



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.: 7/9/2018

45 Day Lock Exp.: 7/23/2018

60 Day Lock Exp.: 8/6/2018

W. Rate Sheet Dated: 6/7/2018

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	97.721	97.571	97.421	3.500	97.132	96.982	96.832	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.254	98.104	97.954	3.625	97.630	97.480	97.330	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.288	99.138	98.988	3.750	98.821	98.671	98.521	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	99.815	99.665	99.515	3.875	99.312	99.162	99.012	2.250	93.426	93.276	93.126	3.500	99.180	99.030	98.880
4.000	100.344	100.194	100.044	4.000	99.805	99.655	99.505	2.375	93.791	93.641	93.491	3.625	99.714	99.564	99.414
4.125	100.865	100.715	100.565	4.125	100.291	100.141	99.991	2.500	92.913	92.763	92.613	Margin = 2.250		Index = 2.230	
4.250	101.779	101.638	101.482	4.250	101.062	100.921	100.765	2.625	93.863	93.713	93.563				
4.375	102.293	102.152	101.996	4.375	101.540	101.399	101.243	2.750	96.551	96.401	96.251				
4.500	102.737	102.597	102.440	4.500	101.949	101.808	101.652	2.875	97.115	96.965	96.815				
4.625	103.137	102.996	102.840	4.625	102.313	102.172	102.016	3.000	97.589	97.439	97.289				
4.750	103.262	103.090	102.902	4.750	102.546	102.374	102.186	3.125	98.064	97.914	97.764				
4.875	103.598	103.426	103.238	4.875	102.945	102.773	102.586	3.250	98.674	98.524	98.374				
5.000	104.162	103.990	103.802	5.000	103.273	103.101	102.914	3.375	99.141	98.991	98.841				
5.125	104.632	104.460	104.273	5.125	103.528	103.356	103.169	3.500	99.610	99.460	99.310				
5.250	104.938	104.751	104.563	5.250	103.800	103.613	103.425	3.625	100.072	99.922	99.772				
5.375	105.189	105.001	104.814	5.375	104.132	103.944	103.757	3.750	100.278	100.128	99.978				
5.500	105.269	105.082	104.894	5.500	104.551	104.363	104.176	3.875	100.732	100.582	100.432				
5.625	105.460	105.273	105.085	5.625	104.906	104.719	104.531	4.000	101.117	100.967	100.817				
5.750	105.778	105.678	105.578	5.750	104.630	104.530	104.430	4.125	101.457	101.307	101.157				

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	96.521	96.371	96.221	3.500	96.132	95.982	95.832	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.054	96.904	96.754	3.625	96.630	96.480	96.330	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	98.088	97.938	97.788	3.750	97.821	97.671	97.521	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	98.615	98.465	98.315	3.875	98.312	98.162	98.012	2.250	92.426	92.276	92.126	3.500	98.180	98.030	97.880
4.000	99.144	98.994	98.844	4.000	98.805	98.655	98.505	2.375	92.791	92.641	92.491	3.625	98.714	98.564	98.414
4.125	99.665	99.515	99.365	4.125	99.291	99.141	98.991	2.500	91.913	91.763	91.613	Margin = 2.250		Index = 2.230	
4.250	100.579	100.438	100.282	4.250	100.062	99.921	99.765	2.625	92.863	92.713	92.563	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.093	100.952	100.796	4.375	100.540	100.399	100.243	2.750	95.551	95.401	95.251	Rate	30 Day	45 Day	60 Day
4.500	101.537	101.397	101.240	4.500	100.949	100.808	100.652	2.875	96.115	95.965	95.815	4.500	100.237	99.987	99.737
4.625	101.937	101.796	101.640	4.625	101.313	101.172	101.016	3.000	96.589	96.439	96.289	4.625	100.637	100.387	100.137
4.750	102.113	101.941	101.753	4.750	101.546	101.374	101.186	3.125	97.064	96.914	96.764	4.750	100.763	100.513	100.263
4.875	102.648	102.476	102.288	4.875	101.945	101.773	101.586	3.250	97.674	97.524	97.374	4.875	101.198	100.948	100.698
5.000	103.012	102.840	102.652	5.000	102.273	102.101	101.914	3.375	98.141	97.991	97.841	5.000	101.562	101.312	101.062
5.125	103.482	103.310	103.123	5.125	102.628	102.456	102.269	3.500	98.610	98.460	98.310	5.125	101.952	101.702	101.452
5.250	104.508	104.321	104.133	5.250	102.800	102.613	102.425	3.625	99.072	98.922	98.772	5.250	101.727	101.477	101.227
5.375	104.759	104.571	104.384	5.375	103.132	102.944	102.757	3.750	99.278	99.128	98.978	5.375	101.985	101.735	101.485
5.500	105.039	104.852	104.664	5.500	103.551	103.363	103.176	3.875	99.732	99.582	99.432	5.500	102.219	101.969	101.719
5.625	105.180	104.993	104.805	5.625	103.906	103.719	103.531	4.000	100.117	99.967	99.817	5.625	102.400	102.150	101.900
5.750	105.548	105.448	105.348	5.750	103.630	103.530	103.430	4.125	100.457	100.307	100.157	5.750	102.758	102.508	102.258

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	99.387	99.137	98.887	4.500	99.129	98.879	98.629
4.750	99.913	99.663	99.413	4.750	99.726	99.476	99.226
5.000	100.712	100.462	100.212	5.000	100.453	100.203	99.953
5.250	101.929	101.679	101.429	5.250	101.708	101.458	101.208
5.500	101.890	101.640	101.390	5.500	101.731	101.481	101.231
5.625	102.203	101.953	101.703	5.625	102.086	101.836	101.586
5.750	102.552	102.302	102.052	5.750	101.810	101.560	101.310
5.875	102.755	102.505	102.255	5.875	102.152	101.902	101.652

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:	6/7/2018	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)



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.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/7/2018

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	95.555	95.405	95.255	3.250	95.092	94.942	94.792	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.249	96.099	95.949	3.375	95.697	95.547	95.397	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	96.783	96.633	96.483	3.500	96.195	96.045	95.895	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.317	97.167	97.017	3.625	96.693	96.543	96.393	2.250	89.926	89.776	89.626	3.500	98.24	98.092	97.942
3.750	98.445	98.295	98.145	3.750	97.978	97.828	97.678	2.375	90.291	90.141	89.991	3.625	98.78	98.626	98.476
3.875	98.971	98.821	98.671	3.875	98.469	98.319	98.169	2.500	89.413	89.263	89.113	Margin = 2.250		Index = 2.230	
4.000	99.500	99.350	99.200	4.000	98.962	98.812	98.662	2.625	90.363	90.213	90.063				
4.125	100.021	99.871	99.721	4.125	99.447	99.297	99.147	2.750	94.864	94.714	94.564				
4.250	100.842	100.701	100.545	4.250	100.124	99.984	99.828	2.875	95.428	95.278	95.128				
4.375	101.355	101.215	101.058	4.375	100.602	100.462	100.306	3.000	95.902	95.752	95.602				
4.500	101.800	101.659	101.503	4.500	101.011	100.871	100.714	3.125	96.376	96.226	96.076				
4.625	102.199	102.059	101.902	4.625	101.375	101.235	101.078	3.250	97.736	97.586	97.436				
4.750	101.855	101.684	101.496	4.750	101.139	100.967	100.780	3.375	98.204	98.054	97.904				
4.875	102.192	102.020	101.832	4.875	101.539	101.367	101.179	3.500	98.673	98.523	98.373				
5.000	102.755	102.583	102.396	5.000	101.867	101.695	101.507	3.625	99.134	98.984	98.834				
5.125	103.226	103.054	102.867	5.125	102.122	101.950	101.763	3.750	99.434	99.284	99.134				
5.250	101.969	101.782	101.594	5.250	100.831	100.644	100.456	3.875	99.888	99.738	99.588				
5.375	102.220	102.032	101.845	5.375	101.163	100.976	100.788	4.000	100.273	100.123	99.973				
5.500	102.301	102.113	101.926	5.500	101.582	101.395	101.207	4.125	100.613	100.463	100.313				

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	94.355	94.205	94.055	3.250	94.092	93.942	93.792	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.049	94.899	94.749	3.375	94.697	94.547	94.397	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	95.583	95.433	95.283	3.500	95.195	95.045	94.895	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.117	95.967	95.817	3.625	95.693	95.543	95.393	2.250	90.676	90.526	90.376	3.500	97.242	97.092	96.942
3.750	97.245	97.095	96.945	3.750	96.978	96.828	96.678	2.375	91.041	90.891	90.741	3.625	97.776	97.626	97.476
3.875	97.771	97.621	97.471	3.875	97.469	97.319	97.169	2.500	90.163	90.013	89.863	Margin = 2.250		Index = 2.230	
4.000	98.300	98.150	98.000	4.000	97.962	97.812	97.662	2.625	91.113	90.963	90.813	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.821	98.671	98.521	4.125	98.447	98.297	98.147	2.750	94.645	94.495	94.345	Rate	30 Day	45 Day	60 Day
4.250	99.642	99.501	99.345	4.250	99.124	98.984	98.828	2.875	95.209	95.059	94.909	4.500	99.300	99.050	98.800
4.375	100.155	100.015	99.858	4.375	99.602	99.462	99.306	3.000	95.683	95.533	95.383	4.625	99.699	99.449	99.199
4.500	100.600	100.459	100.303	4.500	100.011	99.871	99.714	3.125	96.158	96.008	95.858	4.750	99.356	99.106	98.856
4.625	100.999	100.859	100.702	4.625	100.375	100.235	100.078	3.250	96.205	96.055	95.905	4.875	99.792	99.542	99.292
4.750	100.706	100.535	100.347	4.750	100.139	99.967	99.780	3.375	96.672	96.522	96.372	5.000	100.155	99.905	99.655
4.875	101.242	101.070	100.882	4.875	100.539	100.367	100.179	3.500	97.142	96.992	96.842	5.125	100.546	100.296	100.046
5.000	101.605	101.433	101.246	5.000	100.867	100.695	100.507	3.625	97.603	97.453	97.303	5.250	98.758	98.508	98.258
5.125	102.076	101.904	101.717	5.125	101.222	101.050	100.863	3.750	97.090	96.940	96.790	5.375	99.016	98.766	98.516
5.250	101.539	101.352	101.164	5.250	99.831	99.644	99.456	3.875	97.544	97.394	97.244	5.500	99.251	99.001	98.751
5.375	101.790	101.602	101.415	5.375	100.163	99.976	99.788	4.000	97.930	97.780	97.630	5.625	99.431	99.181	98.931
5.500	102.071	101.883	101.696	5.500	100.582	100.395	100.207	4.125	98.270	98.120	97.970	5.750	99.320	99.070	98.820

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	98.450	98.200	97.950	4.500	98.191	97.941	97.691
4.750	98.506	98.256	98.006	4.750	98.319	98.069	97.819
5.000	99.305	99.055	98.805	5.000	99.047	98.797	98.547
5.250	98.960	98.710	98.460	5.250	98.740	98.490	98.240
5.500	98.922	98.672	98.422	5.500	98.762	98.512	98.262
5.625	99.234	98.984	98.734	5.625	99.117	98.867	98.617
5.750	99.114	98.864	98.614	5.750	98.373	98.123	97.873
5.875	99.317	99.067	98.817	5.875	98.715	98.465	98.215

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:	6/7/2018 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)	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/7/2018

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	99.019	98.919	98.819	4.625	101.871	101.771	101.671	3.000	96.227	96.127	96.027	3.000	96.847	96.747	96.647
4.250	99.709	99.609	99.509	4.750	102.409	102.309	102.209	3.125	96.753	96.653	96.553	3.125	97.189	97.089	96.989
4.375	100.313	100.213	100.113	4.875	102.801	102.701	102.601	3.250	97.478	97.378	97.278	3.250	98.169	98.069	97.969
4.500	100.846	100.746	100.646	4.990	103.043	102.943	102.843	3.375	98.018	97.918	97.818	3.375	98.518	98.418	98.318
4.625	101.448	101.348	101.248	5.000	103.143	103.043	102.943	3.500	98.546	98.446	98.346	3.500	98.867	98.767	98.667
4.750	102.068	101.968	101.868	5.125	103.600	103.490	103.384	3.625	99.088	98.988	98.888	3.625	99.198	99.098	98.998
4.875	102.602	102.502	102.402	5.250	104.114	104.004	103.898	3.750	99.482	99.382	99.282	3.750	99.880	99.780	99.680
4.990	102.590	102.490	102.390	5.375	104.456	104.346	104.240	3.875	99.957	99.857	99.757	3.875	100.214	100.114	100.014
5.000	102.690	102.590	102.490	5.500	104.730	104.620	104.514	3.990	100.353	100.253	100.153	3.990	100.445	100.345	100.245
5.125	103.305	103.205	103.105	5.625	104.977	104.867	104.761	4.000	100.453	100.353	100.253	4.000	100.545	100.445	100.345
5.250	103.969	103.869	103.769	5.750	105.352	105.250	105.149	4.125	100.948	100.848	100.748	4.125	100.859	100.759	100.659
5.375	104.425	104.325	104.225	5.875	105.668	105.566	105.466	4.250	101.246	101.146	101.046	4.250	101.342	101.217	101.092
5.500	104.768	104.668	104.568	5.990	105.848	105.746	105.646	4.375	101.679	101.579	101.479	4.375	101.661	101.536	101.411
5.625	105.048	104.948	104.848	6.000	105.948	105.846	105.746	4.500	102.124	102.024	101.924	4.500	101.937	101.812	101.687
5.750	105.524	105.424	105.324	6.125	106.178	106.075	105.975	4.625	102.533	102.433	102.333	4.625	102.189	102.064	101.939
5.875	105.931	105.831	105.731	6.250	106.420	106.310	106.198	4.750	102.784	102.684	102.584	4.750	102.354	102.229	102.104
5.990	106.190	106.090	105.990	6.375	106.717	106.607	106.495	4.875	103.020	102.920	102.820	4.875	102.518	102.393	102.268
6.000	106.290	106.190	106.090	6.500	N/A	N/A	N/A	4.990	103.125	103.025	102.925	4.990	102.553	102.428	102.303
6.125	106.576	106.476	106.376	6.625	N/A	N/A	N/A	5.000	103.225	103.125	103.025	5.000	102.653	102.528	102.403

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	98.165	98.065	97.965	2.875	95.442	95.342	95.242
4.375	98.767	98.667	98.567	2.990	95.759	95.659	95.559
4.500	99.318	99.218	99.118	3.000	95.859	95.759	95.659
4.625	99.949	99.849	99.749	3.125	96.277	96.177	96.077
4.750	100.626	100.526	100.426	3.250	96.931	96.831	96.731
4.875	101.159	101.059	100.959	3.375	97.369	97.269	97.169
4.990	101.562	101.462	101.362	3.500	97.799	97.699	97.599
5.000	101.662	101.562	101.462	3.625	98.224	98.124	98.024
5.125	101.902	101.802	101.702	3.750	98.650	98.550	98.450
5.250	102.265	102.155	102.049	3.875	99.077	98.977	98.877
5.375	102.756	102.647	102.541	3.990	99.389	99.289	99.189
5.500	103.233	103.123	103.017	4.000	99.489	99.389	99.289
5.625	103.440	103.330	103.224	4.125	99.895	99.795	99.695
5.750	103.646	103.536	103.430	4.250	100.099	99.999	99.899
5.875	102.505	102.402	102.302	4.375	100.290	100.190	100.090
5.990	102.855	102.753	102.652	4.500	100.523	100.414	100.304
6.000	102.955	102.853	102.752	4.625	100.871	100.761	100.652
6.125	103.199	103.096	102.996	4.750	101.035	100.926	100.817
6.250	103.428	103.326	103.226	4.875	101.188	101.078	100.969

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%	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	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	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
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
HB Purchase or R/T Refi	-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.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/7/2018

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	97.641	97.541	97.441	4.250	96.754	96.654	96.554	4.625	100.421	100.321	100.221	4.625	98.866	98.766	98.666
4.375	98.199	98.099	97.999	4.375	97.383	97.283	97.183	4.750	100.959	100.859	100.759	4.750	99.760	99.660	99.560
4.500	98.836	98.736	98.636	4.500	98.122	98.022	97.922	4.875	101.351	101.251	101.151	4.875	100.286	100.186	100.086
4.625	99.578	99.478	99.378	4.625	99.126	99.026	98.926	4.990	101.593	101.493	101.393	4.990	100.652	100.552	100.452
4.750	100.286	100.186	100.086	4.750	100.087	99.987	99.887	5.000	101.693	101.593	101.493	5.000	100.752	100.652	100.552
4.875	100.782	100.682	100.582	4.875	100.650	100.550	100.450	5.125	102.150	102.040	101.934	5.125	101.130	101.030	100.930
4.990	101.140	101.040	100.940	4.990	101.056	100.956	100.856	5.250	102.664	102.554	102.448	5.250	101.810	101.710	101.610
5.000	101.240	101.140	101.040	5.000	101.156	101.056	100.956	5.375	103.006	102.896	102.790	5.375	102.295	102.195	102.095
5.125	101.855	101.755	101.655	5.125	101.600	101.500	101.400	5.500	103.280	103.170	103.064	5.500	102.637	102.537	102.437
5.250	102.519	102.419	102.319	5.250	102.509	102.409	102.309	5.625	103.527	103.417	103.311	5.625	102.969	102.869	102.769
5.375	102.975	102.875	102.775	5.375	103.028	102.928	102.828	5.750	103.902	103.800	103.699	5.750	103.325	103.225	103.125
5.500	103.318	103.218	103.118	5.500	103.409	103.309	103.209	5.875	104.218	104.116	104.016	5.875	103.748	103.648	103.548
5.625	103.598	103.498	103.398	5.625	103.720	103.620	103.520	5.990	104.398	104.296	104.196	5.990	104.027	103.927	103.827
5.750	104.074	103.974	103.874	5.750	104.455	104.355	104.255	6.000	104.498	104.396	104.296	6.000	104.127	104.027	103.927
5.875	104.481	104.381	104.281	5.875	104.918	104.818	104.718	6.125	104.728	104.625	104.525	6.125	104.436	104.336	104.236
5.990	104.740	104.640	104.540	5.990	105.214	105.114	105.014	6.250	104.970	104.860	104.748	6.250	104.636	104.526	104.414
6.000	104.840	104.740	104.640	6.000	105.314	105.214	105.114	6.375	105.267	105.157	105.045	6.375	105.036	104.926	104.814
6.125	105.126	105.026	104.926	6.125	105.632	105.532	105.432	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.250	105.455	105.345	105.238	6.250	105.963	105.857	105.754	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	95.442	95.342	95.242	3.000	N/A	N/A	N/A	3.000	95.347	95.247	95.147	3.000	N/A	N/A	N/A
2.990	95.759	95.659	95.559	3.125	93.749	93.649	93.549	3.125	95.689	95.589	95.489	3.125	93.542	93.442	93.342
3.000	95.859	95.759	95.659	3.250	94.137	94.037	93.937	3.250	96.669	96.569	96.469	3.250	93.940	93.840	93.740
3.125	96.277	96.177	96.077	3.375	94.832	94.732	94.632	3.375	97.018	96.918	96.818	3.375	94.625	94.525	94.425
3.250	96.931	96.831	96.731	3.500	95.499	95.399	95.299	3.500	97.367	97.267	97.167	3.500	95.302	95.202	95.102
3.375	97.369	97.269	97.169	3.625	96.164	96.064	95.964	3.625	97.698	97.598	97.498	3.625	95.957	95.857	95.757
3.500	97.799	97.699	97.599	3.750	96.601	96.501	96.401	3.750	98.380	98.280	98.180	3.750	96.403	96.303	96.203
3.625	98.224	98.124	98.024	3.875	97.284	97.184	97.084	3.875	98.714	98.614	98.514	3.875	97.076	96.976	96.876
3.750	98.650	98.550	98.450	3.990	97.822	97.722	97.622	3.990	98.945	98.845	98.745	3.990	97.614	97.514	97.414
3.875	99.077	98.977	98.877	4.000	97.922	97.822	97.722	4.000	99.045	98.945	98.845	4.000	97.714	97.614	97.514
3.990	99.389	99.289	99.189	4.125	98.554	98.454	98.354	4.125	99.359	99.259	99.159	4.125	98.336	98.236	98.136
4.000	99.489	99.389	99.289	4.250	98.882	98.782	98.682	4.250	99.842	99.742	99.642	4.250	98.665	98.565	98.465
4.125	99.895	99.795	99.695	4.375	99.297	99.197	99.097	4.375	100.161	100.061	99.961	4.375	99.080	98.979	98.879
4.250	100.099	99.999	99.899	4.500	99.874	99.774	99.674	4.500	100.437	100.337	100.237	4.500	99.637	99.537	99.437
4.375	100.290	100.190	100.090	4.625	100.404	100.304	100.204	4.625	100.689	100.589	100.489	4.625	100.167	100.067	99.967
4.500	100.523	100.423	100.323	4.750	100.684	100.584	100.484	4.750	100.854	100.754	100.654	4.750	100.447	100.347	100.247
4.625	100.871	100.771	100.671	4.875	100.947	100.847	100.747	4.875	101.018	100.918	100.818	4.875	100.709	100.609	100.509
4.750	101.035	100.935	100.835	4.990	101.078	100.978	100.878	4.990	101.053	100.953	100.853	4.990	100.831	100.731	100.631
4.875	101.188	101.088	100.988	5.000	101.178	101.078	100.978	5.000	101.153	101.053	100.953	5.000	100.931	100.831	100.731

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

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 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%	80.00%	
≥ 740	-0.375	-0.625	-0.625	-0.875	
720 - 739	-0.375	-1.000	-1.000	-1.125	
700 - 719	-0.375	-1.000	-1.000	-1.125	
680 - 699	-0.375	-1.125	-1.125	-1.750	
660 - 679	-0.625	-1.125	-1.125	-1.875	
640 - 659	-0.625	-1.625	-1.625	-2.625	
620 - 639	-0.625	-1.625	-1.625	-3.125	
< 620	-1.625	-2.625	-2.625	-3.125	

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



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.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/7/2018

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	99.709	99.609	99.509	3.750	97.558	97.457	97.358	2.750	94.947	94.847	94.747
4.375	100.313	100.213	100.113	3.875	98.271	98.168	98.071	2.875	95.634	95.534	95.434
4.500	100.846	100.746	100.646	3.990	98.866	98.760	98.666	2.990	96.211	96.111	96.011
4.625	101.448	101.348	101.248	4.000	98.966	98.860	98.766	3.000	96.311	96.211	96.111
4.750	102.068	101.968	101.868	4.125	99.400	99.300	99.200	3.125	96.925	96.825	96.725
4.875	102.602	102.502	102.402	4.250	100.020	99.920	99.820	3.250	97.478	97.378	97.278
4.990	102.972	102.872	102.772	4.375	100.623	100.523	100.423	3.375	98.018	97.918	97.818
5.000	103.072	102.972	102.872	4.500	101.294	101.192	101.094	3.500	98.546	98.446	98.346
5.125	103.690	103.590	103.490	4.625	101.967	101.867	101.767	3.625	99.093	98.993	98.893
5.250	104.125	104.025	103.925	4.750	102.503	102.399	102.303	3.750	99.592	99.492	99.392
5.375	104.638	104.538	104.438	4.875	102.916	102.810	102.716	3.875	100.155	100.055	99.955
5.500	105.020	104.920	104.820	4.990	103.144	103.037	102.944	3.990	100.544	100.444	100.344
5.625	105.274	105.174	105.074	5.000	103.244	103.137	103.044	4.000	100.644	100.544	100.444
5.750	105.710	105.610	105.510	5.125	103.780	103.639	103.549	4.125	101.166	101.066	100.966
5.875	106.072	105.972	105.872	5.250	104.232	104.090	103.999	4.250	101.450	101.350	101.250
5.990	106.286	106.186	106.086	5.375	104.588	104.445	104.354	4.375	101.867	101.767	101.667
6.000	106.386	106.286	106.186	5.500	104.812	104.668	104.577	4.500	102.308	102.208	102.108
6.125	106.684	106.584	106.484	5.625	105.291	105.191	105.091	4.625	102.720	102.620	102.520
6.250	107.889	107.789	107.689	5.750	105.695	105.595	105.495	4.750	103.066	102.966	102.866

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	98.888	98.788	98.688	2.750	94.603	94.503	94.403
4.375	99.492	99.392	99.292	2.875	95.290	95.190	95.090
4.500	100.025	99.925	99.825	2.990	95.867	95.767	95.667
4.625	100.573	100.473	100.373	3.000	95.967	95.867	95.767
4.750	101.193	101.093	100.993	3.125	96.581	96.481	96.381
4.875	101.727	101.627	101.527	3.250	97.134	97.034	96.934
4.990	102.097	101.997	101.897	3.375	97.674	97.574	97.474
5.000	102.197	102.097	101.997	3.500	97.913	97.813	97.713
5.125	101.815	101.715	101.615	3.625	98.460	98.360	98.260
5.250	102.250	102.150	102.050	3.750	98.959	98.859	98.759
5.375	102.763	102.663	102.563	3.875	99.522	99.422	99.322
5.500	103.145	103.045	102.945	3.990	99.387	99.287	99.187
5.625	102.531	102.431	102.331	4.000	99.487	99.387	99.287
5.750	102.967	102.867	102.767	4.125	100.009	99.909	99.809
5.875	103.179	103.079	102.979	4.250	100.293	100.193	100.093
5.990	103.243	103.143	103.043	4.375	#N/A	#N/A	#N/A
6.000	103.343	103.243	103.143	4.500	#N/A	#N/A	#N/A
6.125	103.491	103.391	103.291	4.625	#N/A	#N/A	#N/A
6.250	104.546	104.446	104.346	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	-2.500	-2.250	-2.250	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

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

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-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@afrrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/9/2018
45 Day Lock Exp.: 7/23/2018
60 Day Lock Exp.: 8/6/2018

W. Rate Sheet Dated: 6/7/2018

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	98.000	97.900	97.800	4.250	97.900	97.800	97.700	3.750	96.105	96.004	95.905	3.750	96.005	95.904	95.805
4.375	98.650	98.550	98.450	4.375	98.550	98.450	98.350	3.875	96.821	96.718	96.621	3.875	96.721	96.618	96.521
4.500	99.339	99.239	99.139	4.500	99.239	99.139	99.039	3.990	97.416	97.310	97.216	3.990	97.316	97.210	97.116
4.625	99.871	99.771	99.671	4.625	99.771	99.671	99.571	4.000	97.516	97.410	97.316	4.000	97.416	97.310	97.216
4.750	100.479	100.379	100.279	4.750	100.379	100.279	100.179	4.125	97.950	97.850	97.750	4.125	97.850	97.750	97.650
4.875	101.099	100.999	100.899	4.875	100.999	100.899	100.799	4.250	98.570	98.470	98.370	4.250	98.470	98.370	98.270
4.990	101.522	101.422	101.322	4.990	101.422	101.322	101.222	4.375	99.173	99.073	98.973	4.375	99.073	98.973	98.873
5.000	101.622	101.522	101.422	5.000	101.522	101.422	101.322	4.500	99.844	99.742	99.644	4.500	99.744	99.642	99.544
5.125	102.240	102.140	102.040	5.125	102.140	102.040	101.940	4.625	100.517	100.417	100.317	4.625	100.417	100.317	100.217
5.250	102.675	102.575	102.475	5.250	102.575	102.475	102.375	4.750	101.053	100.949	100.853	4.750	100.953	100.849	100.753
5.375	103.188	103.088	102.988	5.375	103.088	102.988	102.888	4.875	101.466	101.360	101.266	4.875	101.366	101.260	101.166
5.500	103.570	103.470	103.370	5.500	103.470	103.370	103.270	4.990	101.694	101.587	101.494	4.990	101.594	101.487	101.394
5.625	103.824	103.724	103.624	5.625	103.724	103.624	103.524	5.000	101.794	101.687	101.594	5.000	101.694	101.587	101.494
5.750	104.260	104.160	104.060	5.750	104.160	104.060	103.960	5.125	102.330	102.189	102.099	5.125	102.230	102.089	101.999
5.875	104.622	104.522	104.422	5.875	104.522	104.422	104.322	5.250	102.782	102.640	102.549	5.250	102.682	102.540	102.449
5.990	104.836	104.736	104.636	5.990	104.736	104.636	104.536	5.375	103.138	102.995	102.904	5.375	103.038	102.895	102.804
6.000	104.936	104.836	104.736	6.000	104.836	104.736	104.636	5.500	103.362	103.218	103.127	5.500	103.262	103.118	103.027
6.125	105.234	105.134	105.034	6.125	105.134	105.034	104.934	5.625	103.841	103.741	103.641	5.625	103.741	103.641	103.541
6.250	106.439	106.339	106.239	6.250	106.339	106.239	106.139	5.750	104.245	104.145	104.045	5.750	104.145	104.045	103.945

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.447	93.347	93.247	2.750	93.347	93.247	93.147
2.875	94.134	94.034	93.934	2.875	94.034	93.934	93.834
2.990	94.711	94.611	94.511	2.990	94.611	94.511	94.411
3.000	94.811	94.711	94.611	3.000	94.711	94.611	94.511
3.125	95.425	95.325	95.225	3.125	95.325	95.225	95.125
3.250	95.920	95.820	95.720	3.250	95.820	95.720	95.620
3.375	96.453	96.353	96.253	3.375	96.353	96.253	96.153
3.500	97.036	96.936	96.836	3.500	96.936	96.836	96.736
3.625	97.593	97.493	97.393	3.625	97.493	97.393	97.293
3.750	98.092	97.992	97.892	3.750	97.992	97.892	97.792
3.875	98.655	98.555	98.455	3.875	98.555	98.455	98.355
3.990	99.044	98.944	98.844	3.990	98.944	98.844	98.744
4.000	99.144	99.044	98.944	4.000	99.044	98.944	98.844
4.125	99.666	99.566	99.466	4.125	99.566	99.466	99.366
4.250	99.950	99.850	99.750	4.250	99.850	99.750	99.650
4.375	100.367	100.267	100.167	4.375	100.267	100.167	100.067
4.500	100.808	100.708	100.608	4.500	100.708	100.608	100.508
4.625	101.220	101.120	101.020	4.625	101.120	101.020	100.920
4.750	101.566	101.466	101.366	4.750	101.466	101.366	101.266

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	97.179	97.079	96.979	4.250	97.079	96.979	96.879	2.750	93.103	93.003	92.903	2.750	93.003	92.903	92.803
4.375	97.829	97.729	97.629	4.375	97.729	97.629	97.529	2.875	93.790	93.690	93.590	2.875	93.690	93.590	93.490
4.500	98.518	98.418	98.318	4.500	98.418	98.318	98.218	2.990	94.367	94.267	94.167	2.990	94.267	94.167	94.067
4.625	98.996	98.896	98.796	4.625	98.896	98.796	98.696	3.000	94.467	94.367	94.267	3.000	94.367	94.267	94.167
4.750	99.604	99.504	99.404	4.750	99.504	99.404	99.304	3.125	95.081	94.981	94.881	3.125	94.981	94.881	94.781
4.875	100.224	100.124	100.024	4.875	100.124	100.024	99.924	3.250	95.576	95.476	95.376	3.250	95.476	95.376	95.276
4.990	100.647	100.547	100.447	4.990	100.547	100.447	100.347	3.375	96.109	96.009	95.909	3.375	96.009	95.909	95.809
5.000	100.747	100.647	100.547	5.000	100.647	100.547	100.447	3.500	96.403	96.303	96.203	3.500	96.303	96.203	96.103
5.125	100.365	100.265	100.165	5.125	100.265	100.165	100.065	3.625	96.960	96.860	96.760	3.625	96.860	96.760	96.660
5.250	100.800	100.700	100.600	5.250	100.700	100.600	100.500	3.750	97.459	97.359	97.259	3.750	97.359	97.259	97.159
5.375	101.313	101.213	101.113	5.375	101.213	101.113	101.013	3.875	98.022	97.922	97.822	3.875	97.922	97.822	97.722
5.500	101.695	101.595	101.495	5.500	101.595	101.495	101.395	3.990	97.887	97.787	97.687	3.990	97.787	97.687	97.587
5.625	101.081	100.981	100.881	5.625	100.981	100.881	100.781	4.000	97.987	97.887	97.787	4.000	97.887	97.787	97.687
5.750	101.517	101.417	101.317	5.750	101.417	101.317	101.217	4.125	98.509	98.409	98.309	4.125	98.409	98.309	98.209
5.875	101.729	101.629	101.529	5.875	101.629	101.529	101.429	4.250	98.793	98.693	98.593	4.250	98.693	98.593	98.493
5.990	101.793	101.693	101.593	5.990	101.693	101.593	101.493	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.893	101.793	101.693	6.000	101.793	101.693	101.593	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	102.041	101.941	101.841	6.125	101.941	101.841	101.741	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	103.096	102.996	102.896	6.250	102.996	102.896	102.796	4.750	#N/A	#N/A	#N/A	4.750	#N/A	#N/A	#N/A

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

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

Product Features							
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
High-LTV	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
Second Home	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
2-Unit Property	-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
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-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

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



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.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/6/2018

W. Rate Sheet Dated: 6/7/2018

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	99.450	99.350	99.250	3.750	97.555	97.454	97.355	2.750	94.947	94.847	94.747	4.250	98.629	98.529	98.429	2.750	94.603	94.503	94.403
4.375	100.100	100.000	99.900	3.875	98.271	98.168	98.071	2.875	95.634	95.534	95.434	4.375	99.279	99.179	99.079	2.875	95.290	95.190	95.090
4.500	100.789	100.689	100.589	3.990	98.866	98.760	98.666	2.990	96.211	96.111	96.011	4.500	99.968	99.868	99.768	2.990	95.867	95.767	95.667
4.625	101.321	101.221	101.121	4.000	98.966	98.860	98.766	3.000	96.311	96.211	96.111	4.625	100.446	100.346	100.246	3.000	95.967	95.867	95.767
4.750	101.929	101.829	101.729	4.125	99.400	99.300	99.200	3.125	96.925	96.825	96.725	4.750	101.054	100.954	100.854	3.125	96.581	96.481	96.381
4.875	102.549	102.449	102.349	4.250	100.020	99.920	99.820	3.250	97.420	97.320	97.220	4.875	101.674	101.574	101.474	3.250	97.076	96.976	96.876
4.990	102.972	102.872	102.772	4.375	100.623	100.523	100.423	3.375	97.953	97.853	97.753	4.990	102.097	101.997	101.897	3.375	97.609	97.509	97.409
5.000	103.072	102.972	102.872	4.500	101.294	101.192	101.094	3.500	98.536	98.436	98.336	5.000	102.197	102.097	101.997	3.500	97.903	97.803	97.703
5.125	103.690	103.590	103.490	4.625	101.967	101.867	101.767	3.625	99.093	98.993	98.893	5.125	101.815	101.715	101.615	3.625	98.460	98.360	98.260
5.250	104.125	104.025	103.925	4.750	102.503	102.399	102.303	3.750	99.592	99.492	99.392	5.250	102.250	102.150	102.050	3.750	98.959	98.859	98.759
5.375	104.638	104.538	104.438	4.875	102.916	102.810	102.716	3.875	100.155	100.055	99.955	5.375	102.763	102.663	102.563	3.875	99.522	99.422	99.322
5.500	105.020	104.920	104.820	4.990	103.144	103.037	102.944	3.990	100.544	100.444	100.344	5.500	103.145	103.045	102.945	3.990	99.987	99.887	99.787
5.625	105.274	105.174	105.074	5.000	103.244	103.137	103.044	4.000	100.644	100.544	100.444	5.625	102.531	102.431	102.331	4.000	99.487	99.387	99.287
5.750	105.710	105.610	105.510	5.125	103.780	103.639	103.549	4.125	101.166	101.066	100.966	5.750	102.967	102.867	102.767	4.125	100.009	99.909	99.809
5.875	106.072	105.972	105.872	5.250	104.232	104.090	103.999	4.250	101.450	101.350	101.250	5.875	103.179	103.079	102.979	4.250	100.293	100.193	100.093
5.990	106.286	106.186	106.086	5.375	104.588	104.445	104.354	4.375	101.867	101.767	101.667	5.990	103.243	103.143	103.043	4.375	#N/A	#N/A	#N/A
6.000	106.386	106.286	106.186	5.500	104.812	104.668	104.577	4.500	102.308	102.208	102.108	6.000	103.343	103.243	103.143	4.500	#N/A	#N/A	#N/A
6.125	106.684	106.584	106.484	5.625	105.291	105.191	105.091	4.625	102.720	102.620	102.520	6.125	103.491	103.391	103.291	4.625	#N/A	#N/A	#N/A
6.250	107.889	107.789	107.689	5.750	105.695	105.595	105.495	4.750	103.066	102.966	102.866	6.250	104.546	104.446	104.346	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.: **7/9/2018**

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

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

W. Rate Sheet Dated: **6/7/2018**

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	96.506	96.381	96.256	
4.125	97.548	97.423	97.298	
4.250	98.212	98.087	97.962	
4.375	98.910	98.785	98.660	
4.500	99.380	99.255	99.130	
4.625	100.003	99.878	99.753	
4.750	100.488	100.363	100.238	
4.875	100.902	100.777	100.652	
5.000	101.104	100.979	100.854	
5.125	101.317	101.192	101.067	
5.250	101.571	101.446	101.321	
5.375	101.695	101.570	101.445	
5.500	101.847	101.722	101.597	

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	96.950	96.825	96.700	
3.625	97.425	97.300	97.175	
3.750	97.858	97.733	97.608	
3.875	98.476	98.351	98.226	
4.000	98.830	98.705	98.580	
4.125	99.092	98.967	98.842	
4.250	99.386	99.261	99.136	
4.375	99.653	99.528	99.403	
4.500	99.906	99.781	99.656	
4.625	100.146	100.021	99.896	
4.750	100.414	100.289	100.164	

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	97.283	97.158	97.033	
3.375	97.770	97.645	97.520	
3.500	98.228	98.103	97.978	
3.625	98.651	98.526	98.401	
3.750	99.040	98.915	98.790	
3.875	99.398	99.273	99.148	
4.000	99.727	99.602	99.477	
4.125	100.060	99.935	99.810	
4.250	100.388	100.263	100.138	
4.375	100.698	100.573	100.448	
4.500	101.008	100.883	100.758	
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)