



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.: 8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	97.846	97.696	97.546	3.500	97.333	97.183	97.033	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.379	98.229	98.079	3.625	97.831	97.681	97.531	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.415	99.265	99.115	3.750	99.024	98.874	98.724	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	99.946	99.796	99.646	3.875	99.519	99.369	99.219	2.250	93.582	93.432	93.282	3.500	99.180	99.030	98.880
4.000	100.471	100.321	100.171	4.000	100.009	99.859	99.709	2.375	93.947	93.797	93.647	3.625	99.714	99.564	99.414
4.125	100.999	100.849	100.699	4.125	100.501	100.351	100.201	2.500	93.069	92.919	92.769	Margin = 2.250		Index = 2.230	
4.250	101.893	101.736	101.596	4.250	101.251	101.095	100.955	2.625	94.019	93.869	93.719				
4.375	102.410	102.254	102.113	4.375	101.733	101.577	101.437	2.750	96.645	96.495	96.345				
4.500	102.920	102.764	102.623	4.500	102.208	102.052	101.911	2.875	97.209	97.059	96.909				
4.625	103.341	103.185	103.044	4.625	102.593	102.437	102.296	3.000	97.683	97.533	97.383				
4.750	103.466	103.326	103.154	4.750	102.735	102.595	102.423	3.125	98.158	98.008	97.858				
4.875	103.710	103.570	103.398	4.875	103.133	102.993	102.821	3.250	98.787	98.637	98.487				
5.000	104.337	104.196	104.024	5.000	103.524	103.384	103.212	3.375	99.254	99.104	98.954				
5.125	104.755	104.614	104.442	5.125	103.727	103.586	103.414	3.500	99.724	99.574	99.424				
5.250	104.911	104.724	104.521	5.250	103.849	103.662	103.459	3.625	100.185	100.035	99.885				
5.375	105.188	105.001	104.798	5.375	104.208	104.020	103.817	3.750	100.371	100.221	100.071				
5.500	105.179	104.991	104.788	5.500	104.536	104.349	104.146	3.875	100.826	100.676	100.526				
5.625	105.458	105.270	105.067	5.625	104.980	104.792	104.589	4.000	101.211	101.061	100.911				
5.750	105.813	105.713	105.613	5.750	104.742	104.642	104.542	4.125	101.551	101.401	101.251				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	96.646	96.496	96.346	3.500	96.333	96.183	96.033	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.179	97.029	96.879	3.625	96.831	96.681	96.531	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	98.215	98.065	97.915	3.750	98.024	97.874	97.724	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	98.746	98.596	98.446	3.875	98.519	98.369	98.219	2.250	92.582	92.432	92.282	3.500	98.180	98.030	97.880
4.000	99.271	99.121	98.971	4.000	99.009	98.859	98.709	2.375	92.947	92.797	92.647	3.625	98.714	98.564	98.414
4.125	99.799	99.649	99.499	4.125	99.501	99.351	99.201	2.500	92.069	91.919	91.769	Margin = 2.250		Index = 2.230	
4.250	100.693	100.536	100.396	4.250	100.251	100.095	99.955	2.625	93.019	92.869	92.719	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.210	101.054	100.913	4.375	100.733	100.577	100.437	2.750	95.645	95.495	95.345	Rate	30 Day	45 Day	60 Day
4.500	101.720	101.564	101.423	4.500	101.208	101.052	100.911	2.875	96.209	96.059	95.909	4.500	100.420	100.170	99.920
4.625	102.141	101.985	101.844	4.625	101.593	101.437	101.296	3.000	96.683	96.533	96.383	4.625	100.841	100.591	100.341
4.750	102.226	102.086	101.914	4.750	101.735	101.595	101.423	3.125	97.158	97.008	96.858	4.750	100.876	100.626	100.376
4.875	102.760	102.620	102.448	4.875	102.133	101.993	101.821	3.250	97.787	97.637	97.487	4.875	101.310	101.060	100.810
5.000	103.187	103.046	102.874	5.000	102.524	102.384	102.212	3.375	98.254	98.104	97.954	5.000	101.737	101.487	101.237
5.125	103.605	103.464	103.292	5.125	102.827	102.686	102.514	3.500	98.724	98.574	98.424	5.125	102.075	101.825	101.575
5.250	104.481	104.294	104.091	5.250	102.849	102.662	102.459	3.625	99.185	99.035	98.885	5.250	101.700	101.450	101.200
5.375	104.758	104.571	104.368	5.375	103.208	103.020	102.817	3.750	99.371	99.221	99.071	5.375	101.984	101.734	101.484
5.500	104.949	104.761	104.558	5.500	103.536	103.349	103.146	3.875	99.826	99.676	99.526	5.500	102.129	101.879	101.629
5.625	105.178	104.990	104.787	5.625	103.980	103.792	103.589	4.000	100.211	100.061	99.911	5.625	102.398	102.148	101.898
5.750	105.583	105.483	105.383	5.750	103.742	103.642	103.542	4.125	100.551	100.401	100.251	5.750	102.693	102.443	102.193

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	99.570	99.320	99.070	4.500	99.388	99.138	98.888
4.750	100.026	99.776	99.526	4.750	99.915	99.665	99.415
5.000	100.887	100.637	100.387	5.000	100.704	100.454	100.204
5.250	101.919	101.669	101.419	5.250	101.756	101.506	101.256
5.500	101.800	101.550	101.300	5.500	101.716	101.466	101.216
5.625	102.201	101.951	101.701	5.625	102.160	101.910	101.660
5.750	102.487	102.237	101.987	5.750	101.922	101.672	101.422
5.875	102.717	102.467	102.217	5.875	102.291	102.041	101.791

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:	6/8/2018	5.500%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	95.680	95.530	95.380	3.250	95.293	95.143	94.993	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.374	96.224	96.074	3.375	95.822	95.672	95.522	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	96.908	96.758	96.608	3.500	96.396	96.246	96.096	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.442	97.292	97.142	3.625	96.894	96.744	96.594	2.250	90.082	89.932	89.782	3.500	98.24	98.092	97.942
3.750	98.572	98.422	98.272	3.750	98.181	98.031	97.881	2.375	90.447	90.297	90.147	3.625	98.78	98.626	98.476
3.875	99.102	98.952	98.802	3.875	98.675	98.525	98.375	2.500	89.569	89.419	89.269	Margin = 2.250		Index = 2.230	
4.000	99.627	99.477	99.327	4.000	99.165	99.015	98.865	2.625	90.519	90.369	90.219				
4.125	100.155	100.005	99.855	4.125	99.657	99.507	99.357	2.750	94.957	94.807	94.657				
4.250	100.955	100.799	100.658	4.250	100.314	100.158	100.017	2.875	95.521	95.371	95.221				
4.375	101.473	101.316	101.176	4.375	100.796	100.640	100.499	3.000	95.996	95.846	95.696				
4.500	101.983	101.826	101.686	4.500	101.270	101.114	100.973	3.125	96.470	96.320	96.170				
4.625	102.404	102.248	102.107	4.625	101.656	101.500	101.359	3.250	97.849	97.699	97.549				
4.750	102.060	101.919	101.748	4.750	101.329	101.188	101.016	3.375	98.317	98.167	98.017				
4.875	102.304	102.163	101.991	4.875	101.727	101.587	101.415	3.500	98.786	98.636	98.486				
5.000	102.931	102.790	102.618	5.000	102.118	101.977	101.806	3.625	99.248	99.098	98.948				
5.125	103.348	103.208	103.036	5.125	102.320	102.180	102.008	3.750	99.528	99.378	99.228				
5.250	101.943	101.755	101.552	5.250	100.881	100.693	100.490	3.875	99.982	99.832	99.682				
5.375	102.220	102.032	101.829	5.375	101.239	101.051	100.848	4.000	100.367	100.217	100.067				
5.500	102.210	102.022	101.819	5.500	101.567	101.380	101.177	4.125	100.707	100.557	100.407				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	94.480	94.330	94.180	3.250	94.293	94.143	93.993	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.174	95.024	94.874	3.375	94.822	94.672	94.522	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	95.708	95.558	95.408	3.500	95.396	95.246	95.096	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.242	96.092	95.942	3.625	95.894	95.744	95.594	2.250	90.832	90.682	90.532	3.500	97.242	97.092	96.942
3.750	97.372	97.222	97.072	3.750	97.181	97.031	96.881	2.375	91.197	91.047	90.897	3.625	97.776	97.626	97.476
3.875	97.902	97.752	97.602	3.875	97.675	97.525	97.375	2.500	90.319	90.169	90.019	Margin = 2.250		Index = 2.230	
4.000	98.427	98.277	98.127	4.000	98.165	98.015	97.865	2.625	91.269	91.119	90.969	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.955	98.805	98.655	4.125	98.657	98.507	98.357	2.750	94.739	94.589	94.439	Rate	30 Day	45 Day	60 Day
4.250	99.755	99.599	99.458	4.250	99.314	99.158	99.017	2.875	95.303	95.153	95.003	4.500	99.483	99.233	98.983
4.375	100.273	100.116	99.976	4.375	99.796	99.640	99.499	3.000	95.777	95.627	95.477	4.625	99.904	99.654	99.404
4.500	100.783	100.626	100.486	4.500	100.270	100.114	99.973	3.125	96.251	96.101	95.951	4.750	99.470	99.220	98.970
4.625	101.204	101.048	100.907	4.625	100.656	100.500	100.359	3.250	96.318	96.168	96.018	4.875	99.904	99.654	99.404
4.750	100.820	100.679	100.508	4.750	100.329	100.188	100.016	3.375	96.786	96.636	96.486	5.000	100.331	100.081	99.831
4.875	101.354	101.213	101.041	4.875	100.727	100.587	100.415	3.500	97.255	97.105	96.955	5.125	100.668	100.418	100.168
5.000	101.781	101.640	101.468	5.000	101.118	100.977	100.806	3.625	97.716	97.566	97.416	5.250	98.732	98.482	98.232
5.125	102.198	102.058	101.886	5.125	101.420	101.280	101.108	3.750	97.184	97.034	96.884	5.375	99.016	98.766	98.516
5.250	101.513	101.325	101.122	5.250	99.881	99.693	99.490	3.875	97.638	97.488	97.338	5.500	99.160	98.910	98.660
5.375	101.790	101.602	101.399	5.375	100.239	100.051	99.848	4.000	98.023	97.873	97.723	5.625	99.429	99.179	98.929
5.500	101.980	101.792	101.589	5.500	100.567	100.380	100.177	4.125	98.363	98.213	98.063	5.750	99.256	99.006	98.756

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	98.633	98.383	98.133	4.500	98.450	98.200	97.950
4.750	98.620	98.370	98.120	4.750	98.509	98.259	98.009
5.000	99.481	99.231	98.981	5.000	99.298	99.048	98.798
5.250	98.951	98.701	98.451	5.250	98.787	98.537	98.287
5.500	98.831	98.581	98.331	5.500	98.747	98.497	98.247
5.625	99.232	98.982	98.732	5.625	99.191	98.941	98.691
5.750	99.050	98.800	98.550	5.750	98.485	98.235	97.985
5.875	99.280	99.030	98.780	5.875	98.853	98.603	98.353

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:	6/8/2018 5.500%

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

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



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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.:

8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	98.832	98.732	98.632	4.625	101.955	101.855	101.755	3.000	96.321	96.221	96.121	3.000	96.957	96.857	96.757
4.250	99.521	99.421	99.321	4.750	102.492	102.392	102.292	3.125	96.857	96.757	96.657	3.125	97.308	97.208	97.108
4.375	100.126	100.026	99.926	4.875	102.864	102.764	102.664	3.250	97.433	97.333	97.233	3.250	98.248	98.148	98.048
4.500	100.659	100.559	100.459	4.990	103.106	103.006	102.906	3.375	97.979	97.879	97.779	3.375	98.604	98.504	98.404
4.625	101.323	101.223	101.123	5.000	103.206	103.106	103.006	3.500	98.507	98.407	98.307	3.500	98.945	98.845	98.745
4.750	101.943	101.843	101.743	5.125	103.637	103.537	103.437	3.625	99.022	98.922	98.822	3.625	99.286	99.186	99.086
4.875	102.477	102.377	102.277	5.250	104.151	104.051	103.951	3.750	99.458	99.358	99.258	3.750	99.908	99.808	99.708
4.990	102.655	102.555	102.455	5.375	104.483	104.383	104.283	3.875	99.980	99.880	99.780	3.875	100.246	100.146	100.046
5.000	102.755	102.655	102.555	5.500	104.789	104.689	104.589	3.990	100.378	100.278	100.178	3.990	100.466	100.366	100.266
5.125	103.312	103.212	103.112	5.625	105.038	104.938	104.838	4.000	100.478	100.378	100.278	4.000	100.566	100.466	100.366
5.250	103.975	103.875	103.775	5.750	105.510	105.410	105.310	4.125	100.963	100.863	100.763	4.125	100.880	100.780	100.680
5.375	104.433	104.333	104.233	5.875	105.826	105.716	105.611	4.250	101.260	101.160	101.060	4.250	101.376	101.251	101.128
5.500	104.767	104.667	104.567	5.990	106.009	105.899	105.794	4.375	101.707	101.607	101.507	4.375	101.676	101.551	101.428
5.625	105.077	104.977	104.877	6.000	106.109	105.999	105.894	4.500	102.132	102.032	101.932	4.500	101.951	101.826	101.703
5.750	105.683	105.583	105.483	6.125	106.339	106.229	106.125	4.625	102.542	102.442	102.342	4.625	102.204	102.079	101.956
5.875	106.091	105.991	105.891	6.250	106.611	106.502	106.389	4.750	102.792	102.692	102.592	4.750	102.369	102.244	102.122
5.990	106.351	106.251	106.151	6.375	106.910	106.800	106.687	4.875	103.028	102.928	102.828	4.875	102.525	102.400	102.277
6.000	106.451	106.351	106.251	6.500	N/A	N/A	N/A	4.990	103.127	103.027	102.927	4.990	102.587	102.462	102.339
6.125	106.738	106.638	106.538	6.625	N/A	N/A	N/A	5.000	103.227	103.127	103.027	5.000	102.687	102.562	102.439

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	98.319	98.219	98.119	2.875	95.535	95.435	95.335
4.375	98.912	98.812	98.712	2.990	95.852	95.752	95.652
4.500	99.462	99.362	99.262	3.000	95.952	95.852	95.752
4.625	100.032	99.932	99.832	3.125	96.380	96.280	96.180
4.750	100.709	100.609	100.509	3.250	97.009	96.909	96.809
4.875	101.243	101.143	101.043	3.375	97.440	97.340	97.240
4.990	101.624	101.524	101.424	3.500	97.880	97.780	97.680
5.000	101.724	101.624	101.524	3.625	98.296	98.196	98.096
5.125	101.966	101.866	101.766	3.750	98.684	98.584	98.484
5.250	102.302	102.202	102.102	3.875	99.101	99.001	98.901
5.375	102.794	102.694	102.594	3.990	99.413	99.313	99.213
5.500	103.262	103.162	103.062	4.000	99.513	99.413	99.313
5.625	103.499	103.399	103.299	4.125	99.909	99.809	99.709
5.750	103.710	103.610	103.510	4.250	100.112	100.012	99.912
5.875	102.664	102.554	102.449	4.375	100.303	100.203	100.103
5.990	103.015	102.905	102.801	4.500	100.530	100.421	100.314
6.000	103.115	103.005	102.901	4.625	100.878	100.769	100.661
6.125	103.360	103.250	103.145	4.750	101.043	100.933	100.825
6.250	103.590	103.480	103.375	4.875	101.198	101.088	100.980

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	97.796	97.696	97.596	4.250	96.909	96.809	96.709	4.625	100.505	100.405	100.305	4.625	98.950	98.850	98.750
4.375	98.344	98.244	98.144	4.375	97.528	97.428	97.328	4.750	101.042	100.942	100.842	4.750	99.845	99.745	99.645
4.500	98.931	98.831	98.731	4.500	98.217	98.117	98.017	4.875	101.414	101.314	101.214	4.875	100.349	100.249	100.149
4.625	99.663	99.563	99.463	4.625	99.210	99.110	99.010	4.990	101.656	101.556	101.456	4.990	100.716	100.616	100.516
4.750	100.370	100.270	100.170	4.750	100.172	100.072	99.972	5.000	101.756	101.656	101.556	5.000	100.816	100.716	100.616
4.875	100.867	100.767	100.667	4.875	100.733	100.633	100.533	5.125	102.187	102.087	101.987	5.125	101.195	101.095	100.995
4.990	101.205	101.105	101.005	4.990	101.120	101.020	100.920	5.250	102.701	102.601	102.501	5.250	101.848	101.748	101.648
5.000	101.305	101.205	101.105	5.000	101.220	101.120	101.020	5.375	103.033	102.933	102.833	5.375	102.324	102.224	102.124
5.125	101.862	101.762	101.662	5.125	101.638	101.538	101.438	5.500	103.339	103.239	103.139	5.500	102.698	102.598	102.498
5.250	102.525	102.425	102.325	5.250	102.547	102.447	102.347	5.625	103.588	103.488	103.388	5.625	103.031	102.931	102.831
5.375	102.983	102.883	102.783	5.375	103.067	102.967	102.867	5.750	104.060	103.950	103.845	5.750	103.484	103.384	103.284
5.500	103.317	103.217	103.117	5.500	103.439	103.339	103.239	5.875	104.376	104.266	104.161	5.875	103.908	103.808	103.708
5.625	103.627	103.527	103.427	5.625	103.781	103.681	103.581	5.990	104.559	104.449	104.344	5.990	104.188	104.088	103.988
5.750	104.233	104.133	104.033	5.750	104.614	104.514	104.414	6.000	104.659	104.549	104.444	6.000	104.288	104.188	104.088
5.875	104.641	104.541	104.441	5.875	105.078	104.978	104.878	6.125	104.889	104.779	104.675	6.125	104.595	104.495	104.395
5.990	104.901	104.801	104.701	5.990	105.375	105.275	105.175	6.250	105.161	105.052	104.939	6.250	104.828	104.718	104.605
6.000	105.001	104.901	104.801	6.000	105.475	105.375	105.275	6.375	105.460	105.350	105.237	6.375	105.229	105.119	105.006
6.125	105.288	105.188	105.088	6.125	105.790	105.690	105.590	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.250	105.646	105.537	105.424	6.250	106.153	106.043	105.934	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	95.535	95.435	95.335	3.000	N/A	#N/A	#N/A	3.000	95.457	95.357	95.257	3.000	N/A	#N/A	#N/A
2.990	95.852	95.752	95.652	3.125	93.852	93.752	93.652	3.125	95.808	95.708	95.608	3.125	93.662	93.562	93.462
3.000	95.952	95.852	95.752	3.250	94.250	94.150	94.050	3.250	96.748	96.648	96.548	3.250	94.051	93.951	93.851
3.125	96.380	96.280	96.180	3.375	94.904	94.804	94.704	3.375	97.104	97.004	96.904	3.375	94.714	94.614	94.514
3.250	97.009	96.909	96.809	3.500	95.579	95.479	95.379	3.500	97.445	97.345	97.245	3.500	95.380	95.280	95.180
3.375	97.440	97.340	97.240	3.625	96.236	96.136	96.036	3.625	97.786	97.686	97.586	3.625	96.046	95.946	95.846
3.500	97.880	97.780	97.680	3.750	96.635	96.535	96.435	3.750	98.408	98.308	98.208	3.750	96.435	96.335	96.235
3.625	98.296	98.196	98.096	3.875	97.307	97.207	97.107	3.875	98.746	98.646	98.546	3.875	97.108	97.008	96.908
3.750	98.684	98.584	98.484	3.990	97.846	97.746	97.646	3.990	98.966	98.866	98.766	3.990	97.636	97.536	97.436
3.875	99.101	99.001	98.901	4.000	97.946	97.846	97.746	4.000	99.066	98.966	98.866	4.000	97.736	97.636	97.536
3.990	99.413	99.313	99.213	4.125	98.567	98.467	98.367	4.125	99.380	99.280	99.180	4.125	98.358	98.258	98.158
4.000	99.513	99.413	99.313	4.250	98.896	98.796	98.696	4.250	99.876	99.751	99.628	4.250	98.687	98.587	98.487
4.125	99.909	99.809	99.709	4.375	99.325	99.215	99.107	4.375	100.176	100.051	99.928	4.375	99.095	98.986	98.878
4.250	100.112	100.012	99.912	4.500	99.881	99.772	99.664	4.500	100.451	100.326	100.203	4.500	99.652	99.543	99.434
4.375	100.303	100.203	100.103	4.625	100.412	100.302	100.194	4.625	100.704	100.579	100.456	4.625	100.182	100.073	99.964
4.500	100.530	100.430	100.330	4.750	100.691	100.582	100.474	4.750	100.869	100.744	100.622	4.750	100.462	100.352	100.244
4.625	100.878	100.778	100.678	4.875	100.954	100.845	100.737	4.875	101.025	100.900	100.777	4.875	100.715	100.605	100.497
4.750	101.043	100.943	100.843	4.990	101.079	100.970	100.861	4.990	101.087	100.962	100.839	4.990	100.870	100.760	100.652
4.875	101.198	101.098	100.998	5.000	101.179	101.070	100.961	5.000	101.187	101.062	100.939	5.000	100.970	100.860	100.752

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%	75.01 - 80.00%	
≥ 740	-0.375	-0.625	-0.625	-0.875	
720 - 739	-0.375	-1.000	-1.000	-1.125	
700 - 719	-0.375	-1.000	-1.000	-1.125	
680 - 699	-0.375	-1.125	-1.125	-1.750	
660 - 679	-0.625	-1.125	-1.125	-1.875	
640 - 659	-0.625	-1.625	-1.625	-2.625	
620 - 639	-0.625	-1.625	-1.625	-3.125	
< 620	-1.625	-2.625	-2.625	-3.125	

All Loan Type Adjustments			
Adjusters		All Terms	
NY		-0.250	
TX		0.150	
All Subordinate Financing		-0.375	
Loan Size Adjuster			
\$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@afrownhouse.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.:

8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	99.573	99.473	99.373	3.750	97.690	97.589	97.490	2.750	95.062	94.962	94.862
4.375	100.201	100.101	100.001	3.875	98.412	98.308	98.212	2.875	95.750	95.650	95.550
4.500	100.874	100.774	100.674	3.990	98.988	98.881	98.788	2.990	96.327	96.227	96.127
4.625	101.419	101.319	101.219	4.000	99.088	98.981	98.888	3.000	96.427	96.327	96.227
4.750	102.013	101.913	101.813	4.125	99.526	99.426	99.326	3.125	97.050	96.950	96.850
4.875	102.619	102.519	102.419	4.250	100.129	100.029	99.929	3.250	97.553	97.453	97.353
4.990	103.008	102.908	102.808	4.375	100.723	100.623	100.523	3.375	98.073	97.973	97.873
5.000	103.108	103.008	102.908	4.500	101.431	101.331	101.231	3.500	98.673	98.573	98.473
5.125	103.717	103.617	103.517	4.625	102.046	101.945	101.846	3.625	99.217	99.117	99.017
5.250	104.141	104.041	103.941	4.750	102.574	102.470	102.374	3.750	99.722	99.622	99.522
5.375	104.640	104.540	104.440	4.875	102.959	102.853	102.759	3.875	100.268	100.168	100.068
5.500	105.002	104.902	104.802	4.990	103.180	103.073	102.980	3.990	100.598	100.498	100.398
5.625	105.355	105.255	105.155	5.000	103.280	103.173	103.080	4.000	100.698	100.598	100.498
5.750	105.795	105.695	105.595	5.125	103.804	103.664	103.566	4.125	101.207	101.107	101.007
5.875	106.152	106.052	105.952	5.250	104.248	104.106	104.008	4.250	101.484	101.384	101.284
5.990	106.362	106.262	106.162	5.375	104.586	104.443	104.346	4.375	101.897	101.797	101.697
6.000	106.462	106.362	106.262	5.500	104.835	104.692	104.595	4.500	102.371	102.271	102.171
6.125	106.631	106.531	106.431	5.625	105.406	105.306	105.206	4.625	102.778	102.678	102.578
6.250	107.852	107.752	107.652	5.750	105.805	105.705	105.605	4.750	103.120	103.020	102.920

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	98.752	98.652	98.552	2.750	94.718	94.618	94.518
4.375	99.380	99.280	99.180	2.875	95.406	95.306	95.206
4.500	100.053	99.953	99.853	2.990	95.983	95.883	95.783
4.625	100.544	100.444	100.344	3.000	96.083	95.983	95.883
4.750	101.138	101.038	100.938	3.125	96.706	96.606	96.506
4.875	101.744	101.644	101.544	3.250	97.209	97.109	97.009
4.990	102.133	102.033	101.933	3.375	97.729	97.629	97.529
5.000	102.233	102.133	102.033	3.500	98.040	97.940	97.840
5.125	101.842	101.742	101.642	3.625	98.584	98.484	98.384
5.250	102.266	102.166	102.066	3.750	99.089	98.989	98.889
5.375	102.765	102.665	102.565	3.875	99.635	99.535	99.435
5.500	103.127	103.027	102.927	3.990	99.441	99.341	99.241
5.625	102.612	102.512	102.412	4.000	99.541	99.441	99.341
5.750	103.052	102.952	102.852	4.125	100.050	99.950	99.850
5.875	103.259	103.159	103.059	4.250	100.327	100.227	100.127
5.990	103.319	103.219	103.119	4.375	#N/A	#N/A	#N/A
6.000	103.419	103.319	103.219	4.500	#N/A	#N/A	#N/A
6.125	103.438	103.338	103.238	4.625	#N/A	#N/A	#N/A
6.250	104.509	104.409	104.309	4.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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

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

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

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

Additional LPMI Premium Adjustments						
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699	
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540	
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050	
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700	
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050	
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400	
Employee Relocation	0.100	0.100	0.140	0.250	0.250	
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750	

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

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



AFR Loan Center
Lockdesk e-mail: Lockdesk@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.: 8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	98.123	98.023	97.923	4.250	98.023	97.923	97.823	3.750	96.240	96.139	96.040	3.750	96.140	96.039	95.940
4.375	98.751	98.651	98.551	4.375	98.651	98.551	98.451	3.875	96.962	96.858	96.762	3.875	96.862	96.758	96.662
4.500	99.424	99.324	99.224	4.500	99.324	99.224	99.124	3.990	97.538	97.431	97.338	3.990	97.438	97.331	97.238
4.625	99.969	99.869	99.769	4.625	99.869	99.769	99.669	4.000	97.638	97.531	97.438	4.000	97.538	97.431	97.338
4.750	100.563	100.463	100.363	4.750	100.463	100.363	100.263	4.125	98.076	97.976	97.876	4.125	97.976	97.876	97.776
4.875	101.169	101.069	100.969	4.875	101.069	100.969	100.869	4.250	98.679	98.579	98.479	4.250	98.579	98.479	98.379
4.990	101.558	101.458	101.358	4.990	101.458	101.358	101.258	4.375	99.273	99.173	99.073	4.375	99.173	99.073	98.973
5.000	101.658	101.558	101.458	5.000	101.558	101.458	101.358	4.500	99.981	99.881	99.781	4.500	99.881	99.781	99.681
5.125	102.267	102.167	102.067	5.125	102.167	102.067	101.967	4.625	100.596	100.495	100.396	4.625	100.496	100.395	100.296
5.250	102.691	102.591	102.491	5.250	102.591	102.491	102.391	4.750	101.124	101.020	100.924	4.750	101.024	100.920	100.824
5.375	103.190	103.090	102.990	5.375	103.090	102.990	102.890	4.875	101.509	101.403	101.309	4.875	101.409	101.303	101.209
5.500	103.552	103.452	103.352	5.500	103.452	103.352	103.252	4.990	101.730	101.623	101.530	4.990	101.630	101.523	101.430
5.625	103.905	103.805	103.705	5.625	103.805	103.705	103.605	5.000	101.830	101.723	101.630	5.000	101.730	101.623	101.530
5.750	104.345	104.245	104.145	5.750	104.245	104.145	104.045	5.125	102.354	102.214	102.116	5.125	102.254	102.114	102.016
5.875	104.702	104.602	104.502	5.875	104.602	104.502	104.402	5.250	102.798	102.656	102.558	5.250	102.698	102.556	102.458
5.990	104.912	104.812	104.712	5.990	104.812	104.712	104.612	5.375	103.136	102.993	102.896	5.375	103.036	102.893	102.796
6.000	105.012	104.912	104.812	6.000	104.912	104.812	104.712	5.500	103.385	103.242	103.145	5.500	103.285	103.142	103.045
6.125	105.181	105.081	104.981	6.125	105.081	104.981	104.881	5.625	103.956	103.856	103.756	5.625	103.856	103.756	103.656
6.250	106.402	106.302	106.202	6.250	106.302	106.202	106.102	5.750	104.355	104.255	104.155	5.750	104.255	104.155	104.055

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.562	93.462	93.362	2.750	93.462	93.362	93.262
2.875	94.250	94.150	94.050	2.875	94.150	94.050	93.950
2.990	94.827	94.727	94.627	2.990	94.727	94.627	94.527
3.000	94.927	94.827	94.727	3.000	94.827	94.727	94.627
3.125	95.550	95.450	95.350	3.125	95.450	95.350	95.250
3.250	96.053	95.953	95.853	3.250	95.953	95.853	95.753
3.375	96.573	96.473	96.373	3.375	96.473	96.373	96.273
3.500	97.173	97.073	96.973	3.500	97.073	96.973	96.873
3.625	97.717	97.617	97.517	3.625	97.617	97.517	97.417
3.750	98.222	98.122	98.022	3.750	98.122	98.022	97.922
3.875	98.768	98.668	98.568	3.875	98.668	98.568	98.468
3.990	99.098	98.998	98.898	3.990	98.998	98.898	98.798
4.000	99.198	99.098	98.998	4.000	99.098	98.998	98.898
4.125	99.707	99.607	99.507	4.125	99.607	99.507	99.407
4.250	99.984	99.884	99.784	4.250	99.884	99.784	99.684
4.375	100.397	100.297	100.197	4.375	100.297	100.197	100.097
4.500	100.871	100.771	100.671	4.500	100.771	100.671	100.571
4.625	101.278	101.178	101.078	4.625	101.178	101.078	100.978
4.750	101.620	101.520	101.420	4.750	101.520	101.420	101.320

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	97.302	97.202	97.102	4.250	97.202	97.102	97.002	2.750	93.218	93.118	93.018	2.750	93.118	93.018	92.918
4.375	97.930	97.830	97.730	4.375	97.830	97.730	97.630	2.875	93.906	93.806	93.706	2.875	93.806	93.706	93.606
4.500	98.603	98.503	98.403	4.500	98.503	98.403	98.303	2.990	94.483	94.383	94.283	2.990	94.383	94.283	94.183
4.625	99.094	98.994	98.894	4.625	98.994	98.894	98.794	3.000	94.583	94.483	94.383	3.000	94.483	94.383	94.283
4.750	99.688	99.588	99.488	4.750	99.588	99.488	99.388	3.125	95.206	95.106	95.006	3.125	95.106	95.006	94.906
4.875	100.294	100.194	100.094	4.875	100.194	100.094	99.994	3.250	95.709	95.609	95.509	3.250	95.609	95.509	95.409
4.990	100.683	100.583	100.483	4.990	100.583	100.483	100.383	3.375	96.229	96.129	96.029	3.375	96.129	96.029	95.929
5.000	100.783	100.683	100.583	5.000	100.683	100.583	100.483	3.500	96.540	96.440	96.340	3.500	96.440	96.340	96.240
5.125	100.392	100.292	100.192	5.125	100.292	100.192	100.092	3.625	97.084	96.984	96.884	3.625	96.984	96.884	96.784
5.250	100.816	100.716	100.616	5.250	100.716	100.616	100.516	3.750	97.589	97.489	97.389	3.750	97.489	97.389	97.289
5.375	101.315	101.215	101.115	5.375	101.215	101.115	101.015	3.875	98.135	98.035	97.935	3.875	98.035	97.935	97.835
5.500	101.677	101.577	101.477	5.500	101.577	101.477	101.377	3.990	97.941	97.841	97.741	3.990	97.841	97.741	97.641
5.625	101.162	101.062	100.962	5.625	101.062	100.962	100.862	4.000	98.041	97.941	97.841	4.000	97.941	97.841	97.741
5.750	101.602	101.502	101.402	5.750	101.502	101.402	101.302	4.125	98.550	98.450	98.350	4.125	98.450	98.350	98.250
5.875	101.809	101.709	101.609	5.875	101.709	101.609	101.509	4.250	98.827	98.727	98.627	4.250	98.727	98.627	98.527
5.990	101.869	101.769	101.669	5.990	101.769	101.669	101.569	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.969	101.869	101.769	6.000	101.869	101.769	101.669	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	101.988	101.888	101.788	6.125	101.888	101.788	101.688	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	103.059	102.959	102.859	6.250	102.959	102.859	102.759	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%	> 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.

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/9/2018

45 Day Lock Exp.:

7/23/2018

60 Day Lock Exp.:

8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	99.573	99.473	99.373	3.750	97.690	97.589	97.490	2.750	95.062	94.962	94.862	4.250	98.752	98.652	98.552	2.750	94.718	94.618	94.518
4.375	100.201	100.101	100.001	3.875	98.412	98.308	98.212	2.875	95.750	95.650	95.550	4.375	99.380	99.280	99.180	2.875	95.406	95.306	95.206
4.500	100.874	100.774	100.674	3.990	98.988	98.881	98.788	2.990	96.327	96.227	96.127	4.500	100.053	99.953	99.853	2.990	95.983	95.883	95.783
4.625	101.419	101.319	101.219	4.000	99.088	98.981	98.888	3.000	96.427	96.327	96.227	4.625	100.544	100.444	100.344	3.000	96.083	95.983	95.883
4.750	102.013	101.913	101.813	4.125	99.526	99.426	99.326	3.125	97.050	96.950	96.850	4.750	101.138	101.038	100.938	3.125	96.706	96.606	96.506
4.875	102.619	102.519	102.419	4.250	100.129	100.029	99.929	3.250	97.553	97.453	97.353	4.875	101.744	101.644	101.544	3.250	97.209	97.109	97.009
4.990	103.008	102.908	102.808	4.375	100.723	100.623	100.523	3.375	98.073	97.973	97.873	4.990	102.133	102.033	101.933	3.375	97.729	97.629	97.529
5.000	103.108	103.008	102.908	4.500	101.431	101.331	101.231	3.500	98.673	98.573	98.473	5.000	102.233	102.133	102.033	3.500	98.040	97.940	97.840
5.125	103.717	103.617	103.517	4.625	102.046	101.945	101.846	3.625	99.217	99.117	99.017	5.125	101.842	101.742	101.642	3.625	98.584	98.484	98.384
5.250	104.141	104.041	103.941	4.750	102.574	102.470	102.374	3.750	99.722	99.622	99.522	5.250	102.266	102.166	102.066	3.750	99.089	98.989	98.889
5.375	104.640	104.540	104.440	4.875	102.959	102.853	102.759	3.875	100.268	100.168	100.068	5.375	102.765	102.665	102.565	3.875	99.635	99.535	99.435
5.500	105.002	104.902	104.802	4.990	103.180	103.073	102.980	3.990	100.598	100.498	100.398	5.500	103.127	103.027	102.927	3.990	99.441	99.341	99.241
5.625	105.355	105.255	105.155	5.000	103.280	103.173	103.080	4.000	100.698	100.598	100.498	5.625	102.612	102.512	102.412	4.000	99.541	99.441	99.341
5.750	105.795	105.695	105.595	5.125	103.804	103.664	103.566	4.125	101.207	101.107	101.007	5.750	103.052	102.952	102.852	4.125	100.050	99.950	99.850
5.875	106.152	106.052	105.952	5.250	104.248	104.106	104.008	4.250	101.484	101.384	101.284	5.875	103.259	103.159	103.059	4.250	100.327	100.227	100.127
5.990	106.362	106.262	106.162	5.375	104.586	104.443	104.346	4.375	101.897	101.797	101.697	5.990	103.319	103.219	103.119	4.375	#N/A	#N/A	#N/A
6.000	106.462	106.362	106.262	5.500	104.835	104.692	104.595	4.500	102.371	102.271	102.171	6.000	103.419	103.319	103.219	4.500	#N/A	#N/A	#N/A
6.125	106.631	106.531	106.431	5.625	105.406	105.306	105.206	4.625	102.778	102.678	102.578	6.125	103.438	103.338	103.238	4.625	#N/A	#N/A	#N/A
6.250	107.852	107.752	107.652	5.750	105.805	105.705	105.605	4.750	103.120	103.020	102.920	6.250	104.509	104.409	104.309	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.: 8/7/2018

W. Rate Sheet Dated: 6/8/2018

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	96.700	96.575	96.450	
4.125	97.721	97.596	97.471	
4.250	98.376	98.251	98.126	
4.375	99.060	98.935	98.810	
4.500	99.514	99.389	99.264	
4.625	100.124	99.999	99.874	
4.750	100.599	100.474	100.349	
4.875	101.005	100.880	100.755	
5.000	101.199	101.074	100.949	
5.125	101.401	101.276	101.151	
5.250	101.646	101.521	101.396	
5.375	101.765	101.640	101.515	
5.500	101.887	101.762	101.637	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	97.067	96.942	96.817	
3.625	97.531	97.406	97.281	
3.750	97.954	97.829	97.704	
3.875	98.562	98.437	98.312	
4.000	98.908	98.783	98.658	
4.125	99.162	99.037	98.912	
4.250	99.449	99.324	99.199	
4.375	99.711	99.586	99.461	
4.500	99.958	99.833	99.708	
4.625	100.200	100.075	99.950	
4.750	100.468	100.343	100.218	

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	97.410	97.285	97.160	
3.375	97.887	97.762	97.637	
3.500	98.336	98.211	98.086	
3.625	98.751	98.626	98.501	
3.750	99.132	99.007	98.882	
3.875	99.483	99.358	99.233	
4.000	99.805	99.680	99.555	
4.125	100.133	100.008	99.883	
4.250	100.456	100.331	100.206	
4.375	100.766	100.641	100.516	
4.500	101.076	100.951	100.826	
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)