



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.: 8/14/2018

W. Rate Sheet Dated: 6/15/2018

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	98.174	98.024	97.874	3.500	97.661	97.511	97.361	1.875	N/A	N/A	N/A	3.125	96.741	96.591	96.441
3.625	98.707	98.557	98.407	3.625	98.159	98.009	97.859	2.000	N/A	N/A	N/A	3.250	98.098	97.948	97.798
3.750	99.697	99.547	99.397	3.750	99.306	99.156	99.006	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	100.227	100.077	99.927	3.875	99.800	99.650	99.500	2.250	93.707	93.557	93.407	3.500	99.180	99.030	98.880
4.000	100.752	100.602	100.452	4.000	100.290	100.140	99.990	2.375	94.072	93.922	93.772	3.625	99.714	99.564	99.414
4.125	101.280	101.130	100.980	4.125	100.782	100.632	100.482	2.500	93.194	93.044	92.894	Margin = 2.250		Index = 2.310	
4.250	102.096	101.971	101.814	4.250	101.455	101.330	101.173	2.625	94.144	93.994	93.844				
4.375	102.613	102.488	102.332	4.375	101.937	101.812	101.655	2.750	96.696	96.546	96.396				
4.500	103.123	102.998	102.842	4.500	102.411	102.286	102.130	2.875	97.260	97.110	96.960				
4.625	103.544	103.419	103.263	4.625	102.796	102.671	102.515	3.000	97.734	97.584	97.434				
4.750	103.669	103.513	103.341	4.750	102.876	102.720	102.548	3.125	98.208	98.058	97.908				
4.875	103.851	103.695	103.523	4.875	103.274	103.118	102.946	3.250	98.744	98.594	98.444				
5.000	104.477	104.321	104.149	5.000	103.665	103.509	103.337	3.375	99.211	99.061	98.911				
5.125	104.895	104.739	104.567	5.125	103.867	103.711	103.539	3.500	99.681	99.531	99.381				
5.250	105.036	104.936	104.811	5.250	103.974	103.874	103.749	3.625	100.142	99.992	99.842				
5.375	105.313	105.213	105.088	5.375	104.333	104.233	104.108	3.750	100.293	100.143	99.993				
5.500	105.304	105.204	105.079	5.500	104.661	104.561	104.436	3.875	100.748	100.598	100.448				
5.625	105.583	105.483	105.358	5.625	105.105	105.005	104.880	4.000	101.133	100.983	100.833				
5.750	105.720	105.620	105.520	5.750	104.648	104.548	104.448	4.125	101.473	101.323	101.173				

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	96.974	96.824	96.674	3.500	96.661	96.511	96.361	1.875	N/A	N/A	N/A	3.125	95.741	95.591	95.441
3.625	97.507	97.357	97.207	3.625	97.159	97.009	96.859	2.000	N/A	N/A	N/A	3.250	97.098	96.948	96.798
3.750	98.497	98.347	98.197	3.750	98.306	98.156	98.006	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	99.027	98.877	98.727	3.875	98.800	98.650	98.500	2.250	92.707	92.557	92.407	3.500	98.180	98.030	97.880
4.000	99.552	99.402	99.252	4.000	99.290	99.140	98.990	2.375	93.072	92.922	92.772	3.625	98.714	98.564	98.414
4.125	100.080	99.930	99.780	4.125	99.782	99.632	99.482	2.500	92.194	92.044	91.894	Margin = 2.250		Index = 2.310	
4.250	100.896	100.771	100.614	4.250	100.455	100.330	100.173	2.625	93.144	92.994	92.844	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.413	101.288	101.132	4.375	100.937	100.812	100.655	2.750	95.696	95.546	95.396	Rate	30 Day	45 Day	60 Day
4.500	101.923	101.798	101.642	4.500	101.411	101.286	101.130	2.875	96.260	96.110	95.960	4.500	100.623	100.373	100.123
4.625	102.344	102.219	102.063	4.625	101.796	101.671	101.515	3.000	96.734	96.584	96.434	4.625	101.044	100.794	100.544
4.750	102.367	102.211	102.039	4.750	101.876	101.720	101.548	3.125	97.208	97.058	96.908	4.750	101.017	100.767	100.517
4.875	102.901	102.745	102.573	4.875	102.274	102.118	101.946	3.250	97.744	97.594	97.444	4.875	101.451	101.201	100.951
5.000	103.327	103.171	102.999	5.000	102.665	102.509	102.337	3.375	98.211	98.061	97.911	5.000	101.877	101.627	101.377
5.125	103.745	103.589	103.417	5.125	102.967	102.811	102.639	3.500	98.681	98.531	98.381	5.125	102.215	101.965	101.715
5.250	104.606	104.506	104.381	5.250	102.974	102.874	102.749	3.625	99.142	98.992	98.842	5.250	101.825	101.575	101.325
5.375	104.883	104.783	104.658	5.375	103.333	103.233	103.108	3.750	99.293	99.143	98.993	5.375	102.109	101.859	101.609
5.500	105.074	104.974	104.849	5.500	103.661	103.561	103.436	3.875	99.748	99.598	99.448	5.500	102.254	102.004	101.754
5.625	105.303	105.203	105.078	5.625	104.105	104.005	103.880	4.000	100.133	99.983	99.833	5.625	102.523	102.273	102.023
5.750	105.490	105.390	105.290	5.750	103.648	103.548	103.448	4.125	100.473	100.323	100.173	5.750	102.700	102.450	102.200

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	99.773	99.523	99.273	4.500	99.591	99.341	99.091
4.750	100.167	99.917	99.667	4.750	100.056	99.806	99.556
5.000	101.027	100.777	100.527	5.000	100.845	100.595	100.345
5.250	102.044	101.794	101.544	5.250	101.881	101.631	101.381
5.500	101.925	101.675	101.425	5.500	101.841	101.591	101.341
5.625	102.276	102.026	101.776	5.625	102.285	102.035	101.785
5.750	102.544	102.294	102.044	5.750	101.828	101.578	101.328
5.875	102.774	102.524	102.274	5.875	102.197	101.947	101.697

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:	6/15/2018	5.250%

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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30 Day Lock Exp.:

7/16/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/14/2018

W. Rate Sheet Dated: 6/15/2018

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	96.008	95.858	95.708	3.250	95.621	95.471	95.321	1.875	N/A	N/A	N/A	3.125	95.05	94.904	94.754
3.375	96.703	96.553	96.403	3.375	96.150	96.000	95.850	2.000	N/A	N/A	N/A	3.250	97.16	97.010	96.860
3.500	97.236	97.086	96.936	3.500	96.724	96.574	96.424	2.125	N/A	N/A	N/A	3.375	97.75	97.600	97.450
3.625	97.770	97.620	97.470	3.625	97.222	97.072	96.922	2.250	90.207	90.057	89.907	3.500	98.24	98.092	97.942
3.750	98.697	98.547	98.397	3.750	98.306	98.156	98.006	2.375	90.572	90.422	90.272	3.625	98.78	98.626	98.476
3.875	99.227	99.077	98.927	3.875	98.800	98.650	98.500	2.500	89.694	89.544	89.394	Margin = 2.250		Index = 2.310	
4.000	99.752	99.602	99.452	4.000	99.290	99.140	98.990	2.625	90.644	90.494	90.344				
4.125	100.280	100.130	99.980	4.125	99.782	99.632	99.482	2.750	95.008	94.858	94.708				
4.250	101.002	100.877	100.721	4.250	100.361	100.236	100.080	2.875	95.572	95.422	95.272				
4.375	101.520	101.395	101.238	4.375	100.843	100.718	100.562	3.000	96.046	95.896	95.746				
4.500	102.030	101.905	101.748	4.500	101.317	101.192	101.036	3.125	96.521	96.371	96.221				
4.625	102.451	102.326	102.169	4.625	101.703	101.578	101.421	3.250	97.807	97.657	97.507				
4.750	102.263	102.107	101.935	4.750	101.470	101.313	101.141	3.375	98.274	98.124	97.974				
4.875	102.445	102.288	102.116	4.875	101.868	101.712	101.540	3.500	98.743	98.593	98.443				
5.000	103.071	102.915	102.743	5.000	102.259	102.102	101.931	3.625	99.205	99.055	98.905				
5.125	103.489	103.333	103.161	5.125	102.461	102.305	102.133	3.750	99.293	99.143	98.993				
5.250	102.068	101.968	101.843	5.250	101.006	100.906	100.781	3.875	99.748	99.598	99.448				
5.375	102.345	102.245	102.120	5.375	101.364	101.264	101.139	4.000	100.133	99.983	99.833				
5.500	102.335	102.235	102.110	5.500	101.692	101.592	101.467	4.125	100.473	100.323	100.173				

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	94.808	94.658	94.508	3.250	94.621	94.471	94.321	1.875	N/A	N/A	N/A	3.125	94.054	93.904	93.754
3.375	95.503	95.353	95.203	3.375	95.150	95.000	94.850	2.000	N/A	N/A	N/A	3.250	96.160	96.010	95.860
3.500	96.036	95.886	95.736	3.500	95.724	95.574	95.424	2.125	N/A	N/A	N/A	3.375	96.750	96.600	96.450
3.625	96.570	96.420	96.270	3.625	96.222	96.072	95.922	2.250	90.957	90.807	90.657	3.500	97.242	97.092	96.942
3.750	97.497	97.347	97.197	3.750	97.306	97.156	97.006	2.375	91.322	91.172	91.022	3.625	97.776	97.626	97.476
3.875	98.027	97.877	97.727	3.875	97.800	97.650	97.500	2.500	90.444	90.294	90.144	Margin = 2.250		Index = 2.310	
4.000	98.552	98.402	98.252	4.000	98.290	98.140	97.990	2.625	91.394	91.244	91.094	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.080	98.930	98.780	4.125	98.782	98.632	98.482	2.750	94.789	94.639	94.489	Rate	30 Day	45 Day	60 Day
4.250	99.802	99.677	99.521	4.250	99.361	99.236	99.080	2.875	95.353	95.203	95.053	4.500	99.530	99.280	99.030
4.375	100.320	100.195	100.038	4.375	99.843	99.718	99.562	3.000	95.828	95.678	95.528	4.625	99.951	99.701	99.451
4.500	100.830	100.705	100.548	4.500	100.317	100.192	100.036	3.125	96.302	96.152	96.002	4.750	99.611	99.361	99.111
4.625	101.251	101.126	100.969	4.625	100.703	100.578	100.421	3.250	96.275	96.125	95.975	4.875	100.045	99.795	99.545
4.750	100.961	100.804	100.633	4.750	100.470	100.313	100.141	3.375	96.743	96.593	96.443	5.000	100.471	100.221	99.971
4.875	101.495	101.338	101.166	4.875	100.868	100.712	100.540	3.500	97.212	97.062	96.912	5.125	100.809	100.559	100.309
5.000	101.921	101.765	101.593	5.000	101.259	101.102	100.931	3.625	97.674	97.524	97.374	5.250	98.857	98.607	98.357
5.125	102.339	102.183	102.011	5.125	101.561	101.405	101.233	3.750	97.106	96.956	96.806	5.375	99.141	98.891	98.641
5.250	101.638	101.538	101.413	5.250	100.006	99.906	99.781	3.875	97.560	97.410	97.260	5.500	99.285	99.035	98.785
5.375	101.915	101.815	101.690	5.375	100.364	100.264	100.139	4.000	97.945	97.795	97.645	5.625	99.554	99.304	99.054
5.500	102.105	102.005	101.880	5.500	100.692	100.592	100.467	4.125	98.285	98.135	97.985	5.750	99.262	99.012	98.762

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	98.680	98.430	98.180	4.500	98.497	98.247	97.997
4.750	98.761	98.511	98.261	4.750	98.650	98.400	98.150
5.000	99.621	99.371	99.121	5.000	99.439	99.189	98.939
5.250	99.076	98.826	98.576	5.250	98.912	98.662	98.412
5.500	98.956	98.706	98.456	5.500	98.872	98.622	98.372
5.625	99.307	99.057	98.807	5.625	99.316	99.066	98.816
5.750	99.106	98.856	98.606	5.750	98.391	98.141	97.891
5.875	99.336	99.086	98.836	5.875	98.759	98.509	98.259

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:	6/15/2018 5.250%

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)	



AFR Loan Center

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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.:

8/14/2018

W. Rate Sheet Dated: 6/15/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA																
30/25 Year				20 Year				15 Year				10 Year				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
4.125	99.049	98.949	98.849	4.375	100.698	100.598	100.498	3.000	96.376	96.276	96.176	2.875	96.667	96.567	96.467	
4.250	99.738	99.638	99.538	4.500	101.416	101.316	101.216	3.125	96.913	96.813	96.713	2.990	96.913	96.813	96.713	
4.375	100.343	100.243	100.143	4.625	102.040	101.940	101.840	3.250	97.484	97.384	97.284	3.000	97.013	96.913	96.813	
4.500	100.876	100.776	100.676	4.750	102.580	102.480	102.380	3.375	98.024	97.924	97.824	3.125	97.367	97.267	97.167	
4.625	101.446	101.346	101.246	4.875	102.954	102.854	102.754	3.500	98.553	98.453	98.353	3.250	98.279	98.179	98.079	
4.750	102.066	101.966	101.866	4.990	103.198	103.098	102.998	3.625	99.094	98.994	98.894	3.375	98.637	98.537	98.437	
4.875	102.601	102.501	102.401	5.000	103.298	103.198	103.098	3.750	99.489	99.389	99.289	3.500	98.981	98.881	98.781	
4.990	102.875	102.775	102.675	5.125	103.743	103.643	103.543	3.875	99.994	99.894	99.794	3.625	99.329	99.229	99.129	
5.000	102.975	102.875	102.775	5.250	104.260	104.160	104.060	3.990	100.396	100.296	100.196	3.750	99.920	99.820	99.720	
5.125	103.450	103.350	103.250	5.375	104.597	104.497	104.397	4.000	100.496	100.396	100.296	3.875	100.261	100.161	100.061	
5.250	104.118	104.018	103.918	5.500	104.908	104.808	104.708	4.125	100.985	100.885	100.785	3.990	100.487	100.387	100.287	
5.375	104.581	104.481	104.381	5.625	105.164	105.064	104.964	4.250	101.285	101.185	101.085	4.000	100.587	100.487	100.387	
5.500	104.931	104.831	104.731	5.750	105.572	105.472	105.372	4.375	101.658	101.558	101.458	4.125	100.903	100.803	100.703	
5.625	105.217	105.117	105.017	5.875	105.895	105.795	105.695	4.500	102.087	101.987	101.887	4.250	101.374	101.274	101.172	
5.750	105.758	105.658	105.558	5.990	106.081	105.981	105.881	4.625	102.498	102.398	102.298	4.375	101.676	101.576	101.474	
5.875	106.172	106.072	105.972	6.000	106.181	106.081	105.981	4.750	102.752	102.652	102.552	4.500	101.955	101.855	101.753	
5.990	106.438	106.338	106.238	6.125	106.474	106.340	106.215	4.875	102.992	102.892	102.792	4.625	102.208	102.108	102.007	
6.000	106.538	106.438	106.338	6.250	106.922	106.724	106.583	4.990	103.098	102.998	102.898	4.750	102.376	102.276	102.174	
6.125	106.830	106.730	106.630	6.375	107.226	107.028	106.887	5.000	103.198	103.098	102.998	4.875	102.535	102.435	102.333	

30-20 Year High Balance					15 Year High Balance			
Rate	30 Day	45 Day	60 Day		Rate	30 Day	45 Day	60 Day
4.125	97.776	97.676	97.576		2.875	95.592	95.492	95.392
4.250	98.546	98.446	98.346		2.990	95.909	95.809	95.709
4.375	99.155	99.055	98.955		3.000	96.009	95.909	95.809
4.500	99.710	99.610	99.510		3.125	96.437	96.337	96.237
4.625	100.228	100.128	100.028		3.250	97.043	96.943	96.843
4.750	100.910	100.810	100.710		3.375	97.474	97.374	97.274
4.875	101.446	101.346	101.246		3.500	97.918	97.818	97.718
4.990	101.849	101.749	101.649		3.625	98.337	98.237	98.137
5.000	101.949	101.849	101.749		3.750	98.699	98.599	98.499
5.125	102.196	102.096	101.996		3.875	99.118	99.018	98.918
5.250	102.450	102.350	102.250		3.990	99.434	99.334	99.234
5.375	102.950	102.850	102.750		4.000	99.534	99.434	99.334
5.500	103.435	103.335	103.235		4.125	99.931	99.831	99.731
5.625	103.649	103.549	103.449		4.250	100.136	100.036	99.936
5.750	103.861	103.761	103.661		4.375	100.328	100.228	100.128
5.875	102.752	102.652	102.552		4.500	100.533	100.433	100.333
5.990	103.113	103.013	102.913		4.625	100.882	100.782	100.682
6.000	103.213	103.113	103.013		4.750	101.049	100.949	100.849
6.125	103.462	103.362	103.262		4.875	101.207	101.107	101.007

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 *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 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					



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.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.:

8/14/2018

W. Rate Sheet Dated: 6/15/2018

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	98.018	97.918	97.818	4.125	96.077	95.977	95.877	4.375	99.248	99.148	99.048	4.500	98.689	98.589	98.489
4.375	98.582	98.482	98.382	4.250	97.131	97.031	96.931	4.500	99.966	99.866	99.766	4.625	99.121	99.021	98.921
4.500	99.108	99.008	98.908	4.375	97.766	97.666	97.566	4.625	100.590	100.490	100.390	4.750	100.020	99.920	99.820
4.625	99.584	99.754	99.654	4.500	98.392	98.292	98.192	4.750	101.130	101.030	100.930	4.875	100.528	100.428	100.328
4.750	100.565	100.465	100.365	4.625	99.400	99.300	99.200	4.875	101.504	101.404	101.304	4.990	100.897	100.797	100.697
4.875	101.064	100.964	100.864	4.750	100.366	100.266	100.166	4.990	101.748	101.648	101.548	5.000	100.997	100.897	100.797
4.990	101.425	101.325	101.225	4.875	100.932	100.832	100.732	5.000	101.848	101.748	101.648	5.125	101.384	101.284	101.184
5.000	101.525	101.425	101.325	4.990	101.340	101.240	101.140	5.125	102.293	102.193	102.093	5.250	101.951	101.851	101.751
5.125	102.000	101.900	101.800	5.000	101.440	101.340	101.240	5.250	102.810	102.710	102.610	5.375	102.434	102.334	102.234
5.250	102.668	102.568	102.468	5.125	101.837	101.737	101.637	5.375	103.147	103.047	102.947	5.500	102.816	102.716	102.616
5.375	103.131	103.031	102.931	5.250	102.689	102.589	102.489	5.500	103.458	103.358	103.258	5.625	103.155	103.055	102.955
5.500	103.481	103.381	103.281	5.375	103.216	103.116	103.016	5.625	103.714	103.614	103.514	5.750	103.540	103.440	103.340
5.625	103.767	103.667	103.567	5.500	103.606	103.506	103.406	5.750	104.122	104.022	103.922	5.875	103.972	103.872	103.772
5.750	104.308	104.208	104.108	5.625	103.924	103.824	103.724	5.875	104.445	104.345	104.245	5.990	104.259	104.159	104.059
5.875	104.722	104.622	104.522	5.750	104.689	104.589	104.489	5.990	104.631	104.531	104.431	6.000	104.359	104.259	104.159
5.990	104.988	104.888	104.788	5.875	105.160	105.060	104.960	6.000	104.731	104.631	104.531	6.125	104.673	104.573	104.473
6.000	105.088	104.988	104.888	5.990	105.465	105.365	105.265	6.125	105.024	104.890	104.765	6.250	105.027	104.918	104.800
6.125	105.380	105.280	105.180	6.000	105.565	105.465	105.365	6.250	105.472	105.274	105.133	6.375	105.435	105.325	105.207
6.250	105.864	105.755	105.637	6.125	105.886	105.786	105.686	6.375	105.776	105.578	105.437	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	95.592	95.492	95.392	3.000	N/A	#N/A	#N/A	2.875	95.167	95.067	94.967	3.000	N/A	#N/A	#N/A
2.990	95.909	95.809	95.709	3.125	93.909	93.809	93.709	2.990	95.413	95.313	95.213	3.125	93.720	93.620	93.520
3.000	96.009	95.909	95.809	3.250	94.311	94.211	94.111	3.000	95.513	95.413	95.313	3.250	94.112	94.012	93.912
3.125	96.437	96.337	96.237	3.375	94.930	94.830	94.730	3.125	95.867	95.767	95.667	3.375	94.741	94.641	94.541
3.250	97.043	96.943	96.843	3.500	95.612	95.512	95.412	3.250	96.779	96.679	96.579	3.500	95.413	95.313	95.213
3.375	97.474	97.374	97.274	3.625	96.277	96.177	96.077	3.375	97.137	97.037	96.937	3.625	96.088	95.988	95.888
3.500	97.918	97.818	97.718	3.750	96.659	96.559	96.459	3.500	97.481	97.381	97.281	3.750	96.460	96.360	96.260
3.625	98.337	98.237	98.137	3.875	97.320	97.220	97.120	3.625	97.829	97.729	97.629	3.875	97.121	97.021	96.921
3.750	98.699	98.599	98.499	3.990	97.865	97.765	97.665	3.750	98.420	98.320	98.220	3.990	97.655	97.555	97.455
3.875	99.118	99.018	98.918	4.000	97.965	97.865	97.765	3.875	98.761	98.661	98.561	4.000	97.755	97.655	97.555
3.990	99.434	99.334	99.234	4.125	98.590	98.490	98.390	3.990	98.987	98.887	98.787	4.125	98.381	98.281	98.181
4.000	99.534	99.434	99.334	4.250	98.921	98.821	98.721	4.000	99.087	98.987	98.887	4.250	98.712	98.612	98.512
4.125	99.931	99.831	99.731	4.375	99.324	99.224	99.124	4.125	99.403	99.303	99.203	4.375	99.094	98.994	98.894
4.250	100.136	100.036	99.936	4.500	99.883	99.783	99.683	4.250	99.874	99.774	99.674	4.500	99.653	99.553	99.453
4.375	100.328	100.228	100.128	4.625	100.416	100.316	100.216	4.375	100.176	100.076	99.974	4.625	100.186	100.086	99.986
4.500	100.533	100.433	100.333	4.750	100.699	100.599	100.499	4.500	100.455	100.355	100.253	4.750	100.470	100.370	100.270
4.625	100.882	100.782	100.682	4.875	100.966	100.866	100.766	4.625	100.708	100.608	100.507	4.875	100.726	100.626	100.526
4.750	101.049	100.949	100.849	4.990	101.098	100.998	100.898	4.750	100.876	100.776	100.674	4.990	100.888	100.788	100.688
4.875	101.207	101.107	101.007	5.000	101.198	101.098	100.998	4.875	101.035	100.935	100.833	5.000	100.988	100.888	100.788

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only					
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	75.00%	75.01 - 80.00%	
≥ 740	-0.375	-0.625	-0.625	-0.875	
720 - 739	-0.375	-1.000	-1.000	-1.125	
700 - 719	-0.375	-1.000	-1.000	-1.125	
680 - 699	-0.375	-1.125	-1.125	-1.750	
660 - 679	-0.625	-1.125	-1.125	-1.875	
640 - 659	-0.625	-1.625	-1.625	-2.625	
620 - 639	-0.625	-1.625	-1.625	-3.125	
< 620	-1.625	-2.625	-2.625	-3.125	

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/16/2018

45 Day Lock Exp.:

7/30/2018

60 Day Lock Exp.:

8/14/2018

W. Rate Sheet Dated: 6/15/2018

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	99.802	99.702	99.602	3.750	97.831	97.731	97.631	2.750	95.122	95.022	94.922
4.375	100.423	100.323	100.223	3.875	98.554	98.454	98.354	2.875	95.807	95.707	95.607
4.500	101.111	101.011	100.911	3.990	99.135	99.035	98.935	2.990	96.381	96.281	96.181
4.625	101.604	101.504	101.404	4.000	99.235	99.135	99.035	3.000	96.481	96.381	96.281
4.750	102.204	102.104	102.004	4.125	99.695	99.595	99.495	3.125	97.101	97.001	96.901
4.875	102.829	102.729	102.629	4.250	100.297	100.197	100.097	3.250	97.601	97.501	97.401
4.990	103.257	103.157	103.057	4.375	100.893	100.793	100.693	3.375	98.120	98.020	97.920
5.000	103.357	103.257	103.157	4.500	101.580	101.480	101.380	3.500	98.694	98.594	98.494
5.125	103.846	103.746	103.646	4.625	102.195	102.095	101.995	3.625	99.236	99.136	99.036
5.250	104.288	104.188	104.088	4.750	102.817	102.717	102.617	3.750	99.741	99.641	99.541
5.375	104.816	104.716	104.616	4.875	103.198	103.098	102.998	3.875	100.269	100.169	100.069
5.500	105.198	105.098	104.998	4.990	103.417	103.317	103.217	3.990	100.609	100.509	100.409
5.625	105.340	105.234	105.140	5.000	103.517	103.417	103.317	4.000	100.709	100.609	100.509
5.750	105.779	105.673	105.579	5.125	103.903	103.803	103.666	4.125	101.216	101.116	101.016
5.875	106.148	106.048	105.948	5.250	104.347	104.247	104.108	4.250	101.497	101.397	101.297
5.990	106.369	106.269	106.169	5.375	104.686	104.586	104.447	4.375	101.950	101.850	101.750
6.000	106.469	106.369	106.269	5.500	104.935	104.835	104.696	4.500	101.991	101.891	101.791
6.125	106.807	106.707	106.607	5.625	105.208	105.102	105.008	4.625	102.367	102.267	102.167
6.250	107.226	107.126	107.026	5.750	105.714	105.608	105.514	4.750	102.669	102.569	102.469

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	98.997	98.897	98.797	2.750	94.778	94.678	94.578
4.375	99.618	99.518	99.418	2.875	95.463	95.363	95.263
4.500	100.306	100.206	100.106	2.990	96.037	95.937	95.837
4.625	100.729	100.629	100.529	3.000	96.137	96.037	95.937
4.750	101.329	101.229	101.129	3.125	96.757	96.657	96.557
4.875	101.954	101.854	101.754	3.250	97.257	97.157	97.057
4.990	102.382	102.282	102.182	3.375	97.776	97.676	97.576
5.000	102.482	102.382	102.282	3.500	98.069	97.969	97.869
5.125	101.971	101.871	101.771	3.625	98.611	98.511	98.411
5.250	102.413	102.313	102.213	3.750	99.116	99.016	98.916
5.375	102.941	102.841	102.741	3.875	99.644	99.544	99.444
5.500	103.323	103.223	103.123	3.990	99.444	99.344	99.244
5.625	102.574	102.468	102.374	4.000	99.544	99.444	99.344
5.750	103.013	102.907	102.813	4.125	100.051	99.951	99.851
5.875	103.232	103.132	103.032	4.250	100.332	100.232	100.132
5.990	103.303	103.203	103.103	4.375	100.785	100.685	100.585
6.000	103.403	103.303	103.203	4.500	100.412	100.312	100.212
6.125	103.591	103.491	103.391	4.625	100.788	100.688	100.588
6.250	103.860	103.760	103.660	4.750	101.090	100.990	100.890

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	N/A	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	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$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@afrrwholesale.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.:

8/14/2018

W. Rate Sheet Dated: 6/15/2018

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	98.352	98.252	98.152	4.250	98.252	98.152	98.052	3.750	96.381	96.281	96.181	3.750	96.281	96.181	96.081
4.375	98.873	98.873	98.773	4.375	98.873	98.773	98.673	3.875	97.104	97.004	96.904	3.875	97.004	96.904	96.804
4.500	99.661	99.661	99.561	4.500	99.561	99.461	99.361	3.990	97.685	97.585	97.485	3.990	97.585	97.485	97.385
4.625	100.154	100.054	99.954	4.625	100.054	99.954	99.854	4.000	97.785	97.685	97.585	4.000	97.685	97.585	97.485
4.750	100.754	100.654	100.554	4.750	100.654	100.554	100.454	4.125	98.245	98.145	98.045	4.125	98.145	98.045	97.945
4.875	101.379	101.279	101.179	4.875	101.279	101.179	101.079	4.250	98.847	98.747	98.647	4.250	98.747	98.647	98.547
4.990	101.807	101.707	101.607	4.990	101.707	101.607	101.507	4.375	99.443	99.343	99.243	4.375	99.343	99.243	99.143
5.000	101.907	101.807	101.707	5.000	101.807	101.707	101.607	4.500	100.130	100.030	99.930	4.500	100.030	99.930	99.830
5.125	102.396	102.296	102.196	5.125	102.296	102.196	102.096	4.625	100.745	100.645	100.545	4.625	100.645	100.545	100.445
5.250	102.838	102.738	102.638	5.250	102.738	102.638	102.538	4.750	101.367	101.267	101.167	4.750	101.267	101.167	101.067
5.375	103.366	103.266	103.166	5.375	103.266	103.166	103.066	4.875	101.748	101.648	101.548	4.875	101.648	101.548	101.448
5.500	103.748	103.648	103.548	5.500	103.648	103.548	103.448	4.990	101.967	101.867	101.767	4.990	101.867	101.767	101.667
5.625	103.890	103.784	103.690	5.625	103.790	103.684	103.590	5.000	102.067	101.967	101.867	5.000	101.967	101.867	101.767
5.750	104.329	104.223	104.129	5.750	104.229	104.123	104.029	5.125	102.453	102.353	102.216	5.125	102.353	102.253	102.116
5.875	104.698	104.598	104.498	5.875	104.598	104.498	104.398	5.250	102.897	102.797	102.658	5.250	102.797	102.697	102.558
5.990	104.919	104.819	104.719	5.990	104.819	104.719	104.619	5.375	103.236	103.136	102.997	5.375	103.136	103.036	102.897
6.000	105.019	104.919	104.819	6.000	104.919	104.819	104.719	5.500	103.485	103.385	103.246	5.500	103.385	103.285	103.146
6.125	105.357	105.257	105.157	6.125	105.257	105.157	105.057	5.625	103.758	103.652	103.558	5.625	103.658	103.552	103.458
6.250	105.776	105.676	105.576	6.250	105.676	105.576	105.476	5.750	104.264	104.158	104.064	5.750	104.164	104.058	103.964

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.622	93.522	93.422	2.750	93.522	93.422	93.322
2.875	94.307	94.207	94.107	2.875	94.207	94.107	94.007
2.990	94.881	94.781	94.681	2.990	94.781	94.681	94.581
3.000	94.981	94.881	94.781	3.000	94.881	94.781	94.681
3.125	95.601	95.501	95.401	3.125	95.501	95.401	95.301
3.250	96.101	96.001	95.901	3.250	96.001	95.901	95.801
3.375	96.620	96.520	96.420	3.375	96.520	96.420	96.320
3.500	97.194	97.094	96.994	3.500	97.094	96.994	96.894
3.625	97.736	97.636	97.536	3.625	97.636	97.536	97.436
3.750	98.241	98.141	98.041	3.750	98.141	98.041	97.941
3.875	98.769	98.669	98.569	3.875	98.669	98.569	98.469
3.990	99.109	99.009	98.909	3.990	99.009	98.909	98.809
4.000	99.209	99.109	99.009	4.000	99.109	99.009	98.909
4.125	99.716	99.616	99.516	4.125	99.616	99.516	99.416
4.250	99.997	99.897	99.797	4.250	99.897	99.797	99.697
4.375	100.450	100.350	100.250	4.375	100.350	100.250	100.150
4.500	100.491	100.391	100.291	4.500	100.391	100.291	100.191
4.625	100.867	100.767	100.667	4.625	100.767	100.667	100.567
4.750	101.169	101.069	100.969	4.750	101.069	100.969	100.869

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	97.547	97.447	97.347	4.250	97.447	97.347	97.247	2.750	93.278	93.178	93.078	2.750	93.178	93.078	92.978
4.375	98.168	98.068	97.968	4.375	98.068	97.968	97.868	2.875	93.963	93.863	93.763	2.875	93.863	93.763	93.663
4.500	98.856	98.756	98.656	4.500	98.756	98.656	98.556	2.990	94.537	94.437	94.337	2.990	94.437	94.337	94.237
4.625	99.279	99.179	99.079	4.625	99.179	99.079	98.979	3.000	94.637	94.537	94.437	3.000	94.537	94.437	94.337
4.750	99.879	99.779	99.679	4.750	99.779	99.679	99.579	3.125	95.257	95.157	95.057	3.125	95.157	95.057	94.957
4.875	100.504	100.404	100.304	4.875	100.404	100.304	100.204	3.250	95.657	95.557	95.457	3.250	95.557	95.457	95.357
4.990	100.932	100.832	100.732	4.990	100.832	100.732	100.632	3.375	96.276	96.176	96.076	3.375	96.176	96.076	95.976
5.000	101.032	100.932	100.832	5.000	100.932	100.832	100.732	3.500	96.699	96.599	96.499	3.500	96.599	96.499	96.399
5.125	100.521	100.421	100.321	5.125	100.421	100.321	100.221	3.625	97.111	97.011	96.911	3.625	97.011	96.911	96.811
5.250	100.963	100.863	100.763	5.250	100.863	100.763	100.663	3.750	97.616	97.516	97.416	3.750	97.516	97.416	97.316
5.375	101.491	101.391	101.291	5.375	101.391	101.291	101.191	3.875	98.144	98.044	97.944	3.875	98.044	97.944	97.844
5.500	101.873	101.773	101.673	5.500	101.773	101.673	101.573	3.990	97.944	97.844	97.744	3.990	97.844	97.744	97.644
5.625	101.124	101.018	100.924	5.625	101.024	100.918	100.824	4.000	98.044	97.944	97.844	4.000	97.944	97.844	97.744
5.750	101.563	101.457	101.363	5.750	101.463	101.367	101.263	4.125	98.551	98.451	98.351	4.125	98.451	98.351	98.251
5.875	101.782	101.682	101.582	5.875	101.682	101.582	101.482	4.250	98.832	98.732	98.632	4.250	98.732	98.632	98.532
5.990	101.853	101.753	101.653	5.990	101.753	101.653	101.553	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.953	101.853	101.753	6.000	101.853	101.753	101.653	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	102.141	102.041	101.941	6.125	102.041	101.941	101.841	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	102.410	102.310	102.210	6.250	102.310	102.210	102.110	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	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

* 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	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.50%	-1.00%	-2.00%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Manufactured	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%
2-Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%
3-4 Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.50%	-2.00%	-2.00%	-2.00%	-2.00%	-2.00%
Condo > 15 year	0.00%	0.00%	0.00%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%
SC C/O Refi	-1.00%	-1.00%	-1.00%	-1.00%	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%	-0.25%



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.:

8/14/2018

W. Rate Sheet Dated: 6/15/2018

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	99.802	99.702	99.602	3.750	97.831	97.731	97.631	2.750	95.122	95.022	94.922	4.250	98.997	98.897	98.797	2.750	94.778	94.678	94.578
4.375	100.423	100.323	100.223	3.875	98.554	98.454	98.354	2.875	95.807	95.707	95.607	4.375	99.618	99.518	99.418	2.875	95.463	95.363	95.263
4.500	101.111	101.011	100.911	3.990	99.135	99.035	98.935	2.990	96.381	96.281	96.181	4.500	100.306	100.206	100.106	2.990	96.037	95.937	95.837
4.625	101.604	101.504	101.404	4.000	99.235	99.135	99.035	3.000	96.481	96.381	96.281	4.625	100.729	100.629	100.529	3.000	96.137	96.037	95.937
4.750	102.204	102.104	102.004	4.125	99.695	99.595	99.495	3.125	97.101	97.001	96.901	4.750	101.329	101.229	101.129	3.125	96.757	96.657	96.557
4.875	102.829	102.729	102.629	4.250	100.297	100.197	100.097	3.250	97.601	97.501	97.401	4.875	101.954	101.854	101.754	3.250	97.257	97.157	97.057
4.990	103.257	103.157	103.057	4.375	100.893	100.793	100.693	3.375	98.120	98.020	97.920	4.990	102.382	102.282	102.182	3.375	97.776	97.676	97.576
5.000	103.357	103.257	103.157	4.500	101.580	101.480	101.380	3.500	98.694	98.594	98.494	5.000	102.482	102.382	102.282	3.500	98.069	97.969	97.869
5.125	103.846	103.746	103.646	4.625	102.195	102.095	101.995	3.625	99.236	99.136	99.036	5.125	101.971	101.871	101.771	3.625	98.611	98.511	98.411
5.250	104.288	104.188	104.088	4.750	102.817	102.717	102.617	3.750	99.741	99.641	99.541	5.250	102.413	102.313	102.213	3.750	99.116	99.016	98.916
5.375	104.816	104.716	104.616	4.875	103.198	103.098	102.998	3.875	100.269	100.169	100.069	5.375	102.941	102.841	102.741	3.875	99.644	99.544	99.444
5.500	105.198	105.098	104.998	4.990	103.417	103.317	103.217	3.990	100.609	100.509	100.409	5.500	103.323	103.223	103.123	3.990	99.444	99.344	99.244
5.625	105.340	105.234	105.140	5.000	103.517	103.417	103.317	4.000	100.709	100.609	100.509	5.625	102.574	102.468	102.374	4.000	99.544	99.444	99.344
5.750	105.779	105.673	105.579	5.125	103.903	103.803	103.666	4.125	101.216	101.116	101.016	5.750	103.013	102.907	102.813	4.125	100.051	99.951	99.851
5.875	106.148	106.048	105.948	5.250	104.347	104.247	104.108	4.250	101.497	101.397	101.297	5.875	103.232	103.132	103.032	4.250	100.332	100.232	100.132
5.990	106.369	106.269	106.169	5.375	104.686	104.586	104.447	4.375	101.950	101.850	101.750	5.990	103.303	103.203	103.103	4.375	100.785	100.685	100.585
6.000	106.469	106.369	106.269	5.500	104.935	104.835	104.696	4.500	101.991	101.891	101.791	6.000	103.403	103.303	103.203	4.500	100.412	100.312	100.212
6.125	106.807	106.707	106.607	5.625	105.208	105.102	105.008	4.625	102.367	102.267	102.167	6.125	103.591	103.491	103.391	4.625	100.788	100.688	100.588
6.250	107.226	107.126	107.026	5.750	105.714	105.608	105.514	4.750	102.669	102.569	102.469	6.250	103.860	103.760	103.660	4.750	101.090	100.990	100.890

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@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.: **8/14/2018**

W. Rate Sheet Dated: **6/15/2018**

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	96.516	96.391	96.266	
4.125	97.528	97.403	97.278	
4.250	98.179	98.054	97.929	
4.375	98.859	98.734	98.609	
4.500	99.570	99.445	99.320	
4.625	100.120	99.995	99.870	
4.750	100.664	100.539	100.414	
4.875	101.094	100.969	100.844	
5.000	101.247	101.122	100.997	
5.125	101.455	101.330	101.205	
5.250	101.574	101.449	101.324	
5.375	101.691	101.566	101.441	
5.500	101.802	101.677	101.552	

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	96.973	96.848	96.723	
3.625	97.431	97.306	97.181	
3.750	97.851	97.726	97.601	
3.875	98.455	98.330	98.205	
4.000	98.797	98.672	98.547	
4.125	99.050	98.925	98.800	
4.250	99.335	99.210	99.085	
4.375	99.594	99.469	99.344	
4.500	99.845	99.720	99.595	
4.625	100.099	99.974	99.849	
4.750	100.367	100.242	100.117	

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	97.274	97.149	97.024	
3.375	97.748	97.623	97.498	
3.500	98.196	98.071	97.946	
3.625	98.609	98.484	98.359	
3.750	98.988	98.863	98.738	
3.875	99.338	99.213	99.088	
4.000	99.659	99.534	99.409	
4.125	100.003	99.878	99.753	
4.250	100.330	100.205	100.080	
4.375	100.640	100.515	100.390	
4.500	100.951	100.826	100.701	
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)