97.993	97.893	97.793
5.625	101.128	101.028	100.928	5.625	101.028	100.928	100.828	4.000	98.193	98.093	97.993	4.000	98.093	97.993	97.893
5.750	101.547	101.447	101.347	5.750	101.447	101.347	101.247	4.125	98.706	98.606	98.506	4.125	98.606	98.506	98.406
5.875	101.749	101.649	101.549	5.875	101.649	101.549	101.449	4.250	99.004	98.904	98.804	4.250	98.904	98.804	98.704
5.990	101.804	101.704	101.604	5.990	101.704	101.604	101.504	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.904	101.804	101.704	6.000	101.804	101.704	101.604	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	101.890	101.790	101.690	6.125	101.790	101.690	101.590	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	103.071	102.971	102.871	6.250	102.971	102.871	102.771	4.750	#N/A	#N/A	#N/A	4.750	#N/A	#N/A	#N/A

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/5/2018

45 Day Lock Exp.:

7/20/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	99.824	99.724	99.624	3.750	97.984	97.880	97.784	2.750	95.258	95.153	95.058	4.250	98.933	98.833	98.733	2.750	94.914	94.809	94.714
4.375	100.455	100.355	100.255	3.875	98.693	98.587	98.493	2.875	95.946	95.839	95.746	4.375	99.564	99.464	99.364	2.875	95.602	95.495	95.402
4.500	101.116	101.016	100.916	3.990	99.279	99.171	99.079	2.990	96.522	96.415	96.322	4.500	100.225	100.125	100.025	2.990	96.178	96.071	95.978
4.625	101.697	101.597	101.497	4.000	99.379	99.271	99.179	3.000	96.622	96.515	96.422	4.625	100.712	100.612	100.512	3.000	96.278	96.171	96.078
4.750	102.289	102.189	102.089	4.125	99.976	99.876	99.776	3.125	97.234	97.125	97.034	4.750	101.304	101.204	101.104	3.125	96.890	96.781	96.690
4.875	102.869	102.769	102.669	4.250	100.588	100.488	100.388	3.250	97.726	97.616	97.526	4.875	101.884	101.784	101.684	3.250	97.382	97.272	97.182
4.990	103.278	103.178	103.078	4.375	101.183	101.081	100.983	3.375	98.255	98.144	98.055	4.990	102.293	102.193	102.093	3.375	97.911	97.800	97.711
5.000	103.378	103.278	103.178	4.500	101.845	101.739	101.645	3.500	98.809	98.705	98.609	5.000	102.393	102.293	102.193	3.500	98.184	98.080	97.984
5.125	104.027	103.927	103.827	4.625	102.455	102.349	102.255	3.625	99.362	99.257	99.162	5.125	102.042	101.942	101.842	3.625	98.737	98.632	98.537
5.250	104.449	104.349	104.249	4.750	102.958	102.850	102.758	3.750	99.856	99.750	99.656	5.250	102.464	102.364	102.264	3.750	99.231	99.125	99.031
5.375	104.944	104.844	104.744	4.875	103.363	103.253	103.163	3.875	100.367	100.261	100.167	5.375	102.959	102.859	102.759	3.875	99.742	99.636	99.542
5.500	105.312	105.212	105.112	4.990	103.606	103.495	103.406	3.990	100.773	100.673	100.573	5.500	103.327	103.227	103.127	3.990	99.593	99.493	99.393
5.625	105.407	105.307	105.207	5.000	103.706	103.595	103.506	4.000	100.873	100.773	100.673	5.625	102.578	102.478	102.378	4.000	99.693	99.593	99.493
5.750	105.826	105.726	105.626	5.125	104.199	104.052	103.941	4.125	101.386	101.286	101.186	5.750	102.997	102.897	102.797	4.125	100.206	100.106	100.006
5.875	106.178	106.078	105.978	5.250	104.641	104.493	104.382	4.250	101.684	101.584	101.484	5.875	103.199	103.099	102.999	4.250	100.504	100.404	100.304
5.990	106.383	106.283	106.183	5.375	104.988	104.840	104.729	4.375	102.097	101.997	101.897	5.990	103.254	103.154	103.054	4.375	#N/A	#N/A	#N/A
6.000	106.483	106.383	106.283	5.500	105.247	105.099	104.988	4.500	102.409	102.309	102.209	6.000	103.354	103.254	103.154	4.500	#N/A	#N/A	#N/A
6.125	106.619	106.519	106.419	5.625	105.412	105.312	105.212	4.625	102.775	102.675	102.575	6.125	103.340	103.240	103.140	4.625	#N/A	#N/A	#N/A
6.250	107.950	107.850	107.750	5.750	105.808	105.708	105.608	4.750	103.238	103.138	103.038	6.250	104.521	104.421	104.321	4.750	#N/A	#N/A	#N/A

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.: 7/5/2018

45 Day Lock Exp.: 7/20/2018

60 Day Lock Exp.: 8/6/2018

W. Rate Sheet Dated: 6/5/2018

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	96.939	96.814	96.689	
4.125	97.939	97.814	97.689	
4.250	98.584	98.459	98.334	
4.375	99.254	99.129	99.004	
4.500	99.696	99.571	99.446	
4.625	100.294	100.169	100.044	
4.750	100.760	100.635	100.510	
4.875	101.197	101.072	100.947	
5.000	101.389	101.264	101.139	
5.125	101.592	101.467	101.342	
5.250	101.819	101.694	101.569	
5.375	101.933	101.808	101.683	
5.500	102.027	101.902	101.777	

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	97.125	97.000	96.875	
3.625	97.587	97.462	97.337	
3.750	98.008	97.883	97.758	
3.875	98.616	98.491	98.366	
4.000	98.960	98.835	98.710	
4.125	99.214	99.089	98.964	
4.250	99.500	99.375	99.250	
4.375	99.760	99.635	99.510	
4.500	100.006	99.881	99.756	
4.625	100.243	100.118	99.993	
4.750	100.511	100.386	100.261	

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	97.512	97.387	97.262	
3.375	97.987	97.862	97.737	
3.500	98.433	98.308	98.183	
3.625	98.845	98.720	98.595	
3.750	99.224	99.099	98.974	
3.875	99.573	99.448	99.323	
4.000	99.893	99.768	99.643	
4.125	100.212	100.087	99.962	
4.250	100.531	100.406	100.281	
4.375	100.841	100.716	100.591	
4.500	101.151	101.026	100.901	
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)