



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.: **7/10/2017**45 Day Lock Exp.: **7/24/2017**60 Day Lock Exp.: **8/7/2017**W. Rate Sheet Dated: **6/8/2017**Release Time: **10:00 am ET**

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.175	101.025	100.869	3.250	101.102	100.952	100.796	1.875	N/A	N/A	N/A	3.125	101.904	101.754	101.604
3.375	101.625	101.475	101.319	3.375	101.517	101.367	101.210	2.000	N/A	N/A	N/A	3.250	101.641	101.491	101.341
3.500	102.071	101.921	101.765	3.500	101.927	101.777	101.621	2.125	N/A	N/A	N/A	3.375	102.050	101.900	101.750
3.625	102.474	102.324	102.168	3.625	102.294	102.144	101.988	2.250	97.683	97.533	97.383	3.500	102.454	102.304	102.154
3.750	103.450	103.293	103.137	3.750	103.377	103.220	103.064	2.375	98.076	97.926	97.776	3.625	102.857	102.707	102.557
3.875	103.889	103.733	103.577	3.875	103.780	103.624	103.468	2.500	98.466	98.316	98.166	Margin = 2.250		Index = 1.160	
4.000	104.321	104.165	104.009	4.000	104.177	104.021	103.864	2.625	98.806	98.656	98.506				
4.125	104.643	104.487	104.331	4.125	104.463	104.307	104.151	2.750	100.950	100.800	100.650				
4.250	104.850	104.710	104.569	4.250	104.777	104.636	104.496	2.875	101.337	101.187	101.037				
4.375	105.215	105.074	104.933	4.375	105.106	104.965	104.825	3.000	101.713	101.563	101.413				
4.500	105.544	105.403	105.263	4.500	105.399	105.259	105.118	3.125	102.039	101.889	101.739				
4.625	105.803	105.662	105.521	4.625	105.623	105.482	105.341	3.250	102.849	102.699	102.549				
4.750	105.901	105.801	105.629	4.750	105.828	105.728	105.556	3.375	103.171	103.021	102.871				
4.875	106.195	106.095	105.923	4.875	106.086	105.986	105.814	3.500	103.459	103.309	103.159				
5.000	106.455	106.355	106.183	5.000	106.311	106.211	106.039	3.625	103.674	103.524	103.374				
5.125	106.924	106.824	106.652	5.125	106.744	106.644	106.472	3.750	103.931	103.781	103.631				
5.250	106.788	106.688	106.588	5.250	106.715	106.615	106.515	3.875	104.183	104.033	103.883				
5.375	107.082	106.982	106.882	5.375	106.973	106.873	106.773	4.000	104.400	104.250	104.100				
5.500	107.342	107.242	107.142	5.500	107.198	107.098	106.998	4.125	104.554	104.404	104.254				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.295	100.145	99.989	3.250	100.222	100.072	99.916	1.875	N/A	N/A	N/A	3.125	101.024	100.874	100.724
3.375	100.745	100.595	100.439	3.375	100.637	100.487	100.330	2.000	N/A	N/A	N/A	3.250	100.761	100.611	100.461
3.500	101.191	101.041	100.885	3.500	101.047	100.897	100.741	2.125	N/A	N/A	N/A	3.375	101.170	101.020	100.870
3.625	101.594	101.444	101.288	3.625	101.414	101.264	101.108	2.250	96.803	96.653	96.503	3.500	101.574	101.424	101.274
3.750	102.570	102.413	102.257	3.750	102.497	102.340	102.184	2.375	97.196	97.046	96.896	3.625	101.977	101.827	101.677
3.875	103.009	102.853	102.697	3.875	102.900	102.744	102.588	2.500	97.586	97.436	97.286	Margin = 2.250		Index = 1.160	
4.000	103.441	103.285	103.129	4.000	103.297	103.141	102.984	2.625	97.926	97.776	97.626	30 Year OTC			
4.125	103.763	103.607	103.451	4.125	103.583	103.427	103.271	2.750	100.070	99.920	99.770	Rate	30 Day	45 Day	60 Day
4.250	103.970	103.830	103.689	4.250	103.897	103.756	103.616	2.875	100.457	100.307	100.157	3.500	99.351	99.101	98.851
4.375	104.335	104.194	104.053	4.375	104.226	104.085	103.945	3.000	100.833	100.683	100.533	4.000	101.601	101.351	101.101
4.500	104.664	104.523	104.383	4.500	104.519	104.379	104.238	3.125	101.159	101.009	100.859	4.500	102.824	102.574	102.324
4.625	104.923	104.782	104.641	4.625	104.743	104.602	104.461	3.250	101.969	101.819	101.669	5.000	103.735	103.485	103.235
4.750	105.021	104.921	104.749	4.750	104.948	104.848	104.676	3.375	102.291	102.141	101.991	5.500	104.622	104.372	104.122
4.875	105.315	105.215	105.043	4.875	105.206	105.106	104.934	3.500	102.579	102.429	102.279	15 Year OTC			
5.000	105.575	105.475	105.303	5.000	105.431	105.331	105.159	3.625	102.794	102.644	102.494	Rate	30 Day	45 Day	60 Day
5.125	106.044	105.944	105.772	5.125	105.864	105.764	105.592	3.750	103.051	102.901	102.751	2.500	95.746	95.496	95.246
5.250	105.908	105.808	105.708	5.250	105.835	105.735	105.635	3.875	103.303	103.153	103.003	3.000	98.993	98.743	98.493
5.375	106.202	106.102	106.002	5.375	106.093	105.993	105.893	4.000	103.520	103.370	103.220	3.500	100.739	100.489	100.239
5.500	106.462	106.362	106.262	5.500	106.318	106.218	106.118	4.125	103.674	103.524	103.374	4.000	101.680	101.430	101.180

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

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

Max USDA-GRH Rate		
Today:	6/8/2017	4.500%

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

7/10/2017

7/24/2017

8/7/2017

W. Rate Sheet Dated: 6/8/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.644	99.494	99.337	3.250	99.571	99.421	99.264	1.875	N/A	N/A	N/A	3.125	100.03	99.879	99.729
3.375	100.094	99.944	99.788	3.375	99.985	99.835	99.679	2.000	N/A	N/A	N/A	3.250	100.11	99.960	99.810
3.500	100.540	100.390	100.234	3.500	100.396	100.246	100.090	2.125	N/A	N/A	N/A	3.375	100.52	100.369	100.219
3.625	100.943	100.793	100.636	3.625	100.763	100.613	100.456	2.250	95.683	95.533	95.383	3.500	100.92	100.773	100.623
3.750	101.543	101.387	101.231	3.750	101.470	101.314	101.158	2.375	96.076	95.926	95.776	3.625	101.33	101.176	101.026
3.875	101.983	101.827	101.670	3.875	101.874	101.718	101.562	2.500	96.466	96.316	96.166	Margin = 2.250		Index = 1.160	
4.000	102.415	102.259	102.103	4.000	102.271	102.114	101.958	2.625	96.806	96.656	96.506				
4.125	102.737	102.581	102.424	4.125	102.557	102.401	102.244	2.750	99.075	98.925	98.775				
4.250	102.288	102.147	102.006	4.250	102.214	102.074	101.933	2.875	99.462	99.312	99.162				
4.375	102.652	102.512	102.371	4.375	102.543	102.403	102.262	3.000	99.838	99.688	99.538				
4.500	102.981	102.841	102.700	4.500	102.837	102.696	102.556	3.125	100.164	100.014	99.864				
4.625	103.240	103.099	102.959	4.625	103.060	102.919	102.779	3.250	101.318	101.168	101.018				
4.750	102.901	102.801	102.629	4.750	102.828	102.728	102.556	3.375	101.640	101.490	101.340				
4.875	103.195	103.095	102.923	4.875	103.086	102.986	102.814	3.500	101.928	101.778	101.628				
5.000	103.455	103.355	103.183	5.000	103.311	103.211	103.039	3.625	102.143	101.993	101.843				
5.125	103.924	103.824	103.652	5.125	103.744	103.644	103.472	3.750	102.025	101.875	101.725				
5.250	101.163	101.063	100.963	5.250	101.090	100.990	100.890	3.875	102.277	102.127	101.977				
5.375	101.457	101.357	101.257	5.375	101.348	101.248	101.148	4.000	102.494	102.344	102.194				
5.500	101.717	101.617	101.517	5.500	101.573	101.473	101.373	4.125	102.648	102.498	102.348				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.764	98.614	98.457	3.250	98.691	98.541	98.384	1.875	N/A	N/A	N/A	3.125	99.149	98.999	98.849
3.375	99.214	99.064	98.908	3.375	99.105	98.955	98.799	2.000	N/A	N/A	N/A	3.250	99.230	99.080	98.930
3.500	99.660	99.510	99.354	3.500	99.516	99.366	99.210	2.125	N/A	N/A	N/A	3.375	99.639	99.489	99.339
3.625	100.063	99.913	99.756	3.625	99.883	99.733	99.576	2.250	95.053	94.903	94.753	3.500	100.043	99.893	99.743
3.750	100.663	100.507	100.351	3.750	100.590	100.434	100.278	2.375	95.446	95.296	95.146	3.625	100.446	100.296	100.146
3.875	101.103	100.947	100.790	3.875	100.994	100.838	100.682	2.500	95.836	95.686	95.536	Margin = 2.250		Index = 1.160	
4.000	101.535	101.379	101.223	4.000	101.391	101.234	101.078	2.625	96.176	96.026	95.876	30 Year OTC			
4.125	101.857	101.701	101.544	4.125	101.677	101.521	101.364	2.750	99.007	98.857	98.707	Rate	30 Day	45 Day	60 Day
4.250	101.408	101.267	101.126	4.250	101.334	101.194	101.053	2.875	99.395	99.245	99.095	3.500	97.820	97.570	97.320
4.375	101.772	101.632	101.491	4.375	101.663	101.523	101.382	3.000	99.770	99.620	99.470	4.000	99.695	99.445	99.195
4.500	102.101	101.961	101.820	4.500	101.957	101.816	101.676	3.125	100.096	99.946	99.796	4.500	100.261	100.011	99.761
4.625	102.360	102.219	102.079	4.625	102.180	102.039	101.899	3.250	100.539	100.389	100.239	5.000	100.735	100.485	100.235
4.750	102.021	101.921	101.749	4.750	101.948	101.848	101.676	3.375	100.862	100.712	100.562	5.500	98.997	98.747	98.497
4.875	102.315	102.215	102.043	4.875	102.206	102.106	101.934	3.500	101.149	100.999	100.849	15 Year OTC			
5.000	102.575	102.475	102.303	5.000	102.431	102.331	102.159	3.625	101.364	101.214	101.064	Rate	30 Day	45 Day	60 Day
5.125	103.044	102.944	102.772	5.125	102.864	102.764	102.592	3.750	101.160	101.010	100.860	2.500	93.996	93.746	93.496
5.250	100.283	100.183	100.083	5.250	100.210	100.110	100.010	3.875	101.412	101.262	101.112	3.000	97.930	97.680	97.430
5.375	100.577	100.477	100.377	5.375	100.468	100.368	100.268	4.000	101.629	101.479	101.329	3.500	99.309	99.059	98.809
5.500	100.837	100.737	100.637	5.500	100.693	100.593	100.493	4.125	101.784	101.634	101.484	4.000	99.789	99.539	99.289

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

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

Max USDA-GRH Rate	
Today:	6/8/2017 4.500%

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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7/10/2017

45 Day Lock Exp.:

7/24/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/8/2017

Release Time: 10:00 am ET

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Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.678	97.578	97.478	3.125	97.636	97.536	97.436	3.000	100.640	100.540	100.440	3.000	101.189	101.089	100.989
3.375	98.478	98.378	98.278	3.250	99.407	99.307	99.207	3.125	101.099	100.999	100.899	3.125	101.464	101.364	101.264
3.500	99.389	99.289	99.189	3.375	100.097	99.997	99.897	3.250	101.764	101.664	101.564	3.250	102.038	101.938	101.838
3.625	100.133	100.033	99.933	3.500	100.864	100.764	100.664	3.375	102.174	102.074	101.974	3.375	102.311	102.211	102.111
3.750	100.809	100.709	100.609	3.625	101.519	101.419	101.319	3.500	102.608	102.508	102.408	3.500	102.587	102.487	102.387
3.875	101.385	101.285	101.185	3.750	102.066	101.966	101.866	3.625	103.001	102.901	102.801	3.625	102.807	102.707	102.607
3.990	101.989	101.889	101.789	3.875	102.508	102.408	102.308	3.750	103.328	103.228	103.128	3.750	103.405	103.305	103.205
4.000	102.089	101.989	101.889	3.990	102.839	102.739	102.639	3.875	103.621	103.521	103.421	3.875	103.665	103.565	103.465
4.125	102.756	102.656	102.556	4.000	102.939	102.839	102.739	3.990	103.907	103.807	103.707	3.990	103.816	103.716	103.616
4.250	103.364	103.264	103.164	4.125	103.522	103.422	103.322	4.000	104.007	103.907	103.807	4.000	103.916	103.816	103.716
4.375	103.845	103.745	103.645	4.250	104.108	104.008	103.908	4.125	104.365	104.265	104.165	4.125	104.114	104.014	103.914
4.500	104.438	104.338	104.238	4.375	104.682	104.582	104.482	4.250	104.662	104.562	104.462	4.250	104.318	104.218	104.118
4.625	105.041	104.941	104.841	4.500	105.226	105.126	105.024	4.375	104.950	104.850	104.750	4.375	104.498	104.398	104.298
4.750	105.584	105.484	105.384	4.625	105.737	105.637	105.535	4.500	105.108	105.008	104.908	4.500	104.782	104.682	104.582
4.875	106.024	105.924	105.824	4.750	106.162	106.062	105.959	4.625	105.232	105.132	105.032	4.625	104.984	104.884	104.784
4.990	106.280	106.180	106.080	4.875	106.552	106.452	106.350	4.750	105.509	105.409	105.309	4.750	105.157	105.057	104.957
5.000	106.380	106.280	106.180	4.990	106.687	106.587	106.485	4.875	105.750	105.650	105.550	4.875	105.301	105.201	105.101
5.125	106.943	106.843	106.743	5.000	106.787	106.687	106.585	4.990	105.885	105.785	105.685	4.990	105.350	105.250	105.150
5.250	107.490	107.390	107.290	5.125	107.151	107.051	106.951	5.000	105.985	105.885	105.785	5.000	105.450	105.350	105.250

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	100.442	100.342	100.242	3.000	100.122	100.022	99.922
3.990	100.722	100.622	100.522	3.125	100.500	100.400	100.300
4.000	100.822	100.722	100.622	3.250	101.123	101.023	100.923
4.125	101.470	101.370	101.270	3.375	101.518	101.418	101.318
4.250	102.061	101.961	101.861	3.500	101.929	101.829	101.729
4.375	102.475	102.375	102.275	3.625	102.251	102.151	102.051
4.500	102.769	102.669	102.569	3.750	102.466	102.366	102.266
4.625	103.037	102.937	102.835	3.875	102.659	102.559	102.459
4.750	103.564	103.464	103.362	3.990	102.723	102.623	102.523
4.875	103.941	103.841	103.739	4.000	102.823	102.723	102.623
4.990	104.041	103.941	103.839	4.125	102.812	102.712	102.612
5.000	104.141	104.041	103.939	4.250	103.004	102.904	102.804
5.125	104.304	104.204	104.102	4.375	103.200	103.100	103.000
5.250	104.347	104.247	104.138	4.500	103.304	103.204	103.104
5.375	104.696	104.596	104.487	4.625	103.436	103.336	103.236
5.500	104.983	104.883	104.774	4.750	103.624	103.524	103.424
5.625	105.157	105.057	104.947	4.875	103.787	103.687	103.587
5.750	105.013	104.913	104.813	4.990	103.845	103.745	103.645
5.875	105.372	105.272	105.172	5.000	103.945	103.845	103.745

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to HB	-0.200
High Balance	-0.150

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

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

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

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

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500

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

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

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K					



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2017

45 Day Lock Exp.:

7/24/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/8/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.428	95.328	95.228	3.125	N/A	N/A	N/A	3.125	95.386	95.286	95.186	3.250	94.699	94.599	94.499
3.375	96.228	96.128	96.028	3.250	93.145	93.045	92.945	3.250	97.157	97.057	96.957	3.375	95.796	95.696	95.596
3.500	97.139	97.039	96.939	3.375	94.233	94.133	94.033	3.375	97.847	97.747	97.647	3.500	97.013	96.913	96.813
3.625	97.883	97.783	97.683	3.500	95.470	95.370	95.270	3.500	98.614	98.514	98.414	3.625	98.040	97.940	97.840
3.750	98.559	98.459	98.359	3.625	96.481	96.381	96.281	3.625	99.269	99.169	99.069	3.750	98.810	98.710	98.610
3.875	99.135	99.035	98.935	3.750	97.343	97.243	97.143	3.750	99.816	99.716	99.616	3.875	99.363	99.263	99.163
3.990	99.739	99.639	99.539	3.875	98.004	97.904	97.804	3.875	100.258	100.158	100.058	3.990	99.741	99.641	99.541
4.000	99.839	99.739	99.639	3.990	98.880	98.780	98.680	3.990	100.589	100.489	100.389	4.000	99.841	99.741	99.641
4.125	100.506	100.406	100.306	4.000	98.980	98.880	98.780	4.000	100.689	100.589	100.489	4.125	100.242	100.142	100.042
4.250	101.114	101.014	100.914	4.125	99.898	99.798	99.698	4.125	101.272	101.172	101.072	4.250	100.915	100.815	100.715
4.375	101.595	101.495	101.395	4.250	100.679	100.579	100.479	4.250	101.858	101.758	101.658	4.375	101.407	101.307	101.207
4.500	102.188	102.088	101.988	4.375	101.467	101.367	101.267	4.375	102.432	102.332	102.230	4.500	101.803	101.703	101.603
4.625	102.791	102.691	102.591	4.500	102.339	102.239	102.139	4.500	102.976	102.876	102.774	4.625	102.346	102.246	102.146
4.750	103.334	103.234	103.134	4.625	103.166	103.066	102.966	4.625	103.487	103.387	103.285	4.750	102.958	102.858	102.758
4.875	103.774	103.674	103.574	4.750	103.867	103.767	103.667	4.750	103.912	103.812	103.709	4.875	103.440	103.340	103.240
4.990	104.030	103.930	103.830	4.875	104.332	104.232	104.132	4.875	104.302	104.202	104.100	4.990	103.630	103.530	103.430
5.000	104.130	104.030	103.930	4.990	104.527	104.427	104.327	4.990	104.437	104.337	104.235	5.000	103.730	103.630	103.530
5.125	104.693	104.593	104.493	5.000	104.627	104.527	104.427	5.000	104.537	104.437	104.335	5.125	104.164	104.064	103.964
5.250	105.240	105.140	105.040	5.125	105.255	105.155	105.055	5.125	104.901	104.801	104.701	5.250	104.771	104.671	104.571

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	100.122	100.022	99.922	3.000	96.819	96.719	96.619	3.000	98.939	98.839	98.739	3.000	96.613	96.513	96.413
3.125	100.500	100.400	100.300	3.125	97.354	97.254	97.154	3.125	99.214	99.114	99.014	3.125	97.128	97.028	96.928
3.250	101.123	101.023	100.923	3.250	98.282	98.182	98.082	3.250	99.788	99.688	99.588	3.250	98.026	97.926	97.826
3.375	101.518	101.418	101.318	3.375	98.821	98.721	98.621	3.375	100.061	99.961	99.861	3.375	98.585	98.485	98.385
3.500	101.929	101.829	101.729	3.500	99.385	99.285	99.185	3.500	100.337	100.237	100.137	3.500	99.149	99.049	98.949
3.625	102.251	102.151	102.051	3.625	99.849	99.749	99.649	3.625	100.557	100.457	100.357	3.625	99.593	99.493	99.393
3.750	102.466	102.366	102.266	3.750	100.196	100.096	99.996	3.750	101.155	101.055	100.955	3.750	99.950	99.850	99.750
3.875	102.659	102.559	102.459	3.875	100.700	100.600	100.500	3.875	101.415	101.315	101.215	3.875	100.454	100.354	100.254
3.990	102.723	102.623	102.523	3.990	101.121	101.021	100.921	3.990	101.566	101.466	101.366	3.990	100.875	100.775	100.675
4.000	102.823	102.723	102.623	4.000	101.221	101.121	101.021	4.000	101.666	101.566	101.466	4.000	100.975	100.875	100.775
4.125	102.812	102.712	102.612	4.125	101.649	101.549	101.449	4.125	101.864	101.764	101.664	4.125	101.393	101.293	101.193
4.250	103.004	102.904	102.804	4.250	101.963	101.863	101.763	4.250	102.068	101.968	101.868	4.250	101.737	101.637	101.537
4.375	103.200	103.100	103.000	4.375	102.268	102.168	102.068	4.375	102.248	102.148	102.048	4.375	102.042	101.942	101.842
4.500	103.304	103.204	103.104	4.500	102.433	102.333	102.233	4.500	102.532	102.432	102.332	4.500	102.207	102.107	102.007
4.625	103.436	103.336	103.236	4.625	102.797	102.697	102.597	4.625	102.734	102.634	102.534	4.625	102.571	102.471	102.371
4.750	103.624	103.524	103.424	4.750	103.088	102.988	102.888	4.750	102.907	102.807	102.707	4.750	102.862	102.762	102.662
4.875	103.787	103.687	103.587	4.875	103.340	103.240	103.140	4.875	103.051	102.951	102.851	4.875	103.114	103.014	102.914
4.990	103.845	103.745	103.645	4.990	103.492	103.392	103.292	4.990	103.100	103.000	102.900	4.990	103.266	103.166	103.066
5.000	103.945	103.845	103.745	5.000	103.592	103.492	103.392	5.000	103.200	103.100	103.000	5.000	103.366	103.266	103.166

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

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

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

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

*Not applicable to detached condominiums

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2017

45 Day Lock Exp.:

7/24/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/8/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.097	100.997	100.897	3.750	102.183	102.045	101.981	2.750	99.506	99.406	99.306
3.875	101.781	101.681	101.581	3.875	102.752	102.612	102.548	2.875	100.116	100.016	99.916
3.990	102.307	102.207	102.107	3.990	103.198	103.056	102.992	2.990	100.611	100.511	100.411
4.000	102.407	102.307	102.207	4.000	103.298	103.156	103.092	3.000	100.711	100.611	100.511
4.125	103.060	102.960	102.860	4.125	103.526	103.382	103.300	3.125	101.294	101.194	101.094
4.250	103.662	103.562	103.462	4.250	104.079	103.934	103.851	3.250	101.832	101.732	101.632
4.375	104.212	104.112	104.012	4.375	104.598	104.453	104.371	3.375	102.321	102.221	102.121
4.500	104.732	104.632	104.532	4.500	105.145	105.009	104.908	3.500	102.688	102.588	102.488
4.625	105.285	105.185	105.085	4.625	105.727	105.590	105.490	3.625	103.165	103.065	102.965
4.750	105.788	105.688	105.588	4.750	106.223	106.086	105.986	3.750	103.649	103.549	103.449
4.875	106.238	106.138	106.038	4.875	106.698	106.563	106.463	3.875	104.131	104.031	103.931
4.990	106.536	106.436	106.336	4.990	107.044	106.914	106.813	3.990	104.028	103.928	103.828
5.000	106.636	106.536	106.436	5.000	107.144	107.014	106.913	4.000	104.128	104.028	103.928
5.125	107.220	107.120	107.020	5.125	107.042	106.913	106.794	4.125	104.608	104.508	104.408
5.250	107.692	107.592	107.492	5.250	107.619	107.519	107.419	4.250	104.957	104.857	104.757
5.375	108.280	108.180	108.080	5.375	108.257	108.157	108.057	4.375	105.341	105.241	105.141
5.500	108.899	108.799	108.699	5.500	108.850	108.750	108.650	4.500	105.873	105.773	105.673
5.625	109.470	109.370	109.270	5.625	109.412	109.312	109.212	4.625	106.246	106.146	106.046
5.750	109.870	109.770	109.670	5.750	109.833	109.733	109.633	4.750	103.915	103.815	103.715

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Program Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K					

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2017

45 Day Lock Exp.:

7/24/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/8/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.891	98.791	98.691	3.750	98.791	98.691	98.591	3.750	100.103	99.965	99.901	3.750	100.003	99.865	99.801
3.875	99.575	99.475	99.375	3.875	99.475	99.375	99.275	3.875	100.672	100.532	100.468	3.875	100.572	100.432	100.368
3.990	100.101	100.001	99.901	3.990	100.001	99.901	99.801	3.990	101.118	100.976	100.912	3.990	101.018	100.876	100.812
4.000	100.201	100.101	100.001	4.000	100.101	100.001	99.901	4.000	101.218	101.076	101.012	4.000	101.118	100.976	100.912
4.125	100.854	100.754	100.654	4.125	100.754	100.654	100.554	4.125	101.446	101.302	101.220	4.125	101.346	101.202	101.120
4.250	101.456	101.356	101.256	4.250	101.356	101.256	101.156	4.250	101.999	101.854	101.771	4.250	101.899	101.754	101.671
4.375	102.006	101.906	101.806	4.375	101.906	101.806	101.706	4.375	102.518	102.373	102.291	4.375	102.418	102.273	102.191
4.500	102.526	102.426	102.326	4.500	102.426	102.326	102.226	4.500	103.065	102.929	102.828	4.500	102.965	102.829	102.728
4.625	103.079	102.979	102.879	4.625	102.979	102.879	102.779	4.625	103.647	103.510	103.410	4.625	103.547	103.410	103.310
4.750	103.582	103.482	103.382	4.750	103.482	103.382	103.282	4.750	104.143	104.006	103.906	4.750	104.043	103.906	103.806
4.875	104.032	103.932	103.832	4.875	103.932	103.832	103.732	4.875	104.618	104.483	104.383	4.875	104.518	104.383	104.283
4.990	104.330	104.230	104.130	4.990	104.230	104.130	104.030	4.990	104.964	104.834	104.733	4.990	104.864	104.734	104.633
5.000	104.430	104.330	104.230	5.000	104.330	104.230	104.130	5.000	105.064	104.934	104.833	5.000	104.964	104.834	104.733
5.125	105.014	104.914	104.814	5.125	104.914	104.814	104.714	5.125	104.962	104.833	104.714	5.125	104.862	104.733	104.614
5.250	105.486	105.386	105.286	5.250	105.386	105.286	105.186	5.250	105.539	105.439	105.339	5.250	105.439	105.339	105.239
5.375	106.074	105.974	105.874	5.375	105.974	105.874	105.774	5.375	106.177	106.077	105.977	5.375	106.077	105.977	105.877
5.500	106.693	106.593	106.493	5.500	106.593	106.493	106.393	5.500	106.770	106.670	106.570	5.500	106.670	106.570	106.470
5.625	107.264	107.164	107.064	5.625	107.164	107.064	106.964	5.625	107.332	107.232	107.132	5.625	107.232	107.132	107.032
5.750	107.664	107.564	107.464	5.750	107.564	107.464	107.364	5.750	107.753	107.653	107.553	5.750	107.653	107.553	107.453

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.426	97.326	97.226	2.750	97.326	97.226	97.126
2.875	98.036	97.936	97.836	2.875	97.936	97.836	97.736
2.990	98.531	98.431	98.331	2.990	98.431	98.331	98.231
3.000	98.631	98.531	98.431	3.000	98.531	98.431	98.331
3.125	99.214	99.114	99.014	3.125	99.114	99.014	98.914
3.250	99.752	99.652	99.552	3.250	99.652	99.552	99.452
3.375	100.241	100.141	100.041	3.375	100.141	100.041	99.941
3.500	100.608	100.508	100.408	3.500	100.508	100.408	100.308
3.625	101.085	100.985	100.885	3.625	100.985	100.885	100.785
3.750	101.569	101.469	101.369	3.750	101.469	101.369	101.269
3.875	102.051	101.951	101.851	3.875	101.951	101.851	101.751
3.990	101.948	101.848	101.748	3.990	101.848	101.748	101.648
4.000	102.048	101.948	101.848	4.000	101.948	101.848	101.748
4.125	102.528	102.428	102.328	4.125	102.428	102.328	102.228
4.250	102.877	102.777	102.677	4.250	102.777	102.677	102.577
4.375	103.261	103.161	103.061	4.375	103.161	103.061	102.961
4.500	103.793	103.693	103.593	4.500	103.693	103.593	103.493
4.625	104.166	104.066	103.966	4.625	104.066	103.966	103.866
4.750	101.835	101.735	101.635	4.750	101.735	101.635	101.535

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125
Super Conforming	-1.500
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

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

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

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

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/10/2017

45 Day Lock Exp.:

7/24/2017

60 Day Lock Exp.:

8/7/2017

W. Rate Sheet Dated: 6/8/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.421	99.321	99.221	3.750	100.633	100.495	100.431	2.750	97.956	97.856	97.756
3.875	100.105	100.005	99.905	3.875	101.202	101.062	100.998	2.875	98.566	98.466	98.366
3.990	100.631	100.531	100.431	3.990	101.648	101.506	101.442	2.990	99.061	98.961	98.861
4.000	100.731	100.631	100.531	4.000	101.748	101.606	101.542	3.000	99.161	99.061	98.961
4.125	101.384	101.284	101.184	4.125	101.976	101.832	101.750	3.125	99.744	99.644	99.544
4.250	101.986	101.886	101.786	4.250	102.529	102.384	102.301	3.250	100.282	100.182	100.082
4.375	102.536	102.436	102.336	4.375	103.048	102.903	102.821	3.375	100.771	100.671	100.571
4.500	103.056	102.956	102.856	4.500	103.595	103.459	103.358	3.500	101.138	101.038	100.938
4.625	103.609	103.509	103.409	4.625	104.177	104.040	103.940	3.625	101.615	101.515	101.415
4.750	104.112	104.012	103.912	4.750	104.673	104.536	104.436	3.750	102.099	101.999	101.899
4.875	104.562	104.462	104.362	4.875	105.148	105.013	104.913	3.875	102.581	102.481	102.381
4.990	104.860	104.760	104.660	4.990	105.494	105.364	105.263	3.990	102.478	102.378	102.278
5.000	104.960	104.860	104.760	5.000	105.594	105.464	105.363	4.000	102.578	102.478	102.378
5.125	105.544	105.444	105.344	5.125	105.492	105.363	105.244	4.125	103.058	102.958	102.858
5.250	106.016	105.916	105.816	5.250	106.069	105.969	105.869	4.250	103.407	103.307	103.207
5.375	106.604	106.504	106.404	5.375	106.707	106.607	106.507	4.375	103.791	103.691	103.591
5.500	107.223	107.123	107.023	5.500	107.300	107.200	107.100	4.500	104.323	104.223	104.123
5.625	107.794	107.694	107.594	5.625	107.862	107.762	107.662	4.625	104.696	104.596	104.496
5.750	108.194	108.094	107.994	5.750	108.283	108.183	108.083	4.750	102.365	102.265	102.165

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

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200

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

Additional LPMI Premium Adjustments					
Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K					

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	