



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.: **7/6/2017**45 Day Lock Exp.: **7/21/2017**60 Day Lock Exp.: **8/7/2017**W. Rate Sheet Dated: **6/6/2017**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
3.250	101.253	101.097	100.941	3.250	101.180	101.024	100.867	1.875	N/A	N/A	N/A	3.125	101.904	101.754	101.604
3.375	101.704	101.547	101.391	3.375	101.595	101.439	101.282	2.000	N/A	N/A	N/A	3.250	101.641	101.491	101.341
3.500	102.150	101.993	101.837	3.500	102.005	101.849	101.693	2.125	N/A	N/A	N/A	3.375	102.050	101.900	101.750
3.625	102.552	102.396	102.240	3.625	102.372	102.216	102.060	2.250	97.581	97.431	97.281	3.500	102.454	102.304	102.154
3.750	103.481	103.325	103.168	3.750	103.408	103.252	103.095	2.375	97.975	97.825	97.675	3.625	102.857	102.707	102.557
3.875	103.920	103.764	103.608	3.875	103.812	103.655	103.499	2.500	98.364	98.214	98.064	Margin = 2.250		Index = 1.160	
4.000	104.353	104.196	104.040	4.000	104.208	104.052	103.896	2.625	98.705	98.555	98.405				
4.125	104.674	104.518	104.362	4.125	104.494	104.338	104.182	2.750	101.059	100.909	100.759				
4.250	104.897	104.741	104.600	4.250	104.824	104.668	104.527	2.875	101.447	101.297	101.147				
4.375	105.262	105.105	104.965	4.375	105.153	104.997	104.856	3.000	101.822	101.672	101.522				
4.500	105.591	105.434	105.294	4.500	105.446	105.290	105.149	3.125	102.148	101.998	101.848				
4.625	105.849	105.693	105.553	4.625	105.669	105.513	105.373	3.250	102.958	102.808	102.658				
4.750	105.963	105.807	105.666	4.750	105.890	105.734	105.593	3.375	103.281	103.131	102.981				
4.875	106.257	106.101	105.961	4.875	106.149	105.992	105.852	3.500	103.568	103.418	103.268				
5.000	106.517	106.361	106.221	5.000	106.373	106.217	106.076	3.625	103.783	103.633	103.483				
5.125	106.987	106.830	106.690	5.125	106.807	106.650	106.510	3.750	104.009	103.859	103.709				
5.250	106.929	106.829	106.729	5.250	106.856	106.756	106.656	3.875	104.261	104.111	103.961				
5.375	107.223	107.123	107.023	5.375	107.114	107.014	106.914	4.000	104.478	104.328	104.178				
5.500	107.483	107.383	107.283	5.500	107.338	107.238	107.138	4.125	104.633	104.483	104.333				

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
3.250	100.373	100.217	100.061	3.250	100.300	100.144	99.987	1.875	N/A	N/A	N/A	3.125	101.024	100.874	100.724
3.375	100.824	100.667	100.511	3.375	100.715	100.559	100.402	2.000	N/A	N/A	N/A	3.250	100.761	100.611	100.461
3.500	101.270	101.113	100.957	3.500	101.125	100.969	100.813	2.125	N/A	N/A	N/A	3.375	101.170	101.020	100.870
3.625	101.672	101.516	101.360	3.625	101.492	101.336	101.180	2.250	96.701	96.551	96.401	3.500	101.574	101.424	101.274
3.750	102.601	102.445	102.288	3.750	102.528	102.372	102.215	2.375	97.095	96.945	96.795	3.625	101.977	101.827	101.677
3.875	103.040	102.884	102.728	3.875	102.932	102.775	102.619	2.500	97.484	97.334	97.184	Margin = 2.250		Index = 1.160	
4.000	103.473	103.316	103.160	4.000	103.328	103.172	103.016	2.625	97.825	97.675	97.525	30 Year OTC			
4.125	103.794	103.638	103.482	4.125	103.614	103.458	103.302	2.750	100.179	100.029	99.879	Rate	30 Day	45 Day	60 Day
4.250	104.017	103.861	103.720	4.250	103.944	103.788	103.647	2.875	100.567	100.417	100.267	3.500	99.430	99.180	98.930
4.375	104.382	104.225	104.085	4.375	104.273	104.117	103.976	3.000	100.942	100.792	100.642	4.000	101.633	101.383	101.133
4.500	104.711	104.554	104.414	4.500	104.566	104.410	104.269	3.125	101.268	101.118	100.968	4.500	102.871	102.621	102.371
4.625	104.969	104.813	104.673	4.625	104.789	104.633	104.493	3.250	102.078	101.928	101.778	5.000	103.797	103.547	103.297
4.750	105.083	104.927	104.786	4.750	105.010	104.854	104.713	3.375	102.401	102.251	102.101	5.500	104.763	104.513	104.263
4.875	105.377	105.221	105.081	4.875	105.269	105.112	104.972	3.500	102.688	102.538	102.388	15 Year OTC			
5.000	105.637	105.481	105.341	5.000	105.493	105.337	105.196	3.625	102.903	102.753	102.603	Rate	30 Day	45 Day	60 Day
5.125	106.107	105.950	105.810	5.125	105.927	105.770	105.630	3.750	103.129	102.979	102.829	2.500	95.644	95.394	95.144
5.250	106.049	105.949	105.849	5.250	105.976	105.876	105.776	3.875	103.381	103.231	103.081	3.000	99.102	98.852	98.602
5.375	106.343	106.243	106.143	5.375	106.234	106.134	106.034	4.000	103.598	103.448	103.298	3.500	100.848	100.598	100.348
5.500	106.603	106.503	106.403	5.500	106.458	106.358	106.258	4.125	103.753	103.603	103.453	4.000	101.758	101.508	101.258

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
				Loan Size	Standard	Streamline
FICO 720 +	0.625	\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500	-0.900
FICO 660 - 719	0.375	\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000	-0.650
FICO 640 - 659	-0.500	\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750	-0.500
FICO 620 - 639	-1.000	\$125,001 - \$175,000	-0.375	\$125,001 - \$175,000	-0.500	-0.300
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300	-0.200
NY	-0.250	\$275,001 up to HB	0.375	\$175,001 - \$275,000	-0.300	-0.200
Non Owner Occupancy	-2.000			\$275,001 - Up to HB	-0.200	-0.150
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-0.500
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:	6/6/2017	4.500%

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

7/6/2017

7/21/2017

8/7/2017

W. Rate Sheet Dated: 6/6/2017

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	99.722	99.566	99.409	3.250	99.649	99.492	99.336	1.875	N/A	N/A	N/A	3.125	100.03	99.879	99.729
3.375	100.172	100.016	99.860	3.375	100.064	99.907	99.751	2.000	N/A	N/A	N/A	3.250	100.11	99.960	99.810
3.500	100.618	100.462	100.306	3.500	100.474	100.318	100.161	2.125	N/A	N/A	N/A	3.375	100.52	100.369	100.219
3.625	101.021	100.865	100.708	3.625	100.841	100.685	100.528	2.250	95.581	95.431	95.281	3.500	100.92	100.773	100.623
3.750	101.575	101.418	101.262	3.750	101.502	101.345	101.189	2.375	95.975	95.825	95.675	3.625	101.33	101.176	101.026
3.875	102.014	101.858	101.702	3.875	101.905	101.749	101.593	2.500	96.364	96.214	96.064	Margin = 2.250		Index = 1.160	
4.000	102.446	102.290	102.134	4.000	102.302	102.146	101.989	2.625	96.705	96.555	96.405				
4.125	102.768	102.612	102.456	4.125	102.588	102.432	102.276	2.750	99.184	99.034	98.884				
4.250	102.022	101.866	101.725	4.250	101.949	101.793	101.652	2.875	99.572	99.422	99.272				
4.375	102.387	102.230	102.090	4.375	102.278	102.122	101.981	3.000	99.947	99.797	99.647				
4.500	102.716	102.559	102.419	4.500	102.571	102.415	102.274	3.125	100.273	100.123	99.973				
4.625	102.974	102.818	102.678	4.625	102.794	102.638	102.498	3.250	101.427	101.277	101.127				
4.750	102.963	102.807	102.666	4.750	102.890	102.734	102.593	3.375	101.749	101.599	101.449				
4.875	103.257	103.101	102.961	4.875	103.149	102.992	102.852	3.500	102.037	101.887	101.737				
5.000	103.517	103.361	103.221	5.000	103.373	103.217	103.076	3.625	102.252	102.102	101.952				
5.125	103.987	103.830	103.690	5.125	103.807	103.650	103.510	3.750	102.103	101.953	101.803				
5.250	101.304	101.204	101.104	5.250	101.231	101.131	101.031	3.875	102.355	102.205	102.055				
5.375	101.598	101.498	101.398	5.375	101.489	101.389	101.289	4.000	102.572	102.422	102.272				
5.500	101.858	101.758	101.658	5.500	101.713	101.613	101.513	4.125	102.726	102.576	102.426				

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	98.842	98.686	98.529	3.250	98.769	98.612	98.456	1.875	N/A	N/A	N/A	3.125	99.149	98.999	98.849
3.375	99.292	99.136	98.980	3.375	99.184	99.027	98.871	2.000	N/A	N/A	N/A	3.250	99.230	99.080	98.930
3.500	99.738	99.582	99.426	3.500	99.594	99.438	99.281	2.125	N/A	N/A	N/A	3.375	99.639	99.489	99.339
3.625	100.141	99.985	99.828	3.625	99.961	99.805	99.648	2.250	94.951	94.801	94.651	3.500	100.043	99.893	99.743
3.750	100.695	100.538	100.382	3.750	100.622	100.465	100.309	2.375	95.345	95.195	95.045	3.625	100.446	100.296	100.146
3.875	101.134	100.978	100.822	3.875	101.025	100.869	100.713	2.500	95.734	95.584	95.434	Margin = 2.250		Index = 1.160	
4.000	101.566	101.410	101.254	4.000	101.422	101.266	101.109	2.625	96.075	95.925	95.775	30 Year OTC			
4.125	101.888	101.732	101.576	4.125	101.708	101.552	101.396	2.750	99.117	98.967	98.817	Rate	30 Day	45 Day	60 Day
4.250	101.142	100.986	100.845	4.250	101.069	100.913	100.772	2.875	99.504	99.354	99.204	3.500	97.898	97.648	97.398
4.375	101.507	101.350	101.210	4.375	101.398	101.242	101.101	3.000	99.880	99.730	99.580	4.000	99.726	99.476	99.226
4.500	101.836	101.679	101.539	4.500	101.691	101.535	101.394	3.125	100.205	100.055	99.905	4.500	99.996	99.746	99.496
4.625	102.094	101.938	101.798	4.625	101.914	101.758	101.618	3.250	100.649	100.499	100.349	5.000	100.797	100.547	100.297
4.750	102.083	101.927	101.786	4.750	102.010	101.854	101.713	3.375	100.971	100.821	100.671	5.500	99.138	98.888	98.638
4.875	102.377	102.221	102.081	4.875	102.269	102.112	101.972	3.500	101.259	101.109	100.959	15 Year OTC			
5.000	102.637	102.481	102.341	5.000	102.493	102.337	102.196	3.625	101.474	101.324	101.174	Rate	30 Day	45 Day	60 Day
5.125	103.107	102.950	102.810	5.125	102.927	102.770	102.630	3.750	101.238	101.088	100.938	2.500	93.894	93.644	93.394
5.250	100.424	100.324	100.224	5.250	100.351	100.251	100.151	3.875	101.490	101.340	101.190	3.000	98.040	97.790	97.540
5.375	100.718	100.618	100.518	5.375	100.609	100.509	100.409	4.000	101.708	101.558	101.408	3.500	99.419	99.169	98.919
5.500	100.978	100.878	100.778	5.500	100.833	100.733	100.633	4.125	101.862	101.712	101.562	4.000	99.868	99.618	99.368

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster	FICO Adjuster	UW Fee Buy Out Option**	
FICO 720 +	0.625	FICO 620 - 639	-1.000
FICO 660 - 719	0.375	FICO 600 - 619	-1.500
FICO 640 - 659	-0.500		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

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

Max USDA-GRH Rate	
Today:	6/6/2017 4.500%

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



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7/6/2017

45 Day Lock Exp.:

7/21/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/6/2017

Release Time: 10:00 am ET

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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
3.250	97.840	97.740	97.640	3.125	97.801	97.701	97.601	3.000	100.700	100.600	100.500	3.000	101.469	101.369	101.269
3.375	98.641	98.541	98.441	3.250	99.569	99.469	99.369	3.125	101.161	101.061	100.961	3.125	101.744	101.644	101.544
3.500	99.551	99.451	99.351	3.375	100.261	100.161	100.061	3.250	101.897	101.797	101.697	3.250	102.171	102.071	101.971
3.625	100.299	100.199	100.099	3.500	101.027	100.927	100.827	3.375	102.309	102.209	102.109	3.375	102.447	102.347	102.247
3.750	100.976	100.876	100.776	3.625	101.685	101.585	101.485	3.500	102.742	102.642	102.542	3.500	102.721	102.621	102.521
3.875	101.551	101.451	101.351	3.750	102.233	102.133	102.033	3.625	103.134	103.034	102.934	3.625	102.941	102.841	102.741
3.990	102.159	102.059	101.959	3.875	102.675	102.575	102.475	3.750	103.462	103.362	103.262	3.750	103.507	103.407	103.307
4.000	102.259	102.159	102.059	3.990	103.071	102.971	102.871	3.875	103.758	103.658	103.558	3.875	103.767	103.667	103.567
4.125	102.924	102.824	102.724	4.000	103.171	103.071	102.971	3.990	104.009	103.909	103.809	3.990	103.918	103.818	103.718
4.250	103.532	103.432	103.332	4.125	103.752	103.652	103.552	4.000	104.109	104.009	103.909	4.000	104.018	103.918	103.818
4.375	104.014	103.914	103.814	4.250	104.219	104.119	104.019	4.125	104.468	104.368	104.268	4.125	104.217	104.117	104.017
4.500	104.540	104.440	104.340	4.375	104.694	104.594	104.493	4.250	104.766	104.666	104.566	4.250	104.423	104.323	104.223
4.625	105.145	105.045	104.945	4.500	105.237	105.137	105.036	4.375	105.056	104.956	104.856	4.375	104.599	104.499	104.399
4.750	105.691	105.591	105.491	4.625	105.749	105.649	105.548	4.500	105.214	105.114	105.014	4.500	104.884	104.784	104.684
4.875	106.132	106.032	105.932	4.750	106.175	106.075	105.974	4.625	105.335	105.235	105.135	4.625	105.086	104.986	104.886
4.990	106.382	106.282	106.182	4.875	106.566	106.466	106.365	4.750	105.614	105.514	105.414	4.750	105.259	105.159	105.059
5.000	106.482	106.382	106.282	4.990	106.703	106.603	106.502	4.875	105.852	105.752	105.652	4.875	105.403	105.303	105.203
5.125	107.046	106.946	106.846	5.000	106.803	106.703	106.602	4.990	105.992	105.892	105.792	4.990	105.452	105.352	105.252
5.250	107.595	107.495	107.395	5.125	107.098	106.998	106.898	5.000	106.092	105.992	105.892	5.000	105.552	105.452	105.352

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	100.107	100.007	99.907	3.000	100.182	100.082	99.982
3.875	100.609	100.509	100.409	3.125	100.561	100.461	100.361
3.990	100.886	100.786	100.686	3.250	101.256	101.156	101.056
4.000	100.986	100.886	100.786	3.375	101.651	101.551	101.451
4.125	101.638	101.538	101.438	3.500	102.063	101.963	101.863
4.250	102.228	102.128	102.028	3.625	102.385	102.285	102.185
4.375	102.644	102.544	102.444	3.750	102.599	102.499	102.399
4.500	102.942	102.842	102.742	3.875	102.795	102.695	102.595
4.625	103.141	103.041	102.940	3.990	102.861	102.761	102.661
4.750	103.671	103.571	103.470	4.000	102.961	102.861	102.761
4.875	104.049	103.949	103.848	4.125	102.914	102.814	102.714
4.990	104.150	104.050	103.949	4.250	103.108	103.008	102.908
5.000	104.250	104.150	104.049	4.375	103.306	103.206	103.106
5.125	104.414	104.314	104.213	4.500	103.411	103.311	103.211
5.250	104.452	104.352	104.252	4.625	103.539	103.439	103.339
5.375	104.802	104.702	104.602	4.750	103.727	103.627	103.527
5.500	105.090	104.990	104.890	4.875	103.889	103.789	103.689
5.625	105.264	105.164	105.064	4.990	103.947	103.847	103.747
5.750	105.303	105.203	105.103	5.000	104.047	103.947	103.847

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to HB	-0.200
High Balance	-0.150

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	-2.250	-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% or purchase or R/T refi with LTV over 90.00% eligible with DU 9.3 or later only applicable to detached condominiums *Not								

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 LLPAs: 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 > \$424,100*	-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 \$424.1K - \$636.15K					



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.:

7/6/2017

45 Day Lock Exp.:

7/21/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/6/2017

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
3.250	95.590	95.490	95.390	3.000	N/A	N/A	N/A	3.125	95.551	95.451	95.351	3.250	94.861	94.761	94.661
3.375	96.391	96.291	96.191	3.125	N/A	N/A	N/A	3.250	97.319	97.219	97.119	3.375	95.957	95.857	95.757
3.500	97.301	97.201	97.101	3.250	93.307	93.207	93.107	3.375	98.011	97.911	97.811	3.500	97.174	97.074	96.974
3.625	98.049	97.949	97.849	3.375	94.393	94.293	94.193	3.500	98.777	98.677	98.577	3.625	98.206	98.106	98.006
3.750	98.726	98.626	98.526	3.500	95.631	95.531	95.431	3.625	99.435	99.335	99.235	3.750	98.978	98.878	98.778
3.875	99.301	99.201	99.101	3.625	96.647	96.547	96.447	3.750	99.983	99.883	99.783	3.875	99.528	99.428	99.328
3.990	99.909	99.809	99.709	3.750	97.510	97.410	97.310	3.875	100.425	100.325	100.225	3.990	99.905	99.805	99.705
4.000	100.009	99.909	99.809	3.875	98.171	98.071	97.971	3.990	100.821	100.721	100.621	4.000	100.005	99.905	99.805
4.125	100.674	100.574	100.474	3.990	99.051	98.951	98.851	4.000	100.921	100.821	100.721	4.125	100.411	100.311	100.211
4.250	101.282	101.182	101.082	4.000	99.151	99.051	98.951	4.125	101.502	101.402	101.302	4.250	101.082	100.982	100.882
4.375	101.764	101.664	101.564	4.125	100.067	99.967	99.867	4.250	101.969	101.869	101.769	4.375	101.575	101.475	101.375
4.500	102.290	102.190	102.090	4.250	100.847	100.747	100.647	4.375	102.444	102.344	102.243	4.500	101.977	101.877	101.777
4.625	102.895	102.795	102.695	4.375	101.570	101.470	101.370	4.500	102.987	102.887	102.786	4.625	102.451	102.351	102.251
4.750	103.441	103.341	103.241	4.500	102.441	102.341	102.241	4.625	103.499	103.399	103.298	4.750	103.065	102.965	102.865
4.875	103.882	103.782	103.682	4.625	103.271	103.171	103.071	4.750	103.925	103.825	103.724	4.875	103.548	103.448	103.348
4.990	104.132	104.032	103.932	4.750	103.974	103.874	103.774	4.875	104.316	104.216	104.115	4.990	103.739	103.639	103.539
5.000	104.232	104.132	104.032	4.875	104.440	104.340	104.240	4.990	104.453	104.353	104.252	5.000	103.839	103.739	103.639
5.125	104.796	104.696	104.596	4.990	104.636	104.536	104.436	5.000	104.553	104.453	104.352	5.125	104.268	104.168	104.068
5.250	105.345	105.245	105.145	5.000	104.736	104.636	104.536	5.125	104.848	104.748	104.648	5.250	104.876	104.776	104.676

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
3.000	100.182	100.082	99.982	3.000	96.879	96.779	96.679	3.000	99.219	99.119	99.019	3.000	96.673	96.573	96.473
3.125	100.561	100.461	100.361	3.125	97.416	97.316	97.216	3.125	99.494	99.394	99.294	3.125	97.190	97.090	96.990
3.250	101.256	101.156	101.056	3.250	98.413	98.313	98.213	3.250	99.921	99.821	99.721	3.250	98.157	98.057	97.957
3.375	101.651	101.551	101.451	3.375	98.956	98.856	98.756	3.375	100.197	100.097	99.997	3.375	98.720	98.620	98.520
3.500	102.063	101.963	101.863	3.500	99.519	99.419	99.319	3.500	100.471	100.371	100.271	3.500	99.283	99.183	99.083
3.625	102.385	102.285	102.185	3.625	99.982	99.882	99.782	3.625	100.691	100.591	100.491	3.625	99.726	99.626	99.526
3.750	102.599	102.499	102.399	3.750	100.329	100.229	100.129	3.750	101.257	101.157	101.057	3.750	100.083	99.983	99.883
3.875	102.795	102.695	102.595	3.875	100.801	100.701	100.601	3.875	101.517	101.417	101.317	3.875	100.555	100.455	100.355
3.990	102.861	102.761	102.661	3.990	101.222	101.122	101.022	3.990	101.668	101.568	101.468	3.990	100.976	100.876	100.776
4.000	102.961	102.861	102.761	4.000	101.322	101.222	101.122	4.000	101.768	101.668	101.568	4.000	101.076	100.976	100.876
4.125	102.914	102.814	102.714	4.125	101.752	101.652	101.552	4.125	101.967	101.867	101.767	4.125	101.496	101.396	101.296
4.250	103.108	103.008	102.908	4.250	102.067	101.967	101.867	4.250	102.173	102.073	101.973	4.250	101.841	101.741	101.641
4.375	103.306	103.206	103.106	4.375	102.374	102.274	102.174	4.375	102.349	102.249	102.149	4.375	102.148	102.048	101.948
4.500	103.411	103.311	103.211	4.500	102.540	102.440	102.340	4.500	102.634	102.534	102.434	4.500	102.314	102.214	102.114
4.625	103.539	103.439	103.339	4.625	102.900	102.800	102.700	4.625	102.836	102.736	102.636	4.625	102.674	102.574	102.474
4.750	103.727	103.627	103.527	4.750	103.193	103.093	102.993	4.750	103.009	102.909	102.809	4.750	102.967	102.867	102.767
4.875	103.889	103.789	103.689	4.875	103.445	103.345	103.245	4.875	103.153	103.053	102.953	4.875	103.219	103.119	103.019
4.990	103.947	#REF!	#REF!	4.990	103.595	103.495	103.395	4.990	103.202	#REF!	#REF!	4.990	103.369	103.269	103.169
5.000	104.047	#REF!	#REF!	5.000	103.695	103.595	103.495	5.000	103.302	#REF!	#REF!	5.000	103.469	103.369	103.269

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

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

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

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

*Not applicable to detached condominiums

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	UW Fee Buy Out Option	
Loan Size Adjuster		Loan Size	Standard
\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.375	\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300
\$275,001 up to HB	0.125	\$275,001 - Up to HB	-0.200
		High Balance	-0.150

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2017

45 Day Lock Exp.:

7/21/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/6/2017

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
3.750	101.287	101.187	101.087	3.750	102.357	102.198	102.121	2.750	99.582	99.482	99.382
3.875	101.970	101.870	101.770	3.875	102.924	102.763	102.686	2.875	100.193	100.093	99.993
3.990	102.473	102.373	102.273	3.990	103.369	103.206	103.129	2.990	100.686	100.586	100.486
4.000	102.573	102.473	102.373	4.000	103.469	103.306	103.229	3.000	100.786	100.686	100.586
4.125	103.225	103.125	103.025	4.125	103.690	103.556	103.456	3.125	101.368	101.268	101.168
4.250	103.826	103.726	103.626	4.250	104.242	104.107	104.007	3.250	101.906	101.806	101.706
4.375	104.374	104.274	104.174	4.375	104.761	104.626	104.526	3.375	102.394	102.294	102.194
4.500	104.866	104.766	104.666	4.500	105.245	105.110	105.010	3.500	102.831	102.731	102.631
4.625	105.407	105.307	105.204	4.625	105.865	105.721	105.600	3.625	103.308	103.208	103.108
4.750	105.911	105.811	105.708	4.750	106.360	106.217	106.095	3.750	103.790	103.690	103.590
4.875	106.360	106.260	106.156	4.875	106.835	106.693	106.571	3.875	104.272	104.172	104.072
4.990	106.664	106.564	106.464	4.990	107.182	107.043	106.921	3.990	104.098	103.998	103.898
5.000	106.764	106.664	106.564	5.000	107.282	107.143	107.021	4.000	104.198	104.098	103.998
5.125	107.348	107.248	107.148	5.125	107.170	107.070	106.935	4.125	104.678	104.578	104.478
5.250	107.820	107.720	107.620	5.250	107.642	107.542	107.410	4.250	105.026	104.926	104.826
5.375	108.413	108.313	108.213	5.375	108.390	108.290	108.190	4.375	105.410	105.310	105.210
5.500	109.032	108.932	108.832	5.500	108.983	108.883	108.783	4.500	105.941	105.841	105.741
5.625	109.603	109.503	109.403	5.625	109.545	109.445	109.345	4.625	106.313	106.213	106.113
5.750	110.003	109.903	109.803	5.750	109.966	109.866	109.766	4.750	103.943	103.843	103.743

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
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
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

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 > \$424,100*	-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 \$424.1K - \$636.15K					

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 = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2017

45 Day Lock Exp.:

7/21/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/6/2017

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
3.750	99.081	98.981	98.881	3.750	98.981	98.881	98.781	3.750	100.277	100.118	100.041	3.750	100.177	100.018	99.941
3.875	99.764	99.664	99.564	3.875	99.664	99.564	99.464	3.875	100.844	100.683	100.606	3.875	100.744	100.583	100.506
3.990	100.267	100.167	100.067	3.990	100.167	100.067	99.967	3.990	101.289	101.126	101.049	3.990	101.189	101.026	100.949
4.000	100.367	100.267	100.167	4.000	100.267	100.167	100.067	4.000	101.389	101.226	101.149	4.000	101.289	101.126	101.049
4.125	101.019	100.919	100.819	4.125	100.919	100.819	100.719	4.125	101.610	101.476	101.376	4.125	101.510	101.376	101.276
4.250	101.620	101.520	101.420	4.250	101.520	101.420	101.320	4.250	102.162	102.027	101.927	4.250	102.062	101.927	101.827
4.375	102.168	102.068	101.968	4.375	102.068	101.968	101.868	4.375	102.681	102.546	102.446	4.375	102.581	102.446	102.346
4.500	102.660	102.560	102.460	4.500	102.560	102.460	102.360	4.500	103.165	103.030	102.930	4.500	103.065	102.930	102.830
4.625	103.201	103.101	102.998	4.625	103.101	103.001	102.898	4.625	103.785	103.641	103.520	4.625	103.685	103.541	103.420
4.750	103.705	103.605	103.502	4.750	103.605	103.505	103.402	4.750	104.280	104.137	104.015	4.750	104.180	104.037	103.915
4.875	104.154	104.054	103.950	4.875	104.054	103.954	103.850	4.875	104.755	104.613	104.491	4.875	104.655	104.513	104.391
4.990	104.458	104.358	104.258	4.990	104.358	104.258	104.158	4.990	105.102	104.963	104.841	4.990	105.002	104.863	104.741
5.000	104.558	104.458	104.358	5.000	104.458	104.358	104.258	5.000	105.202	105.063	104.941	5.000	105.102	104.963	104.841
5.125	105.142	105.042	104.942	5.125	105.042	104.942	104.842	5.125	105.090	104.990	104.855	5.125	104.990	104.890	104.755
5.250	105.614	105.514	105.414	5.250	105.514	105.414	105.314	5.250	105.562	105.462	105.330	5.250	105.462	105.362	105.230
5.375	106.207	106.107	106.007	5.375	106.107	106.007	105.907	5.375	106.310	106.210	106.110	5.375	106.210	106.110	106.010
5.500	106.826	106.726	106.626	5.500	106.726	106.626	106.526	5.500	106.903	106.803	106.703	5.500	106.803	106.703	106.603
5.625	107.397	107.297	107.197	5.625	107.297	107.197	107.097	5.625	107.465	107.365	107.265	5.625	107.365	107.265	107.165
5.750	107.797	107.697	107.597	5.750	107.697	107.597	107.497	5.750	107.886	107.786	107.686	5.750	107.786	107.686	107.586

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.502	97.402	97.302	2.750	97.402	97.302	97.202
2.875	98.113	98.013	97.913	2.875	98.013	97.913	97.813
2.990	98.606	98.506	98.406	2.990	98.506	98.406	98.306
3.000	98.706	98.606	98.506	3.000	98.606	98.506	98.406
3.125	99.288	99.188	99.088	3.125	99.188	99.088	98.988
3.250	99.826	99.726	99.626	3.250	99.726	99.626	99.526
3.375	100.314	100.214	100.114	3.375	100.214	100.114	100.014
3.500	100.751	100.651	100.551	3.500	100.651	100.551	100.451
3.625	101.228	101.128	101.028	3.625	101.128	101.028	100.928
3.750	101.710	101.610	101.510	3.750	101.610	101.510	101.410
3.875	102.192	102.092	101.992	3.875	102.092	101.992	101.892
3.990	102.018	101.918	101.818	3.990	101.918	101.818	101.718
4.000	102.118	102.018	101.918	4.000	102.018	101.918	101.818
4.125	102.598	102.498	102.398	4.125	102.498	102.398	102.298
4.250	102.946	102.846	102.746	4.250	102.846	102.746	102.646
4.375	103.330	103.230	103.130	4.375	103.230	103.130	103.030
4.500	103.861	103.761	103.661	4.500	103.761	103.661	103.561
4.625	104.233	104.133	104.033	4.625	104.133	104.033	103.933
4.750	101.863	101.763	101.663	4.750	101.763	101.663	101.563

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
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
Super Conforming	-1.500
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

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

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

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	-4.125	-4.125	-4.125
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 C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

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 = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2017

45 Day Lock Exp.:

7/21/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/6/2017

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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.611	99.511	99.411	3.750	100.807	100.648	100.571	2.750	98.032	97.932	97.832
3.875	100.294	100.194	100.094	3.875	101.374	101.213	101.136	2.875	98.643	98.543	98.443
3.990	100.797	100.697	100.597	3.990	101.819	101.656	101.579	2.990	99.136	99.036	98.936
4.000	100.897	100.797	100.697	4.000	101.919	101.756	101.679	3.000	99.236	99.136	99.036
4.125	101.549	101.449	101.349	4.125	102.140	102.006	101.906	3.125	99.818	99.718	99.618
4.250	102.150	102.050	101.950	4.250	102.692	102.557	102.457	3.250	100.356	100.256	100.156
4.375	102.698	102.598	102.498	4.375	103.211	103.076	102.976	3.375	100.844	100.744	100.644
4.500	103.190	103.090	102.990	4.500	103.695	103.560	103.460	3.500	101.281	101.181	101.081
4.625	103.731	103.631	103.528	4.625	104.315	104.171	104.050	3.625	101.758	101.658	101.558
4.750	104.235	104.135	104.032	4.750	104.810	104.667	104.545	3.750	102.240	102.140	102.040
4.875	104.684	104.584	104.480	4.875	105.285	105.143	105.021	3.875	102.722	102.622	102.522
4.990	104.988	104.888	104.788	4.990	105.632	105.493	105.371	3.990	102.548	102.448	102.348
5.000	105.088	104.988	104.888	5.000	105.732	105.593	105.471	4.000	102.648	102.548	102.448
5.125	105.672	105.572	105.472	5.125	105.620	105.520	105.385	4.125	103.128	103.028	102.928
5.250	106.144	106.044	105.944	5.250	106.092	105.992	105.860	4.250	103.476	103.376	103.276
5.375	106.737	106.637	106.537	5.375	106.840	106.740	106.640	4.375	103.860	103.760	103.660
5.500	107.356	107.256	107.156	5.500	107.433	107.333	107.233	4.500	104.391	104.291	104.191
5.625	107.927	107.827	107.727	5.625	107.995	107.895	107.795	4.625	104.763	104.663	104.563
5.750	108.327	108.227	108.127	5.750	108.416	108.316	108.216	4.750	105.293	105.193	105.093

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

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200

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 > \$424,100*	-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 \$424.1K - \$636.15K					

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 = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	