



AFR Loan Center

Lockdesk e-mail:

Lockdesk@af wholesale.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.: **8/8/2017**W. Rate Sheet Dated: **6/9/2017**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	100.973	100.817	100.667	3.250	100.900	100.744	100.594	1.875	N/A	N/A	N/A	3.125	101.874	101.724	101.574
3.375	101.424	101.267	101.117	3.375	101.315	101.159	101.009	2.000	N/A	N/A	N/A	3.250	101.611	101.461	101.311
3.500	101.870	101.713	101.563	3.500	101.725	101.569	101.419	2.125	N/A	N/A	N/A	3.375	102.020	101.870	101.720
3.625	102.272	102.116	101.966	3.625	102.092	101.936	101.786	2.250	97.606	97.456	97.306	3.500	102.424	102.274	102.124
3.750	103.279	103.107	102.951	3.750	103.206	103.034	102.878	2.375	97.999	97.849	97.699	3.625	102.827	102.677	102.527
3.875	103.718	103.547	103.390	3.875	103.610	103.438	103.282	2.500	98.389	98.239	98.089	Margin = 2.250		Index = 1.160	
4.000	104.151	103.979	103.823	4.000	104.006	103.834	103.678	2.625	98.730	98.580	98.430				
4.125	104.472	104.301	104.144	4.125	104.292	104.121	103.964	2.750	100.764	100.614	100.464				
4.250	104.726	104.586	104.445	4.250	104.653	104.513	104.372	2.875	101.151	101.001	100.851				
4.375	105.091	104.950	104.810	4.375	104.982	104.842	104.701	3.000	101.526	101.376	101.226				
4.500	105.420	105.279	105.139	4.500	105.276	105.135	104.994	3.125	101.852	101.702	101.552				
4.625	105.679	105.538	105.398	4.625	105.499	105.358	105.218	3.250	102.706	102.556	102.406				
4.750	105.699	105.590	105.449	4.750	105.626	105.516	105.376	3.375	103.028	102.878	102.728				
4.875	105.993	105.884	105.743	4.875	105.884	105.775	105.634	3.500	103.316	103.166	103.016				
5.000	106.253	106.144	106.003	5.000	106.109	105.999	105.859	3.625	103.531	103.381	103.231				
5.125	106.722	106.613	106.472	5.125	106.542	106.433	106.292	3.750	103.834	103.684	103.534				
5.250	106.539	106.439	106.339	5.250	106.466	106.366	106.266	3.875	104.086	103.936	103.786				
5.375	106.833	106.733	106.633	5.375	106.725	106.625	106.525	4.000	104.304	104.154	104.004				
5.500	107.093	106.993	106.893	5.500	106.949	106.849	106.749	4.125	104.458	104.308	104.158				

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	100.083	99.927	99.777	3.250	100.010	99.854	99.704	1.875	N/A	N/A	N/A	3.125	100.984	100.834	100.684
3.375	100.534	100.377	100.227	3.375	100.425	100.269	100.119	2.000	N/A	N/A	N/A	3.250	100.721	100.571	100.421
3.500	100.980	100.823	100.673	3.500	100.835	100.679	100.529	2.125	N/A	N/A	N/A	3.375	101.130	100.980	100.830
3.625	101.382	101.226	101.076	3.625	101.202	101.046	100.896	2.250	96.716	96.566	96.416	3.500	101.534	101.384	101.234
3.750	102.389	102.217	102.061	3.750	102.316	102.144	101.988	2.375	97.109	96.959	96.809	3.625	101.937	101.787	101.637
3.875	102.828	102.657	102.500	3.875	102.720	102.548	102.392	2.500	97.499	97.349	97.199	Margin = 2.250		Index = 1.160	
4.000	103.261	103.089	102.933	4.000	103.116	102.944	102.788	2.625	97.840	97.690	97.540	30 Year OTC			
4.125	103.582	103.411	103.254	4.125	103.402	103.231	103.074	2.750	99.874	99.724	99.574	Rate	30 Day	45 Day	60 Day
4.250	103.836	103.696	103.555	4.250	103.763	103.623	103.482	2.875	100.261	100.111	99.961	3.500	99.180	98.930	98.680
4.375	104.201	104.060	103.920	4.375	104.092	103.952	103.811	3.000	100.636	100.486	100.336	4.000	101.461	101.211	100.961
4.500	104.530	104.389	104.249	4.500	104.386	104.245	104.104	3.125	100.962	100.812	100.662	4.500	102.730	102.480	102.230
4.625	104.789	104.648	104.508	4.625	104.609	104.468	104.328	3.250	101.816	101.666	101.516	5.000	103.563	103.313	103.063
4.750	104.809	104.700	104.559	4.750	104.736	104.626	104.486	3.375	102.138	101.988	101.838	5.500	104.403	104.153	103.903
4.875	105.103	104.994	104.853	4.875	104.994	104.885	104.744	3.500	102.426	102.276	102.126	15 Year OTC			
5.000	105.363	105.254	105.113	5.000	105.219	105.109	104.969	3.625	102.641	102.491	102.341	Rate	30 Day	45 Day	60 Day
5.125	105.832	105.723	105.582	5.125	105.652	105.543	105.402	3.750	102.944	102.794	102.644	2.500	95.699	95.449	95.199
5.250	105.649	105.549	105.449	5.250	105.576	105.476	105.376	3.875	103.196	103.046	102.896	3.000	98.836	98.586	98.336
5.375	105.943	105.843	105.743	5.375	105.835	105.735	105.635	4.000	103.414	103.264	103.114	3.500	100.626	100.376	100.126
5.500	106.203	106.103	106.003	5.500	106.059	105.959	105.859	4.125	103.568	103.418	103.268	4.000	101.614	101.364	101.114

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	\$0 - \$49,999	-2.500	Loan Size	Standard	Streamline
FICO 660 - 719	0.250	\$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:	6/9/2017	4.750%

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

8/8/2017

W. Rate Sheet Dated: 6/9/2017

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	99.442	99.286	99.136	3.250	99.369	99.212	99.062	1.875	N/A	N/A	N/A	3.125	100.00	99.849	99.699
3.375	99.892	99.736	99.586	3.375	99.784	99.627	99.477	2.000	N/A	N/A	N/A	3.250	100.08	99.930	99.780
3.500	100.338	100.182	100.032	3.500	100.194	100.038	99.888	2.125	N/A	N/A	N/A	3.375	100.49	100.339	100.189
3.625	100.741	100.585	100.435	3.625	100.561	100.405	100.255	2.250	95.606	95.456	95.306	3.500	100.89	100.743	100.593
3.750	101.373	101.201	101.045	3.750	101.300	101.128	100.972	2.375	95.999	95.849	95.699	3.625	101.30	101.146	100.996
3.875	101.812	101.640	101.484	3.875	101.703	101.532	101.375	2.500	96.389	96.239	96.089	Margin = 2.250		Index = 1.160	
4.000	102.245	102.073	101.916	4.000	102.100	101.928	101.772	2.625	96.730	96.580	96.430				
4.125	102.566	102.394	102.238	4.125	102.386	102.214	102.058	2.750	98.889	98.739	98.589				
4.250	102.164	102.023	101.883	4.250	102.091	101.950	101.809	2.875	99.276	99.126	98.976				
4.375	102.528	102.388	102.247	4.375	102.420	102.279	102.138	3.000	99.651	99.501	99.351				
4.500	102.858	102.717	102.576	4.500	102.713	102.572	102.432	3.125	99.977	99.827	99.677				
4.625	103.116	102.976	102.835	4.625	102.936	102.796	102.655	3.250	101.174	101.024	100.874				
4.750	102.699	102.590	102.449	4.750	102.626	102.516	102.376	3.375	101.497	101.347	101.197				
4.875	102.993	102.884	102.743	4.875	102.884	102.775	102.634	3.500	101.784	101.634	101.484				
5.000	103.253	103.144	103.003	5.000	103.109	102.999	102.859	3.625	102.000	101.850	101.700				
5.125	103.722	103.613	103.472	5.125	103.542	103.433	103.292	3.750	101.928	101.778	101.628				
5.250	100.914	100.814	100.714	5.250	100.841	100.741	100.641	3.875	102.180	102.030	101.880				
5.375	101.208	101.108	101.008	5.375	101.100	101.000	100.900	4.000	102.397	102.247	102.097				
5.500	101.468	101.368	101.268	5.500	101.324	101.224	101.124	4.125	102.552	102.402	102.252				

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	98.552	98.396	98.246	3.250	98.479	98.322	98.172	1.875	N/A	N/A	N/A	3.125	99.109	98.959	98.809
3.375	99.002	98.846	98.696	3.375	98.894	98.737	98.587	2.000	N/A	N/A	N/A	3.250	99.190	99.040	98.890
3.500	99.448	99.292	99.142	3.500	99.304	99.148	98.998	2.125	N/A	N/A	N/A	3.375	99.599	99.449	99.299
3.625	99.851	99.695	99.545	3.625	99.671	99.515	99.365	2.250	94.966	94.816	94.666	3.500	100.003	99.853	99.703
3.750	100.483	100.311	100.155	3.750	100.410	100.238	100.082	2.375	95.359	95.209	95.059	3.625	100.406	100.256	100.106
3.875	100.922	100.750	100.594	3.875	100.813	100.642	100.485	2.500	95.749	95.599	95.449	Margin = 2.250		Index = 1.160	
4.000	101.355	101.183	101.026	4.000	101.210	101.038	100.882	2.625	96.090	95.940	95.790	30 Year OTC			
4.125	101.676	101.504	101.348	4.125	101.496	101.324	101.168	2.750	98.811	98.661	98.511	Rate	30 Day	45 Day	60 Day
4.250	101.274	101.133	100.993	4.250	101.201	101.060	100.919	2.875	99.199	99.049	98.899	3.500	97.648	97.398	97.148
4.375	101.638	101.498	101.357	4.375	101.530	101.389	101.248	3.000	99.574	99.424	99.274	4.000	99.555	99.305	99.055
4.500	101.968	101.827	101.686	4.500	101.823	101.682	101.542	3.125	99.900	99.750	99.600	4.500	100.168	99.918	99.668
4.625	102.226	102.086	101.945	4.625	102.046	101.906	101.765	3.250	100.386	100.236	100.086	5.000	100.563	100.313	100.063
4.750	101.809	101.700	101.559	4.750	101.736	101.626	101.486	3.375	100.708	100.558	100.408	5.500	98.778	98.528	98.278
4.875	102.103	101.994	101.853	4.875	101.994	101.885	101.744	3.500	100.996	100.846	100.696	15 Year OTC			
5.000	102.363	102.254	102.113	5.000	102.219	102.109	101.969	3.625	101.211	101.061	100.911	Rate	30 Day	45 Day	60 Day
5.125	102.832	102.723	102.582	5.125	102.652	102.543	102.402	3.750	101.054	100.904	100.754	2.500	93.949	93.699	93.449
5.250	100.024	99.924	99.824	5.250	99.951	99.851	99.751	3.875	101.306	101.156	101.006	3.000	97.774	97.524	97.274
5.375	100.318	100.218	100.118	5.375	100.210	100.110	100.010	4.000	101.523	101.373	101.223	3.500	99.196	98.946	98.696
5.500	100.578	100.478	100.378	5.500	100.434	100.334	100.234	4.125	101.677	101.527	101.377	4.000	99.723	99.473	99.223

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.250	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

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Today:	6/9/2017 4.750%

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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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7/24/2017

60 Day Lock Exp.:

8/8/2017

W. Rate Sheet Dated: 6/9/2017

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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	97.538	97.438	97.338	3.125	97.506	97.406	97.306	3.000	100.512	100.412	100.312	3.000	101.061	100.961	100.861
3.375	98.338	98.238	98.138	3.250	99.263	99.163	99.063	3.125	100.970	100.870	100.770	3.125	101.335	101.235	101.135
3.500	99.249	99.149	99.049	3.375	99.956	99.856	99.756	3.250	101.669	101.569	101.469	3.250	101.942	101.842	101.742
3.625	99.991	99.891	99.791	3.500	100.722	100.622	100.522	3.375	102.079	101.979	101.879	3.375	102.215	102.115	102.015
3.750	100.664	100.564	100.464	3.625	101.376	101.276	101.176	3.500	102.511	102.411	102.311	3.500	102.489	102.389	102.289
3.875	101.288	101.188	101.088	3.750	101.921	101.821	101.721	3.625	102.902	102.802	102.702	3.625	102.709	102.609	102.509
3.990	101.907	101.807	101.707	3.875	102.363	102.263	102.163	3.750	103.228	103.128	103.028	3.750	103.338	103.238	103.138
4.000	102.007	101.907	101.807	3.990	102.755	102.655	102.555	3.875	103.544	103.444	103.344	3.875	103.599	103.499	103.399
4.125	102.671	102.571	102.471	4.000	102.855	102.755	102.655	3.990	103.841	103.741	103.641	3.990	103.749	103.649	103.549
4.250	103.278	103.178	103.078	4.125	103.437	103.337	103.237	4.000	103.941	103.841	103.741	4.000	103.849	103.749	103.649
4.375	103.759	103.659	103.559	4.250	104.061	103.961	103.860	4.125	104.298	104.198	104.098	4.125	104.047	103.947	103.847
4.500	104.385	104.285	104.185	4.375	104.630	104.530	104.429	4.250	104.595	104.495	104.395	4.250	104.251	104.151	104.051
4.625	105.086	104.886	104.786	4.500	105.172	105.072	104.972	4.375	104.886	104.786	104.686	4.375	104.430	104.330	104.230
4.750	105.529	105.429	105.329	4.625	105.682	105.582	105.482	4.500	105.045	104.945	104.845	4.500	104.715	104.615	104.515
4.875	105.970	105.870	105.770	4.750	106.106	106.006	105.906	4.625	105.166	105.066	104.966	4.625	104.917	104.817	104.717
4.990	106.237	106.137	106.037	4.875	106.496	106.396	106.296	4.750	105.442	105.342	105.242	4.750	105.090	104.990	104.890
5.000	106.337	106.237	106.137	4.990	106.635	106.535	106.434	4.875	105.683	105.583	105.483	4.875	105.234	105.134	105.034
5.125	106.902	106.802	106.702	5.000	106.735	106.635	106.534	4.990	105.814	105.714	105.614	4.990	105.278	105.178	105.078
5.250	107.450	107.350	107.250	5.125	107.110	107.010	106.910	5.000	105.914	105.814	105.714	5.000	105.378	105.278	105.178

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	100.295	100.195	100.095	3.000	99.994	99.894	99.794
3.990	100.614	100.514	100.414	3.125	100.370	100.270	100.170
4.000	100.714	100.614	100.514	3.250	101.028	100.928	100.828
4.125	101.385	101.285	101.185	3.375	101.422	101.322	101.222
4.250	101.974	101.874	101.774	3.500	101.831	101.731	101.631
4.375	102.387	102.287	102.187	3.625	102.153	102.053	101.953
4.500	102.681	102.581	102.481	3.750	102.366	102.266	102.166
4.625	102.981	102.881	102.781	3.875	102.561	102.461	102.361
4.750	103.509	103.409	103.308	3.990	102.625	102.525	102.425
4.875	103.886	103.786	103.685	4.000	102.725	102.625	102.525
4.990	103.989	103.889	103.788	4.125	102.745	102.645	102.545
5.000	104.089	103.989	103.888	4.250	102.937	102.837	102.737
5.125	104.252	104.152	104.052	4.375	103.133	103.033	102.933
5.250	104.307	104.207	104.107	4.500	103.238	103.138	103.038
5.375	104.655	104.555	104.455	4.625	103.369	103.269	103.169
5.500	104.942	104.842	104.742	4.750	103.558	103.458	103.358
5.625	105.113	105.013	104.913	4.875	103.717	103.617	103.517
5.750	105.099	104.999	104.899	4.990	103.778	103.678	103.578
5.875	105.456	105.356	105.256	5.000	103.878	103.778	103.678

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

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	

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 > \$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.:

8/8/2017

W. Rate Sheet Dated: 6/9/2017

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	95.288	95.188	95.088	3.125	N/A	N/A	N/A	3.125	95.256	95.156	95.056	3.250	94.559	94.459	94.359
3.375	96.088	95.988	95.888	3.250	93.005	92.905	92.805	3.250	97.013	96.913	96.813	3.375	95.659	95.559	95.459
3.500	96.999	96.899	96.799	3.375	94.096	93.996	93.896	3.375	97.706	97.606	97.506	3.500	96.873	96.773	96.673
3.625	97.741	97.641	97.541	3.500	95.331	95.231	95.131	3.500	98.472	98.372	98.272	3.625	97.898	97.798	97.698
3.750	98.414	98.314	98.214	3.625	96.340	96.240	96.140	3.625	99.126	99.026	98.926	3.750	98.665	98.565	98.465
3.875	99.038	98.938	98.838	3.750	97.199	97.099	96.999	3.750	99.671	99.571	99.471	3.875	99.216	99.116	99.016
3.990	99.657	99.557	99.457	3.875	97.924	97.824	97.724	3.875	100.113	100.013	99.913	3.990	99.591	99.491	99.391
4.000	99.757	99.657	99.557	3.990	98.800	98.700	98.600	3.990	100.505	100.405	100.305	4.000	99.691	99.591	99.491
4.125	100.421	100.321	100.221	4.000	98.900	98.800	98.700	4.000	100.605	100.505	100.405	4.125	100.158	100.058	99.958
4.250	101.028	100.928	100.828	4.125	99.814	99.714	99.614	4.125	101.187	101.087	100.987	4.250	100.828	100.728	100.628
4.375	101.509	101.409	101.309	4.250	100.593	100.493	100.393	4.250	101.811	101.711	101.610	4.375	101.318	101.218	101.118
4.500	102.135	102.035	101.935	4.375	101.418	101.318	101.218	4.375	102.380	102.280	102.179	4.500	101.714	101.614	101.514
4.625	102.736	102.636	102.536	4.500	102.286	102.186	102.086	4.500	102.922	102.822	102.722	4.625	102.291	102.191	102.091
4.750	103.279	103.179	103.079	4.625	103.112	103.012	102.912	4.625	103.432	103.332	103.231	4.750	102.903	102.803	102.703
4.875	103.720	103.620	103.520	4.750	103.812	103.712	103.612	4.750	103.856	103.756	103.656	4.875	103.385	103.285	103.185
4.990	103.987	103.887	103.787	4.875	104.276	104.176	104.076	4.875	104.246	104.146	104.046	4.990	103.578	103.478	103.378
5.000	104.087	103.987	103.887	4.990	104.475	104.375	104.275	4.990	104.385	104.285	104.184	5.000	103.678	103.578	103.478
5.125	104.652	104.552	104.452	5.000	104.575	104.475	104.375	5.000	104.485	104.385	104.284	5.125	104.123	104.023	103.923
5.250	105.200	105.100	105.000	5.125	105.214	105.114	105.014	5.125	104.860	104.760	104.660	5.250	104.730	104.630	104.530

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	99.994	99.894	99.794	3.000	96.691	96.591	96.491	3.000	98.811	98.711	98.611	3.000	96.485	96.385	96.285
3.125	100.370	100.270	100.170	3.125	97.225	97.125	97.025	3.125	99.085	98.985	98.885	3.125	96.999	96.899	96.799
3.250	101.028	100.928	100.828	3.250	98.187	98.087	97.987	3.250	99.692	99.592	99.492	3.250	97.931	97.831	97.731
3.375	101.422	101.322	101.222	3.375	98.726	98.626	98.526	3.375	99.965	99.865	99.765	3.375	98.490	98.390	98.290
3.500	101.831	101.731	101.631	3.500	99.287	99.187	99.087	3.500	100.239	100.139	100.039	3.500	99.051	98.951	98.851
3.625	102.153	102.053	101.953	3.625	99.750	99.650	99.550	3.625	100.459	100.359	100.259	3.625	99.494	99.394	99.294
3.750	102.366	102.266	102.166	3.750	100.096	99.996	99.896	3.750	101.088	100.988	100.888	3.750	99.850	99.750	99.650
3.875	102.561	102.461	102.361	3.875	100.635	100.535	100.435	3.875	101.499	101.399	101.299	3.875	100.389	100.289	100.189
3.990	102.625	102.525	102.425	3.990	101.054	100.954	100.854	3.990	101.499	101.399	101.299	3.990	100.808	100.708	100.608
4.000	102.725	102.625	102.525	4.000	101.154	101.054	100.954	4.000	101.599	101.499	101.399	4.000	100.908	100.808	100.708
4.125	102.745	102.645	102.545	4.125	101.582	101.482	101.382	4.125	101.797	101.697	101.597	4.125	101.326	101.226	101.126
4.250	102.937	102.837	102.737	4.250	101.896	101.796	101.696	4.250	102.001	101.901	101.801	4.250	101.670	101.570	101.470
4.375	103.133	103.033	102.933	4.375	102.201	102.101	102.001	4.375	102.180	102.080	101.980	4.375	101.975	101.875	101.775
4.500	103.238	103.138	103.038	4.500	102.370	102.270	102.170	4.500	102.465	102.365	102.265	4.500	102.144	102.044	101.944
4.625	103.369	103.269	103.169	4.625	102.730	102.630	102.530	4.625	102.667	102.567	102.467	4.625	102.504	102.404	102.304
4.750	103.558	103.458	103.358	4.750	103.022	102.922	102.822	4.750	102.840	102.740	102.640	4.750	102.796	102.696	102.596
4.875	103.717	103.617	103.517	4.875	103.273	103.173	103.073	4.875	102.984	102.884	102.784	4.875	103.047	102.947	102.847
4.990	103.778	103.678	103.578	4.990	103.421	103.321	103.221	4.990	103.028	102.928	102.828	4.990	103.195	103.095	102.995
5.000	103.878	103.778	103.678	5.000	103.521	103.421	103.321	5.000	103.128	103.028	102.928	5.000	103.295	103.195	103.095

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		\$0 - \$49,999	-1.500
\$50,000 - \$85,000		\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000		\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000		\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000		\$175,001 - \$275,000	-0.300
\$275,001 up to HB		\$275,001 - Up to HB	-0.200
		High Balance	-0.150



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownale.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.:

8/8/2017

W. Rate Sheet Dated: 6/9/2017

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	100.928	100.828	100.728	3.750	102.044	101.906	101.838	2.750	99.361	99.261	99.161
3.875	101.607	101.507	101.407	3.875	102.614	102.475	102.407	2.875	99.974	99.874	99.774
3.990	102.155	102.055	101.955	3.990	103.066	102.926	102.858	2.990	100.470	100.370	100.270
4.000	102.255	102.155	102.055	4.000	103.166	103.026	102.958	3.000	100.570	100.470	100.370
4.125	102.917	102.817	102.717	4.125	103.431	103.271	103.183	3.125	101.151	101.051	100.951
4.250	103.528	103.426	103.328	4.250	103.988	103.828	103.740	3.250	101.696	101.596	101.496
4.375	104.084	103.984	103.884	4.375	104.513	104.353	104.265	3.375	102.189	102.089	101.989
4.500	104.630	104.530	104.430	4.500	105.045	104.908	104.800	3.500	102.609	102.509	102.409
4.625	105.189	105.089	104.989	4.625	105.632	105.495	105.388	3.625	103.089	102.989	102.889
4.750	105.698	105.598	105.498	4.750	106.132	105.996	105.889	3.750	103.578	103.478	103.378
4.875	106.154	106.054	105.954	4.875	106.615	106.480	106.372	3.875	104.056	103.956	103.856
4.990	106.448	106.348	106.248	4.990	106.961	106.831	106.724	3.990	103.918	103.818	103.718
5.000	106.548	106.448	106.348	5.000	107.061	106.931	106.824	4.000	104.018	103.918	103.818
5.125	107.030	106.930	106.830	5.125	106.869	106.769	106.644	4.125	104.501	104.401	104.301
5.250	107.508	107.408	107.308	5.250	107.390	107.290	107.190	4.250	104.854	104.754	104.654
5.375	108.034	107.934	107.834	5.375	108.030	107.930	107.830	4.375	105.240	105.140	105.040
5.500	108.659	108.559	108.459	5.500	108.627	108.527	108.427	4.500	105.772	105.672	105.572
5.625	109.234	109.134	109.034	5.625	109.192	109.092	108.992	4.625	106.144	106.044	105.944
5.750	109.638	109.538	109.438	5.750	109.616	109.516	109.416	4.750	103.824	103.724	103.624

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.:

8/8/2017

W. Rate Sheet Dated: 6/9/2017

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	98.722	98.622	98.522	3.750	98.622	98.522	98.422	3.750	99.964	99.826	99.758	3.750	99.864	99.726	99.658
3.875	99.401	99.301	99.201	3.875	99.301	99.201	99.101	3.875	100.534	100.395	100.327	3.875	100.434	100.295	100.227
3.990	99.949	99.849	99.749	3.990	99.849	99.749	99.649	3.990	100.986	100.846	100.778	3.990	100.886	100.746	100.678
4.000	100.049	99.949	99.849	4.000	99.949	99.849	99.749	4.000	101.086	100.946	100.878	4.000	100.986	100.846	100.778
4.125	100.711	100.611	100.511	4.125	100.611	100.511	100.411	4.125	101.351	101.191	101.103	4.125	101.251	101.091	101.003
4.250	101.322	101.220	101.122	4.250	101.222	101.120	101.022	4.250	101.908	101.748	101.660	4.250	101.808	101.648	101.560
4.375	101.878	101.778	101.678	4.375	101.778	101.678	101.578	4.375	102.433	102.273	102.185	4.375	102.333	102.173	102.085
4.500	102.424	102.324	102.224	4.500	102.324	102.224	102.124	4.500	102.965	102.828	102.720	4.500	102.865	102.728	102.620
4.625	102.983	102.883	102.783	4.625	102.883	102.783	102.683	4.625	103.552	103.415	103.308	4.625	103.452	103.315	103.208
4.750	103.492	103.392	103.292	4.750	103.392	103.292	103.192	4.750	104.052	103.916	103.809	4.750	103.952	103.816	103.709
4.875	103.948	103.848	103.748	4.875	103.848	103.748	103.648	4.875	104.535	104.400	104.292	4.875	104.435	104.300	104.192
4.990	104.242	104.142	104.042	4.990	104.142	104.042	103.942	4.990	104.881	104.751	104.644	4.990	104.781	104.651	104.544
5.000	104.342	104.242	104.142	5.000	104.242	104.142	104.042	5.000	104.981	104.851	104.744	5.000	104.881	104.751	104.644
5.125	104.824	104.724	104.624	5.125	104.724	104.624	104.524	5.125	104.789	104.689	104.564	5.125	104.689	104.589	104.464
5.250	105.302	105.202	105.102	5.250	105.202	105.102	105.002	5.250	105.310	105.210	105.110	5.250	105.210	105.110	105.010
5.375	105.828	105.728	105.628	5.375	105.728	105.628	105.528	5.375	105.950	105.850	105.750	5.375	105.850	105.750	105.650
5.500	106.453	106.353	106.253	5.500	106.353	106.253	106.153	5.500	106.547	106.447	106.347	5.500	106.447	106.347	106.247
5.625	107.028	106.928	106.828	5.625	106.928	106.828	106.728	5.625	107.112	107.012	106.912	5.625	106.912	106.812	106.712
5.750	107.432	107.332	107.232	5.750	107.332	107.232	107.132	5.750	107.536	107.436	107.336	5.750	107.436	107.336	107.236

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.281	97.181	97.081	2.750	97.181	97.081	96.981
2.875	97.894	97.794	97.694	2.875	97.794	97.694	97.594
2.990	98.390	98.290	98.190	2.990	98.290	98.190	98.090
3.000	98.490	98.390	98.290	3.000	98.390	98.290	98.190
3.125	99.071	98.971	98.871	3.125	98.971	98.871	98.771
3.250	99.616	99.516	99.416	3.250	99.516	99.416	99.316
3.375	100.109	100.009	99.909	3.375	100.009	99.909	99.809
3.500	100.529	100.429	100.329	3.500	100.429	100.329	100.229
3.625	101.009	100.909	100.809	3.625	100.909	100.809	100.709
3.750	101.498	101.398	101.298	3.750	101.398	101.298	101.198
3.875	101.976	101.876	101.776	3.875	101.876	101.776	101.676
3.990	101.838	101.738	101.638	3.990	101.738	101.638	101.538
4.000	101.938	101.838	101.738	4.000	101.838	101.738	101.638
4.125	102.421	102.321	102.221	4.125	102.321	102.221	102.121
4.250	102.774	102.674	102.574	4.250	102.674	102.574	102.474
4.375	103.160	103.060	102.960	4.375	103.060	102.960	102.860
4.500	103.692	103.592	103.492	4.500	103.592	103.492	103.392
4.625	104.064	103.964	103.864	4.625	103.964	103.864	103.764
4.750	101.744	101.644	101.544	4.750	101.644	101.544	101.444

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%	97.01 - 105%
High-LTV	0.000	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	-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 C/O Refi	-1.000	-1.000	-1.000	-1.000	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

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.:

8/8/2017

W. Rate Sheet Dated: 6/9/2017

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	99.252	99.152	99.052	3.750	100.494	100.356	100.288	2.750	97.811	97.711	97.611
3.875	99.931	99.831	99.731	3.875	101.064	100.925	100.857	2.875	98.424	98.324	98.224
3.990	100.479	100.379	100.279	3.990	101.516	101.376	101.308	2.990	98.920	98.820	98.720
4.000	100.579	100.479	100.379	4.000	101.616	101.476	101.408	3.000	99.020	98.920	98.820
4.125	101.241	101.141	101.041	4.125	101.881	101.721	101.633	3.125	99.601	99.501	99.401
4.250	101.852	101.750	101.652	4.250	102.438	102.278	102.190	3.250	100.146	100.046	99.946
4.375	102.408	102.308	102.208	4.375	102.963	102.803	102.715	3.375	100.639	100.539	100.439
4.500	102.954	102.854	102.754	4.500	103.495	103.358	103.250	3.500	101.059	100.959	100.859
4.625	103.513	103.413	103.313	4.625	104.082	103.945	103.838	3.625	101.539	101.439	101.339
4.750	104.022	103.922	103.822	4.750	104.582	104.446	104.339	3.750	102.028	101.928	101.828
4.875	104.478	104.378	104.278	4.875	105.065	104.930	104.822	3.875	102.506	102.406	102.306
4.990	104.772	104.672	104.572	4.990	105.411	105.281	105.174	3.990	102.368	102.268	102.168
5.000	104.872	104.772	104.672	5.000	105.511	105.381	105.274	4.000	102.468	102.368	102.268
5.125	105.354	105.254	105.154	5.125	105.319	105.219	105.094	4.125	102.951	102.851	102.751
5.250	105.832	105.732	105.632	5.250	105.840	105.740	105.640	4.250	103.304	103.204	103.104
5.375	106.358	106.258	106.158	5.375	106.480	106.380	106.280	4.375	103.690	103.590	103.490
5.500	106.983	106.883	106.783	5.500	107.077	106.977	106.877	4.500	104.222	104.122	104.022
5.625	107.558	107.458	107.358	5.625	107.642	107.542	107.442	4.625	104.594	104.494	104.394
5.750	107.962	107.862	107.762	5.750	108.066	107.966	107.866	4.750	102.274	102.174	102.074

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.	