



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.: **7/16/2018**45 Day Lock Exp.: **7/30/2018**60 Day Lock Exp.: **8/13/2018**W. Rate Sheet Dated: **6/14/2018**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	97.892	97.742	97.592	3.500	97.380	97.230	97.080	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.426	98.276	98.126	3.625	97.878	97.728	97.578	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.447	99.297	99.147	3.750	99.056	98.906	98.756	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	99.977	99.827	99.677	3.875	99.550	99.400	99.250	2.250	93.527	93.377	93.227	3.500	99.180	99.030	98.880
4.000	100.502	100.352	100.202	4.000	100.040	99.890	99.740	2.375	93.893	93.743	93.593	3.625	99.714	99.564	99.414
4.125	101.030	100.880	100.730	4.125	100.532	100.382	100.232	2.500	93.014	92.864	92.714	Margin = 2.250		Index = 2.310	
4.250	101.877	101.752	101.596	4.250	101.236	101.111	100.955	2.625	93.964	93.814	93.664				
4.375	102.395	102.270	102.113	4.375	101.718	101.593	101.437	2.750	96.645	96.495	96.345				
4.500	102.905	102.780	102.623	4.500	102.192	102.067	101.911	2.875	97.209	97.059	96.909				
4.625	103.326	103.201	103.044	4.625	102.578	102.453	102.296	3.000	97.683	97.533	97.383				
4.750	103.451	103.294	103.123	4.750	102.673	102.516	102.345	3.125	98.158	98.008	97.858				
4.875	103.648	103.491	103.320	4.875	103.071	102.915	102.743	3.250	98.701	98.551	98.401				
5.000	104.274	104.118	103.946	5.000	103.462	103.306	103.134	3.375	99.168	99.018	98.868				
5.125	104.692	104.536	104.364	5.125	103.664	103.508	103.336	3.500	99.638	99.488	99.338				
5.250	104.833	104.724	104.536	5.250	103.771	103.662	103.474	3.625	100.099	99.949	99.799				
5.375	105.110	105.001	104.813	5.375	104.130	104.020	103.833	3.750	100.282	100.132	99.982				
5.500	105.100	104.991	104.804	5.500	104.458	104.349	104.161	3.875	100.736	100.586	100.436				
5.625	105.379	105.270	105.083	5.625	104.901	104.792	104.605	4.000	101.121	100.971	100.821				
5.750	105.407	105.307	105.057	5.750	104.336	104.236	103.986	4.125	101.461	101.311	101.161				

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	96.692	96.542	96.392	3.500	96.380	96.230	96.080	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.226	97.076	96.926	3.625	96.878	96.728	96.578	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	98.247	98.097	97.947	3.750	98.056	97.906	97.756	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	98.777	98.627	98.477	3.875	98.550	98.400	98.250	2.250	92.527	92.377	92.227	3.500	98.180	98.030	97.880
4.000	99.302	99.152	99.002	4.000	99.040	98.890	98.740	2.375	92.893	92.743	92.593	3.625	98.714	98.564	98.414
4.125	99.830	99.680	99.530	4.125	99.532	99.382	99.232	2.500	92.014	91.864	91.714	Margin = 2.250		Index = 2.310	
4.250	100.677	100.552	100.396	4.250	100.236	100.111	99.955	2.625	92.964	92.814	92.664	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.195	101.070	100.913	4.375	100.718	100.593	100.437	2.750	95.645	95.495	95.345	Rate	30 Day	45 Day	60 Day
4.500	101.705	101.580	101.423	4.500	101.192	101.067	100.911	2.875	96.209	96.059	95.909	4.500	100.405	100.155	99.905
4.625	102.126	102.001	101.844	4.625	101.578	101.453	101.296	3.000	96.683	96.533	96.383	4.625	100.826	100.576	100.326
4.750	102.164	102.008	101.836	4.750	101.673	101.516	101.345	3.125	97.158	97.008	96.858	4.750	100.814	100.564	100.314
4.875	102.698	102.541	102.370	4.875	102.071	101.915	101.743	3.250	97.701	97.551	97.401	4.875	101.248	100.998	100.748
5.000	103.124	102.968	102.796	5.000	102.462	102.306	102.134	3.375	98.168	98.018	97.868	5.000	101.674	101.424	101.174
5.125	103.542	103.386	103.214	5.125	102.764	102.608	102.436	3.500	98.638	98.488	98.338	5.125	102.012	101.762	101.512
5.250	104.403	104.294	104.106	5.250	102.771	102.662	102.474	3.625	99.099	98.949	98.799	5.250	101.622	101.372	101.122
5.375	104.680	104.571	104.383	5.375	103.130	103.020	102.833	3.750	99.282	99.132	98.982	5.375	101.906	101.656	101.406
5.500	104.870	104.761	104.574	5.500	103.458	103.349	103.161	3.875	99.736	99.586	99.436	5.500	102.050	101.800	101.550
5.625	105.099	104.990	104.803	5.625	103.901	103.792	103.605	4.000	100.121	99.971	99.821	5.625	102.319	102.069	101.819
5.750	105.177	105.077	104.827	5.750	103.336	103.236	102.986	4.125	100.461	100.311	100.161	5.750	102.587	102.337	102.087

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	99.555	99.305	99.055	4.500	99.372	99.122	98.872
4.750	99.964	99.714	99.464	4.750	99.853	99.603	99.353
5.000	100.824	100.574	100.324	5.000	100.642	100.392	100.142
5.250	101.841	101.591	101.341	5.250	101.678	101.428	101.178
5.500	101.721	101.471	101.221	5.500	101.638	101.388	101.138
5.625	102.272	102.022	101.772	5.625	102.081	101.831	101.581
5.750	102.531	102.281	102.031	5.750	101.516	101.266	101.016
5.875	102.761	102.511	102.261	5.875	101.884	101.634	101.384

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:	6/14/2018	5.500%

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

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



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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/16/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/14/2018

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	95.727	95.577	95.427	3.250	95.340	95.190	95.040	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.421	96.271	96.121	3.375	95.869	95.719	95.569	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	96.955	96.805	96.655	3.500	96.443	96.293	96.143	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.489	97.339	97.189	3.625	96.941	96.791	96.641	2.250	90.027	89.877	89.727	3.500	98.24	98.092	97.942
3.750	98.447	98.297	98.147	3.750	98.056	97.906	97.756	2.375	90.393	90.243	90.093	3.625	98.78	98.626	98.476
3.875	98.977	98.827	98.677	3.875	98.550	98.400	98.250	2.500	89.514	89.364	89.214	Margin = 2.250		Index = 2.310	
4.000	99.502	99.352	99.202	4.000	99.040	98.890	98.740	2.625	90.464	90.314	90.164				
4.125	100.030	99.880	99.730	4.125	99.532	99.382	99.232	2.750	94.957	94.807	94.657				
4.250	100.783	100.658	100.502	4.250	100.142	100.017	99.861	2.875	95.521	95.371	95.221				
4.375	101.301	101.176	101.020	4.375	100.624	100.499	100.343	3.000	95.996	95.846	95.696				
4.500	101.811	101.686	101.530	4.500	101.098	100.973	100.817	3.125	96.470	96.320	96.170				
4.625	102.232	102.107	101.951	4.625	101.484	101.359	101.203	3.250	97.764	97.614	97.464				
4.750	102.044	101.888	101.716	4.750	101.266	101.110	100.938	3.375	98.231	98.081	97.931				
4.875	102.241	102.085	101.913	4.875	101.665	101.508	101.337	3.500	98.700	98.550	98.400				
5.000	102.868	102.712	102.540	5.000	102.056	101.899	101.727	3.625	99.162	99.012	98.862				
5.125	103.286	103.130	102.958	5.125	102.258	102.102	101.930	3.750	99.282	99.132	98.982				
5.250	101.865	101.755	101.568	5.250	100.802	100.693	100.506	3.875	99.736	99.586	99.436				
5.375	102.142	102.032	101.845	5.375	101.161	101.051	100.864	4.000	100.121	99.971	99.821				
5.500	102.132	102.022	101.835	5.500	101.489	101.380	101.192	4.125	100.461	100.311	100.161				

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	94.527	94.377	94.227	3.250	94.340	94.190	94.040	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.221	95.071	94.921	3.375	94.869	94.719	94.569	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	95.755	95.605	95.455	3.500	95.443	95.293	95.143	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.289	96.139	95.989	3.625	95.941	95.791	95.641	2.250	90.777	90.627	90.477	3.500	97.242	97.092	96.942
3.750	97.247	97.097	96.947	3.750	97.056	96.906	96.756	2.375	91.143	90.993	90.843	3.625	97.776	97.626	97.476
3.875	97.777	97.627	97.477	3.875	97.550	97.400	97.250	2.500	90.264	90.114	89.964	Margin = 2.250		Index = 2.310	
4.000	98.302	98.152	98.002	4.000	98.040	97.890	97.740	2.625	91.214	91.064	90.914	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.830	98.680	98.530	4.125	98.532	98.382	98.232	2.750	94.739	94.589	94.439	Rate	30 Day	45 Day	60 Day
4.250	99.583	99.458	99.302	4.250	99.142	99.017	98.861	2.875	95.303	95.153	95.003	4.500	99.311	99.061	98.811
4.375	100.101	99.976	99.820	4.375	99.624	99.499	99.343	3.000	95.777	95.627	95.477	4.625	99.732	99.482	99.232
4.500	100.611	100.486	100.330	4.500	100.098	99.973	99.817	3.125	96.251	96.101	95.951	4.750	99.408	99.158	98.908
4.625	101.032	100.907	100.751	4.625	100.484	100.359	100.203	3.250	96.232	96.082	95.932	4.875	99.841	99.591	99.341
4.750	100.758	100.601	100.429	4.750	100.266	100.110	99.938	3.375	96.700	96.550	96.400	5.000	100.268	100.018	99.768
4.875	101.291	101.135	100.963	4.875	100.665	100.508	100.337	3.500	97.169	97.019	96.869	5.125	100.606	100.356	100.106
5.000	101.718	101.562	101.390	5.000	101.056	100.899	100.727	3.625	97.631	97.481	97.331	5.250	98.654	98.404	98.154
5.125	102.136	101.980	101.808	5.125	101.358	101.202	101.030	3.750	97.094	96.944	96.794	5.375	98.938	98.688	98.438
5.250	101.435	101.325	101.138	5.250	99.802	99.693	99.506	3.875	97.548	97.398	97.248	5.500	99.082	98.832	98.582
5.375	101.712	101.602	101.415	5.375	100.161	100.051	99.864	4.000	97.933	97.783	97.633	5.625	99.351	99.101	98.851
5.500	101.902	101.792	101.605	5.500	100.489	100.380	100.192	4.125	98.274	98.124	97.974	5.750	99.150	98.900	98.650

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.461	98.211	97.961	4.500	98.278	98.028	97.778
4.750	98.558	98.308	98.058	4.750	98.446	98.196	97.946
5.000	99.418	99.168	98.918	5.000	99.236	98.986	98.736
5.250	98.872	98.622	98.372	5.250	98.709	98.459	98.209
5.500	98.753	98.503	98.253	5.500	98.669	98.419	98.169
5.625	99.304	99.054	98.804	5.625	99.113	98.863	98.613
5.750	99.094	98.844	98.594	5.750	98.078	97.828	97.578
5.875	99.324	99.074	98.824	5.875	98.447	98.197	97.947

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:	6/14/2018 5.500%

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)



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60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/14/2018

Release Time: 10:00 am ET

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Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.893	98.793	98.693	4.375	100.495	100.395	100.295	3.000	96.383	96.283	96.183	2.875	96.671	96.571	96.471
4.250	99.582	99.482	99.382	4.500	101.218	101.118	101.018	3.125	96.920	96.820	96.720	2.990	96.919	96.819	96.719
4.375	100.187	100.087	99.987	4.625	101.847	101.747	101.647	3.250	97.453	97.353	97.253	3.000	97.019	96.919	96.819
4.500	100.720	100.620	100.520	4.750	102.391	102.291	102.191	3.375	97.993	97.893	97.793	3.125	97.373	97.273	97.173
4.625	101.352	101.252	101.152	4.875	102.770	102.670	102.570	3.500	98.521	98.421	98.321	3.250	98.181	98.081	97.981
4.750	101.973	101.873	101.773	4.990	103.018	102.918	102.818	3.625	99.063	98.963	98.863	3.375	98.540	98.440	98.340
4.875	102.507	102.407	102.307	5.000	103.118	103.018	102.918	3.750	99.457	99.357	99.257	3.500	98.885	98.785	98.685
4.990	102.693	102.593	102.493	5.125	103.615	103.515	103.415	3.875	99.899	99.799	99.699	3.625	99.235	99.135	99.035
5.000	102.793	102.693	102.593	5.250	104.135	104.035	103.935	3.990	100.302	100.202	100.102	3.750	99.819	99.719	99.619
5.125	103.321	103.221	103.121	5.375	104.476	104.376	104.276	4.000	100.402	100.302	100.202	3.875	100.163	100.063	99.963
5.250	103.992	103.892	103.792	5.500	104.791	104.691	104.591	4.125	100.895	100.795	100.695	3.990	100.393	100.293	100.193
5.375	104.459	104.359	104.259	5.625	105.046	104.946	104.846	4.250	101.197	101.097	100.997	4.000	100.493	100.393	100.293
5.500	104.815	104.715	104.615	5.750	105.532	105.432	105.332	4.375	101.566	101.466	101.366	4.125	100.813	100.713	100.613
5.625	105.102	105.002	104.902	5.875	105.856	105.756	105.656	4.500	101.997	101.897	101.797	4.250	101.279	101.179	101.076
5.750	105.717	105.617	105.517	5.990	106.045	105.945	105.845	4.625	102.411	102.311	102.211	4.375	101.583	101.483	101.380
5.875	106.135	106.035	105.935	6.000	106.145	106.045	105.945	4.750	102.667	102.567	102.467	4.500	101.865	101.765	101.662
5.990	106.402	106.302	106.202	6.125	106.437	106.305	106.180	4.875	102.912	102.812	102.712	4.625	102.121	102.021	101.918
6.000	106.502	106.402	106.302	6.250	106.889	106.691	106.544	4.990	103.017	102.917	102.817	4.750	102.291	102.191	102.087
6.125	106.796	106.696	106.596	6.375	107.193	106.996	106.849	5.000	103.117	103.017	102.917	4.875	102.450	102.350	102.246

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	98.362	98.262	98.162	2.875	95.596	95.496	95.396
4.375	98.977	98.877	98.777	2.990	95.915	95.815	95.715
4.500	99.536	99.436	99.336	3.000	96.015	95.915	95.815
4.625	100.032	99.932	99.832	3.125	96.444	96.344	96.244
4.750	100.721	100.621	100.521	3.250	96.945	96.845	96.745
4.875	101.262	101.162	101.062	3.375	97.378	97.278	97.178
4.990	101.670	101.570	101.470	3.500	97.822	97.722	97.622
5.000	101.770	101.670	101.570	3.625	98.243	98.143	98.043
5.125	102.019	101.919	101.819	3.750	98.601	98.501	98.401
5.250	102.324	102.224	102.124	3.875	99.023	98.923	98.823
5.375	102.829	102.729	102.629	3.990	99.342	99.242	99.142
5.500	103.321	103.221	103.121	4.000	99.442	99.342	99.242
5.625	103.533	103.433	103.333	4.125	99.841	99.741	99.641
5.750	103.746	103.646	103.546	4.250	100.047	99.947	99.847
5.875	102.714	102.614	102.514	4.375	100.243	100.143	100.043
5.990	103.077	102.977	102.877	4.500	100.444	100.344	100.244
6.000	103.177	103.077	102.977	4.625	100.795	100.695	100.595
6.125	103.428	103.328	103.228	4.750	100.963	100.863	100.763
6.250	103.660	103.560	103.460	4.875	101.122	101.022	100.922

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownhouse.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/16/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/14/2018

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	97.834	97.734	97.634	4.125	95.888	95.788	95.688	4.375	99.045	98.945	98.845	4.500	98.519	98.419	98.319
4.375	98.403	98.303	98.203	4.250	96.947	96.847	96.747	4.500	99.768	99.668	99.568	4.625	98.939	98.839	98.739
4.500	98.918	98.818	98.718	4.375	97.588	97.488	97.388	4.625	100.397	100.297	100.197	4.750	99.832	99.732	99.632
4.625	99.659	99.559	99.459	4.500	98.187	98.087	97.987	4.750	100.941	100.841	100.741	4.875	100.345	100.245	100.145
4.750	100.376	100.276	100.176	4.625	99.204	99.104	99.004	4.875	101.320	101.220	101.120	4.999	100.716	100.616	100.516
4.875	100.880	100.780	100.680	4.750	100.177	100.077	99.977	4.999	101.568	101.468	101.368	5.000	100.816	100.716	100.616
4.999	101.243	101.143	101.043	4.875	100.748	100.648	100.548	5.000	101.668	101.568	101.468	5.125	101.206	101.106	101.006
5.000	101.343	101.243	101.143	4.999	101.158	101.058	100.958	5.125	102.165	102.065	101.965	5.250	101.826	101.726	101.626
5.125	101.871	101.771	101.671	5.000	101.258	101.158	101.058	5.250	102.685	102.585	102.485	5.375	102.315	102.215	102.115
5.250	102.542	102.442	102.342	5.125	101.658	101.558	101.458	5.375	103.026	102.926	102.826	5.500	102.702	102.602	102.502
5.375	103.009	102.909	102.809	5.250	102.563	102.463	102.363	5.500	103.341	103.241	103.141	5.625	103.044	102.944	102.844
5.500	103.365	103.265	103.165	5.375	103.095	102.995	102.895	5.625	103.596	103.496	103.396	5.750	103.500	103.400	103.300
5.625	103.652	103.552	103.452	5.500	103.490	103.390	103.290	5.750	104.082	103.982	103.882	5.875	103.936	103.836	103.736
5.750	104.267	104.167	104.067	5.625	103.812	103.712	103.612	5.875	104.406	104.306	104.206	5.999	104.224	104.124	104.024
5.875	104.685	104.585	104.485	5.750	104.647	104.547	104.447	5.999	104.595	104.495	104.395	6.000	104.324	104.224	104.124
5.999	104.952	104.852	104.752	5.875	105.123	105.023	104.923	6.000	104.695	104.595	104.495	6.125	104.639	104.539	104.439
6.000	105.052	104.952	104.852	5.999	105.429	105.329	105.229	6.125	104.987	104.885	104.783	6.250	104.988	104.878	104.761
6.125	105.346	105.246	105.146	6.000	105.529	105.429	105.329	6.250	105.439	105.341	105.241	6.375	105.398	105.288	105.171
6.250	105.825	105.715	105.598	6.125	105.852	105.752	105.652	6.375	105.743	105.646	105.549	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	95.596	95.496	95.396	3.000	N/A	#N/A	#N/A	2.875	95.171	95.071	94.971	3.000	N/A	#N/A	#N/A
2.999	95.915	95.815	95.715	3.125	93.916	93.816	93.716	2.999	95.419	95.319	95.219	3.125	93.726	93.626	93.526
3.000	96.015	95.915	95.815	3.250	94.320	94.220	94.120	3.000	95.519	95.419	95.319	3.250	94.121	94.021	93.921
3.125	96.444	96.344	96.244	3.375	94.831	94.731	94.631	3.125	95.873	95.773	95.673	3.375	94.642	94.542	94.442
3.250	96.945	96.845	96.745	3.500	95.515	95.415	95.315	3.250	96.681	96.581	96.481	3.500	95.315	95.215	95.115
3.375	97.378	97.278	97.178	3.625	96.183	96.083	95.983	3.375	97.040	96.940	96.840	3.625	95.994	95.894	95.794
3.500	97.822	97.722	97.622	3.750	96.569	96.469	96.369	3.500	97.385	97.285	97.185	3.750	96.369	96.269	96.169
3.625	98.243	98.143	98.043	3.875	97.223	97.123	97.023	3.625	97.735	97.635	97.535	3.875	97.023	96.923	96.823
3.750	98.601	98.501	98.401	3.999	97.770	97.670	97.570	3.750	98.319	98.219	98.119	3.999	97.560	97.460	97.360
3.875	99.023	98.923	98.823	4.000	97.870	97.770	97.670	3.875	98.663	98.563	98.463	4.000	97.660	97.560	97.460
3.999	99.342	99.242	99.142	4.125	98.500	98.400	98.300	3.999	98.893	98.793	98.693	4.125	98.291	98.191	98.091
4.000	99.442	99.342	99.242	4.250	98.834	98.734	98.634	4.000	98.993	98.893	98.793	4.250	98.624	98.524	98.424
4.125	99.841	99.741	99.641	4.375	99.231	99.131	99.031	4.125	99.313	99.213	99.113	4.375	99.002	98.902	98.802
4.250	100.047	99.947	99.847	4.500	99.793	99.693	99.593	4.250	99.779	99.679	99.579	4.500	99.563	99.463	99.363
4.375	100.243	100.143	100.043	4.625	100.328	100.228	100.128	4.375	100.083	99.983	99.883	4.625	100.099	99.999	99.899
4.500	100.444	100.344	100.244	4.750	100.614	100.514	100.414	4.500	100.365	100.265	100.162	4.750	100.385	100.285	100.185
4.625	100.795	100.695	100.595	4.875	100.886	100.786	100.686	4.625	100.621	100.521	100.418	4.875	100.646	100.546	100.446
4.750	100.963	100.863	100.763	4.999	101.017	100.917	100.817	4.750	100.791	100.691	100.587	4.999	100.808	100.708	100.608
4.875	101.122	101.022	100.922	5.000	101.117	101.017	100.917	4.875	100.950	100.850	100.746	5.000	100.908	100.808	100.708

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2

LLPA Cap			
Characteristic	30/25 yr	20 - 10 yr	
Owner Occupied LTV < 80%	2.000	2.000	
Owner Occupied LTV ≥ 80%	0.750	0.000	
Investment & 2nd Home LTV ≤ 105%	2.000	2.000	
Investment & 2nd Home LTV > 105%	2.000	1.500	

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only					
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	75.00%	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	-1.5



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/16/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/14/2018

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	99.611	99.511	99.411	3.750	97.696	97.596	97.496	2.750	95.123	95.023	94.923
4.375	100.237	100.137	100.037	3.875	98.417	98.317	98.217	2.875	95.807	95.707	95.607
4.500	100.906	100.806	100.706	3.990	98.969	98.869	98.769	2.990	96.382	96.282	96.182
4.625	101.455	101.355	101.255	4.000	99.069	98.969	98.869	3.000	96.482	96.382	96.282
4.750	102.052	101.952	101.852	4.125	99.540	99.440	99.340	3.125	97.101	97.001	96.901
4.875	102.675	102.575	102.475	4.250	100.141	100.041	99.941	3.250	97.600	97.500	97.400
4.990	103.101	103.001	102.901	4.375	100.735	100.635	100.535	3.375	98.119	98.019	97.919
5.000	103.201	103.101	103.001	4.500	101.438	101.338	101.238	3.500	98.632	98.532	98.432
5.125	103.731	103.631	103.531	4.625	102.052	101.952	101.852	3.625	99.173	99.073	98.973
5.250	104.170	104.070	103.970	4.750	102.625	102.525	102.425	3.750	99.676	99.576	99.476
5.375	104.696	104.596	104.496	4.875	103.005	102.905	102.805	3.875	100.226	100.126	100.026
5.500	105.075	104.975	104.875	4.990	103.180	103.080	102.980	3.990	100.546	100.446	100.346
5.625	105.320	105.210	105.120	5.000	103.280	103.180	103.080	4.000	100.646	100.546	100.446
5.750	105.754	105.645	105.554	5.125	103.795	103.695	103.595	4.125	101.153	101.053	100.953
5.875	106.121	106.021	105.921	5.250	104.237	104.137	104.005	4.250	101.433	101.333	101.233
5.990	106.340	106.240	106.140	5.375	104.574	104.474	104.343	4.375	101.829	101.729	101.629
6.000	106.440	106.340	106.240	5.500	104.822	104.722	104.591	4.500	102.026	101.926	101.826
6.125	106.801	106.701	106.601	5.625	105.288	105.180	105.088	4.625	102.433	102.333	102.233
6.250	107.217	107.117	107.017	5.750	105.687	105.578	105.487	4.750	102.735	102.635	102.535

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	98.782	98.682	98.582	2.750	94.779	94.679	94.579
4.375	99.408	99.308	99.208	2.875	95.463	95.363	95.263
4.500	100.077	99.977	99.877	2.990	96.038	95.938	95.838
4.625	100.580	100.480	100.380	3.000	96.138	96.038	95.938
4.750	101.177	101.077	100.977	3.125	96.757	96.657	96.557
4.875	101.800	101.700	101.600	3.250	97.256	97.156	97.056
4.990	102.226	102.126	102.026	3.375	97.775	97.675	97.575
5.000	102.326	102.226	102.126	3.500	97.999	97.899	97.799
5.125	101.856	101.756	101.656	3.625	98.540	98.440	98.340
5.250	102.295	102.195	102.095	3.750	99.043	98.943	98.843
5.375	102.821	102.721	102.621	3.875	99.593	99.493	99.393
5.500	103.200	103.100	103.000	3.990	99.397	99.297	99.197
5.625	102.593	102.483	102.393	4.000	99.497	99.397	99.297
5.750	103.027	102.918	102.827	4.125	100.004	99.904	99.804
5.875	103.244	103.144	103.044	4.250	100.284	100.184	100.084
5.990	103.313	103.213	103.113	4.375	100.680	100.580	100.480
6.000	103.413	103.313	103.213	4.500	100.447	100.347	100.247
6.125	103.624	103.524	103.424	4.625	100.854	100.754	100.654
6.250	103.890	103.790	103.690	4.750	101.156	101.056	100.956

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	-2.500	-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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/16/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/14/2018

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	98.161	98.061	97.961	4.250	98.061	97.961	97.861	3.750	96.246	96.146	96.046	3.750	96.146	96.046	95.946
4.375	98.787	98.687	98.587	4.375	98.687	98.587	98.487	3.875	96.967	96.867	96.767	3.875	96.867	96.767	96.667
4.500	99.456	99.356	99.256	4.500	99.356	99.256	99.156	3.990	97.519	97.419	97.319	3.990	97.419	97.319	97.219
4.625	100.005	99.905	99.805	4.625	99.905	99.805	99.705	4.000	97.619	97.519	97.419	4.000	97.519	97.419	97.319
4.750	100.602	100.502	100.402	4.750	100.502	100.402	100.302	4.125	98.090	97.990	97.890	4.125	97.990	97.890	97.790
4.875	101.225	101.125	101.025	4.875	101.125	101.025	100.925	4.250	98.691	98.591	98.491	4.250	98.591	98.491	98.391
4.990	101.651	101.551	101.451	4.990	101.551	101.451	101.351	4.375	99.285	99.185	99.085	4.375	99.185	99.085	98.985
5.000	101.751	101.651	101.551	5.000	101.651	101.551	101.451	4.500	99.988	99.888	99.788	4.500	99.888	99.788	99.688
5.125	102.281	102.181	102.081	5.125	102.181	102.081	101.981	4.625	100.602	100.502	100.402	4.625	100.502	100.402	100.302
5.250	102.720	102.620	102.520	5.250	102.620	102.520	102.420	4.750	101.175	101.075	100.975	4.750	101.075	100.975	100.875
5.375	103.246	103.146	103.046	5.375	103.146	103.046	102.946	4.875	101.555	101.455	101.355	4.875	101.455	101.355	101.255
5.500	103.625	103.525	103.425	5.500	103.525	103.425	103.325	4.990	101.730	101.630	101.530	4.990	101.630	101.530	101.430
5.625	103.870	103.760	103.670	5.625	103.770	103.660	103.570	5.000	101.830	101.730	101.630	5.000	101.730	101.630	101.530
5.750	104.304	104.195	104.104	5.750	104.204	104.095	104.004	5.125	102.345	102.245	102.145	5.125	102.245	102.145	102.045
5.875	104.671	104.571	104.471	5.875	104.571	104.471	104.371	5.250	102.787	102.687	102.585	5.250	102.687	102.587	102.485
5.990	104.890	104.790	104.690	5.990	104.790	104.690	104.590	5.375	103.124	103.024	102.893	5.375	103.024	102.924	102.793
6.000	104.990	104.890	104.790	6.000	104.890	104.790	104.690	5.500	103.372	103.272	103.141	5.500	103.272	103.172	103.041
6.125	105.351	105.251	105.151	6.125	105.251	105.151	105.051	5.625	103.838	103.738	103.638	5.625	103.738	103.630	103.538
6.250	105.767	105.667	105.567	6.250	105.667	105.567	105.467	5.750	104.237	104.138	104.037	5.750	104.137	104.028	103.937

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.623	93.523	93.423	2.750	93.523	93.423	93.323
2.875	94.307	94.207	94.107	2.875	94.207	94.107	94.007
2.990	94.882	94.782	94.682	2.990	94.782	94.682	94.582
3.000	94.982	94.882	94.782	3.000	94.882	94.782	94.682
3.125	95.601	95.501	95.401	3.125	95.501	95.401	95.301
3.250	96.100	96.000	95.900	3.250	96.000	95.900	95.800
3.375	96.619	96.519	96.419	3.375	96.519	96.419	96.319
3.500	97.132	97.032	96.932	3.500	97.032	96.932	96.832
3.625	97.673	97.573	97.473	3.625	97.573	97.473	97.373
3.750	98.176	98.076	97.976	3.750	98.076	97.976	97.876
3.875	98.726	98.626	98.526	3.875	98.626	98.526	98.426
3.990	99.046	98.946	98.846	3.990	98.946	98.846	98.746
4.000	99.146	99.046	98.946	4.000	99.046	98.946	98.846
4.125	99.653	99.553	99.453	4.125	99.553	99.453	99.353
4.250	99.933	99.833	99.733	4.250	99.833	99.733	99.633
4.375	100.329	100.229	100.129	4.375	100.229	100.129	100.029
4.500	100.526	100.426	100.326	4.500	100.426	100.326	100.226
4.625	100.933	100.833	100.733	4.625	100.833	100.733	100.633
4.750	101.235	101.135	101.035	4.750	101.135	101.035	100.935

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	97.332	97.232	97.132	4.250	97.232	97.132	97.032	2.750	93.279	93.179	93.079	2.750	93.179	93.079	92.979
4.375	97.958	97.858	97.758	4.375	97.858	97.758	97.658	2.875	93.963	93.863	93.763	2.875	93.863	93.763	93.663
4.500	98.627	98.527	98.427	4.500	98.527	98.427	98.327	2.990	94.538	94.438	94.338	2.990	94.438	94.338	94.238
4.625	99.130	99.030	98.930	4.625	99.030	98.930	98.830	3.000	94.638	94.538	94.438	3.000	94.538	94.438	94.338
4.750	99.727	99.627	99.527	4.750	99.627	99.527	99.427	3.125	95.257	95.157	95.057	3.125	95.157	95.057	94.957
4.875	100.350	100.250	100.150	4.875	100.250	100.150	100.050	3.250	95.656	95.556	95.456	3.250	95.556	95.456	95.356
4.990	100.776	100.676	100.576	4.990	100.676	100.576	100.476	3.375	96.275	96.175	96.075	3.375	96.175	96.075	95.975
5.000	100.876	100.776	100.676	5.000	100.776	100.676	100.576	3.500	96.499	96.399	96.299	3.500	96.399	96.299	96.199
5.125	100.406	100.306	100.206	5.125	100.306	100.206	100.106	3.625	97.040	96.940	96.840	3.625	96.940	96.840	96.740
5.250	100.845	100.745	100.645	5.250	100.745	100.645	100.545	3.750	97.543	97.443	97.343	3.750	97.443	97.343	97.243
5.375	101.371	101.271	101.171	5.375	101.271	101.171	101.071	3.875	98.093	97.993	97.893	3.875	97.993	97.893	97.793
5.500	101.750	101.650	101.550	5.500	101.650	101.550	101.450	3.990	97.897	97.797	97.697	3.990	97.797	97.697	97.597
5.625	101.143	101.043	100.943	5.625	101.043	100.943	100.843	4.000	97.997	97.897	97.797	4.000	97.897	97.797	97.697
5.750	101.577	101.477	101.377	5.750	101.477	101.377	101.277	4.125	98.504	98.404	98.304	4.125	98.404	98.304	98.204
5.875	101.794	101.694	101.594	5.875	101.694	101.594	101.494	4.250	98.784	98.684	98.584	4.250	98.684	98.584	98.484
5.990	101.863	101.763	101.663	5.990	101.763	101.663	101.563	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.963	101.863	101.763	6.000	101.863	101.763	101.663	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	102.174	102.074	101.974	6.125	102.074	101.974	101.874	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	102.440	102.340	102.240	6.250	102.340	102.240	102.140	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%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/16/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/13/2018

W. Rate Sheet Dated: 6/14/2018

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	99.611	99.511	99.411	3.750	97.696	97.596	97.496	2.750	95.123	95.023	94.923	4.250	98.782	98.682	98.582	2.750	94.779	94.679	94.579
4.375	100.237	100.137	100.037	3.875	98.417	98.317	98.217	2.875	95.807	95.707	95.607	4.375	99.408	99.308	99.208	2.875	95.463	95.363	95.263
4.500	100.906	100.806	100.706	3.990	98.969	98.869	98.769	2.990	96.382	96.282	96.182	4.500	100.077	99.977	99.877	2.990	96.038	95.938	95.838
4.625	101.455	101.355	101.255	4.000	99.069	98.969	98.869	3.000	96.482	96.382	96.282	4.625	100.580	100.480	100.380	3.000	96.138	96.038	95.938
4.750	102.052	101.952	101.852	4.125	99.540	99.440	99.340	3.125	97.101	97.001	96.901	4.750	101.177	101.077	100.977	3.125	96.757	96.657	96.557
4.875	102.675	102.575	102.475	4.250	100.141	100.041	99.941	3.250	97.600	97.500	97.400	4.875	101.800	101.700	101.600	3.250	97.256	97.156	97.056
4.990	103.101	103.001	102.901	4.375	100.735	100.635	100.535	3.375	98.119	98.019	97.919	4.990	102.226	102.126	102.026	3.375	97.775	97.675	97.575
5.000	103.201	103.101	103.001	4.500	101.438	101.338	101.238	3.500	98.632	98.532	98.432	5.000	102.326	102.226	102.126	3.500	97.999	97.899	97.799
5.125	103.731	103.631	103.531	4.625	102.052	101.952	101.852	3.625	99.173	99.073	98.973	5.125	101.856	101.756	101.656	3.625	98.540	98.440	98.340
5.250	104.170	104.070	103.970	4.750	102.625	102.525	102.425	3.750	99.676	99.576	99.476	5.250	102.295	102.195	102.095	3.750	99.043	98.943	98.843
5.375	104.696	104.596	104.496	4.875	103.005	102.905	102.805	3.875	100.226	100.126	100.026	5.375	102.821	102.721	102.621	3.875	99.593	99.493	99.393
5.500	105.075	104.975	104.875	4.990	103.180	103.080	102.980	3.990	100.546	100.446	100.346	5.500	103.200	103.100	103.000	3.990	99.397	99.297	99.197
5.625	105.320	105.210	105.120	5.000	103.280	103.180	103.080	4.000	100.646	100.546	100.446	5.625	102.593	102.483	102.393	4.000	99.497	99.397	99.297
5.750	105.754	105.645	105.554	5.125	103.795	103.695	103.565	4.125	101.153	101.053	100.953	5.750	103.027	102.918	102.827	4.125	100.004	99.904	99.804
5.875	106.121	106.021	105.921	5.250	104.237	104.137	104.005	4.250	101.433	101.333	101.233	5.875	103.244	103.144	103.044	4.250	100.284	100.184	100.084
5.990	106.340	106.240	106.140	5.375	104.574	104.474	104.343	4.375	101.829	101.729	101.629	5.990	103.313	103.213	103.113	4.375	100.680	100.580	100.480
6.000	106.440	106.340	106.240	5.500	104.822	104.722	104.591	4.500	102.026	101.926	101.826	6.000	103.413	103.313	103.213	4.500	100.447	100.347	100.247
6.125	106.801	106.701	106.601	5.625	105.288	105.188	105.088	4.625	102.433	102.333	102.233	6.125	103.624	103.524	103.424	4.625	100.854	100.754	100.654
6.250	107.217	107.117	107.017	5.750	105.687	105.578	105.487	4.750	102.735	102.635	102.535	6.250	103.890	103.790	103.690	4.750	101.156	101.056	100.956

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

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

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

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

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

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

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

Lock Desk Policy			
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.: **7/16/2018**

45 Day Lock Exp.: **7/30/2018**

60 Day Lock Exp.: **8/13/2018**

W. Rate Sheet Dated: **6/14/2018**

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	96.558	96.433	96.308	
4.125	97.569	97.444	97.319	
4.250	98.220	98.095	97.970	
4.375	98.899	98.774	98.649	
4.500	99.608	99.483	99.358	
4.625	100.180	100.055	99.930	
4.750	100.725	100.600	100.475	
4.875	101.155	101.030	100.905	
5.000	101.235	101.110	100.985	
5.125	101.451	101.326	101.201	
5.250	101.576	101.451	101.326	
5.375	101.695	101.570	101.445	
5.500	101.822	101.697	101.572	

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	96.954	96.829	96.704	
3.625	97.419	97.294	97.169	
3.750	97.844	97.719	97.594	
3.875	98.454	98.329	98.204	
4.000	98.800	98.675	98.550	
4.125	99.056	98.931	98.806	
4.250	99.345	99.220	99.095	
4.375	99.607	99.482	99.357	
4.500	99.859	99.734	99.609	
4.625	100.111	99.986	99.861	
4.750	100.379	100.254	100.129	

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	97.260	97.135	97.010	
3.375	97.740	97.615	97.490	
3.500	98.192	98.067	97.942	
3.625	98.609	98.484	98.359	
3.750	98.992	98.867	98.742	
3.875	99.345	99.220	99.095	
4.000	99.669	99.544	99.419	
4.125	100.013	99.888	99.763	
4.250	100.342	100.217	100.092	
4.375	100.652	100.527	100.402	
4.500	100.962	100.837	100.712	
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)