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.: **7/12/2018**
45 Day Lock Exp.: **7/27/2018**
60 Day Lock Exp.: **8/13/2018**

W. Rate Sheet Dated: **6/12/2018** **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	97.689	97.539	97.389	3.500	97.177	97.027	96.877	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.223	98.073	97.923	3.625	97.675	97.525	97.375	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.259	99.109	98.959	3.750	98.868	98.718	98.568	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	99.789	99.639	99.489	3.875	99.363	99.213	99.063	2.250	93.363	93.213	93.063	3.500	99.180	99.030	98.880
4.000	100.315	100.165	100.015	4.000	99.852	99.702	99.552	2.375	93.729	93.579	93.429	3.625	99.714	99.564	99.414
4.125	100.843	100.693	100.543	4.125	100.345	100.195	100.045	2.500	92.850	92.700	92.550	Margin = 2.250		Index = 2.310	
4.250	101.783	101.658	101.502	4.250	101.142	101.017	100.861	2.625	93.800	93.650	93.500				
4.375	102.301	102.176	102.020	4.375	101.624	101.499	101.343	2.750	96.500	96.350	96.200				
4.500	102.811	102.686	102.530	4.500	102.098	101.973	101.817	2.875	97.064	96.914	96.764				
4.625	103.232	103.107	102.951	4.625	102.484	102.359	102.203	3.000	97.539	97.389	97.239				
4.750	103.357	103.216	103.029	4.750	102.657	102.516	102.329	3.125	98.013	97.863	97.713				
4.875	103.632	103.491	103.304	4.875	103.055	102.915	102.727	3.250	98.635	98.485	98.335				
5.000	104.259	104.118	103.931	5.000	103.446	103.306	103.118	3.375	99.102	98.952	98.802				
5.125	104.677	104.536	104.348	5.125	103.649	103.508	103.320	3.500	99.571	99.421	99.271				
5.250	104.974	104.818	104.646	5.250	103.912	103.756	103.584	3.625	100.033	99.883	99.733				
5.375	105.251	105.095	104.923	5.375	104.270	104.114	103.942	3.750	100.219	100.069	99.919				
5.500	105.241	105.085	104.913	5.500	104.599	104.442	104.271	3.875	100.673	100.523	100.373				
5.625	105.520	105.364	105.192	5.625	105.042	104.886	104.714	4.000	101.058	100.908	100.758				
5.750	105.735	105.635	105.535	5.750	104.664	104.564	104.464	4.125	101.399	101.249	101.099				

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	96.489	96.339	96.189	3.500	96.177	96.027	95.877	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.023	96.873	96.723	3.625	96.675	96.525	96.375	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	98.059	97.909	97.759	3.750	97.868	97.718	97.568	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	98.589	98.439	98.289	3.875	98.363	98.213	98.063	2.250	92.363	92.213	92.063	3.500	98.180	98.030	97.880
4.000	99.115	98.965	98.815	4.000	98.852	98.702	98.552	2.375	92.729	92.579	92.429	3.625	98.714	98.564	98.414
4.125	99.643	99.493	99.343	4.125	99.345	99.195	99.045	2.500	91.850	91.700	91.550	Margin = 2.250		Index = 2.310	
4.250	100.583	100.458	100.302	4.250	100.142	100.017	99.861	2.625	92.800	92.650	92.500	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.101	100.976	100.820	4.375	100.624	100.499	100.343	2.750	95.500	95.350	95.200	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	101.611	101.486	101.330	4.500	101.098	100.973	100.817	2.875	96.064	95.914	95.764	4.500	100.311	100.061	99.811
4.625	102.032	101.907	101.751	4.625	101.484	101.359	101.203	3.000	96.539	96.389	96.239	4.625	100.732	100.482	100.232
4.750	102.148	102.008	101.820	4.750	101.657	101.516	101.329	3.125	97.013	96.863	96.713	4.750	100.798	100.548	100.298
4.875	102.682	102.541	102.354	4.875	102.055	101.915	101.727	3.250	97.635	97.485	97.335	4.875	101.232	100.982	100.732
5.000	103.109	102.968	102.781	5.000	102.446	102.306	102.118	3.375	98.102	97.952	97.802	5.000	101.659	101.409	101.159
5.125	103.527	103.386	103.198	5.125	102.749	102.608	102.420	3.500	98.571	98.421	98.271	5.125	101.997	101.747	101.497
5.250	104.544	104.388	104.216	5.250	102.912	102.756	102.584	3.625	99.033	98.883	98.733	5.250	101.763	101.513	101.263
5.375	104.821	104.665	104.493	5.375	103.270	103.114	102.942	3.750	99.219	99.069	98.919	5.375	102.047	101.797	101.547
5.500	105.011	104.855	104.683	5.500	103.599	103.442	103.271	3.875	99.673	99.523	99.373	5.500	102.191	101.941	101.691
5.625	105.240	105.084	104.912	5.625	104.042	103.886	103.714	4.000	100.058	99.908	99.758	5.625	102.460	102.210	101.960
5.750	105.505	105.405	105.305	5.750	103.664	103.564	103.464	4.125	100.399	100.249	100.099	5.750	102.615	102.365	102.115

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

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:	6/12/2018	5.500%

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	99.461	99.211	98.961	4.500	99.278	99.028	98.778
4.750	99.948	99.698	99.448	4.750	99.837	99.587	99.337
5.000	100.809	100.559	100.309	5.000	100.626	100.376	100.126
5.250	101.982	101.732	101.482	5.250	101.818	101.568	101.318
5.500	101.862	101.612	101.362	5.500	101.779	101.529	101.279
5.625	102.263	102.013	101.763	5.625	102.222	101.972	101.722
5.750	102.459	102.209	101.959	5.750	101.844	101.594	101.344
5.875	102.689	102.439	102.189	5.875	102.212	101.962	101.712

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 *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)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**7/12/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**7/27/2018**
			60 Day Lock Exp.:	**8/13/2018**

W. Rate Sheet Dated: **6/12/2018** **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	95.523	95.373	95.223	3.250	95.136	94.986	94.836	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.218	96.068	95.918	3.375	95.665	95.515	95.365	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	96.752	96.602	96.452	3.500	96.239	96.089	95.939	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.286	97.136	96.986	3.625	96.738	96.588	96.438	2.250	89.863	89.713	89.563	3.500	98.24	98.092	97.942
3.750	98.415	98.265	98.115	3.750	98.024	97.874	97.724	2.375	90.229	90.079	89.929	3.625	98.78	98.626	98.476
3.875	98.946	98.796	98.646	3.875	98.519	98.369	98.219	2.500	89.350	89.200	89.050	Margin = 2.250		Index = 2.310	
4.000	99.471	99.321	99.171	4.000	99.009	98.859	98.709	2.625	90.300	90.150	90.000				
4.125	99.999	99.849	99.699	4.125	99.501	99.351	99.201	2.750	94.813	94.663	94.513				
4.250	100.846	100.721	100.564	4.250	100.205	100.080	99.923	2.875	95.377	95.227	95.077				
4.375	101.363	101.238	101.082	4.375	100.687	100.562	100.405	3.000	95.851	95.701	95.551				
4.500	101.873	101.748	101.592	4.500	101.161	101.036	100.880	3.125	96.326	96.176	96.026				
4.625	102.294	102.169	102.013	4.625	101.546	101.421	101.265	3.250	97.697	97.547	97.397				
4.750	101.951	101.810	101.623	4.750	101.251	101.110	100.923	3.375	98.165	98.015	97.865				
4.875	102.226	102.085	101.898	4.875	101.649	101.508	101.321	3.500	98.634	98.484	98.334				
5.000	102.852	102.712	102.524	5.000	102.040	101.899	101.712	3.625	99.095	98.945	98.795				
5.125	103.270	103.130	102.942	5.125	102.242	102.102	101.914	3.750	99.375	99.225	99.075				
5.250	102.005	101.849	101.677	5.250	100.943	100.787	100.615	3.875	99.830	99.680	99.530				
5.375	102.282	102.126	101.954	5.375	101.301	101.145	100.973	4.000	100.215	100.065	99.915				
5.500	102.272	102.116	101.944	5.500	101.630	101.474	101.302	4.125	100.555	100.405	100.255				

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	94.323	94.173	94.023	3.250	94.136	93.986	93.836	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.018	94.868	94.718	3.375	94.665	94.515	94.365	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	95.552	95.402	95.252	3.500	95.239	95.089	94.939	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.086	95.936	95.786	3.625	95.738	95.588	95.438	2.250	90.613	90.463	90.313	3.500	97.242	97.092	96.942
3.750	97.215	97.065	96.915	3.750	97.024	96.874	96.724	2.375	90.979	90.829	90.679	3.625	97.776	97.626	97.476
3.875	97.746	97.596	97.446	3.875	97.519	97.369	97.219	2.500	90.100	89.950	89.800	Margin = 2.250		Index = 2.310	
4.000	98.271	98.121	97.971	4.000	98.009	97.859	97.709	2.625	91.050	90.900	90.750	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	98.799	98.649	98.499	4.125	98.501	98.351	98.201	2.750	94.594	94.444	94.294	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.646	99.521	99.364	4.250	99.205	99.080	98.923	2.875	95.158	95.008	94.858	4.500	99.373	99.123	98.873
4.375	100.163	100.038	99.882	4.375	99.687	99.562	99.405	3.000	95.632	95.482	95.332	4.625	99.794	99.544	99.294
4.500	100.673	100.548	100.392	4.500	100.161	100.036	99.880	3.125	96.107	95.957	95.807	4.750	99.392	99.142	98.892
4.625	101.094	100.969	100.813	4.625	100.546	100.421	100.265	3.250	96.166	96.016	95.866	4.875	99.826	99.576	99.326
4.750	100.742	100.601	100.414	4.750	100.251	100.110	99.923	3.375	96.633	96.483	96.333	5.000	100.252	100.002	99.752
4.875	101.276	101.135	100.948	4.875	100.649	100.508	100.321	3.500	97.103	96.953	96.803	5.125	100.590	100.340	100.090
5.000	101.702	101.562	101.374	5.000	101.040	100.899	100.712	3.625	97.564	97.414	97.264	5.250	98.794	98.544	98.294
5.125	102.120	101.980	101.792	5.125	101.342	101.202	101.014	3.750	97.032	96.882	96.732	5.375	99.078	98.828	98.578
5.250	101.575	101.419	101.247	5.250	99.943	99.787	99.615	3.875	97.486	97.336	97.186	5.500	99.222	98.972	98.722
5.375	101.852	101.696	101.524	5.375	100.301	100.145	99.973	4.000	97.871	97.721	97.571	5.625	99.491	99.241	98.991
5.500	102.042	101.886	101.714	5.500	100.630	100.474	100.302	4.125	98.211	98.061	97.911	5.750	99.178	98.928	98.678

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

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 AVM	-0.750

Max USDA-GRH Rate

Today:	6/12/2018	5.500%

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	98.523	98.273	98.023	4.500	98.341	98.091	97.841
4.750	98.542	98.292	98.042	4.750	98.431	98.181	97.931
5.000	99.402	99.152	98.902	5.000	99.220	98.970	98.720
5.250	99.013	98.763	98.513	5.250	98.850	98.600	98.350
5.500	98.893	98.643	98.393	5.500	98.810	98.560	98.310
5.625	99.294	99.044	98.794	5.625	99.253	99.003	98.753
5.750	99.022	98.772	98.522	5.750	98.407	98.157	97.907
5.875	99.252	99.002	98.752	5.875	98.775	98.525	98.275

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 *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)

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.: 7/12/2018
45 Day Lock Exp.: 7/27/2018
60 Day Lock Exp.: 8/13/2018

W. Rate Sheet Dated: 6/12/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.799	98.699	98.599	4.500	101.145	101.045	100.945	3.000	96.135	96.035	95.935	3.000	96.762	96.662	96.562
4.250	99.488	99.388	99.288	4.625	101.777	101.677	101.577	3.125	96.675	96.575	96.475	3.125	97.118	97.018	96.918
4.375	100.093	99.993	99.893	4.750	102.323	102.223	102.123	3.250	97.453	97.353	97.253	3.250	98.048	97.948	97.848
4.500	100.626	100.526	100.426	4.875	102.703	102.603	102.503	3.375	97.993	97.893	97.793	3.375	98.412	98.312	98.212
4.625	101.290	101.190	101.090	4.990	102.952	102.852	102.752	3.500	98.521	98.421	98.321	3.500	98.759	98.659	98.559
4.750	101.910	101.810	101.710	5.000	103.052	102.952	102.852	3.625	99.063	98.963	98.863	3.625	99.109	99.009	98.909
4.875	102.445	102.345	102.245	5.125	103.516	103.416	103.316	3.750	99.457	99.357	99.257	3.750	99.711	99.611	99.511
4.990	102.536	102.436	102.336	5.250	104.038	103.938	103.838	3.875	99.882	99.782	99.682	3.875	100.054	99.954	99.854
5.000	102.636	102.536	102.436	5.375	104.380	104.280	104.180	3.990	100.322	100.222	100.122	3.990	100.285	100.185	100.085
5.125	103.222	103.122	103.022	5.500	104.693	104.593	104.493	4.000	100.422	100.322	100.222	4.000	100.385	100.285	100.185
5.250	103.894	103.794	103.694	5.625	104.954	104.854	104.754	4.125	100.793	100.693	100.593	4.125	100.706	100.606	100.506
5.375	104.363	104.263	104.163	5.750	105.476	105.376	105.272	4.250	101.096	100.996	100.896	4.250	101.212	101.079	100.960
5.500	104.720	104.620	104.520	5.875	105.801	105.701	105.597	4.375	101.557	101.456	101.357	4.375	101.518	101.385	101.266
5.625	105.008	104.908	104.808	5.990	105.992	105.892	105.788	4.500	101.990	101.889	101.790	4.500	101.801	101.668	101.549
5.750	105.661	105.561	105.461	6.000	106.092	105.992	105.888	4.625	102.405	102.303	102.205	4.625	102.058	101.925	101.806
5.875	106.080	105.980	105.880	6.125	106.326	106.226	106.122	4.750	102.663	102.561	102.463	4.750	102.228	102.095	101.976
5.990	106.349	106.249	106.149	6.250	106.712	106.514	106.357	4.875	102.906	102.804	102.706	4.875	102.389	102.256	102.137
6.000	106.449	106.349	106.249	6.375	107.018	106.820	106.664	4.990	103.012	102.910	102.812	4.990	102.459	102.327	102.207
6.125	106.740	106.640	106.540	6.500	N/A	N/A	N/A	5.000	103.112	103.010	102.912	5.000	102.559	102.427	102.307

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	98.088	97.988	97.888	2.875	95.344	95.244	95.144
4.375	98.706	98.606	98.506	2.990	95.663	95.563	95.463
4.500	99.267	99.167	99.067	3.000	95.763	95.663	95.563
4.625	99.866	99.766	99.666	3.125	96.194	96.094	95.994
4.750	100.558	100.458	100.358	3.250	96.825	96.725	96.625
4.875	101.102	101.002	100.902	3.375	97.257	97.157	97.057
4.990	101.513	101.413	101.313	3.500	97.701	97.601	97.501
5.000	101.613	101.513	101.413	3.625	98.123	98.023	97.923
5.125	101.860	101.760	101.660	3.750	98.490	98.390	98.290
5.250	102.226	102.126	102.026	3.875	98.916	98.816	98.716
5.375	102.732	102.632	102.532	3.990	99.233	99.133	99.033
5.500	103.224	103.124	103.024	4.000	99.333	99.233	99.133
5.625	103.439	103.339	103.239	4.125	99.734	99.634	99.534
5.750	103.652	103.552	103.452	4.250	99.941	99.841	99.741
5.875	102.660	102.560	102.455	4.375	100.136	100.036	99.936
5.990	103.024	102.924	102.820	4.500	100.385	100.268	100.166
6.000	103.124	103.024	102.920	4.625	100.737	100.620	100.511
6.125	103.375	103.275	103.171	4.750	100.907	100.789	100.680
6.250	103.608	103.508	103.404	4.875	101.066	100.949	100.840

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

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.

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums or site condominiums

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	0.000
All other LTV & FICO combos	-1.500

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	7/12/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	7/27/2018
			60 Day Lock Exp.:	8/13/2018

W. Rate Sheet Dated: **6/12/2018** **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	97.560	97.460	97.360	4.250	96.673	96.573	96.473	4.500	99.695	99.595	99.495	4.625	98.762	98.662	98.562
4.375	98.131	98.031	97.931	4.375	97.316	97.216	97.116	4.625	100.327	100.227	100.127	4.750	99.670	99.570	99.470
4.500	98.741	98.641	98.541	4.500	98.017	97.917	97.817	4.750	100.873	100.773	100.673	4.875	100.186	100.086	99.986
4.625	99.494	99.394	99.294	4.625	99.038	98.938	98.838	4.875	101.253	101.153	101.053	4.990	100.559	100.459	100.359
4.750	100.213	100.113	100.013	4.750	100.014	99.914	99.814	4.990	101.502	101.402	101.302	5.000	100.659	100.559	100.459
4.875	100.719	100.619	100.519	4.875	100.588	100.488	100.388	5.000	101.602	101.502	101.402	5.125	101.052	100.952	100.852
4.990	101.086	100.986	100.886	4.990	101.001	100.901	100.801	5.125	102.066	101.966	101.866	5.250	101.729	101.629	101.529
5.000	101.186	101.086	100.986	5.000	101.101	101.001	100.901	5.250	102.588	102.488	102.388	5.375	102.218	102.118	102.018
5.125	101.772	101.672	101.572	5.125	101.544	101.444	101.344	5.375	102.930	102.830	102.730	5.500	102.607	102.507	102.407
5.250	102.444	102.344	102.244	5.250	102.465	102.365	102.265	5.500	103.243	103.143	103.043	5.625	102.947	102.847	102.747
5.375	102.913	102.813	102.713	5.375	102.998	102.898	102.798	5.625	103.504	103.404	103.304	5.750	103.444	103.344	103.244
5.500	103.270	103.170	103.070	5.500	103.395	103.295	103.195	5.750	104.026	103.926	103.822	5.875	103.881	103.781	103.681
5.625	103.558	103.458	103.358	5.625	103.715	103.615	103.515	5.875	104.351	104.251	104.147	5.990	104.171	104.071	103.971
5.750	104.211	104.111	104.011	5.750	104.592	104.492	104.392	5.990	104.542	104.442	104.338	6.000	104.271	104.171	104.071
5.875	104.630	104.530	104.430	5.875	105.068	104.968	104.868	6.000	104.642	104.542	104.438	6.125	104.587	104.487	104.387
5.990	104.899	104.799	104.699	5.990	105.375	105.275	105.175	6.125	104.876	104.776	104.672	6.250	104.800	104.690	104.574
6.000	104.999	104.899	104.799	6.000	105.475	105.375	105.275	6.250	105.262	105.064	104.907	6.375	105.211	105.101	104.985
6.125	105.290	105.190	105.090	6.125	105.800	105.700	105.600	6.375	105.568	105.370	105.214	6.500	N/A	N/A	N/A
6.250	105.636	105.526	105.411	6.250	106.185	106.046	105.921	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	95.344	95.244	95.144	3.000	N/A	#N/A	#N/A	3.000	95.262	95.162	95.062	3.000	N/A	#N/A	#N/A
2.990	95.663	95.563	95.463	3.125	93.666	93.566	93.466	3.125	95.618	95.518	95.418	3.125	93.477	93.377	93.277
3.000	95.763	95.663	95.563	3.250	94.072	93.972	93.872	3.250	96.548	96.448	96.348	3.250	93.872	93.772	93.672
3.125	96.194	96.094	95.994	3.375	94.708	94.608	94.508	3.375	96.912	96.812	96.712	3.375	94.519	94.419	94.319
3.250	96.825	96.725	96.625	3.500	95.394	95.294	95.194	3.500	97.259	97.159	97.059	3.500	95.195	95.095	94.995
3.375	97.257	97.157	97.057	3.625	96.063	95.963	95.863	3.625	97.609	97.509	97.409	3.625	95.874	95.774	95.674
3.500	97.701	97.601	97.501	3.750	96.450	96.350	96.250	3.750	98.211	98.111	98.011	3.750	96.250	96.150	96.050
3.625	98.123	98.023	97.923	3.875	97.110	97.010	96.910	3.875	98.554	98.454	98.354	3.875	96.911	96.811	96.711
3.750	98.490	98.390	98.290	3.990	97.660	97.560	97.460	3.990	98.785	98.685	98.585	3.990	97.451	97.351	97.251
3.875	98.916	98.816	98.716	4.000	97.760	97.660	97.560	4.000	98.885	98.785	98.685	4.000	97.551	97.451	97.351
3.990	99.233	99.133	99.033	4.125	98.393	98.293	98.193	4.125	99.206	99.106	99.006	4.125	98.184	98.084	97.984
4.000	99.333	99.233	99.133	4.250	98.728	98.628	98.528	4.250	99.712	99.579	99.460	4.250	98.518	98.418	98.318
4.125	99.734	99.634	99.534	4.375	99.169	99.051	98.948	4.375	100.018	99.885	99.766	4.375	98.939	98.822	98.718
4.250	99.941	99.841	99.741	4.500	99.733	99.616	99.507	4.500	100.301	100.168	100.049	4.500	99.503	99.386	99.277
4.375	100.136	100.035	99.936	4.625	100.271	100.153	100.044	4.625	100.558	100.425	100.306	4.625	100.041	99.924	99.815
4.500	100.385	100.284	100.185	4.750	100.558	100.440	100.332	4.750	100.728	100.595	100.476	4.750	100.328	100.211	100.102
4.625	100.737	100.635	100.537	4.875	100.828	100.711	100.602	4.875	100.889	100.756	100.637	4.875	100.589	100.471	100.362
4.750	100.907	100.805	100.707	4.990	100.960	100.842	100.734	4.990	100.959	100.827	100.707	4.990	100.750	100.633	100.524
4.875	101.066	100.965	100.866	5.000	101.060	100.942	100.834	5.000	101.059	100.927	100.807	5.000	100.850	100.733	100.624

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 - 97.00%	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 or site condominiums

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

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	0.000
Loan Size Adjuster		Texas Equity 50(a)(4)	0.000
$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		

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/12/2018**
45 Day Lock Exp.: **7/27/2018**
60 Day Lock Exp.: **8/13/2018**

W. Rate Sheet Dated: **6/12/2018** **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	99.488	99.388	99.288	3.750	97.424	97.324	97.224	2.750	94.903	94.803	94.703
4.375	100.093	99.993	99.893	3.875	98.151	98.051	97.951	2.875	95.590	95.490	95.390
4.500	100.662	100.562	100.462	3.990	98.700	98.600	98.500	2.990	96.167	96.067	95.967
4.625	101.290	101.190	101.090	4.000	98.800	98.700	98.600	3.000	96.267	96.167	96.067
4.750	101.910	101.810	101.710	4.125	99.321	99.221	99.121	3.125	96.890	96.790	96.690
4.875	102.503	102.403	102.303	4.250	99.926	99.826	99.726	3.250	97.453	97.353	97.253
4.990	102.935	102.835	102.735	4.375	100.522	100.422	100.322	3.375	97.993	97.893	97.793
5.000	103.035	102.935	102.835	4.500	101.283	101.183	101.083	3.500	98.521	98.421	98.321
5.125	103.652	103.552	103.452	4.625	101.900	101.800	101.700	3.625	99.063	98.963	98.863
5.250	104.096	103.996	103.896	4.750	102.477	102.377	102.274	3.750	99.542	99.442	99.342
5.375	104.629	104.529	104.429	4.875	102.860	102.760	102.656	3.875	100.096	99.996	99.896
5.500	105.013	104.913	104.813	4.990	103.036	102.936	102.831	3.990	100.413	100.313	100.213
5.625	105.285	105.168	105.085	5.000	103.136	103.036	102.931	4.000	100.513	100.413	100.313
5.750	105.742	105.625	105.542	5.125	103.695	103.595	103.439	4.125	101.022	100.922	100.822
5.875	106.118	106.018	105.918	5.250	104.140	104.040	103.883	4.250	101.305	101.205	101.105
5.990	106.345	106.245	106.145	5.375	104.481	104.381	104.223	4.375	101.702	101.602	101.502
6.000	106.445	106.345	106.245	5.500	104.732	104.632	104.474	4.500	102.276	102.093	102.005
6.125	106.949	106.849	106.749	5.625	105.295	105.178	105.095	4.625	102.686	102.502	102.412
6.250	107.369	107.269	107.169	5.750	105.697	105.581	105.497	4.750	102.988	102.805	102.712

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	98.659	98.559	98.459	2.750	94.559	94.459	94.359
4.375	99.264	99.164	99.064	2.875	95.246	95.146	95.046
4.500	99.833	99.733	99.633	2.990	95.823	95.723	95.623
4.625	100.422	100.322	100.222	3.000	95.923	95.823	95.723
4.750	101.042	100.942	100.842	3.125	96.546	96.446	96.346
4.875	101.635	101.535	101.435	3.250	97.109	97.009	96.909
4.990	102.067	101.967	101.867	3.375	97.649	97.549	97.449
5.000	102.167	102.067	101.967	3.500	97.888	97.788	97.688
5.125	101.784	101.684	101.584	3.625	98.430	98.330	98.230
5.250	102.228	102.128	102.028	3.750	98.909	98.809	98.709
5.375	102.761	102.661	102.561	3.875	99.463	99.363	99.263
5.500	103.145	103.045	102.945	3.990	99.256	99.156	99.056
5.625	102.542	102.425	102.342	4.000	99.356	99.256	99.156
5.750	102.999	102.882	102.799	4.125	99.865	99.765	99.665
5.875	103.225	103.125	103.025	4.250	100.148	100.048	99.948
5.990	103.302	103.202	103.102	4.375	100.545	100.445	100.345
6.000	103.402	103.302	103.202	4.500	100.697	100.514	100.426
6.125	103.756	103.656	103.556	4.625	101.107	100.923	100.833
6.250	104.026	103.926	103.826	4.750	101.409	101.226	101.133

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

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

Program Feataures

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								

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

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

Additional LPMI Premium Adjustments

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/12/2018**
45 Day Lock Exp.: **7/27/2018**
60 Day Lock Exp.: **8/13/2018**

W. Rate Sheet Dated: 6/12/2018 **Release Time: 10:00 am ET** Prices are subject to change without notice.

FHLMC Open Access

30/25 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.905	97.805	97.705	4.250	97.805	97.705	97.605
4.375	98.536	98.436	98.336	4.375	98.436	98.336	98.236
4.500	99.212	99.112	99.012	4.500	99.112	99.012	98.912
4.625	99.822	99.722	99.622	4.625	99.722	99.622	99.522
4.750	100.425	100.325	100.225	4.750	100.325	100.225	100.125
4.875	101.053	100.953	100.853	4.875	100.953	100.853	100.753
4.990	101.485	101.385	101.285	4.990	101.385	101.285	101.185
5.000	101.585	101.485	101.385	5.000	101.485	101.385	101.285
5.125	102.202	102.102	102.002	5.125	102.102	102.002	101.902
5.250	102.646	102.546	102.446	5.250	102.546	102.446	102.346
5.375	103.179	103.079	102.979	5.375	103.079	102.979	102.879
5.500	103.563	103.463	103.363	5.500	103.463	103.363	103.263
5.625	103.835	103.718	103.635	5.625	103.735	103.618	103.535
5.750	104.292	104.175	104.092	5.750	104.192	104.075	103.992
5.875	104.668	104.568	104.468	5.875	104.568	104.468	104.368
5.990	104.895	104.795	104.695	5.990	104.795	104.695	104.595
6.000	104.995	104.895	104.795	6.000	104.895	104.795	104.695
6.125	105.499	105.399	105.299	6.125	105.399	105.299	105.199
6.250	105.919	105.819	105.719	6.250	105.819	105.719	105.619

20 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	95.974	95.874	95.774	3.750	95.874	95.774	95.674
3.875	96.701	96.601	96.501	3.875	96.601	96.501	96.401
3.990	97.250	97.150	97.050	3.990	97.150	97.050	96.950
4.000	97.350	97.250	97.150	4.000	97.250	97.150	97.050
4.125	97.871	97.771	97.671	4.125	97.771	97.671	97.571
4.250	98.476	98.376	98.276	4.250	98.376	98.276	98.176
4.375	99.072	98.972	98.872	4.375	98.972	98.872	98.772
4.500	99.833	99.733	99.633	4.500	99.733	99.633	99.533
4.625	100.450	100.350	100.250	4.625	100.350	100.250	100.150
4.750	101.027	100.927	100.824	4.750	100.927	100.827	100.724
4.875	101.410	101.310	101.206	4.875	101.310	101.210	101.106
4.990	101.586	101.486	101.381	4.990	101.486	101.386	101.281
5.000	101.686	101.586	101.481	5.000	101.586	101.486	101.381
5.125	102.245	102.145	101.989	5.125	102.145	102.045	101.889
5.250	102.690	102.590	102.433	5.250	102.590	102.490	102.333
5.375	103.031	102.931	102.773	5.375	102.931	102.831	102.673
5.500	103.282	103.182	103.024	5.500	103.182	103.082	102.924
5.625	103.845	103.728	103.645	5.625	103.745	103.628	103.545
5.750	104.247	104.131	104.047	5.750	104.147	104.031	103.947

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.403	93.303	93.203	2.750	93.303	93.203	93.103
2.875	94.090	93.990	93.890	2.875	93.990	93.890	93.790
2.990	94.667	94.567	94.467	2.990	94.567	94.467	94.367
3.000	94.767	94.667	94.567	3.000	94.667	94.567	94.467
3.125	95.390	95.290	95.190	3.125	95.290	95.190	95.090
3.250	95.893	95.793	95.693	3.250	95.793	95.693	95.593
3.375	96.415	96.315	96.215	3.375	96.315	96.215	96.115
3.500	96.989	96.889	96.789	3.500	96.889	96.789	96.689
3.625	97.535	97.435	97.335	3.625	97.435	97.335	97.235
3.750	98.042	97.942	97.842	3.750	97.942	97.842	97.742
3.875	98.596	98.496	98.396	3.875	98.496	98.396	98.296
3.990	98.913	98.813	98.713	3.990	98.813	98.713	98.613
4.000	99.013	98.913	98.813	4.000	98.913	98.813	98.713
4.125	99.522	99.422	99.322	4.125	99.422	99.322	99.222
4.250	99.805	99.705	99.605	4.250	99.705	99.605	99.505
4.375	100.202	100.102	100.002	4.375	100.102	100.002	99.902
4.500	100.776	100.593	100.505	4.500	100.676	100.493	100.405
4.625	101.186	101.002	100.912	4.625	101.086	100.902	100.812
4.750	101.488	101.305	101.212	4.750	101.388	101.205	101.112

30-20 Year Super Conforming							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.076	96.976	96.876	4.250	96.976	96.876	96.776
4.375	97.707	97.607	97.507	4.375	97.607	97.507	97.407
4.500	98.383	98.283	98.183	4.500	98.283	98.183	98.083
4.625	98.954	98.854	98.754	4.625	98.854	98.754	98.654
4.750	99.557	99.457	99.357	4.750	99.457	99.357	99.257
4.875	100.185	100.085	99.985	4.875	100.085	99.985	99.885
4.990	100.617	100.517	100.417	4.990	100.517	100.417	100.317
5.000	100.717	100.617	100.517	5.000	100.617	100.517	100.417
5.125	100.334	100.234	100.134	5.125	100.234	100.134	100.034
5.250	100.778	100.678	100.578	5.250	100.678	100.578	100.478
5.375	101.311	101.211	101.111	5.375	101.211	101.111	101.011
5.500	101.695	101.595	101.495	5.500	101.595	101.495	101.395
5.625	101.092	100.975	100.892	5.625	100.992	100.875	100.792
5.750	101.549	101.432	101.349	5.750	101.449	101.332	101.249
5.875	101.775	101.675	101.575	5.875	101.675	101.575	101.475
5.990	101.852	101.752	101.652	5.990	101.752	101.652	101.552
6.000	101.952	101.852	101.752	6.000	101.852	101.752	101.652
6.125	102.306	102.206	102.106	6.125	102.206	102.106	102.006
6.250	102.576	102.476	102.376	6.250	102.476	102.376	102.276

15 Year Super Conforming							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.059	92.959	92.859	2.750	92.959	92.859	92.759
2.875	93.746	93.646	93.546	2.875	93.646	93.546	93.446
2.990	94.323	94.223	94.123	2.990	94.223	94.123	94.023
3.000	94.423	94.323	94.223	3.000	94.323	94.223	94.123
3.125	95.046	94.946	94.846	3.125	94.946	94.846	94.746
3.250	95.549	95.449	95.349	3.250	95.449	95.349	95.249
3.375	96.071	95.971	95.871	3.375	95.971	95.871	95.771
3.500	96.356	96.256	96.156	3.500	96.256	96.156	96.056
3.625	96.902	96.802	96.702	3.625	96.802	96.702	96.602
3.750	97.409	97.309	97.209	3.750	97.309	97.209	97.109
3.875	97.963	97.863	97.763	3.875	97.863	97.763	97.663
3.990	97.756	97.656	97.556	3.990	97.656	97.556	97.456
4.000	97.856	97.756	97.656	4.000	97.756	97.656	97.556
4.125	98.365	98.265	98.165	4.125	98.265	98.165	98.065
4.250	98.648	98.548	98.448	4.250	98.548	98.448	98.348
4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
4.750	#N/A	#N/A	#N/A	4.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms

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

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

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

Product Features

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

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 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.

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.:	7/12/2018
45 Day Lock Exp.:	7/27/2018
60 Day Lock Exp.:	8/13/2018

W. Rate Sheet Dated: 6/12/2018 **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	99.355	99.255	99.155	3.750	97.424	97.324	97.224	2.750	94.903	94.803	94.703	4.250	98.526	98.426	98.326	2.750	94.559	94.459	94.359
4.375	99.986	99.886	99.786	3.875	98.151	98.051	97.951	2.875	95.590	95.490	95.390	4.375	99.157	99.057	98.957	2.875	95.246	95.146	95.046
4.500	100.662	100.562	100.462	3.990	98.700	98.600	98.500	2.990	96.167	96.067	95.967	4.500	99.833	99.733	99.633	2.990	95.823	95.723	95.623
4.625	101.272	101.172	101.072	4.000	98.800	98.700	98.600	3.000	96.267	96.167	96.067	4.625	100.404	100.304	100.204	3.000	95.923	95.823	95.723
4.750	101.875	101.775	101.675	4.125	99.321	99.221	99.121	3.125	96.890	96.790	96.690	4.750	101.007	100.907	100.807	3.125	96.546	96.446	96.346
4.875	102.503	102.403	102.303	4.250	99.926	99.826	99.726	3.250	97.393	97.293	97.193	4.875	101.635	101.535	101.435	3.250	97.049	96.949	96.849
4.990	102.935	102.835	102.735	4.375	100.522	100.422	100.322	3.375	97.915	97.815	97.715	4.990	102.067	101.967	101.867	3.375	97.571	97.471	97.371
5.000	103.035	102.935	102.835	4.500	101.283	101.183	101.083	3.500	98.489	98.389	98.289	5.000	102.167	102.067	101.967	3.500	97.856	97.756	97.656
5.125	103.652	103.552	103.452	4.625	101.900	101.800	101.700	3.625	99.035	98.935	98.835	5.125	101.784	101.684	101.584	3.625	98.402	98.302	98.202
5.250	104.096	103.996	103.896	4.750	102.477	102.377	102.274	3.750	99.542	99.442	99.342	5.250	102.228	102.128	102.028	3.750	98.909	98.809	98.709
5.375	104.629	104.529	104.429	4.875	102.860	102.760	102.656	3.875	100.096	99.996	99.896	5.375	102.761	102.661	102.561	3.875	99.463	99.363	99.263
5.500	105.013	104.913	104.813	4.990	103.036	102.936	102.831	3.990	100.413	100.313	100.213	5.500	103.145	103.045	102.945	3.990	99.256	99.156	99.056
5.625	105.285	105.168	105.085	5.000	103.136	103.036	102.931	4.000	100.513	100.413	100.313	5.625	102.542	102.425	102.342	4.000	99.356	99.256	99.156
5.750	105.742	105.625	105.542	5.125	103.695	103.595	103.439	4.125	101.022	100.922	100.822	5.750	102.999	102.882	102.799	4.125	99.865	99.765	99.665
5.875	106.118	106.018	105.918	5.250	104.140	104.040	103.883	4.250	101.305	101.205	101.105	5.875	103.225	103.125	103.025	4.250	100.148	100.048	99.948
5.990	106.345	106.245	106.145	5.375	104.481	104.381	104.223	4.375	101.702	101.602	101.502	5.990	103.302	103.202	103.102	4.375	100.545	100.445	100.345
6.000	106.445	106.345	106.245	5.500	104.732	104.632	104.474	4.500	102.276	102.093	102.005	6.000	103.402	103.302	103.202	4.500	100.697	100.514	100.426
6.125	106.949	106.849	106.749	5.625	105.295	105.178	105.095	4.625	102.686	102.502	102.412	6.125	103.756	103.656	103.556	4.625	101.107	100.923	100.833
6.250	107.369	107.269	107.169	5.750	105.697	105.581	105.497	4.750	102.988	102.805	102.712	6.250	104.026	103.926	103.826	4.750	101.409	101.226	101.133

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.: **7/12/2018**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.: **7/27/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.: **8/13/2018**

W. Rate Sheet Dated: **6/12/2018** **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	96.439	96.314	96.189
4.125	97.477	97.352	97.227
4.250	98.140	98.015	97.890
4.375	98.836	98.711	98.586
4.500	99.560	99.435	99.310
4.625	100.145	100.020	99.895
4.750	100.616	100.491	100.366
4.875	101.059	100.934	100.809
5.000	101.227	101.102	100.977
5.125	101.496	101.371	101.246
5.250	101.623	101.498	101.373
5.375	101.745	101.620	101.495
5.500	101.877	101.752	101.627

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	96.955	96.830	96.705
3.625	97.426	97.301	97.176
3.750	97.855	97.730	97.605
3.875	98.469	98.344	98.219
4.000	98.818	98.693	98.568
4.125	99.078	98.953	98.828
4.250	99.368	99.243	99.118
4.375	99.633	99.508	99.383
4.500	99.885	99.760	99.635
4.625	100.134	100.009	99.884
4.750	100.402	100.277	100.152

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	97.267	97.142	97.017
3.375	97.750	97.625	97.500
3.500	98.206	98.081	97.956
3.625	98.626	98.501	98.376
3.750	99.012	98.887	98.762
3.875	99.367	99.242	99.117
4.000	99.693	99.568	99.443
4.125	100.035	99.910	99.785
4.250	100.364	100.239	100.114
4.375	100.674	100.549	100.424
4.500	100.984	100.859	100.734
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 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

[1]Full Am. [2]ARMs 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)