



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.: 7/6/2018

45 Day Lock Exp.: 7/23/2018

60 Day Lock Exp.: 8/6/2018

W. Rate Sheet Dated: 6/6/2018

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	97.924	97.774	97.624	3.500	97.335	97.185	97.035	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.457	98.307	98.157	3.625	97.833	97.683	97.533	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.460	99.310	99.160	3.750	98.993	98.843	98.693	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	99.987	99.837	99.687	3.875	99.484	99.334	99.184	2.250	93.586	93.436	93.286	3.500	99.180	99.030	98.880
4.000	100.516	100.366	100.216	4.000	99.977	99.827	99.677	2.375	93.951	93.801	93.651	3.625	99.714	99.564	99.414
4.125	101.037	100.887	100.737	4.125	100.463	100.313	100.163	2.500	93.073	92.923	92.773	Margin = 2.250		Index = 2.230	
4.250	101.904	101.748	101.607	4.250	101.187	101.031	100.890	2.625	94.023	93.873	93.723				
4.375	102.418	102.262	102.121	4.375	101.665	101.509	101.368	2.750	96.617	96.467	96.317				
4.500	102.862	102.706	102.565	4.500	102.074	101.918	101.777	2.875	97.182	97.032	96.882				
4.625	103.262	103.105	102.965	4.625	102.438	102.281	102.141	3.000	97.656	97.506	97.356				
4.750	103.387	103.215	103.043	4.750	102.702	102.530	102.358	3.125	98.130	97.980	97.830				
4.875	103.754	103.582	103.410	4.875	103.101	102.929	102.758	3.250	98.760	98.610	98.460				
5.000	104.318	104.146	103.974	5.000	103.429	103.257	103.086	3.375	99.227	99.077	98.927				
5.125	104.788	104.617	104.445	5.125	103.684	103.513	103.341	3.500	99.696	99.546	99.396				
5.250	105.032	104.844	104.688	5.250	103.894	103.706	103.550	3.625	100.158	100.008	99.858				
5.375	105.282	105.095	104.939	5.375	104.226	104.038	103.882	3.750	100.371	100.221	100.071				
5.500	105.363	105.176	105.019	5.500	104.645	104.457	104.301	3.875	100.826	100.676	100.526				
5.625	105.554	105.366	105.210	5.625	105.000	104.812	104.656	4.000	101.211	101.061	100.911				
5.750	105.715	105.615	105.515	5.750	104.568	104.468	104.368	4.125	101.551	101.401	101.251				

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	96.724	96.574	96.424	3.500	96.335	96.185	96.035	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.257	97.107	96.957	3.625	96.833	96.683	96.533	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	98.260	98.110	97.960	3.750	97.993	97.843	97.693	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	98.787	98.637	98.487	3.875	98.484	98.334	98.184	2.250	92.586	92.436	92.286	3.500	98.180	98.030	97.880
4.000	99.316	99.166	99.016	4.000	98.977	98.827	98.677	2.375	92.951	92.801	92.651	3.625	98.714	98.564	98.414
4.125	99.837	99.687	99.537	4.125	99.463	99.313	99.163	2.500	92.073	91.923	91.773	Margin = 2.250		Index = 2.230	
4.250	100.704	100.548	100.407	4.250	100.187	100.031	99.890	2.625	93.023	92.873	92.723	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.218	101.062	100.921	4.375	100.665	100.509	100.368	2.750	95.617	95.467	95.317	Rate	30 Day	45 Day	60 Day
4.500	101.662	101.506	101.365	4.500	101.074	100.918	100.777	2.875	96.182	96.032	95.882	4.500	100.362	100.112	99.862
4.625	102.062	101.905	101.765	4.625	101.438	101.281	101.141	3.000	96.656	96.506	96.356	4.625	100.762	100.512	100.262
4.750	102.269	102.097	101.925	4.750	101.702	101.530	101.358	3.125	97.130	96.980	96.830	4.750	100.919	100.669	100.419
4.875	102.804	102.632	102.460	4.875	102.101	101.929	101.758	3.250	97.760	97.610	97.460	4.875	101.354	101.104	100.854
5.000	103.168	102.996	102.824	5.000	102.429	102.257	102.086	3.375	98.227	98.077	97.927	5.000	101.718	101.468	101.218
5.125	103.638	103.467	103.295	5.125	102.784	102.613	102.441	3.500	98.696	98.546	98.396	5.125	102.108	101.858	101.608
5.250	104.602	104.414	104.258	5.250	102.894	102.706	102.550	3.625	99.158	99.008	98.858	5.250	101.821	101.571	101.321
5.375	104.852	104.665	104.509	5.375	103.226	103.038	102.882	3.750	99.371	99.221	99.071	5.375	102.078	101.828	101.578
5.500	105.133	104.946	104.789	5.500	103.645	103.457	103.301	3.875	99.826	99.676	99.526	5.500	102.313	102.063	101.813
5.625	105.274	105.086	104.930	5.625	104.000	103.812	103.656	4.000	100.211	100.061	99.911	5.625	102.494	102.244	101.994
5.750	105.485	105.385	105.285	5.750	103.568	103.468	103.368	4.125	100.551	100.401	100.251	5.750	102.695	102.445	102.195

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	99.512	99.262	99.012	4.500	99.254	99.004	98.754
4.750	100.069	99.819	99.569	4.750	99.882	99.632	99.382
5.000	100.868	100.618	100.368	5.000	100.609	100.359	100.109
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	102.489	102.239	101.989	5.750	101.748	101.498	101.248
5.875	102.742	102.492	102.242	5.875	102.090	101.840	101.590

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:	6/6/2018	5.500%

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

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/6/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.758	95.608	95.458	3.250	95.295	95.145	94.995	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.453	96.303	96.153	3.375	95.900	95.750	95.600	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	96.986	96.836	96.686	3.500	96.398	96.248	96.098	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.520	97.370	97.220	3.625	96.896	96.746	96.596	2.250	90.086	89.936	89.786	3.500	98.24	98.092	97.942
3.750	98.617	98.467	98.317	3.750	98.149	97.999	97.849	2.375	90.451	90.301	90.151	3.625	98.78	98.626	98.476
3.875	99.143	98.993	98.843	3.875	98.641	98.491	98.341	2.500	89.573	89.423	89.273	Margin = 2.250		Index = 2.230	
4.000	99.672	99.522	99.372	4.000	99.134	98.984	98.834	2.625	90.523	90.373	90.223				
4.125	100.193	100.043	99.893	4.125	99.619	99.469	99.319	2.750	94.930	94.780	94.630				
4.250	100.967	100.810	100.670	4.250	100.249	100.093	99.953	2.875	95.494	95.344	95.194				
4.375	101.480	101.324	101.183	4.375	100.727	100.571	100.431	3.000	95.968	95.818	95.668				
4.500	101.925	101.769	101.628	4.500	101.136	100.980	100.839	3.125	96.443	96.293	96.143				
4.625	102.324	102.168	102.027	4.625	101.500	101.344	101.203	3.250	97.822	97.672	97.522				
4.750	101.980	101.809	101.637	4.750	101.296	101.124	100.952	3.375	98.290	98.140	97.990				
4.875	102.348	102.176	102.004	4.875	101.695	101.523	101.351	3.500	98.759	98.609	98.459				
5.000	102.912	102.740	102.568	5.000	102.023	101.851	101.679	3.625	99.220	99.070	98.920				
5.125	103.382	103.210	103.038	5.125	102.278	102.106	101.934	3.750	99.528	99.378	99.228				
5.250	102.063	101.876	101.719	5.250	100.925	100.738	100.581	3.875	99.982	99.832	99.682				
5.375	102.314	102.126	101.970	5.375	101.257	101.069	100.913	4.000	100.367	100.217	100.067				
5.500	102.394	102.207	102.051	5.500	101.676	101.488	101.332	4.125	100.707	100.557	100.407				

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	94.558	94.408	94.258	3.250	94.295	94.145	93.995	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.253	95.103	94.953	3.375	94.900	94.750	94.600	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	95.786	95.636	95.486	3.500	95.398	95.248	95.098	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.320	96.170	96.020	3.625	95.896	95.746	95.596	2.250	90.836	90.686	90.536	3.500	97.242	97.092	96.942
3.750	97.417	97.267	97.117	3.750	97.149	96.999	96.849	2.375	91.201	91.051	90.901	3.625	97.776	97.626	97.476
3.875	97.943	97.793	97.643	3.875	97.641	97.491	97.341	2.500	90.323	90.173	90.023	Margin = 2.250		Index = 2.230	
4.000	98.472	98.322	98.172	4.000	98.134	97.984	97.834	2.625	91.273	91.123	90.973	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.993	98.843	98.693	4.125	98.619	98.469	98.319	2.750	94.711	94.561	94.411	Rate	30 Day	45 Day	60 Day
4.250	99.767	99.610	99.470	4.250	99.249	99.093	98.953	2.875	95.275	95.125	94.975	4.500	99.425	99.175	98.925
4.375	100.280	100.124	99.983	4.375	99.727	99.571	99.431	3.000	95.750	95.600	95.450	4.625	99.824	99.574	99.324
4.500	100.725	100.569	100.428	4.500	100.136	99.980	99.839	3.125	96.224	96.074	95.924	4.750	99.513	99.263	99.013
4.625	101.124	100.968	100.827	4.625	100.500	100.344	100.203	3.250	96.291	96.141	95.991	4.875	99.948	99.698	99.448
4.750	100.863	100.691	100.519	4.750	100.296	100.124	99.952	3.375	96.758	96.608	96.458	5.000	100.312	100.062	99.812
4.875	101.398	101.226	101.054	4.875	100.695	100.523	100.351	3.500	97.228	97.078	96.928	5.125	100.702	100.452	100.202
5.000	101.762	101.590	101.418	5.000	101.023	100.851	100.679	3.625	97.689	97.539	97.389	5.250	98.852	98.602	98.352
5.125	102.232	102.060	101.888	5.125	101.378	101.206	101.034	3.750	97.184	97.034	96.884	5.375	99.110	98.860	98.610
5.250	101.633	101.446	101.289	5.250	99.925	99.738	99.581	3.875	97.638	97.488	97.338	5.500	99.344	99.094	98.844
5.375	101.884	101.696	101.540	5.375	100.257	100.069	99.913	4.000	98.023	97.873	97.723	5.625	99.525	99.275	99.025
5.500	102.164	101.977	101.821	5.500	100.676	100.488	100.332	4.125	98.363	98.213	98.063	5.750	99.258	99.008	98.758

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	98.575	98.325	98.075	4.500	98.316	98.066	97.816
4.750	98.663	98.413	98.163	4.750	98.476	98.226	97.976
5.000	99.462	99.212	98.962	5.000	99.203	98.953	98.703
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	99.052	98.802	98.552	5.750	98.310	98.060	97.810
5.875	99.305	99.055	98.805	5.875	98.652	98.402	98.152

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:	6/6/2018 5.500%

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2018

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7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/6/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	99.237	99.137	99.037	4.625	102.002	101.902	101.802	3.000	96.339	96.239	96.139	3.000	96.959	96.859	96.759
4.250	99.917	99.817	99.717	4.750	102.540	102.440	102.340	3.125	96.865	96.765	96.665	3.125	97.301	97.201	97.101
4.375	100.504	100.404	100.304	4.875	102.932	102.832	102.732	3.250	97.666	97.566	97.466	3.250	98.235	98.135	98.035
4.500	101.038	100.938	100.838	4.990	103.173	103.073	102.973	3.375	98.205	98.105	98.005	3.375	98.584	98.484	98.384
4.625	101.636	101.536	101.436	5.000	103.273	103.173	103.073	3.500	98.734	98.634	98.534	3.500	98.933	98.833	98.733
4.750	102.242	102.142	102.042	5.125	103.766	103.666	103.562	3.625	99.276	99.176	99.076	3.625	99.264	99.164	99.064
4.875	102.761	102.661	102.561	5.250	104.280	104.177	104.076	3.750	99.670	99.570	99.470	3.750	99.932	99.832	99.732
4.990	102.720	102.620	102.520	5.375	104.622	104.519	104.418	3.875	100.095	99.995	99.895	3.875	100.265	100.165	100.065
5.000	102.820	102.720	102.620	5.500	104.895	104.793	104.692	3.990	100.503	100.403	100.303	3.990	100.496	100.396	100.296
5.125	103.470	103.370	103.270	5.625	105.143	105.040	104.939	4.000	100.603	100.503	100.403	4.000	100.596	100.496	100.396
5.250	104.134	104.034	103.934	5.750	105.546	105.444	105.343	4.125	100.999	100.899	100.799	4.125	100.910	100.810	100.710
5.375	104.590	104.490	104.390	5.875	105.863	105.760	105.659	4.250	101.297	101.197	101.097	4.250	101.316	101.194	101.069
5.500	104.932	104.832	104.732	5.990	106.043	105.940	105.839	4.375	101.653	101.553	101.453	4.375	101.636	101.513	101.388
5.625	105.212	105.112	105.012	6.000	106.143	106.040	105.939	4.500	102.098	101.998	101.898	4.500	101.911	101.789	101.664
5.750	105.718	105.618	105.518	6.125	106.372	106.270	106.169	4.625	102.507	102.407	102.307	4.625	102.163	102.041	101.916
5.875	106.125	106.025	105.925	6.250	106.584	106.474	106.362	4.750	102.758	102.658	102.558	4.750	102.328	102.206	102.081
5.990	106.383	106.283	106.183	6.375	106.881	106.771	106.660	4.875	102.994	102.894	102.794	4.875	102.492	102.370	102.245
6.000	106.483	106.383	106.283	6.500	N/A	N/A	N/A	4.990	103.099	102.999	102.899	4.990	102.527	102.405	102.280
6.125	106.769	106.669	106.569	6.625	N/A	N/A	N/A	5.000	103.199	103.099	102.999	5.000	102.627	102.505	102.380

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.360	98.260	98.160	2.875	95.554	95.454	95.354
4.375	98.962	98.862	98.762	2.990	95.871	95.771	95.671
4.500	99.513	99.413	99.313	3.000	95.971	95.871	95.771
4.625	100.080	99.980	99.880	3.125	96.389	96.289	96.189
4.750	100.757	100.657	100.557	3.250	96.997	96.897	96.797
4.875	101.290	101.190	101.090	3.375	97.434	97.334	97.234
4.990	101.693	101.593	101.493	3.500	97.865	97.765	97.665
5.000	101.793	101.693	101.593	3.625	98.290	98.190	98.090
5.125	102.033	101.933	101.833	3.750	98.701	98.601	98.501
5.250	102.431	102.328	102.227	3.875	99.128	99.028	98.928
5.375	102.922	102.819	102.718	3.990	99.440	99.340	99.240
5.500	103.398	103.296	103.195	4.000	99.540	99.440	99.340
5.625	103.605	103.503	103.402	4.125	99.946	99.846	99.746
5.750	103.811	103.709	103.608	4.250	100.150	100.050	99.950
5.875	102.699	102.596	102.495	4.375	100.341	100.241	100.141
5.990	103.049	102.947	102.846	4.500	100.499	100.399	100.299
6.000	103.149	103.047	102.946	4.625	100.845	100.738	100.628
6.125	103.393	103.291	103.190	4.750	101.010	100.902	100.793
6.250	103.623	103.520	103.419	4.875	101.162	101.054	100.945

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 *Not applicable to detached condominiums or site condominiums								

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/6/2018

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	97.835	97.735	97.635	4.250	96.948	96.848	96.748	4.625	100.552	100.452	100.352	4.625	98.996	98.896	98.796
4.375	98.393	98.293	98.193	4.375	97.577	97.477	97.377	4.750	101.090	100.990	100.890	4.750	99.890	99.790	99.690
4.500	98.966	98.866	98.766	4.500	98.252	98.152	98.052	4.875	101.482	101.382	101.282	4.875	100.416	100.316	100.216
4.625	99.708	99.608	99.508	4.625	99.256	99.156	99.056	4.990	101.723	101.623	101.523	4.990	100.782	100.682	100.582
4.750	100.416	100.316	100.216	4.750	100.217	100.117	100.017	5.000	101.823	101.723	101.623	5.000	100.882	100.782	100.682
4.875	100.912	100.812	100.712	4.875	100.780	100.680	100.580	5.125	102.316	102.213	102.112	5.125	101.260	101.160	101.060
4.990	101.270	101.170	101.070	4.990	101.186	101.086	100.986	5.250	102.830	102.727	102.626	5.250	101.974	101.874	101.774
5.000	101.370	101.270	101.170	5.000	101.286	101.186	101.086	5.375	103.172	103.069	102.968	5.375	102.460	102.360	102.260
5.125	102.020	101.920	101.820	5.125	101.765	101.665	101.565	5.500	103.445	103.343	103.242	5.500	102.802	102.702	102.602
5.250	102.684	102.584	102.484	5.250	102.674	102.574	102.474	5.625	103.693	103.590	103.489	5.625	103.134	103.034	102.934
5.375	103.140	103.040	102.940	5.375	103.193	103.093	102.993	5.750	104.096	103.994	103.893	5.750	103.518	103.418	103.318
5.500	103.482	103.382	103.282	5.500	103.573	103.473	103.373	5.875	104.413	104.310	104.209	5.875	103.941	103.841	103.741
5.625	103.762	103.662	103.562	5.625	103.884	103.784	103.684	5.990	104.593	104.490	104.389	5.990	104.220	104.120	104.020
5.750	104.268	104.168	104.068	5.750	104.649	104.549	104.449	6.000	104.693	104.590	104.489	6.000	104.320	104.220	104.120
5.875	104.675	104.575	104.475	5.875	105.111	105.011	104.911	6.125	104.922	104.820	104.719	6.125	104.630	104.530	104.430
5.990	104.933	104.833	104.733	5.990	105.407	105.307	105.207	6.250	105.134	105.024	104.912	6.250	104.800	104.690	104.579
6.000	105.033	104.933	104.833	6.000	105.507	105.407	105.307	6.375	105.431	105.321	105.210	6.375	105.200	105.090	104.979
6.125	105.319	105.219	105.119	6.125	105.825	105.725	105.625	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.250	105.620	105.517	105.415	6.250	106.130	106.030	105.930	6.625	N/A	N/A	N/A	6.625	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	95.554	95.454	95.354	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
2.990	95.871	95.771	95.671	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.000	95.971	95.871	95.771	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.125	96.389	96.289	96.189	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.250	96.997	96.897	96.797	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.375	97.434	97.334	97.234	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.500	97.865	97.765	97.665	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.625	98.290	98.190	98.090	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.750	98.701	98.601	98.501	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.875	99.128	99.028	98.928	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.990	99.440	99.340	99.240	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.000	99.540	99.440	99.340	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.125	99.946	99.846	99.746	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.250	100.150	100.050	99.950	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.375	100.341	100.241	100.141	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.500	100.499	100.399	100.299	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.625	100.845	100.745	100.645	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.750	101.010	100.910	100.810	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.875	101.162	101.062	100.962	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
FHA ID# - 135860006			
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@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/6/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.917	99.817	99.717	3.750	97.813	97.704	97.613	2.750	95.052	94.952	94.852
4.375	100.504	100.404	100.304	3.875	98.485	98.373	98.285	2.875	95.740	95.640	95.540
4.500	101.038	100.938	100.838	3.990	99.077	98.961	98.877	2.990	96.317	96.217	96.117
4.625	101.636	101.536	101.436	4.000	99.177	99.061	98.977	3.000	96.417	96.317	96.217
4.750	102.242	102.142	102.042	4.125	99.663	99.559	99.463	3.125	97.030	96.930	96.830
4.875	102.761	102.661	102.561	4.250	100.278	100.171	100.078	3.250	97.666	97.566	97.466
4.990	103.086	102.986	102.886	4.375	100.875	100.765	100.675	3.375	98.205	98.105	98.005
5.000	103.186	103.086	102.986	4.500	101.541	101.427	101.341	3.500	98.734	98.634	98.534
5.125	103.856	103.756	103.656	4.625	102.164	102.047	101.964	3.625	99.276	99.176	99.076
5.250	104.283	104.183	104.083	4.750	102.670	102.551	102.470	3.750	99.686	99.586	99.486
5.375	104.786	104.686	104.586	4.875	103.079	102.958	102.879	3.875	100.201	100.101	100.001
5.500	105.161	105.061	104.961	4.990	103.325	103.203	103.125	3.990	100.627	100.527	100.427
5.625	105.317	105.217	105.117	5.000	103.425	103.303	103.225	4.000	100.727	100.627	100.527
5.750	105.751	105.651	105.551	5.125	103.933	103.773	103.682	4.125	101.244	101.144	101.044
5.875	106.110	106.010	105.910	5.250	104.380	104.218	104.128	4.250	101.544	101.444	101.344
5.990	106.323	106.223	106.123	5.375	104.732	104.569	104.478	4.375	101.959	101.859	101.759
6.000	106.423	106.323	106.223	5.500	104.993	104.830	104.740	4.500	102.371	102.271	102.171
6.125	106.545	106.445	106.345	5.625	105.348	105.248	105.148	4.625	102.739	102.639	102.539
6.250	107.857	107.757	107.657	5.750	105.747	105.647	105.547	4.750	103.205	103.105	103.005

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	99.096	98.996	98.896	2.750	94.708	94.608	94.508
4.375	99.683	99.583	99.483	2.875	95.396	95.296	95.196
4.500	100.217	100.117	100.017	2.990	95.973	95.873	95.773
4.625	100.768	100.668	100.568	3.000	96.073	95.973	95.873
4.750	101.374	101.274	101.174	3.125	96.686	96.586	96.486
4.875	101.893	101.793	101.693	3.250	97.322	97.222	97.122
4.990	102.218	102.118	102.018	3.375	97.861	97.761	97.661
5.000	102.318	102.218	102.118	3.500	98.109	98.009	97.909
5.125	101.988	101.888	101.788	3.625	98.651	98.551	98.451
5.250	102.415	102.315	102.215	3.750	99.061	98.961	98.861
5.375	102.918	102.818	102.718	3.875	99.576	99.476	99.376
5.500	103.293	103.193	103.093	3.990	99.470	99.370	99.270
5.625	102.567	102.467	102.367	4.000	99.570	99.470	99.370
5.750	103.001	102.901	102.801	4.125	100.087	99.987	99.887
5.875	103.210	103.110	103.010	4.250	100.387	100.287	100.187
5.990	103.273	103.173	103.073	4.375	#N/A	#N/A	#N/A
6.000	103.373	103.273	103.173	4.500	#N/A	#N/A	#N/A
6.125	103.345	103.245	103.145	4.625	#N/A	#N/A	#N/A
6.250	104.507	104.407	104.307	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	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

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

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-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 > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400	
Employee Relocation	0.100	0.100	0.140	0.250	0.250	
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750	

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/6/2018

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	98.154	98.054	97.954	4.250	98.054	97.954	97.854	3.750	96.322	96.213	96.122	3.750	96.222	96.113	96.022
4.375	98.792	98.692	98.592	4.375	98.692	98.592	98.492	3.875	97.035	96.923	96.835	3.875	96.935	96.823	96.735
4.500	99.461	99.361	99.261	4.500	99.361	99.261	99.161	3.990	97.627	97.511	97.427	3.990	97.527	97.411	97.327
4.625	100.036	99.936	99.836	4.625	99.936	99.836	99.736	4.000	97.727	97.611	97.527	4.000	97.627	97.511	97.427
4.750	100.635	100.535	100.435	4.750	100.535	100.435	100.335	4.125	98.213	98.109	98.013	4.125	98.113	98.009	97.913
4.875	101.222	101.122	101.022	4.875	101.122	101.022	100.922	4.250	98.828	98.721	98.628	4.250	98.728	98.621	98.528
4.990	101.636	101.536	101.436	4.990	101.536	101.436	101.336	4.375	99.425	99.315	99.225	4.375	99.325	99.215	99.125
5.000	101.736	101.636	101.536	5.000	101.636	101.536	101.436	4.500	100.091	99.977	99.891	4.500	99.991	99.877	99.791
5.125	102.406	102.306	102.206	5.125	102.306	102.206	102.106	4.625	100.714	100.597	100.514	4.625	100.614	100.497	100.414
5.250	102.833	102.733	102.633	5.250	102.733	102.633	102.533	4.750	101.220	101.101	101.020	4.750	101.120	101.001	100.920
5.375	103.336	103.236	103.136	5.375	103.236	103.136	103.036	4.875	101.629	101.508	101.429	4.875	101.529	101.408	101.329
5.500	103.711	103.611	103.511	5.500	103.611	103.511	103.411	4.990	101.875	101.753	101.675	4.990	101.775	101.653	101.575
5.625	103.867	103.767	103.667	5.625	103.767	103.667	103.567	5.000	101.975	101.853	101.775	5.000	101.875	101.753	101.675
5.750	104.301	104.201	104.101	5.750	104.201	104.101	104.001	5.125	102.483	102.323	102.232	5.125	102.383	102.223	102.132
5.875	104.660	104.560	104.460	5.875	104.560	104.460	104.360	5.250	102.930	102.768	102.678	5.250	102.830	102.668	102.578
5.990	104.873	104.773	104.673	5.990	104.773	104.673	104.573	5.375	103.282	103.119	103.028	5.375	103.182	103.019	102.928
6.000	104.973	104.873	104.773	6.000	104.873	104.773	104.673	5.500	103.543	103.380	103.290	5.500	103.443	103.280	103.190
6.125	105.095	104.995	104.895	6.125	104.995	104.895	104.795	5.625	103.898	103.798	103.698	5.625	103.798	103.698	103.598
6.250	106.407	106.307	106.207	6.250	106.307	106.207	106.107	5.750	104.297	104.197	104.097	5.750	104.197	104.097	103.997

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.552	93.452	93.352	2.750	93.452	93.352	93.252
2.875	94.240	94.140	94.040	2.875	94.140	94.040	93.940
2.990	94.817	94.717	94.617	2.990	94.717	94.617	94.517
3.000	94.917	94.817	94.717	3.000	94.817	94.717	94.617
3.125	95.530	95.430	95.330	3.125	95.430	95.330	95.230
3.250	96.023	95.923	95.823	3.250	95.923	95.823	95.723
3.375	96.554	96.454	96.354	3.375	96.454	96.354	96.254
3.500	97.133	97.033	96.933	3.500	97.033	96.933	96.833
3.625	97.689	97.589	97.489	3.625	97.589	97.489	97.389
3.750	98.186	98.086	97.986	3.750	98.086	97.986	97.886
3.875	98.701	98.601	98.501	3.875	98.601	98.501	98.401
3.990	99.127	99.027	98.927	3.990	99.027	98.927	98.827
4.000	99.227	99.127	99.027	4.000	99.127	99.027	98.927
4.125	99.744	99.644	99.544	4.125	99.644	99.544	99.444
4.250	100.044	99.944	99.844	4.250	99.944	99.844	99.744
4.375	100.459	100.359	100.259	4.375	100.359	100.259	100.159
4.500	100.871	100.771	100.671	4.500	100.771	100.671	100.571
4.625	101.239	101.139	101.039	4.625	101.139	101.039	100.939
4.750	101.705	101.605	101.505	4.750	101.605	101.505	101.405

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	97.333	97.233	97.133	4.250	97.233	97.133	97.033	2.750	93.208	93.108	93.008	2.750	93.108	93.008	92.908
4.375	97.971	97.871	97.771	4.375	97.871	97.771	97.671	2.875	93.896	93.796	93.696	2.875	93.796	93.696	93.596
4.500	98.640	98.540	98.440	4.500	98.540	98.440	98.340	2.990	94.473	94.373	94.273	2.990	94.373	94.273	94.173
4.625	99.168	99.068	98.968	4.625	99.068	98.968	98.868	3.000	94.573	94.473	94.373	3.000	94.473	94.373	94.273
4.750	99.767	99.667	99.567	4.750	99.667	99.567	99.467	3.125	95.186	95.086	94.986	3.125	95.086	94.986	94.886
4.875	100.354	100.254	100.154	4.875	100.254	100.154	100.054	3.250	95.679	95.579	95.479	3.250	95.579	95.479	95.379
4.990	100.768	100.668	100.568	4.990	100.668	100.568	100.468	3.375	96.210	96.110	96.010	3.375	96.110	96.010	95.910
5.000	100.868	100.768	100.668	5.000	100.768	100.668	100.568	3.500	96.508	96.408	96.308	3.500	96.408	96.308	96.208
5.125	100.538	100.438	100.338	5.125	100.438	100.338	100.238	3.625	97.064	96.964	96.864	3.625	96.964	96.864	96.764
5.250	100.965	100.865	100.765	5.250	100.865	100.765	100.665	3.750	97.561	97.461	97.361	3.750	97.461	97.361	97.261
5.375	101.468	101.368	101.268	5.375	101.368	101.268	101.168	3.875	98.076	97.976	97.876	3.875	97.976	97.876	97.776
5.500	101.843	101.743	101.643	5.500	101.743	101.643	101.543	3.990	97.970	97.870	97.770	3.990	97.870	97.770	97.670
5.625	101.117	101.017	100.917	5.625	101.017	100.917	100.817	4.000	98.070	97.970	97.870	4.000	97.970	97.870	97.770
5.750	101.551	101.451	101.351	5.750	101.451	101.351	101.251	4.125	98.587	98.487	98.387	4.125	98.487	98.387	98.287
5.875	101.760	101.660	101.560	5.875	101.660	101.560	101.460	4.250	98.887	98.787	98.687	4.250	98.787	98.687	98.587
5.990	101.823	101.723	101.623	5.990	101.723	101.623	101.523	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.923	101.823	101.723	6.000	101.823	101.723	101.623	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	101.895	101.795	101.695	6.125	101.795	101.695	101.595	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	103.057	102.957	102.857	6.250	102.957	102.857	102.757	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	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

* 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/I Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/6/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/6/2018

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	99.604	99.504	99.404	3.750	97.772	97.663	97.572	2.750	95.052	94.952	94.852	4.250	98.783	98.683	98.583	2.750	94.708	94.608	94.508
4.375	100.242	100.142	100.042	3.875	98.485	98.373	98.285	2.875	95.740	95.640	95.540	4.375	99.421	99.321	99.221	2.875	95.396	95.296	95.196
4.500	100.911	100.811	100.711	3.990	99.077	98.961	98.877	2.990	96.317	96.217	96.117	4.500	100.090	99.990	99.890	2.990	95.973	95.873	95.773
4.625	101.486	101.386	101.286	4.000	99.177	99.061	98.977	3.000	96.417	96.317	96.217	4.625	100.618	100.518	100.418	3.000	96.073	95.973	95.873
4.750	102.085	101.985	101.885	4.125	99.663	99.559	99.463	3.125	97.030	96.930	96.830	4.750	101.217	101.117	101.017	3.125	96.686	96.586	96.486
4.875	102.672	102.572	102.472	4.250	100.278	100.171	100.078	3.250	97.523	97.423	97.323	4.875	101.804	101.704	101.604	3.250	97.179	97.079	96.979
4.990	103.086	102.986	102.886	4.375	100.875	100.765	100.675	3.375	98.054	97.954	97.854	4.990	102.218	102.118	102.018	3.375	97.710	97.610	97.510
5.000	103.186	103.086	102.986	4.500	101.541	101.427	101.341	3.500	98.633	98.533	98.433	5.000	102.318	102.218	102.118	3.500	98.008	97.908	97.808
5.125	103.856	103.756	103.656	4.625	102.164	102.047	101.964	3.625	99.189	99.089	98.989	5.125	101.988	101.888	101.788	3.625	98.564	98.464	98.364
5.250	104.283	104.183	104.083	4.750	102.670	102.551	102.470	3.750	99.686	99.586	99.486	5.250	102.415	102.315	102.215	3.750	99.061	98.961	98.861
5.375	104.786	104.686	104.586	4.875	103.079	102.958	102.879	3.875	100.201	100.101	100.001	5.375	102.918	102.818	102.718	3.875	99.576	99.476	99.376
5.500	105.161	105.061	104.961	4.990	103.325	103.203	103.125	3.990	100.627	100.527	100.427	5.500	103.293	103.193	103.093	3.990	99.470	99.370	99.270
5.625	105.317	105.217	105.117	5.000	103.425	103.303	103.225	4.000	100.727	100.627	100.527	5.625	102.567	102.467	102.367	4.000	99.570	99.470	99.370
5.750	105.751	105.651	105.551	5.125	103.933	103.773	103.682	4.125	101.244	101.144	101.044	5.750	103.001	102.901	102.801	4.125	100.087	99.987	99.887
5.875	106.110	106.010	105.910	5.250	104.380	104.218	104.128	4.250	101.544	101.444	101.344	5.875	103.210	103.110	103.010	4.250	100.387	100.287	100.187
5.990	106.323	106.223	106.123	5.375	104.732	104.569	104.478	4.375	101.959	101.859	101.759	5.990	103.273	103.173	103.073	4.375	#N/A	#N/A	#N/A
6.000	106.423	106.323	106.223	5.500	104.993	104.830	104.740	4.500	102.371	102.271	102.171	6.000	103.373	103.273	103.173	4.500	#N/A	#N/A	#N/A
6.125	106.545	106.445	106.345	5.625	105.348	105.248	105.148	4.625	102.739	102.639	102.539	6.125	103.345	103.245	103.145	4.625	#N/A	#N/A	#N/A
6.250	107.857	107.757	107.657	5.750	105.747	105.647	105.547	4.750	103.205	103.105	103.005	6.250	104.507	104.407	104.307	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.: **7/6/2018**

45 Day Lock Exp.: **7/23/2018**

60 Day Lock Exp.: **8/6/2018**

W. Rate Sheet Dated: **6/6/2018**

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	96.646	96.521	96.396	
4.125	97.674	97.549	97.424	
4.250	98.332	98.207	98.082	
4.375	99.020	98.895	98.770	
4.500	99.478	99.353	99.228	
4.625	100.091	99.966	99.841	
4.750	100.569	100.444	100.319	
4.875	100.977	100.852	100.727	
5.000	101.195	101.070	100.945	
5.125	101.402	101.277	101.152	
5.250	101.650	101.525	101.400	
5.375	101.771	101.646	101.521	
5.500	101.900	101.775	101.650	

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	96.995	96.870	96.745	
3.625	97.466	97.341	97.216	
3.750	97.895	97.770	97.645	
3.875	98.509	98.384	98.259	
4.000	98.859	98.734	98.609	
4.125	99.118	98.993	98.868	
4.250	99.409	99.284	99.159	
4.375	99.674	99.549	99.424	
4.500	99.925	99.800	99.675	
4.625	100.164	100.039	99.914	
4.750	100.432	100.307	100.182	

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	97.379	97.254	97.129	
3.375	97.861	97.736	97.611	
3.500	98.313	98.188	98.063	
3.625	98.731	98.606	98.481	
3.750	99.116	98.991	98.866	
3.875	99.469	99.344	99.219	
4.000	99.794	99.669	99.544	
4.125	100.120	99.995	99.870	
4.250	100.444	100.319	100.194	
4.375	100.754	100.629	100.504	
4.500	101.064	100.939	100.814	
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)