



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.: 7/13/2018

45 Day Lock Exp.: 7/30/2018

60 Day Lock Exp.: 8/13/2018

W. Rate Sheet Dated: 6/13/2018

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	97.705	97.555	97.405	3.500	97.193	97.043	96.893	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.239	98.089	97.939	3.625	97.691	97.541	97.391	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	96.516	96.366	96.216				
4.500	102.811	102.686	102.530	4.500	102.098	101.973	101.817	2.875	97.080	96.930	96.780				
4.625	103.232	103.107	102.951	4.625	102.484	102.359	102.203	3.000	97.554	97.404	97.254				
4.750	103.357	103.216	103.029	4.750	102.657	102.516	102.329	3.125	98.029	97.879	97.729				
4.875	103.632	103.491	103.304	4.875	103.055	102.915	102.727	3.250	98.650	98.500	98.350				
5.000	104.259	104.118	103.931	5.000	103.446	103.306	103.118	3.375	99.118	98.968	98.818				
5.125	104.677	104.536	104.348	5.125	103.649	103.508	103.320	3.500	99.587	99.437	99.287				
5.250	104.958	104.802	104.630	5.250	103.896	103.740	103.568	3.625	100.049	99.899	99.749				
5.375	105.235	105.079	104.907	5.375	104.255	104.098	103.926	3.750	100.235	100.085	99.935				
5.500	105.225	105.069	104.897	5.500	104.583	104.427	104.255	3.875	100.689	100.539	100.389				
5.625	105.504	105.348	105.176	5.625	105.026	104.870	104.698	4.000	101.074	100.924	100.774				
5.750	105.735	105.635	105.535	5.750	104.664	104.564	104.464	4.125	101.414	101.264	101.114				

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	96.505	96.355	96.205	3.500	96.193	96.043	95.893	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.039	96.889	96.739	3.625	96.691	96.541	96.391	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	95.516	95.366	95.216	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	96.080	95.930	95.780	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	96.554	96.404	96.254	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	97.029	96.879	96.729	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	97.650	97.500	97.350	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	98.118	97.968	97.818	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	98.587	98.437	98.287	5.125	101.997	101.747	101.497
5.250	104.528	104.372	104.200	5.250	102.896	102.740	102.568	3.625	99.049	98.899	98.749	5.250	101.747	101.497	101.247
5.375	104.805	104.649	104.477	5.375	103.255	103.098	102.926	3.750	99.235	99.085	98.935	5.375	102.031	101.781	101.531
5.500	104.995	104.839	104.667	5.500	103.583	103.427	103.255	3.875	99.689	99.539	99.389	5.500	102.175	101.925	101.675
5.625	105.224	105.068	104.896	5.625	104.026	103.870	103.698	4.000	100.074	99.924	99.774	5.625	102.444	102.194	101.944
5.750	105.505	105.405	105.305	5.750	103.664	103.564	103.464	4.125	100.414	100.264	100.114	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

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	101.966	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	102.459	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

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:	6/13/2018	5.500%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/13/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/13/2018

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	95.539	95.389	95.239	3.250	95.152	95.002	94.852	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.234	96.084	95.934	3.375	95.681	95.531	95.381	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	96.767	96.617	96.467	3.500	96.255	96.105	95.955	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.301	97.151	97.001	3.625	96.753	96.603	96.453	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	94.828	94.678	94.528				
4.250	100.846	100.721	100.564	4.250	100.205	100.080	99.923	2.875	95.393	95.243	95.093				
4.375	101.363	101.238	101.082	4.375	100.687	100.562	100.405	3.000	95.867	95.717	95.567				
4.500	101.873	101.748	101.592	4.500	101.161	101.036	100.880	3.125	96.341	96.191	96.041				
4.625	102.294	102.169	102.013	4.625	101.546	101.421	101.265	3.250	97.713	97.563	97.413				
4.750	101.951	101.810	101.623	4.750	101.251	101.110	100.923	3.375	98.180	98.030	97.880				
4.875	102.226	102.085	101.898	4.875	101.649	101.508	101.321	3.500	98.649	98.499	98.349				
5.000	102.852	102.712	102.524	5.000	102.040	101.899	101.712	3.625	99.111	98.961	98.811				
5.125	103.270	103.130	102.942	5.125	102.242	102.102	101.914	3.750	99.391	99.241	99.091				
5.250	101.990	101.833	101.661	5.250	100.927	100.771	100.599	3.875	99.845	99.695	99.545				
5.375	102.267	102.110	101.938	5.375	101.286	101.130	100.958	4.000	100.230	100.080	99.930				
5.500	102.257	102.100	101.929	5.500	101.614	101.458	101.286	4.125	100.570	100.420	100.270				

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	94.339	94.189	94.039	3.250	94.152	94.002	93.852	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.034	94.884	94.734	3.375	94.681	94.531	94.381	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	95.567	95.417	95.267	3.500	95.255	95.105	94.955	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.101	95.951	95.801	3.625	95.753	95.603	95.453	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	94.610	94.460	94.310	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	95.174	95.024	94.874	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	95.648	95.498	95.348	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	96.122	95.972	95.822	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	96.182	96.032	95.882	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	96.649	96.499	96.349	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	97.118	96.968	96.818	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	97.580	97.430	97.280	5.250	98.779	98.529	98.279
5.125	102.120	101.980	101.792	5.125	101.342	101.202	101.014	3.750	97.047	96.897	96.747	5.375	99.063	98.813	98.563
5.250	101.560	101.403	101.231	5.250	99.927	99.771	99.599	3.875	97.501	97.351	97.201	5.500	99.207	98.957	98.707
5.375	101.837	101.680	101.508	5.375	100.286	100.130	99.958	4.000	97.887	97.737	97.587	5.625	99.476	99.226	98.976
5.500	102.027	101.870	101.699	5.500	100.614	100.458	100.286	4.125	98.227	98.077	97.927	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 AVIM	-0.750

Max USDA-GRH Rate	
Today:	6/13/2018 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	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	99.022	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
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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)



AFR Loan Center

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1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/13/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/13/2018

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	4.375	100.531	100.431	100.331	3.000	96.229	96.129	96.029	3.000	96.853	96.753	96.653
4.250	99.488	99.388	99.288	4.500	101.254	101.154	101.054	3.125	96.766	96.666	96.566	3.125	97.207	97.107	97.007
4.375	100.093	99.993	99.893	4.625	101.884	101.784	101.684	3.250	97.453	97.353	97.253	3.250	98.082	97.982	97.882
4.500	100.626	100.526	100.426	4.750	102.428	102.328	102.228	3.375	97.993	97.893	97.793	3.375	98.440	98.340	98.240
4.625	101.290	101.190	101.090	4.875	102.806	102.706	102.606	3.500	98.521	98.421	98.321	3.500	98.786	98.686	98.586
4.750	101.910	101.810	101.710	4.990	103.054	102.954	102.854	3.625	99.063	98.963	98.863	3.625	99.135	99.035	98.935
4.875	102.445	102.345	102.245	5.000	103.154	103.054	102.954	3.750	99.457	99.357	99.257	3.750	99.773	99.673	99.573
4.990	102.635	102.535	102.435	5.125	103.589	103.489	103.389	3.875	99.882	99.782	99.682	3.875	100.116	100.016	99.916
5.000	102.735	102.635	102.535	5.250	104.110	104.010	103.910	3.990	100.291	100.191	100.091	3.990	100.344	100.244	100.144
5.125	103.296	103.196	103.096	5.375	104.451	104.351	104.251	4.000	100.391	100.291	100.191	4.000	100.444	100.344	100.244
5.250	103.967	103.867	103.767	5.500	104.763	104.663	104.563	4.125	100.852	100.752	100.652	4.125	100.764	100.664	100.564
5.375	104.433	104.333	104.233	5.625	105.021	104.921	104.821	4.250	101.154	101.054	100.954	4.250	101.254	101.121	101.002
5.500	104.788	104.688	104.588	5.750	105.537	105.437	105.337	4.375	101.553	101.452	101.353	4.375	101.558	101.425	101.306
5.625	105.073	104.973	104.873	5.875	105.861	105.761	105.661	4.500	101.985	101.883	101.783	4.500	101.840	101.707	101.588
5.750	105.723	105.623	105.523	5.990	106.051	105.951	105.851	4.625	102.398	102.296	102.196	4.625	102.096	101.963	101.844
5.875	106.139	106.039	105.939	6.000	106.151	106.051	105.951	4.750	102.655	102.553	102.453	4.750	102.266	102.133	102.014
5.990	106.408	106.308	106.208	6.125	106.394	106.294	106.188	4.875	102.897	102.795	102.694	4.875	102.425	102.292	102.172
6.000	106.508	106.408	106.308	6.250	106.824	106.626	106.474	4.990	103.001	102.900	102.799	4.990	102.494	102.361	102.242
6.125	106.802	106.702	106.602	6.375	107.129	106.931	106.779	5.000	103.101	103.000	102.899	5.000	102.594	102.461	102.342

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	98.225	98.125	98.025	2.875	95.436	95.336	95.236
4.375	98.839	98.739	98.639	2.990	95.755	95.655	95.555
4.500	99.399	99.299	99.199	3.000	95.855	95.755	95.655
4.625	99.975	99.875	99.775	3.125	96.284	96.184	96.084
4.750	100.663	100.563	100.463	3.250	96.856	96.756	96.656
4.875	101.204	101.104	101.004	3.375	97.287	97.187	97.087
4.990	101.612	101.512	101.412	3.500	97.729	97.629	97.529
5.000	101.712	101.612	101.512	3.625	98.150	98.050	97.950
5.125	101.962	101.862	101.762	3.750	98.552	98.452	98.352
5.250	102.299	102.199	102.099	3.875	98.976	98.876	98.776
5.375	102.802	102.702	102.602	3.990	99.292	99.192	99.092
5.500	103.291	103.191	103.091	4.000	99.392	99.292	99.192
5.625	103.508	103.408	103.308	4.125	99.792	99.692	99.592
5.750	103.721	103.621	103.521	4.250	99.998	99.898	99.798
5.875	102.720	102.620	102.520	4.375	100.194	100.094	99.994
5.990	103.083	102.983	102.883	4.500	100.426	100.308	100.212
6.000	103.183	103.083	102.983	4.625	100.776	100.659	100.549
6.125	103.433	103.333	103.233	4.750	100.944	100.827	100.717
6.250	103.666	103.566	103.466	4.875	101.103	100.986	100.876

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%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	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
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
HB Purchase or R/T Refi	-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 applicable to detached condominiums or site condominiums							

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

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

HomeReady LLPAs*	
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 buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/13/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/13/2018

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	97.697	97.597	97.497	4.125	95.753	95.653	95.553	4.375	99.081	98.981	98.881	4.500	98.382	98.282	98.182
4.375	98.266	98.166	98.066	4.250	96.810	96.710	96.610	4.500	99.804	99.704	99.604	4.625	98.869	98.769	98.669
4.500	98.851	98.751	98.651	4.375	97.450	97.350	97.250	4.625	100.434	100.334	100.234	4.750	99.775	99.675	99.575
4.625	99.602	99.502	99.402	4.500	98.129	98.029	97.929	4.750	100.978	100.878	100.778	4.875	100.287	100.187	100.087
4.750	100.318	100.218	100.118	4.625	99.147	99.047	98.947	4.875	101.356	101.256	101.156	4.990	100.658	100.558	100.458
4.875	100.822	100.722	100.622	4.750	100.119	100.019	99.919	4.990	101.604	101.504	101.404	5.000	100.758	100.658	100.558
4.990	101.185	101.085	100.985	4.875	100.690	100.590	100.490	5.000	101.704	101.604	101.504	5.125	101.149	101.049	100.949
5.000	101.285	101.185	101.085	4.990	101.101	101.001	100.901	5.125	102.139	102.039	101.939	5.250	101.801	101.701	101.601
5.125	101.846	101.746	101.646	5.000	101.201	101.101	101.001	5.250	102.660	102.560	102.460	5.375	102.288	102.188	102.088
5.250	102.517	102.417	102.317	5.125	101.620	101.520	101.420	5.375	103.001	102.901	102.801	5.500	102.674	102.574	102.474
5.375	102.983	102.883	102.783	5.250	102.538	102.438	102.338	5.500	103.313	103.213	103.113	5.625	103.015	102.915	102.815
5.500	103.338	103.238	103.138	5.375	103.068	102.968	102.868	5.625	103.571	103.471	103.371	5.750	103.506	103.406	103.306
5.625	103.623	103.523	103.423	5.500	103.462	103.362	103.262	5.750	104.087	103.987	103.887	5.875	103.940	103.840	103.740
5.750	104.273	104.173	104.073	5.625	103.783	103.683	103.583	5.875	104.411	104.311	104.211	5.990	104.230	104.130	104.030
5.875	104.689	104.589	104.489	5.750	104.653	104.553	104.453	5.990	104.601	104.501	104.401	6.000	104.330	104.230	104.130
5.990	104.958	104.858	104.758	5.875	105.127	105.027	104.927	6.000	104.701	104.601	104.501	6.125	104.645	104.545	104.445
6.000	105.058	104.958	104.858	5.990	105.435	105.335	105.235	6.125	104.944	104.844	104.738	6.250	104.917	104.807	104.691
6.125	105.352	105.252	105.152	6.000	105.535	105.435	105.335	6.250	105.374	105.274	105.174	6.375	105.327	105.217	105.101
6.250	105.754	105.644	105.528	6.125	105.858	105.758	105.658	6.375	105.679	105.481	105.329	6.500	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	95.436	95.336	95.236	3.000	N/A	#N/A	#N/A	3.000	95.353	95.253	95.153	3.000	N/A	#N/A	#N/A
2.990	95.755	95.655	95.555	3.125	93.756	93.656	93.556	3.125	95.707	95.607	95.507	3.125	93.567	93.467	93.367
3.000	95.855	95.755	95.655	3.250	94.159	94.059	93.959	3.250	96.582	96.482	96.382	3.250	93.960	93.860	93.760
3.125	96.284	96.184	96.084	3.375	94.740	94.640	94.540	3.375	96.940	96.840	96.740	3.375	94.551	94.451	94.351
3.250	96.856	96.756	96.656	3.500	95.423	95.323	95.223	3.500	97.286	97.186	97.086	3.500	95.223	95.123	95.023
3.375	97.287	97.187	97.087	3.625	96.090	95.990	95.890	3.625	97.635	97.535	97.435	3.625	95.901	95.801	95.701
3.500	97.729	97.629	97.529	3.750	96.488	96.388	96.288	3.750	98.273	98.173	98.073	3.750	96.288	96.188	96.088
3.625	98.150	98.050	97.950	3.875	97.173	97.073	96.973	3.875	98.616	98.516	98.416	3.875	96.974	96.874	96.774
3.750	98.552	98.452	98.352	3.990	97.720	97.620	97.520	3.990	98.844	98.744	98.644	3.990	97.511	97.411	97.311
3.875	98.976	98.876	98.776	4.000	97.820	97.720	97.620	4.000	98.944	98.844	98.744	4.000	97.611	97.511	97.411
3.990	99.292	99.192	99.092	4.125	98.451	98.351	98.251	4.125	99.264	99.164	99.064	4.125	98.241	98.141	98.041
4.000	99.392	99.292	99.192	4.250	98.784	98.684	98.584	4.250	99.754	99.654	99.554	4.250	98.575	98.475	98.375
4.125	99.792	99.692	99.592	4.375	99.213	99.113	99.013	4.375	100.058	99.958	99.858	4.375	98.983	98.883	98.783
4.250	99.998	99.898	99.798	4.500	99.774	99.674	99.574	4.500	100.340	100.240	100.140	4.500	99.545	99.445	99.345
4.375	100.194	100.094	99.994	4.625	100.310	100.210	100.110	4.625	100.596	100.496	100.396	4.625	100.080	99.980	99.880
4.500	100.426	100.326	100.226	4.750	100.595	100.495	100.395	4.750	100.766	100.666	100.566	4.750	100.366	100.266	100.166
4.625	100.776	100.676	100.576	4.875	100.865	100.765	100.665	4.875	100.925	100.825	100.725	4.875	100.625	100.525	100.425
4.750	100.944	100.844	100.744	4.990	100.995	100.895	100.795	4.990	100.994	100.894	100.794	4.990	100.786	100.686	100.586
4.875	101.103	101.003	100.903	5.000	101.095	100.995	100.895	5.000	101.094	100.994	100.894	5.000	100.886	100.786	100.686

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%	75.00%	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.:

7/13/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/13/2018

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	97.518	97.418	97.318	2.750	94.950	94.850	94.750
4.375	100.098	99.998	99.898	3.875	98.244	98.144	98.044	2.875	95.637	95.537	95.437
4.500	100.772	100.672	100.572	3.990	98.792	98.692	98.592	2.990	96.213	96.113	96.013
4.625	101.363	101.263	101.163	4.000	98.892	98.792	98.692	3.000	96.313	96.213	96.113
4.750	101.965	101.865	101.765	4.125	99.407	99.307	99.207	3.125	96.935	96.835	96.735
4.875	102.591	102.491	102.391	4.250	100.011	99.911	99.811	3.250	97.453	97.353	97.253
4.990	103.021	102.921	102.821	4.375	100.606	100.506	100.406	3.375	97.993	97.893	97.793
5.000	103.121	103.021	102.921	4.500	101.353	101.253	101.153	3.500	98.530	98.430	98.330
5.125	103.719	103.609	103.519	4.625	101.969	101.869	101.769	3.625	99.075	98.975	98.875
5.250	104.162	104.051	103.962	4.750	102.545	102.445	102.345	3.750	99.581	99.481	99.381
5.375	104.692	104.582	104.492	4.875	102.927	102.827	102.727	3.875	100.134	100.034	99.934
5.500	105.076	104.965	104.876	4.990	103.102	103.002	102.902	3.990	100.463	100.363	100.263
5.625	105.303	105.171	105.103	5.000	103.202	103.102	103.002	4.000	100.563	100.463	100.363
5.750	105.760	105.628	105.560	5.125	103.767	103.657	103.518	4.125	101.072	100.972	100.872
5.875	106.135	106.035	105.935	5.250	104.211	104.101	103.960	4.250	101.353	101.253	101.153
5.990	106.361	106.261	106.161	5.375	104.551	104.440	104.299	4.375	101.751	101.651	101.551
6.000	106.461	106.361	106.261	5.500	104.801	104.691	104.549	4.500	101.986	101.870	101.786
6.125	106.842	106.742	106.642	5.625	105.319	105.187	105.119	4.625	102.395	102.279	102.195
6.250	107.263	107.163	107.063	5.750	105.720	105.588	105.520	4.750	102.697	102.581	102.497

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	98.667	98.567	98.467	2.750	94.606	94.506	94.406
4.375	99.277	99.177	99.077	2.875	95.293	95.193	95.093
4.500	99.951	99.851	99.751	2.990	95.869	95.769	95.669
4.625	100.488	100.388	100.288	3.000	95.969	95.869	95.769
4.750	101.090	100.990	100.890	3.125	96.591	96.491	96.391
4.875	101.716	101.616	101.516	3.250	97.109	97.009	96.909
4.990	102.146	102.046	101.946	3.375	97.649	97.549	97.449
5.000	102.246	102.146	102.046	3.500	97.905	97.805	97.705
5.125	101.844	101.734	101.644	3.625	98.450	98.350	98.250
5.250	102.287	102.176	102.087	3.750	98.956	98.856	98.756
5.375	102.817	102.707	102.617	3.875	99.509	99.409	99.309
5.500	103.201	103.090	103.001	3.990	99.314	99.214	99.114
5.625	102.584	102.452	102.384	4.000	99.414	99.314	99.214
5.750	103.041	102.909	102.841	4.125	99.923	99.823	99.723
5.875	103.266	103.166	103.066	4.250	100.204	100.104	100.004
5.990	103.342	103.242	103.142	4.375	100.602	100.502	100.402
6.000	103.442	103.342	103.242	4.500	100.407	100.291	100.207
6.125	103.673	103.573	103.473	4.625	100.816	100.700	100.616
6.250	103.944	103.844	103.744	4.750	101.118	101.002	100.918

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	-2.250	-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.			



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

W. Rate Sheet Dated: 6/13/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.019	97.919	97.819	4.250	97.919	97.819	97.719	3.750	96.068	95.968	95.868	3.750	95.968	95.868	95.768
4.375	98.648	98.548	98.448	4.375	98.548	98.448	98.348	3.875	96.794	96.694	96.594	3.875	96.694	96.594	96.494
4.500	99.322	99.222	99.122	4.500	99.222	99.122	99.022	3.990	97.342	97.242	97.142	3.990	97.242	97.142	97.042
4.625	99.913	99.813	99.713	4.625	99.813	99.713	99.613	4.000	97.442	97.342	97.242	4.000	97.342	97.242	97.142
4.750	100.515	100.415	100.315	4.750	100.415	100.315	100.215	4.125	97.957	97.857	97.757	4.125	97.857	97.757	97.657
4.875	101.141	101.041	100.941	4.875	101.041	100.941	100.841	4.250	98.561	98.461	98.361	4.250	98.461	98.361	98.261
4.990	101.571	101.471	101.371	4.990	101.471	101.371	101.271	4.375	99.156	99.056	98.956	4.375	99.056	98.956	98.856
5.000	101.671	101.571	101.471	5.000	101.571	101.471	101.371	4.500	99.903	99.803	99.703	4.500	99.803	99.703	99.603
5.125	102.269	102.159	102.069	5.125	102.169	102.059	101.969	4.625	100.519	100.419	100.319	4.625	100.419	100.319	100.219
5.250	102.712	102.601	102.512	5.250	102.612	102.501	102.412	4.750	101.095	100.995	100.895	4.750	100.995	100.895	100.795
5.375	103.242	103.132	103.042	5.375	103.142	103.032	102.942	4.875	101.477	101.377	101.277	4.875	101.377	101.277	101.177
5.500	103.626	103.515	103.425	5.500	103.526	103.415	103.326	4.990	101.652	101.552	101.452	4.990	101.552	101.452	101.352
5.625	103.853	103.741	103.651	5.625	103.751	103.641	103.551	5.000	101.752	101.652	101.552	5.000	101.652	101.552	101.452
5.750	104.310	104.178	104.110	5.750	104.210	104.078	104.010	5.125	102.317	102.207	102.068	5.125	102.217	102.107	101.968
5.875	104.685	104.585	104.485	5.875	104.585	104.485	104.385	5.250	102.761	102.651	102.510	5.250	102.661	102.551	102.410
5.990	104.911	104.811	104.711	5.990	104.811	104.711	104.611	5.375	103.101	102.990	102.849	5.375	103.001	102.890	102.749
6.000	105.011	104.911	104.811	6.000	104.911	104.811	104.711	5.500	103.351	103.241	103.099	5.500	103.251	103.141	102.999
6.125	105.392	105.292	105.192	6.125	105.292	105.192	105.092	5.625	103.869	103.737	103.669	5.625	103.769	103.637	103.569
6.250	105.813	105.713	105.613	6.250	105.713	105.613	105.513	5.750	104.270	104.138	104.070	5.750	104.170	104.038	103.970

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.450	93.350	93.250	2.750	93.350	93.250	93.150
2.875	94.137	94.037	93.937	2.875	94.037	93.937	93.837
2.990	94.713	94.613	94.513	2.990	94.613	94.513	94.413
3.000	94.813	94.713	94.613	3.000	94.713	94.613	94.513
3.125	95.435	95.335	95.235	3.125	95.335	95.235	95.135
3.250	95.938	95.838	95.738	3.250	95.838	95.738	95.638
3.375	96.459	96.359	96.259	3.375	96.359	96.259	96.159
3.500	97.030	96.930	96.830	3.500	96.930	96.830	96.730
3.625	97.575	97.475	97.375	3.625	97.475	97.375	97.275
3.750	98.081	97.981	97.881	3.750	97.981	97.881	97.781
3.875	98.634	98.534	98.434	3.875	98.534	98.434	98.334
3.990	99.063	98.963	98.863	3.990	98.963	98.863	98.763
4.000	99.063	98.963	98.863	4.000	98.963	98.863	98.763
4.125	99.572	99.472	99.372	4.125	99.472	99.372	99.272
4.250	99.853	99.753	99.653	4.250	99.753	99.653	99.553
4.375	100.251	100.151	100.051	4.375	100.151	100.051	99.951
4.500	100.486	100.370	100.286	4.500	100.386	100.270	100.186
4.625	100.895	100.779	100.695	4.625	100.795	100.679	100.595
4.750	101.197	101.081	100.997	4.750	101.097	100.981	100.897

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.198	97.098	96.998	4.250	97.098	96.998	96.898	2.750	93.106	93.006	92.906	2.750	93.006	92.906	92.806
4.375	97.827	97.727	97.627	4.375	97.727	97.627	97.527	2.875	93.793	93.693	93.593	2.875	93.693	93.593	93.493
4.500	98.501	98.401	98.301	4.500	98.401	98.301	98.201	2.990	94.369	94.269	94.169	2.990	94.269	94.169	94.069
4.625	99.038	98.938	98.838	4.625	98.938	98.838	98.738	3.000	94.469	94.369	94.269	3.000	94.369	94.269	94.169
4.750	99.640	99.540	99.440	4.750	99.540	99.440	99.340	3.125	95.091	94.991	94.891	3.125	94.991	94.891	94.791
4.875	100.266	100.166	100.066	4.875	100.166	100.066	99.966	3.250	95.594	95.494	95.394	3.250	95.494	95.394	95.294
4.990	100.696	100.596	100.496	4.990	100.596	100.496	100.396	3.375	96.115	96.015	95.915	3.375	96.015	95.915	95.815
5.000	100.796	100.696	100.596	5.000	100.696	100.596	100.496	3.500	96.405	96.305	96.205	3.500	96.305	96.205	96.105
5.125	100.394	100.284	100.194	5.125	100.294	100.184	100.094	3.625	96.950	96.850	96.750	3.625	96.850	96.750	96.650
5.250	100.837	100.726	100.637	5.250	100.737	100.626	100.537	3.750	97.456	97.356	97.256	3.750	97.356	97.256	97.156
5.375	101.367	101.257	101.167	5.375	101.267	101.157	101.067	3.875	98.009	97.909	97.809	3.875	97.909	97.809	97.709
5.500	101.751	101.640	101.551	5.500	101.651	101.540	101.451	3.990	97.814	97.714	97.614	3.990	97.714	97.614	97.514
5.625	101.134	101.002	100.934	5.625	101.034	100.902	100.834	4.000	97.914	97.814	97.714	4.000	97.814	97.714	97.614
5.750	101.591	101.459	101.391	5.750	101.491	101.359	101.291	4.125	98.423	98.323	98.223	4.125	98.323	98.223	98.123
5.875	101.816	101.716	101.616	5.875	101.716	101.616	101.516	4.250	98.704	98.604	98.504	4.250	98.604	98.504	98.404
5.990	101.892	101.792	101.692	5.990	101.792	101.692	101.592	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.992	101.892	101.792	6.000	101.892	101.792	101.692	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	102.223	102.123	102.023	6.125	102.123	102.023	101.923	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	102.494	102.394	102.294	6.250	102.394	102.294	102.194	4.750	#N/A	#N/A	#N/A	4.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide								

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-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
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000



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.:

7/13/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/13/2018

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	99.469	99.369	99.269	3.750	97.518	97.418	97.318	2.750	94.950	94.850	94.750	4.250	98.648	98.548	98.448	2.750	94.606	94.506	94.406
4.375	100.098	99.998	99.898	3.875	98.244	98.144	98.044	2.875	95.637	95.537	95.437	4.375	99.277	99.177	99.077	2.875	95.293	95.193	95.093
4.500	100.772	100.672	100.572	3.990	98.792	98.692	98.592	2.990	96.213	96.113	96.013	4.500	99.951	99.851	99.751	2.990	95.869	95.769	95.669
4.625	101.363	101.263	101.163	4.000	98.892	98.792	98.692	3.000	96.313	96.213	96.113	4.625	100.488	100.388	100.288	3.000	95.969	95.869	95.769
4.750	101.965	101.865	101.765	4.125	99.407	99.307	99.207	3.125	96.935	96.835	96.735	4.750	101.090	100.990	100.890	3.125	96.591	96.491	96.391
4.875	102.591	102.491	102.391	4.250	100.011	99.911	99.811	3.250	97.438	97.338	97.238	4.875	101.716	101.616	101.516	3.250	97.094	96.994	96.894
4.990	103.021	102.921	102.821	4.375	100.606	100.506	100.406	3.375	97.959	97.859	97.759	4.990	102.146	102.046	101.946	3.375	97.615	97.515	97.415
5.000	103.121	103.021	102.921	4.500	101.353	101.253	101.153	3.500	98.530	98.430	98.330	5.000	102.246	102.146	102.046	3.500	97.905	97.805	97.705
5.125	103.719	103.609	103.519	4.625	101.969	101.869	101.769	3.625	99.075	98.975	98.875	5.125	101.844	101.734	101.644	3.625	98.450	98.350	98.250
5.250	104.162	104.051	103.962	4.750	102.545	102.445	102.345	3.750	99.581	99.481	99.381	5.250	102.287	102.176	102.087	3.750	98.956	98.856	98.756
5.375	104.692	104.582	104.492	4.875	102.927	102.827	102.727	3.875	100.134	100.034	99.934	5.375	102.817	102.707	102.617	3.875	99.509	99.409	99.309
5.500	105.076	104.965	104.876	4.990	103.102	103.002	102.902	3.990	100.463	100.363	100.263	5.500	103.201	103.090	103.001	3.990	99.314	99.214	99.114
5.625	105.303	105.171	105.103	5.000	103.202	103.102	103.002	4.000	100.563	100.463	100.363	5.625	102.584	102.452	102.384	4.000	99.414	99.314	99.214
5.750	105.760	105.628	105.560	5.125	103.767	103.657	103.518	4.125	101.072	100.972	100.872	5.750	103.041	102.909	102.841	4.125	99.923	99.823	99.723
5.875	106.135	106.035	105.935	5.250	104.211	104.101	103.960	4.250	101.353	101.253	101.153	5.875	103.266	103.166	103.066	4.250	100.204	100.104	100.004
5.990	106.361	106.261	106.161	5.375	104.551	104.440	104.299	4.375	101.751	101.651	101.551	5.990	103.342	103.242	103.142	4.375	100.602	100.502	100.402
6.000	106.461	106.361	106.261	5.500	104.801	104.691	104.549	4.500	101.986	101.870	101.786	6.000	103.442	103.342	103.242	4.500	100.407	100.291	100.207
6.125	106.842	106.742	106.642	5.625	105.319	105.187	105.119	4.625	102.395	102.279	102.195	6.125	103.673	103.573	103.473	4.625	100.816	100.700	100.616
6.250	107.263	107.163	107.063	5.750	105.720	105.588	105.520	4.750	102.697	102.581	102.497	6.250	103.944	103.844	103.744	4.750	101.118	101.002	100.918

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

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

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
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			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/13/2018

45 Day Lock Exp.: 7/30/2018

60 Day Lock Exp.: 8/13/2018

W. Rate Sheet Dated: 6/13/2018

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	96.555	96.430	96.305	
4.125	97.577	97.452	97.327	
4.250	98.231	98.106	97.981	
4.375	98.918	98.793	98.668	
4.500	99.638	99.513	99.388	
4.625	100.216	100.091	99.966	
4.750	100.763	100.638	100.513	
4.875	101.194	101.069	100.944	
5.000	101.277	101.152	101.027	
5.125	101.492	101.367	101.242	
5.250	101.617	101.492	101.367	
5.375	101.736	101.611	101.486	
5.500	101.859	101.734	101.609	

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	96.977	96.852	96.727	
3.625	97.443	97.318	97.193	
3.750	97.869	97.744	97.619	
3.875	98.478	98.353	98.228	
4.000	98.825	98.700	98.575	
4.125	99.081	98.956	98.831	
4.250	99.369	99.244	99.119	
4.375	99.631	99.506	99.381	
4.500	99.882	99.757	99.632	
4.625	100.133	100.008	99.883	
4.750	100.401	100.276	100.151	

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	97.285	97.160	97.035	
3.375	97.765	97.640	97.515	
3.500	98.217	98.092	97.967	
3.625	98.634	98.509	98.384	
3.750	99.017	98.892	98.767	
3.875	99.370	99.245	99.120	
4.000	99.694	99.569	99.444	
4.125	100.036	99.911	99.786	
4.250	100.364	100.239	100.114	
4.375	100.673	100.548	100.423	
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	-	-	-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)