



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.: 7/11/2018

45 Day Lock Exp.: 7/26/2018

60 Day Lock Exp.: 8/10/2018

W. Rate Sheet Dated: 6/11/2018

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	97.611	97.461	97.311	3.500	97.099	96.949	96.799	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.145	97.995	97.845	3.625	97.597	97.447	97.297	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.197	99.047	98.897	3.750	98.806	98.656	98.506	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	99.727	99.577	99.427	3.875	99.300	99.150	99.000	2.250	93.363	93.213	93.063	3.500	99.180	99.030	98.880
4.000	100.252	100.102	99.952	4.000	99.790	99.640	99.490	2.375	93.729	93.579	93.429	3.625	99.714	99.564	99.414
4.125	100.780	100.630	100.480	4.125	100.282	100.132	99.982	2.500	92.850	92.700	92.550	Margin = 2.250		Index = 2.230	
4.250	101.736	101.596	101.455	4.250	101.095	100.955	100.814	2.625	93.800	93.650	93.500				
4.375	102.254	102.113	101.973	4.375	101.577	101.437	101.296	2.750	96.492	96.342	96.192				
4.500	102.764	102.623	102.483	4.500	102.052	101.911	101.770	2.875	97.057	96.907	96.757				
4.625	103.185	103.044	102.904	4.625	102.437	102.296	102.156	3.000	97.531	97.381	97.231				
4.750	103.310	103.201	102.998	4.750	102.626	102.516	102.313	3.125	98.005	97.855	97.705				
4.875	103.601	103.491	103.288	4.875	103.024	102.915	102.712	3.250	98.623	98.473	98.323				
5.000	104.227	104.118	103.915	5.000	103.415	103.306	103.102	3.375	99.090	98.940	98.790				
5.125	104.645	104.536	104.333	5.125	103.617	103.508	103.305	3.500	99.560	99.410	99.260				
5.250	104.958	104.755	104.536	5.250	103.896	103.693	103.474	3.625	100.021	99.871	99.721				
5.375	105.235	105.032	104.813	5.375	104.255	104.051	103.833	3.750	100.231	100.081	99.931				
5.500	105.225	105.022	104.804	5.500	104.583	104.380	104.161	3.875	100.685	100.535	100.385				
5.625	105.504	105.301	105.083	5.625	105.026	104.823	104.605	4.000	101.070	100.920	100.770				
5.750	105.751	105.651	105.551	5.750	104.680	104.580	104.480	4.125	101.410	101.260	101.110				

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	96.411	96.261	96.111	3.500	96.099	95.949	95.799	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	96.945	96.795	96.645	3.625	96.597	96.447	96.297	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	97.997	97.847	97.697	3.750	97.806	97.656	97.506	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	98.527	98.377	98.227	3.875	98.300	98.150	98.000	2.250	92.363	92.213	92.063	3.500	98.180	98.030	97.880
4.000	99.052	98.902	98.752	4.000	98.790	98.640	98.490	2.375	92.729	92.579	92.429	3.625	98.714	98.564	98.414
4.125	99.580	99.430	99.280	4.125	99.282	99.132	98.982	2.500	91.850	91.700	91.550	Margin = 2.250		Index = 2.230	
4.250	100.536	100.396	100.255	4.250	100.095	99.955	99.814	2.625	92.800	92.650	92.500	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.054	100.913	100.773	4.375	100.577	100.437	100.296	2.750	95.492	95.342	95.192	Rate	30 Day	45 Day	60 Day
4.500	101.564	101.423	101.283	4.500	101.052	100.911	100.770	2.875	96.057	95.907	95.757	4.500	100.264	100.014	99.764
4.625	101.985	101.844	101.704	4.625	101.437	101.296	101.156	3.000	96.531	96.381	96.231	4.625	100.685	100.435	100.185
4.750	102.117	102.008	101.804	4.750	101.626	101.516	101.313	3.125	97.005	96.855	96.705	4.750	100.767	100.517	100.267
4.875	102.651	102.541	102.338	4.875	102.024	101.915	101.712	3.250	97.623	97.473	97.323	4.875	101.201	100.951	100.701
5.000	103.077	102.968	102.765	5.000	102.415	102.306	102.102	3.375	98.090	97.940	97.790	5.000	101.627	101.377	101.127
5.125	103.495	103.386	103.183	5.125	102.717	102.608	102.405	3.500	98.560	98.410	98.260	5.125	101.965	101.715	101.465
5.250	104.528	104.325	104.106	5.250	102.896	102.693	102.474	3.625	99.021	98.871	98.721	5.250	101.747	101.497	101.247
5.375	104.805	104.602	104.383	5.375	103.255	103.051	102.833	3.750	99.231	99.081	98.931	5.375	102.031	101.781	101.531
5.500	104.995	104.792	104.574	5.500	103.583	103.380	103.161	3.875	99.685	99.535	99.385	5.500	102.175	101.925	101.675
5.625	105.224	105.021	104.803	5.625	104.026	103.823	103.605	4.000	100.070	99.920	99.770	5.625	102.444	102.194	101.944
5.750	105.521	105.421	105.321	5.750	103.680	103.580	103.480	4.125	100.410	100.260	100.110	5.750	102.631	102.381	102.131

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	99.414	99.164	98.914	4.500	99.232	98.982	98.732
4.750	99.917	99.667	99.417	4.750	99.806	99.556	99.306
5.000	100.777	100.527	100.277	5.000	100.595	100.345	100.095
5.250	101.966	101.716	101.466	5.250	101.803	101.553	101.303
5.500	101.846	101.596	101.346	5.500	101.763	101.513	101.263
5.625	102.247	101.997	101.747	5.625	102.206	101.956	101.706
5.750	102.475	102.225	101.975	5.750	101.860	101.610	101.360
5.875	102.705	102.455	102.205	5.875	102.228	101.978	101.728

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:	6/11/2018	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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/11/2018

45 Day Lock Exp.:

7/26/2018

60 Day Lock Exp.:

8/10/2018

W. Rate Sheet Dated: 6/11/2018

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	95.445	95.295	95.145	3.250	95.058	94.908	94.758	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.140	95.990	95.840	3.375	95.587	95.437	95.287	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	96.674	96.524	96.374	3.500	96.161	96.011	95.861	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.207	97.057	96.907	3.625	96.659	96.509	96.359	2.250	89.863	89.713	89.563	3.500	98.24	98.092	97.942
3.750	98.353	98.203	98.053	3.750	97.962	97.812	97.662	2.375	90.229	90.079	89.929	3.625	98.78	98.626	98.476
3.875	98.883	98.733	98.583	3.875	98.456	98.306	98.156	2.500	89.350	89.200	89.050	Margin = 2.250		Index = 2.230	
4.000	99.408	99.258	99.108	4.000	98.946	98.796	98.646	2.625	90.300	90.150	90.000				
4.125	99.936	99.786	99.636	4.125	99.438	99.288	99.138	2.750	94.805	94.655	94.505				
4.250	100.799	100.658	100.518	4.250	100.158	100.017	99.876	2.875	95.369	95.219	95.069				
4.375	101.316	101.176	101.035	4.375	100.640	100.499	100.358	3.000	95.843	95.693	95.543				
4.500	101.826	101.686	101.545	4.500	101.114	100.973	100.833	3.125	96.318	96.168	96.018				
4.625	102.248	102.107	101.966	4.625	101.500	101.359	101.218	3.250	97.685	97.535	97.385				
4.750	101.904	101.794	101.591	4.750	101.220	101.110	100.907	3.375	98.153	98.003	97.853				
4.875	102.195	102.085	101.882	4.875	101.618	101.508	101.305	3.500	98.622	98.472	98.322				
5.000	102.821	102.712	102.509	5.000	102.009	101.899	101.696	3.625	99.084	98.934	98.784				
5.125	103.239	103.130	102.927	5.125	102.211	102.102	101.899	3.750	99.387	99.237	99.087				
5.250	101.990	101.786	101.568	5.250	100.927	100.724	100.506	3.875	99.841	99.691	99.541				
5.375	102.267	102.063	101.845	5.375	101.286	101.083	100.864	4.000	100.226	100.076	99.926				
5.500	102.257	102.054	101.835	5.500	101.614	101.411	101.192	4.125	100.566	100.416	100.266				

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	94.245	94.095	93.945	3.250	94.058	93.908	93.758	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	94.940	94.790	94.640	3.375	94.587	94.437	94.287	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	95.474	95.324	95.174	3.500	95.161	95.011	94.861	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.007	95.857	95.707	3.625	95.659	95.509	95.359	2.250	90.613	90.463	90.313	3.500	97.242	97.092	96.942
3.750	97.153	97.003	96.853	3.750	96.962	96.812	96.662	2.375	90.979	90.829	90.679	3.625	97.776	97.626	97.476
3.875	97.683	97.533	97.383	3.875	97.456	97.306	97.156	2.500	90.100	89.950	89.800	Margin = 2.250		Index = 2.230	
4.000	98.208	98.058	97.908	4.000	97.946	97.796	97.646	2.625	91.050	90.900	90.750	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.736	98.586	98.436	4.125	98.438	98.288	98.138	2.750	94.586	94.436	94.286	Rate	30 Day	45 Day	60 Day
4.250	99.599	99.458	99.318	4.250	99.158	99.017	98.876	2.875	95.150	95.000	94.850	4.500	99.326	99.076	98.826
4.375	100.116	99.976	99.835	4.375	99.640	99.499	99.358	3.000	95.625	95.475	95.325	4.625	99.748	99.498	99.248
4.500	100.626	100.486	100.345	4.500	100.114	99.973	99.833	3.125	96.099	95.949	95.799	4.750	99.361	99.111	98.861
4.625	101.048	100.907	100.766	4.625	100.500	100.359	100.218	3.250	96.154	96.004	95.854	4.875	99.795	99.545	99.295
4.750	100.711	100.601	100.398	4.750	100.220	100.110	99.907	3.375	96.622	96.472	96.322	5.000	100.221	99.971	99.721
4.875	101.245	101.135	100.932	4.875	100.618	100.508	100.305	3.500	97.091	96.941	96.791	5.125	100.559	100.309	100.059
5.000	101.671	101.562	101.359	5.000	101.009	100.899	100.696	3.625	97.552	97.402	97.252	5.250	98.779	98.529	98.279
5.125	102.089	101.980	101.777	5.125	101.311	101.202	100.999	3.750	97.043	96.893	96.743	5.375	99.063	98.813	98.563
5.250	101.560	101.356	101.138	5.250	99.927	99.724	99.506	3.875	97.498	97.348	97.198	5.500	99.207	98.957	98.707
5.375	101.837	101.633	101.415	5.375	100.286	100.083	99.864	4.000	97.883	97.733	97.583	5.625	99.476	99.226	98.976
5.500	102.027	101.824	101.605	5.500	100.614	100.411	100.192	4.125	98.223	98.073	97.923	5.750	99.193	98.943	98.693

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	98.476	98.226	97.976	4.500	98.294	98.044	97.794
4.750	98.511	98.261	98.011	4.750	98.400	98.150	97.900
5.000	99.371	99.121	98.871	5.000	99.189	98.939	98.689
5.250	98.997	98.747	98.497	5.250	98.834	98.584	98.334
5.500	98.878	98.628	98.378	5.500	98.794	98.544	98.294
5.625	99.279	99.029	98.779	5.625	99.238	98.988	98.738
5.750	99.037	98.787	98.537	5.750	98.422	98.172	97.922
5.875	99.267	99.017	98.767	5.875	98.791	98.541	98.291

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:	6/11/2018 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

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7/11/2018

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60 Day Lock Exp.:

8/10/2018

W. Rate Sheet Dated: 6/11/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	99.080	98.980	98.880	4.500	101.184	101.084	100.984	3.000	96.159	96.059	95.959	3.000	96.787	96.687	96.587
4.250	99.770	99.670	99.570	4.625	101.805	101.705	101.605	3.125	96.693	96.593	96.493	3.125	97.139	97.039	96.939
4.375	100.374	100.274	100.174	4.750	102.343	102.243	102.143	3.250	97.609	97.509	97.409	3.250	98.092	97.992	97.892
4.500	100.907	100.807	100.707	4.875	102.715	102.615	102.515	3.375	98.149	98.049	97.949	3.375	98.445	98.345	98.245
4.625	101.509	101.409	101.309	4.990	102.957	102.857	102.757	3.500	98.678	98.578	98.478	3.500	98.787	98.687	98.587
4.750	102.129	102.029	101.929	5.000	103.057	102.957	102.857	3.625	99.219	99.119	99.019	3.625	99.130	99.030	98.930
4.875	102.663	102.563	102.463	5.125	103.544	103.444	103.344	3.750	99.614	99.514	99.414	3.750	99.766	99.666	99.566
4.990	102.537	102.437	102.337	5.250	104.058	103.958	103.858	3.875	100.038	99.938	99.838	3.875	100.105	100.005	99.905
5.000	102.637	102.537	102.437	5.375	104.392	104.292	104.192	3.990	100.447	100.347	100.247	3.990	100.328	100.228	100.128
5.125	103.253	103.153	103.053	5.500	104.699	104.599	104.499	4.000	100.547	100.447	100.347	4.000	100.428	100.328	100.228
5.250	103.917	103.817	103.717	5.625	104.975	104.875	104.767	4.125	100.828	100.728	100.628	4.125	100.742	100.642	100.542
5.375	104.374	104.274	104.174	5.750	105.493	105.390	105.279	4.250	101.132	101.032	100.932	4.250	101.271	101.138	101.016
5.500	104.720	104.620	104.520	5.875	105.810	105.707	105.596	4.375	101.608	101.506	101.407	4.375	101.570	101.438	101.316
5.625	105.012	104.912	104.812	5.990	105.991	105.889	105.777	4.500	102.034	101.932	101.833	4.500	101.847	101.714	101.592
5.750	105.680	105.577	105.473	6.000	106.091	105.989	105.877	4.625	102.443	102.341	102.242	4.625	102.098	101.965	101.843
5.875	106.089	105.986	105.882	6.125	106.322	106.219	106.108	4.750	102.695	102.593	102.494	4.750	102.264	102.131	102.009
5.990	106.347	106.245	106.141	6.250	106.740	106.542	106.380	4.875	102.932	102.830	102.731	4.875	102.419	102.287	102.165
6.000	106.447	106.345	106.241	6.375	107.039	106.841	106.679	4.990	103.032	102.930	102.831	4.990	102.485	102.352	102.230
6.125	106.734	106.632	106.528	6.500	N/A	N/A	N/A	5.000	103.132	103.030	102.931	5.000	102.585	102.452	102.330

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	98.125	98.025	97.925	2.875	95.368	95.268	95.168
4.375	98.730	98.630	98.530	2.990	95.685	95.585	95.485
4.500	99.281	99.181	99.081	3.000	95.785	95.685	95.585
4.625	99.903	99.803	99.703	3.125	96.214	96.114	96.014
4.750	100.580	100.480	100.380	3.250	96.856	96.756	96.656
4.875	101.114	101.014	100.914	3.375	97.287	97.187	97.087
4.990	101.514	101.414	101.314	3.500	97.727	97.627	97.527
5.000	101.614	101.514	101.414	3.625	98.143	98.043	97.943
5.125	101.856	101.756	101.656	3.750	98.545	98.445	98.345
5.250	102.249	102.149	102.049	3.875	98.962	98.862	98.762
5.375	102.743	102.643	102.543	3.990	99.274	99.174	99.074
5.500	103.221	103.121	103.021	4.000	99.374	99.274	99.174
5.625	103.433	103.333	103.233	4.125	99.770	99.670	99.570
5.750	103.641	103.541	103.441	4.250	99.974	99.874	99.774
5.875	102.667	102.565	102.453	4.375	100.165	100.065	99.965
5.990	103.020	102.918	102.806	4.500	100.428	100.311	100.205
6.000	103.120	103.018	102.906	4.625	100.776	100.659	100.548
6.125	103.365	103.263	103.151	4.750	100.941	100.823	100.713
6.250	103.592	103.490	103.379	4.875	101.096	100.978	100.868

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)	0.000
Texas Equity 50(a)(4)	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 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 applicable to detached condominiums or site 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	-1.125
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 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 > \$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 buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service



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.:

7/11/2018

45 Day Lock Exp.:

7/26/2018

60 Day Lock Exp.:

8/10/2018

W. Rate Sheet Dated: 6/11/2018

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	97.596	97.496	97.396	4.125	95.666	95.566	95.466	4.500	99.734	99.634	99.534	4.625	98.795	98.695	98.595
4.375	98.156	98.056	97.956	4.250	96.710	96.610	96.510	4.625	100.355	100.255	100.155	4.750	99.689	99.589	99.489
4.500	98.783	98.683	98.583	4.375	97.341	97.241	97.141	4.750	100.893	100.793	100.693	4.875	100.194	100.094	99.994
4.625	99.527	99.427	99.327	4.500	98.069	97.969	97.869	4.875	101.265	101.165	101.065	4.990	100.558	100.458	100.358
4.750	100.235	100.135	100.035	4.625	99.075	98.975	98.875	4.990	101.507	101.407	101.307	5.000	100.658	100.558	100.458
4.875	100.731	100.631	100.531	4.750	100.036	99.936	99.836	5.000	101.607	101.507	101.407	5.125	101.039	100.939	100.839
4.990	101.087	100.987	100.887	4.875	100.598	100.498	100.398	5.125	102.094	101.994	101.894	5.250	101.749	101.649	101.549
5.000	101.187	101.087	100.987	4.990	101.003	100.903	100.803	5.250	102.608	102.508	102.408	5.375	102.227	102.127	102.027
5.125	101.803	101.703	101.603	5.000	101.103	101.003	100.903	5.375	102.942	102.842	102.742	5.500	102.604	102.504	102.404
5.250	102.467	102.367	102.267	5.125	101.579	101.479	101.379	5.500	103.249	103.149	103.049	5.625	102.936	102.836	102.736
5.375	102.924	102.824	102.724	5.250	102.488	102.388	102.288	5.625	103.525	103.422	103.317	5.750	103.460	103.358	103.254
5.500	103.270	103.170	103.070	5.375	103.010	102.910	102.810	5.750	104.043	103.940	103.829	5.875	103.886	103.784	103.680
5.625	103.562	103.462	103.362	5.500	103.395	103.295	103.195	5.875	104.360	104.257	104.146	5.990	104.165	104.062	103.958
5.750	104.230	104.127	104.023	5.625	103.706	103.606	103.506	5.990	104.541	104.439	104.327	6.000	104.265	104.162	104.058
5.875	104.639	104.536	104.432	5.750	104.610	104.508	104.404	6.000	104.641	104.539	104.427	6.125	104.575	104.473	104.369
5.990	104.897	104.795	104.691	5.875	105.076	104.973	104.869	6.125	104.872	104.769	104.658	6.250	104.821	104.712	104.597
6.000	104.997	104.895	104.791	5.990	105.372	105.269	105.165	6.250	105.290	105.092	104.930	6.375	105.223	105.113	104.998
6.125	105.844	105.742	105.638	6.000	105.472	105.369	105.265	6.375	105.589	105.391	105.229	6.500	N/A	N/A	N/A
6.250	105.660	105.550	105.435	6.125	105.790	105.688	105.584	6.500	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	95.368	95.268	95.168	3.000	N/A	#N/A	#N/A	3.000	95.287	95.187	95.087	3.000	N/A	#N/A	#N/A
2.990	95.685	95.585	95.485	3.125	93.685	93.585	93.485	3.125	95.639	95.539	95.439	3.125	93.496	93.396	93.296
3.000	95.785	95.685	95.585	3.250	94.085	93.985	93.885	3.250	96.592	96.492	96.392	3.250	93.885	93.785	93.685
3.125	96.214	96.114	96.014	3.375	94.748	94.648	94.548	3.375	96.945	96.845	96.745	3.375	94.559	94.459	94.359
3.250	96.856	96.756	96.656	3.500	95.424	95.324	95.224	3.500	97.287	97.187	97.087	3.500	95.224	95.124	95.024
3.375	97.287	97.187	97.087	3.625	96.083	95.983	95.883	3.625	97.630	97.530	97.430	3.625	95.893	95.793	95.693
3.500	97.727	97.627	97.527	3.750	96.492	96.392	96.292	3.750	98.266	98.166	98.066	3.750	96.293	96.193	96.093
3.625	98.143	98.043	97.943	3.875	97.166	97.066	96.966	3.875	98.605	98.505	98.405	3.875	96.967	96.867	96.767
3.750	98.545	98.445	98.345	3.990	97.706	97.606	97.506	3.990	98.828	98.728	98.628	3.990	97.496	97.396	97.296
3.875	98.962	98.862	98.762	4.000	97.806	97.706	97.606	4.000	98.928	98.828	98.728	4.000	97.596	97.496	97.396
3.990	99.274	99.174	99.074	4.125	98.429	98.329	98.229	4.125	99.242	99.142	99.042	4.125	98.219	98.119	98.019
4.000	99.374	99.274	99.174	4.250	98.758	98.658	98.558	4.250	99.771	99.671	99.571	4.250	98.548	98.448	98.348
4.125	99.770	99.670	99.570	4.375	99.225	99.125	99.025	4.375	100.070	99.970	99.870	4.375	98.996	98.896	98.796
4.250	99.974	99.874	99.774	4.500	99.779	99.679	99.579	4.500	100.347	100.247	100.147	4.500	99.550	99.450	99.350
4.375	100.165	100.065	99.965	4.625	100.309	100.209	100.109	4.625	100.598	100.498	100.398	4.625	100.080	99.980	99.880
4.500	100.428	100.327	100.227	4.750	100.589	100.489	100.389	4.750	100.764	100.664	100.564	4.750	100.360	100.260	100.160
4.625	100.776	100.674	100.574	4.875	100.855	100.755	100.655	4.875	100.919	100.819	100.719	4.875	100.615	100.515	100.415
4.750	100.941	100.839	100.739	4.990	100.981	100.881	100.781	4.990	100.985	100.885	100.785	4.990	100.771	100.671	100.571
4.875	101.096	100.994	100.894	5.000	101.081	100.981	100.881	5.000	101.085	100.985	100.885	5.000	100.871	100.771	100.671

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		High Balance	
TX		Escrow Waiver	
All Subordinate Financing		Texas Equity 50(a)(6)	
Loan Size Adjuster		Texas Equity 50(a)(4)	
\$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@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/11/2018

45 Day Lock Exp.:

7/26/2018

60 Day Lock Exp.:

8/10/2018

W. Rate Sheet Dated: 6/11/2018

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	99.770	99.670	99.570	3.750	97.448	97.345	97.248	2.750	94.918	94.818	94.718
4.375	100.374	100.274	100.174	3.875	98.135	98.029	97.935	2.875	95.607	95.507	95.407
4.500	100.907	100.807	100.707	3.990	98.685	98.577	98.485	2.990	96.184	96.084	95.984
4.625	101.509	101.409	101.309	4.000	98.785	98.677	98.585	3.000	96.284	96.184	96.084
4.750	102.129	102.029	101.929	4.125	99.323	99.223	99.123	3.125	96.907	96.807	96.707
4.875	102.663	102.563	102.463	4.250	99.927	99.827	99.727	3.250	97.609	97.509	97.409
4.990	102.900	102.800	102.700	4.375	100.523	100.420	100.323	3.375	98.149	98.049	97.949
5.000	103.000	102.900	102.800	4.500	101.270	101.167	101.070	3.500	98.678	98.578	98.478
5.125	103.662	103.562	103.462	4.625	101.887	101.781	101.687	3.625	99.219	99.119	99.019
5.250	104.089	103.989	103.889	4.750	102.464	102.354	102.264	3.750	99.614	99.514	99.414
5.375	104.590	104.490	104.390	4.875	102.850	102.738	102.650	3.875	100.122	100.022	99.922
5.500	104.965	104.865	104.765	4.990	103.025	102.914	102.825	3.990	100.464	100.364	100.264
5.625	105.241	105.141	105.041	5.000	103.125	103.014	102.925	4.000	100.564	100.464	100.364
5.750	105.694	105.594	105.494	5.125	103.705	103.558	103.460	4.125	101.070	100.970	100.870
5.875	106.054	105.954	105.854	5.250	104.150	104.002	103.904	4.250	101.351	101.251	101.151
5.990	106.267	106.167	106.067	5.375	104.491	104.341	104.243	4.375	101.746	101.646	101.546
6.000	106.367	106.267	106.167	5.500	104.740	104.591	104.493	4.500	102.305	102.205	102.105
6.125	106.549	106.449	106.349	5.625	105.304	105.204	105.104	4.625	102.713	102.613	102.513
6.250	107.763	107.663	107.563	5.750	105.704	105.604	105.504	4.750	103.016	102.916	102.816

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	98.949	98.849	98.749	2.750	94.574	94.474	94.374
4.375	99.553	99.453	99.353	2.875	95.263	95.163	95.063
4.500	100.086	99.986	99.886	2.990	95.840	95.740	95.640
4.625	100.657	100.557	100.457	3.000	95.940	95.840	95.740
4.750	101.277	101.177	101.077	3.125	96.563	96.463	96.363
4.875	101.811	101.711	101.611	3.250	97.265	97.165	97.065
4.990	102.048	101.948	101.848	3.375	97.805	97.705	97.605
5.000	102.148	102.048	101.948	3.500	98.053	97.953	97.853
5.125	101.810	101.710	101.610	3.625	98.594	98.494	98.394
5.250	102.237	102.137	102.037	3.750	98.989	98.889	98.789
5.375	102.738	102.638	102.538	3.875	99.497	99.397	99.297
5.500	103.113	103.013	102.913	3.990	99.323	99.223	99.123
5.625	102.491	102.391	102.291	4.000	99.423	99.323	99.223
5.750	102.944	102.844	102.744	4.125	99.929	99.829	99.729
5.875	103.154	103.054	102.954	4.250	100.210	100.110	100.010
5.990	103.217	103.117	103.017	4.375	100.605	100.505	100.405
6.000	103.317	103.217	103.117	4.500	100.726	100.626	100.526
6.125	103.349	103.249	103.149	4.625	101.134	101.034	100.934
6.250	104.413	104.313	104.213	4.750	101.437	101.337	101.237

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)	0.000
Texas Equity 50(a)(4)	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

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	-1.625	-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.			

W. Rate Sheet Dated: 6/11/2018

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	97.943	97.843	97.743	4.250	97.843	97.743	97.643	3.750	95.962	95.859	95.762	3.750	95.862	95.759	95.662
4.375	98.582	98.482	98.382	4.375	98.482	98.382	98.282	3.875	96.685	96.579	96.485	3.875	96.585	96.479	96.385
4.500	99.257	99.157	99.057	4.500	99.157	99.057	98.957	3.900	97.235	97.127	97.035	3.900	97.135	97.027	96.935
4.625	99.832	99.732	99.632	4.625	99.732	99.632	99.532	4.000	97.335	97.227	97.135	4.000	97.235	97.127	97.035
4.750	100.429	100.329	100.229	4.750	100.329	100.229	100.129	4.125	97.873	97.773	97.673	4.125	97.773	97.673	97.573
4.875	101.037	100.937	100.837	4.875	100.937	100.837	100.737	4.250	98.477	98.377	98.277	4.250	98.377	98.277	98.177
4.990	101.450	101.350	101.250	4.990	101.350	101.250	101.150	4.375	99.073	98.970	98.873	4.375	98.973	98.870	98.773
5.000	101.550	101.450	101.350	5.000	101.450	101.350	101.250	4.500	99.820	99.717	99.620	4.500	99.720	99.617	99.520
5.125	102.212	102.112	102.012	5.125	102.112	102.012	101.912	4.625	100.437	100.331	100.237	4.625	100.337	100.231	100.137
5.250	102.638	102.538	102.438	5.250	102.538	102.438	102.338	4.750	101.044	100.904	100.814	4.750	100.914	100.804	100.714
5.375	103.140	103.040	102.940	5.375	103.040	102.940	102.840	4.875	101.400	101.288	101.180	4.875	101.300	101.188	101.080
5.500	103.515	103.415	103.315	5.500	103.415	103.315	103.215	4.990	101.575	101.464	101.375	4.990	101.475	101.364	101.275
5.625	103.791	103.691	103.591	5.625	103.691	103.591	103.491	5.000	101.675	101.564	101.475	5.000	101.575	101.464	101.375
5.750	104.244	104.144	104.044	5.750	104.144	104.044	103.944	5.125	102.255	102.108	102.010	5.125	102.155	102.008	101.910
5.875	104.604	104.504	104.404	5.875	104.504	104.404	104.304	5.250	102.700	102.552	102.454	5.250	102.600	102.452	102.354
5.990	104.817	104.717	104.617	5.990	104.717	104.617	104.517	5.375	103.041	102.891	102.793	5.375	102.941	102.791	102.693
6.000	104.917	104.817	104.717	6.000	104.817	104.717	104.617	5.500	103.290	103.141	103.043	5.500	103.190	103.041	102.943
6.125	105.099	104.999	104.899	6.125	104.999	104.899	104.799	5.625	103.854	103.754	103.654	5.625	103.754	103.654	103.554
6.250	106.313	106.213	106.113	6.250	106.213	106.113	106.013	5.750	104.254	104.154	104.054	5.750	104.154	104.054	103.954

Rate	15 Year												
	≤ 105% LTV						> 105% LTV						
	30 Day	45 Day	60 Day	90 Day	Rate	30 Day	45 Day	60 Day	90 Day	Rate	30 Day	45 Day	60 Day
2.750	93.418	93.318	93.218	93.218	2.750	93.318	93.218	93.118	93.118				
2.875	94.107	94.007	93.907	93.807	2.875	94.007	93.907	93.807	93.807				
2.990	94.684	94.584	94.484	94.484	2.990	94.584	94.484	94.384	94.384				
3.000	94.784	94.684	94.584	94.584	3.000	94.684	94.584	94.484	94.484				
3.125	95.407	95.307	95.207	95.207	3.125	95.307	95.207	95.107	95.107				
3.250	95.911	95.811	95.711	95.711	3.250	95.811	95.711	95.611	95.611				
3.375	96.432	96.332	96.232	96.232	3.375	96.332	96.232	96.132	96.132				
3.500	97.023	96.923	96.823	96.823	3.500	96.923	96.823	96.723	96.723				
3.625	97.568	97.468	97.368	97.368	3.625	97.468	97.368	97.268	97.268				
3.750	98.074	97.974	97.874	97.874	3.750	97.974	97.874	97.774	97.774				
3.875	98.622	98.522	98.422	98.422	3.875	98.522	98.422	98.322	98.322				
3.990	98.964	98.864	98.764	98.764	3.990	98.864	98.764	98.664	98.664				
4.000	99.064	98.964	98.864	98.864	4.000	98.964	98.864	98.764	98.764				
4.125	99.570	99.470	99.370	99.370	4.125	99.470	99.370	99.270	99.270				
4.250	100.085	99.985	99.885	99.885	4.250	99.985	99.885	99.785	99.785				
4.375	100.246	100.146	100.046	100.046	4.375	100.146	100.046	99.946	99.946				
4.500	100.805	100.705	100.605	100.605	4.500	100.705	100.605	100.505	100.505				
4.625	101.213	101.113	101.013	101.013	4.625	101.113	101.013	100.913	100.913				
4.750	101.516	101.416	101.316	101.316	4.750	101.416	101.316	101.216	101.216				

Rate	30-20 Year Super Conforming								15 Year Super Conforming							
	≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
	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	97.122	97.022	96.922	4.250	97.022	96.922	96.822	2.750	93.074	92.974	92.874	2.750	92.974	92.874	92.774	
4.375	97.661	97.661	97.561	4.375	97.661	97.561	97.461	2.875	93.763	93.663	93.563	2.875	93.663	93.563	93.463	
4.500	98.436	98.336	98.236	4.500	98.336	98.236	98.136	2.990	94.340	94.240	94.140	2.990	94.240	94.140	94.040	
4.625	98.980	98.880	98.780	4.625	98.880	98.780	98.680	3.000	94.440	94.340	94.240	3.000	94.340	94.240	94.140	
4.750	99.577	99.477	99.377	4.750	99.477	99.377	99.277	3.125	95.063	94.963	94.863	3.125	94.963	94.863	94.763	
4.875	100.185	100.085	99.985	4.875	100.085	99.985	99.885	3.250	95.567	95.467	95.367	3.250	95.467	95.367	95.267	
4.990	100.598	100.498	100.398	4.990	100.498	100.398	100.298	3.290	96.088	95.988	95.888	3.275	95.988	95.888	95.788	
5.000	100.598	100.598	100.498	5.000	100.598	100.498	100.398	3.300	96.398	96.298	96.198	3.300	96.298	96.198	96.098	
5.125	100.360	100.260	100.160	5.125	100.260	100.160	100.060	3.625	96.943	96.843	96.743	3.625	96.843	96.743	96.643	
5.250	100.787	100.687	100.587	5.250	100.687	100.587	100.487	3.750	97.449	97.349	97.249	3.750	97.349	97.249	97.149	
5.375	101.288	101.188	101.088	5.375	101.188	101.088	100.988	3.875	97.997	97.897	97.797	3.875	97.897	97.797	97.697	
5.500	101.663	101.563	101.463	5.500	101.563	101.463	101.363	3.990	97.823	97.723	97.623	3.990	97.723	97.623	97.523	
5.625	101.041	100.941	100.841	5.625	100.941	100.841	100.741	4.000	97.923	97.823	97.723	4.000	97.823	97.723	97.623	
5.750	101.494	101.394	101.294	5.750	101.394	101.294	101.194	4.125	98.429	98.329	98.229	4.125	98.329	98.229	98.129	
5.875	101.704	101.604	101.504	5.875	101.604	101.504	101.404	4.250	99.010	98.910	98.810	4.250	98.910	98.810	98.710	
5.990	101.767	101.667	101.567	5.990	101.667	101.567	101.467	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A	
6.000	101.867	101.767	101.667	6.000	101.767	101.667	101.567	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A	
6.125	101.899	101.799	101.699	6.125	101.799	101.699	101.599	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A	
6.250	102.963	102.863	102.763	6.250	102.863	102.763	102.663	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	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%	0.00%	
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%	0.00%	
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%	-0.50%	
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%	-0.75%	
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%	-1.75%	
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%	-2.25%	
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%	
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%	

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

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		

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	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

[illegible]

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

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. <i>For use by mortgage professionals only and should not be distributed to borrowers.</i>			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/11/2018

45 Day Lock Exp.:

7/26/2018

60 Day Lock Exp.:

8/10/2018

W. Rate Sheet Dated: 6/11/2018

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	99.393	99.293	99.193	3.750	97.412	97.309	97.212	2.750	94.918	94.818	94.718	4.250	98.572	98.472	98.372	2.750	94.574	94.474	94.374
4.375	100.032	99.932	99.832	3.875	98.135	98.029	97.935	2.875	95.607	95.507	95.407	4.375	99.211	99.111	99.011	2.875	95.263	95.163	95.063
4.500	100.707	100.607	100.507	3.990	98.685	98.577	98.485	2.990	96.184	96.084	95.984	4.500	99.886	99.786	99.686	2.990	95.840	95.740	95.640
4.625	101.282	101.182	101.082	4.000	98.785	98.677	98.585	3.000	96.284	96.184	96.084	4.625	100.430	100.330	100.230	3.000	95.940	95.840	95.740
4.750	101.879	101.779	101.679	4.125	99.323	99.223	99.123	3.125	96.907	96.807	96.707	4.750	101.027	100.927	100.827	3.125	96.563	96.463	96.363
4.875	102.487	102.387	102.287	4.250	99.927	99.827	99.727	3.250	97.411	97.311	97.211	4.875	101.635	101.535	101.435	3.250	97.067	96.967	96.867
4.990	102.900	102.800	102.700	4.375	100.523	100.420	100.323	3.375	97.932	97.832	97.732	4.990	102.048	101.948	101.848	3.375	97.588	97.488	97.388
5.000	103.000	102.900	102.800	4.500	101.270	101.167	101.070	3.500	98.523	98.423	98.323	5.000	102.148	102.048	101.948	3.500	97.898	97.798	97.698
5.125	103.662	103.562	103.462	4.625	101.887	101.781	101.687	3.625	99.068	98.968	98.868	5.125	101.810	101.710	101.610	3.625	98.443	98.343	98.243
5.250	104.089	103.989	103.889	4.750	102.464	102.354	102.264	3.750	99.574	99.474	99.374	5.250	102.237	102.137	102.037	3.750	98.949	98.849	98.749
5.375	104.590	104.490	104.390	4.875	102.850	102.738	102.650	3.875	100.122	100.022	99.922	5.375	102.738	102.638	102.538	3.875	99.497	99.397	99.297
5.500	104.965	104.865	104.765	4.990	103.025	102.914	102.825	3.990	100.464	100.364	100.264	5.500	103.113	103.013	102.913	3.990	99.323	99.223	99.123
5.625	105.241	105.141	105.041	5.000	103.125	103.014	102.925	4.000	100.564	100.464	100.364	5.625	102.491	102.391	102.291	4.000	99.423	99.323	99.223
5.750	105.694	105.594	105.494	5.125	103.705	103.558	103.460	4.125	101.070	100.970	100.870	5.750	102.944	102.844	102.744	4.125	99.929	99.829	99.729
5.875	106.054	105.954	105.854	5.250	104.150	104.002	103.904	4.250	101.351	101.251	101.151	5.875	103.154	103.054	102.954	4.250	100.210	100.110	100.010
5.990	106.267	106.167	106.067	5.375	104.491	104.341	104.243	4.375	101.746	101.646	101.546	5.990	103.217	103.117	103.017	4.375	100.605	100.505	100.405
6.000	106.367	106.267	106.167	5.500	104.740	104.591	104.493	4.500	102.305	102.205	102.105	6.000	103.317	103.217	103.117	4.500	100.726	100.626	100.526
6.125	106.549	106.449	106.349	5.625	105.304	105.204	105.104	4.625	102.713	102.613	102.513	6.125	103.349	103.249	103.149	4.625	101.134	101.034	100.934
6.250	107.763	107.663	107.563	5.750	105.704	105.604	105.504	4.750	103.016	102.916	102.816	6.250	104.413	104.313	104.213	4.750	101.437	101.337	101.237

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)(4)	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

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			
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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.: 7/11/2018

45 Day Lock Exp.: 7/26/2018

60 Day Lock Exp.: 8/10/2018

W. Rate Sheet Dated: 6/11/2018

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	96.476	96.351	96.226	
4.125	97.517	97.392	97.267	
4.250	98.180	98.055	97.930	
4.375	98.877	98.752	98.627	
4.500	99.602	99.477	99.352	
4.625	100.186	100.061	99.936	
4.750	100.605	100.480	100.355	
4.875	101.050	100.925	100.800	
5.000	101.143	101.018	100.893	
5.125	101.350	101.225	101.100	
5.250	101.598	101.473	101.348	
5.375	101.720	101.595	101.470	
5.500	101.856	101.731	101.606	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	96.992	96.867	96.742	
3.625	97.460	97.335	97.210	
3.750	97.888	97.763	97.638	
3.875	98.500	98.375	98.250	
4.000	98.849	98.724	98.599	
4.125	99.107	98.982	98.857	
4.250	99.397	99.272	99.147	
4.375	99.660	99.535	99.410	
4.500	99.911	99.786	99.661	
4.625	100.158	100.033	99.908	
4.750	100.426	100.301	100.176	

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	97.320	97.195	97.070	
3.375	97.801	97.676	97.551	
3.500	98.255	98.130	98.005	
3.625	98.673	98.548	98.423	
3.750	99.058	98.933	98.808	
3.875	99.412	99.287	99.162	
4.000	99.737	99.612	99.487	
4.125	100.074	99.949	99.824	
4.250	100.401	100.276	100.151	
4.375	100.711	100.586	100.461	
4.500	101.021	100.896	100.771	
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)