



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.: 7/18/2018

45 Day Lock Exp.: 8/2/2018

60 Day Lock Exp.: 8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	99.695	99.545	99.395	3.750	99.304	99.154	99.004	2.125	N/A	N/A	N/A	3.375	98.688	98.538	98.388
3.875	100.221	100.071	99.921	3.875	99.795	99.645	99.495	2.250	93.707	93.557	93.407	3.500	99.180	99.030	98.880
4.000	100.750	100.600	100.450	4.000	100.288	100.138	99.988	2.375	94.072	93.922	93.772	3.625	99.714	99.564	99.414
4.125	101.271	101.121	100.971	4.125	100.773	100.623	100.473	2.500	93.194	93.044	92.894	Margin = 2.250		Index = 2.310	
4.250	102.092	101.967	101.810	4.250	101.450	101.325	101.169	2.625	94.144	93.994	93.844				
4.375	102.605	102.480	102.324	4.375	101.928	101.803	101.647	2.750	96.696	96.546	96.396				
4.500	103.050	102.925	102.769	4.500	102.337	102.212	102.056	2.875	97.260	97.110	96.960				
4.625	103.449	103.324	103.168	4.625	102.701	102.576	102.420	3.000	97.734	97.584	97.434				
4.750	103.574	103.418	103.246	4.750	102.856	102.700	102.528	3.125	98.208	98.058	97.908				
4.875	103.832	103.676	103.504	4.875	103.255	103.099	102.927	3.250	98.744	98.594	98.444				
5.000	104.396	104.240	104.068	5.000	103.583	103.427	103.255	3.375	99.211	99.061	98.911				
5.125	104.867	104.710	104.538	5.125	103.839	103.682	103.510	3.500	99.681	99.531	99.381				
5.250	105.032	104.932	104.807	5.250	103.970	103.870	103.745	3.625	100.142	99.992	99.842				
5.375	105.282	105.182	105.057	5.375	104.302	104.202	104.077	3.750	100.293	100.143	99.993				
5.500	105.363	105.263	105.138	5.500	104.721	104.621	104.496	3.875	100.748	100.598	100.448				
5.625	105.554	105.454	105.329	5.625	105.076	104.976	104.851	4.000	101.133	100.983	100.833				
5.750	105.715	105.615	105.515	5.750	104.644	104.544	104.444	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	98.495	98.345	98.195	3.750	98.304	98.154	98.004	2.125	N/A	N/A	N/A	3.375	97.688	97.538	97.388
3.875	99.021	98.871	98.721	3.875	98.795	98.645	98.495	2.250	92.707	92.557	92.407	3.500	98.180	98.030	97.880
4.000	99.550	99.400	99.250	4.000	99.288	99.138	98.988	2.375	93.072	92.922	92.772	3.625	98.714	98.564	98.414
4.125	100.071	99.921	99.771	4.125	99.773	99.623	99.473	2.500	92.194	92.044	91.894	Margin = 2.250		Index = 2.310	
4.250	100.892	100.767	100.610	4.250	100.450	100.325	100.169	2.625	93.144	92.994	92.844	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.405	101.280	101.124	4.375	100.928	100.803	100.647	2.750	95.696	95.546	95.396	Rate	30 Day	45 Day	60 Day
4.500	101.850	101.725	101.569	4.500	101.337	101.212	101.056	2.875	96.260	96.110	95.960	4.500	100.550	100.300	100.050
4.625	102.249	102.124	101.968	4.625	101.701	101.576	101.420	3.000	96.734	96.584	96.434	4.625	100.949	100.699	100.449
4.750	102.347	102.191	102.019	4.750	101.856	101.700	101.528	3.125	97.208	97.058	96.908	4.750	100.997	100.747	100.497
4.875	102.882	102.726	102.554	4.875	102.255	102.099	101.927	3.250	97.744	97.594	97.444	4.875	101.432	101.182	100.932
5.000	103.246	103.090	102.918	5.000	102.583	102.427	102.255	3.375	98.211	98.061	97.911	5.000	101.796	101.546	101.296
5.125	103.717	103.560	103.388	5.125	102.939	102.782	102.610	3.500	98.681	98.531	98.381	5.125	102.187	101.937	101.687
5.250	104.602	104.502	104.377	5.250	102.970	102.870	102.745	3.625	99.142	98.992	98.842	5.250	101.821	101.571	101.321
5.375	104.852	104.752	104.627	5.375	103.302	103.202	103.077	3.750	99.293	99.143	98.993	5.375	102.078	101.828	101.578
5.500	105.133	105.033	104.908	5.500	103.721	103.621	103.496	3.875	99.748	99.598	99.448	5.500	102.313	102.063	101.813
5.625	105.274	105.174	105.049	5.625	104.076	103.976	103.851	4.000	100.133	99.983	99.833	5.625	102.494	102.244	101.994
5.750	105.485	105.385	105.285	5.750	103.644	103.544	103.444	4.125	100.473	100.323	100.173	5.750	102.695	102.445	102.195

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	99.700	99.450	99.200	4.500	99.517	99.267	99.017
4.750	100.147	99.897	99.647	4.750	100.036	99.786	99.536
5.000	100.946	100.696	100.446	5.000	100.763	100.513	100.263
5.250	102.023	101.773	101.523	5.250	101.859	101.609	101.359
5.500	101.984	101.734	101.484	5.500	101.901	101.651	101.401
5.625	102.247	101.997	101.747	5.625	102.256	102.006	101.756
5.750	102.539	102.289	102.039	5.750	101.824	101.574	101.324
5.875	102.742	102.492	102.242	5.875	102.166	101.916	101.666

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:	6/18/2018	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.:

7/18/2018

45 Day Lock Exp.:

8/2/2018

60 Day Lock Exp.:

8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	96.226	96.076	95.926	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	98.695	98.545	98.395	3.750	98.304	98.154	98.004	2.375	90.572	90.422	90.272	3.625	98.78	98.626	98.476
3.875	99.221	99.071	98.921	3.875	98.795	98.645	98.495	2.500	89.694	89.544	89.394	Margin = 2.250		Index = 2.310	
4.000	99.750	99.600	99.450	4.000	99.288	99.138	98.988	2.625	90.644	90.494	90.344				
4.125	100.271	100.121	99.971	4.125	99.773	99.623	99.473	2.750	95.008	94.858	94.708				
4.250	100.998	100.873	100.717	4.250	100.357	100.232	100.075	2.875	95.572	95.422	95.272				
4.375	101.512	101.387	101.230	4.375	100.835	100.710	100.553	3.000	96.046	95.896	95.746				
4.500	101.956	101.831	101.675	4.500	101.244	101.119	100.962	3.125	96.521	96.371	96.221				
4.625	102.355	102.230	102.074	4.625	101.607	101.482	101.326	3.250	97.807	97.657	97.507				
4.750	102.168	102.012	101.840	4.750	101.450	101.293	101.122	3.375	98.274	98.124	97.974				
4.875	102.426	102.270	102.098	4.875	101.849	101.693	101.521	3.500	98.743	98.593	98.443				
5.000	102.990	102.833	102.662	5.000	102.177	102.021	101.849	3.625	99.205	99.055	98.905				
5.125	103.460	103.304	103.132	5.125	102.432	102.276	102.104	3.750	99.293	99.143	98.993				
5.250	102.063	101.963	101.838	5.250	101.001	100.901	100.776	3.875	99.748	99.598	99.448				
5.375	102.314	102.214	102.089	5.375	101.333	101.233	101.108	4.000	100.133	99.983	99.833				
5.500	102.394	102.294	102.169	5.500	101.752	101.652	101.527	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	95.226	95.076	94.926	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	97.495	97.345	97.195	3.750	97.304	97.154	97.004	2.375	91.322	91.172	91.022	3.625	97.776	97.626	97.476
3.875	98.021	97.871	97.721	3.875	97.795	97.645	97.495	2.500	90.444	90.294	90.144	Margin = 2.250		Index = 2.310	
4.000	98.550	98.400	98.250	4.000	98.288	98.138	97.988	2.625	91.394	91.244	91.094	30 Year OTC "Borrower Paid Only for USDA"			
4.125	99.071	98.921	98.771	4.125	98.773	98.623	98.473	2.750	94.789	94.639	94.489	Rate	30 Day	45 Day	60 Day
4.250	99.798	99.673	99.517	4.250	99.357	99.232	99.075	2.875	95.353	95.203	95.053	4.500	99.456	99.206	98.956
4.375	100.312	100.187	100.030	4.375	99.835	99.710	99.553	3.000	95.828	95.678	95.528	4.625	99.855	99.605	99.355
4.500	100.756	100.631	100.475	4.500	100.244	100.119	99.962	3.125	96.302	96.152	96.002	4.750	99.591	99.341	99.091
4.625	101.155	101.030	100.874	4.625	100.607	100.482	100.326	3.250	96.275	96.125	95.975	4.875	100.026	99.776	99.526
4.750	100.941	100.785	100.613	4.750	100.450	100.293	100.122	3.375	96.743	96.593	96.443	5.000	100.390	100.140	99.890
4.875	101.476	101.320	101.148	4.875	100.849	100.693	100.521	3.500	97.212	97.062	96.912	5.125	100.780	100.530	100.280
5.000	101.840	101.683	101.512	5.000	101.177	101.021	100.849	3.625	97.674	97.524	97.374	5.250	98.852	98.602	98.352
5.125	102.310	102.154	101.982	5.125	101.532	101.376	101.204	3.750	97.106	96.956	96.806	5.375	99.110	98.860	98.610
5.250	101.633	101.533	101.408	5.250	100.001	99.901	99.776	3.875	97.560	97.410	97.260	5.500	99.344	99.094	98.844
5.375	101.884	101.784	101.659	5.375	100.333	100.233	100.108	4.000	97.945	97.795	97.645	5.625	99.525	99.275	99.025
5.500	102.164	102.064	101.939	5.500	100.752	100.652	100.527	4.125	98.285	98.135	97.985	5.750	99.258	99.008	98.758

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	98.606	98.356	98.106	4.500	98.424	98.174	97.924
4.750	98.741	98.491	98.241	4.750	98.630	98.380	98.130
5.000	99.540	99.290	99.040	5.000	99.357	99.107	98.857
5.250	99.054	98.804	98.554	5.250	98.890	98.640	98.390
5.500	99.015	98.765	98.515	5.500	98.932	98.682	98.432
5.625	99.278	99.028	98.778	5.625	99.287	99.037	98.787
5.750	99.102	98.852	98.602	5.750	98.386	98.136	97.886
5.875	99.305	99.055	98.805	5.875	98.728	98.478	98.228

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:	6/18/2018 5.250%

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

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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/18/2018

45 Day Lock Exp.:

8/2/2018

60 Day Lock Exp.:

8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	99.195	99.095	98.995	4.375	100.690	100.590	100.490	3.000	96.429	96.329	96.229	2.875	96.720	96.620	96.520
4.250	99.875	99.775	99.675	4.500	101.379	101.279	101.179	3.125	96.966	96.866	96.766	2.990	96.969	96.869	96.769
4.375	100.462	100.362	100.262	4.625	101.998	101.898	101.798	3.250	97.595	97.495	97.395	3.000	97.069	96.969	96.869
4.500	100.996	100.896	100.796	4.750	102.535	102.435	102.335	3.375	98.135	98.035	97.935	3.125	97.420	97.320	97.220
4.625	101.594	101.494	101.394	4.875	102.907	102.807	102.707	3.500	98.664	98.564	98.464	3.250	98.367	98.267	98.167
4.750	102.200	102.100	102.000	4.990	103.151	103.051	102.951	3.625	99.206	99.106	99.006	3.375	98.722	98.622	98.522
4.875	102.719	102.619	102.519	5.000	103.251	103.151	103.051	3.750	99.601	99.501	99.401	3.500	99.061	98.961	98.861
4.990	102.828	102.728	102.628	5.125	103.728	103.628	103.528	3.875	100.040	99.940	99.840	3.625	99.397	99.297	99.197
5.000	102.928	102.828	102.728	5.250	104.244	104.144	104.044	3.990	100.437	100.337	100.237	3.750	99.989	99.889	99.789
5.125	103.436	103.336	103.236	5.375	104.581	104.481	104.381	4.000	100.537	100.437	100.337	3.875	100.319	100.219	100.119
5.250	104.102	104.002	103.902	5.500	104.890	104.790	104.690	4.125	101.020	100.920	100.820	3.990	100.533	100.433	100.333
5.375	104.564	104.464	104.364	5.625	105.145	105.045	104.945	4.250	101.318	101.218	101.118	4.000	100.633	100.533	100.433
5.500	104.915	104.815	104.715	5.750	105.562	105.462	105.362	4.375	101.626	101.526	101.426	4.125	100.939	100.839	100.739
5.625	105.201	105.101	105.001	5.875	105.885	105.785	105.685	4.500	102.038	101.938	101.838	4.250	101.357	101.257	101.155
5.750	105.748	105.648	105.548	5.990	106.071	105.971	105.871	4.625	102.448	102.348	102.248	4.375	101.645	101.545	101.443
5.875	106.163	106.063	105.963	6.000	106.171	106.071	105.971	4.750	102.701	102.601	102.501	4.500	101.913	101.813	101.711
5.990	106.428	106.328	106.228	6.125	106.455	106.328	106.206	4.875	102.942	102.842	102.742	4.625	102.158	102.058	101.956
6.000	106.528	106.428	106.328	6.250	106.882	106.685	106.559	4.990	103.044	102.944	102.844	4.750	102.318	102.218	102.116
6.125	106.820	106.720	106.620	6.375	107.186	106.988	106.862	5.000	103.144	103.044	102.944	4.875	102.464	102.364	102.262

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	97.741	97.641	97.541	2.875	95.640	95.540	95.440
4.250	98.504	98.404	98.304	2.990	95.962	95.862	95.762
4.375	99.106	99.006	98.906	3.000	96.062	95.962	95.862
4.500	99.652	99.552	99.452	3.125	96.490	96.390	96.290
4.625	100.190	100.090	99.990	3.250	97.116	97.016	96.916
4.750	100.866	100.766	100.666	3.375	97.548	97.448	97.348
4.875	101.399	101.299	101.199	3.500	97.989	97.889	97.789
4.990	101.802	101.702	101.602	3.625	98.406	98.306	98.206
5.000	101.902	101.802	101.702	3.750	98.742	98.642	98.542
5.125	102.148	102.048	101.948	3.875	99.159	99.059	98.959
5.250	102.434	102.334	102.234	3.990	99.473	99.373	99.273
5.375	102.932	102.832	102.732	4.000	99.573	99.473	99.373
5.500	103.419	103.319	103.219	4.125	99.967	99.867	99.767
5.625	103.630	103.530	103.430	4.250	100.170	100.070	99.970
5.750	103.845	103.745	103.645	4.375	100.362	100.262	100.162
5.875	102.742	102.642	102.542	4.500	100.508	100.408	100.308
5.990	103.104	103.004	102.904	4.625	100.832	100.732	100.632
6.000	103.204	103.104	103.004	4.750	100.998	100.898	100.798
6.125	103.453	103.353	103.253	4.875	101.157	101.057	100.957

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@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/18/2018

45 Day Lock Exp.:

8/2/2018

60 Day Lock Exp.:

8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	97.975	97.875	97.775	4.125	96.042	95.942	95.842	4.375	99.218	99.118	99.018	4.500	98.633	98.533	98.433
4.375	98.533	98.433	98.333	4.250	97.088	96.988	96.888	4.500	99.929	99.829	99.729	4.625	99.082	98.982	98.882
4.500	99.076	98.976	98.876	4.375	97.717	97.617	97.517	4.625	100.548	100.448	100.348	4.750	99.975	99.875	99.775
4.625	99.814	99.714	99.614	4.500	98.363	98.263	98.163	4.750	101.085	100.985	100.885	4.875	100.479	100.379	100.279
4.750	100.521	100.421	100.321	4.625	99.362	99.262	99.162	4.875	101.457	101.357	101.257	4.999	100.847	100.747	100.647
4.875	101.017	100.917	100.817	4.750	100.322	100.222	100.122	4.999	101.701	101.601	101.501	5.000	100.947	100.847	100.747
4.999	101.378	101.278	101.178	4.875	100.884	100.784	100.684	5.000	101.801	101.701	101.601	5.125	101.333	101.233	101.133
5.000	101.478	101.378	101.278	4.999	101.291	101.191	101.091	5.125	102.278	102.178	102.078	5.250	101.935	101.835	101.735
5.125	101.986	101.886	101.786	5.000	101.391	101.291	101.191	5.250	102.794	102.694	102.594	5.375	102.417	102.317	102.217
5.250	102.652	102.552	102.452	5.125	101.785	101.685	101.585	5.375	103.131	103.031	102.931	5.500	102.798	102.698	102.598
5.375	103.114	103.014	102.914	5.250	102.673	102.573	102.473	5.500	103.440	103.340	103.240	5.625	103.139	103.039	102.939
5.500	103.465	103.365	103.265	5.375	103.198	103.098	102.998	5.625	103.695	103.595	103.495	5.750	103.530	103.430	103.330
5.625	103.751	103.651	103.551	5.500	103.587	103.487	103.387	5.750	104.112	104.012	103.912	5.875	103.962	103.862	103.762
5.750	104.298	104.198	104.098	5.625	103.908	103.808	103.708	5.875	104.435	104.335	104.235	5.999	104.250	104.150	104.050
5.875	104.713	104.613	104.513	5.750	104.679	104.579	104.479	5.999	104.621	104.521	104.421	6.000	104.350	104.250	104.150
5.999	104.978	104.878	104.778	5.875	105.150	105.050	104.950	6.000	104.721	104.621	104.521	6.125	104.663	104.563	104.463
6.000	105.078	104.978	104.878	5.999	105.455	105.355	105.255	6.125	105.005	104.878	104.756	6.250	105.005	104.895	104.775
6.125	105.370	105.270	105.170	6.000	105.555	105.455	105.355	6.250	105.432	105.235	105.109	6.375	105.413	105.303	105.183
6.250	105.842	105.733	105.612	6.125	105.876	105.776	105.676	6.375	105.736	105.538	105.412	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	95.640	95.540	95.440	2.875	N/A	N/A	N/A	2.875	95.220	95.120	95.020	2.875	N/A	N/A	N/A
2.990	95.962	95.862	95.762	2.990	93.177	93.077	92.977	2.990	95.469	95.369	95.269	2.990	92.978	92.878	92.778
3.000	96.062	95.962	95.862	3.000	93.277	93.177	93.077	3.000	95.569	95.469	95.369	3.000	93.078	92.978	92.878
3.125	96.490	96.390	96.290	3.125	93.962	93.862	93.762	3.125	95.920	95.820	95.720	3.125	93.773	93.673	93.573
3.250	97.116	97.016	96.916	3.250	94.363	94.263	94.163	3.250	96.867	96.767	96.667	3.250	94.163	94.063	93.963
3.375	97.548	97.448	97.348	3.375	95.006	94.906	94.806	3.375	97.222	97.122	97.022	3.375	94.817	94.717	94.617
3.500	97.989	97.889	97.789	3.500	95.686	95.586	95.486	3.500	97.561	97.461	97.361	3.500	95.486	95.386	95.286
3.625	98.406	98.306	98.206	3.625	96.346	96.246	96.146	3.625	97.897	97.797	97.697	3.625	96.156	96.056	95.956
3.750	98.742	98.642	98.542	3.750	96.724	96.624	96.524	3.750	98.489	98.389	98.289	3.750	96.525	96.425	96.325
3.875	99.159	99.059	98.959	3.875	97.366	97.266	97.166	3.875	98.819	98.719	98.619	3.875	97.166	97.066	96.966
3.990	99.473	99.373	99.273	3.990	97.905	97.805	97.705	3.990	99.033	98.933	98.833	3.990	97.696	97.596	97.496
4.000	99.573	99.473	99.373	4.000	98.005	97.905	97.805	4.000	99.133	99.033	98.933	4.000	97.796	97.696	97.596
4.125	99.967	99.867	99.767	4.125	98.626	98.526	98.426	4.125	99.439	99.339	99.239	4.125	98.416	98.316	98.216
4.250	100.170	100.070	99.970	4.250	98.953	98.853	98.753	4.250	99.857	99.757	99.655	4.250	98.744	98.644	98.544
4.375	100.362	100.262	100.162	4.375	99.292	99.192	99.092	4.375	100.145	100.045	99.943	4.375	99.063	98.963	98.863
4.500	100.508	100.408	100.308	4.500	99.834	99.734	99.634	4.500	100.413	100.313	100.211	4.500	99.605	99.505	99.405
4.625	100.832	100.732	100.632	4.625	100.366	100.266	100.166	4.625	100.658	100.558	100.456	4.625	100.136	100.036	99.936
4.750	100.998	100.898	100.798	4.750	100.648	100.548	100.448	4.750	100.818	100.718	100.616	4.750	100.418	100.318	100.218
4.875	101.157	101.057	100.957	4.875	100.916	100.816	100.716	4.875	100.964	100.864	100.762	4.875	100.676	100.576	100.476

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	-0.500	-0.750	-0.500	-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	-2.500	-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%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
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	-1.000	-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

*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%	75.01 - 80.00%	80.01 - 85.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

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



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.:

7/18/2018

45 Day Lock Exp.:

8/2/2018

60 Day Lock Exp.:

8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	99.875	99.775	99.675	3.750	97.848	97.748	97.648	2.750	95.142	95.042	94.942
4.375	100.462	100.362	100.262	3.875	98.565	98.465	98.365	2.875	95.827	95.727	95.627
4.500	101.064	100.964	100.864	3.990	99.140	99.040	98.940	2.990	96.403	96.303	96.203
4.625	101.594	101.494	101.394	4.000	99.240	99.140	99.040	3.000	96.503	96.403	96.303
4.750	102.200	102.100	102.000	4.125	99.672	99.572	99.472	3.125	97.123	97.023	96.923
4.875	102.772	102.672	102.572	4.250	100.270	100.170	100.070	3.250	97.622	97.522	97.422
4.990	103.191	103.091	102.991	4.375	100.860	100.760	100.660	3.375	98.141	98.041	97.941
5.000	103.291	103.191	103.091	4.500	101.529	101.429	101.329	3.500	98.744	98.644	98.544
5.125	103.850	103.750	103.650	4.625	102.139	102.039	101.939	3.625	99.284	99.184	99.084
5.250	104.283	104.183	104.083	4.750	102.755	102.655	102.555	3.750	99.786	99.686	99.586
5.375	104.801	104.701	104.601	4.875	103.130	103.030	102.930	3.875	100.309	100.209	100.109
5.500	105.173	105.073	104.973	4.990	103.345	103.245	103.145	3.990	100.655	100.555	100.455
5.625	105.357	105.243	105.157	5.000	103.445	103.345	103.245	4.000	100.755	100.655	100.555
5.750	105.787	105.672	105.587	5.125	103.903	103.803	103.660	4.125	101.257	101.157	101.057
5.875	106.149	106.049	105.949	5.250	104.340	104.240	104.096	4.250	101.536	101.436	101.336
5.990	106.364	106.264	106.164	5.375	104.674	104.574	104.429	4.375	101.985	101.885	101.785
6.000	106.464	106.364	106.264	5.500	104.920	104.820	104.674	4.500	101.969	101.869	101.769
6.125	106.823	106.723	106.623	5.625	105.227	105.113	105.027	4.625	102.342	102.242	102.142
6.250	107.236	107.136	107.036	5.750	105.727	105.613	105.527	4.750	102.642	102.542	102.442

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	99.070	98.970	98.870	2.750	94.798	94.698	94.598
4.375	99.657	99.557	99.457	2.875	95.483	95.383	95.283
4.500	100.259	100.159	100.059	2.990	96.059	95.959	95.859
4.625	100.719	100.619	100.519	3.000	96.159	96.059	95.959
4.750	101.325	101.225	101.125	3.125	96.779	96.679	96.579
4.875	101.897	101.797	101.697	3.250	97.278	97.178	97.078
4.990	102.316	102.216	102.116	3.375	97.797	97.697	97.597
5.000	102.416	102.316	102.216	3.500	98.119	98.019	97.919
5.125	101.975	101.875	101.775	3.625	98.659	98.559	98.459
5.250	102.408	102.308	102.208	3.750	99.161	99.061	98.961
5.375	102.926	102.826	102.726	3.875	99.684	99.584	99.484
5.500	103.298	103.198	103.098	3.990	99.490	99.390	99.290
5.625	102.591	102.477	102.391	4.000	99.590	99.490	99.390
5.750	103.021	102.906	102.821	4.125	100.092	99.992	99.892
5.875	103.233	103.133	103.033	4.250	100.371	100.271	100.171
5.990	103.298	103.198	103.098	4.375	100.820	100.720	100.620
6.000	103.398	103.298	103.198	4.500	100.390	100.290	100.190
6.125	103.607	103.507	103.407	4.625	100.763	100.663	100.563
6.250	103.870	103.770	103.670	4.750	101.063	100.963	100.863

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.:

7/18/2018

45 Day Lock Exp.:

8/2/2018

60 Day Lock Exp.:

8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	98.324	98.224	98.124	4.250	98.224	98.124	98.024	3.750	96.398	96.298	96.198	3.750	96.298	96.198	96.098
4.375	98.937	98.837	98.737	4.375	98.837	98.737	98.637	3.875	97.115	97.015	96.915	3.875	97.015	96.915	96.815
4.500	99.614	99.514	99.414	4.500	99.514	99.414	99.314	3.990	97.690	97.590	97.490	3.990	97.590	97.490	97.390
4.625	100.116	100.016	99.916	4.625	100.016	99.916	99.816	4.000	97.790	97.690	97.590	4.000	97.690	97.590	97.490
4.750	100.707	100.607	100.507	4.750	100.607	100.507	100.407	4.125	98.222	98.122	98.022	4.125	98.122	98.022	97.922
4.875	101.322	101.222	101.122	4.875	101.222	101.122	101.022	4.250	98.820	98.720	98.620	4.250	98.720	98.620	98.520
4.990	101.741	101.641	101.541	4.990	101.641	101.541	101.441	4.375	99.410	99.310	99.210	4.375	99.310	99.210	99.110
5.000	101.841	101.741	101.641	5.000	101.741	101.641	101.541	4.500	100.079	99.979	99.879	4.500	99.979	99.879	99.779
5.125	102.400	102.300	102.200	5.125	102.300	102.200	102.100	4.625	100.689	100.589	100.489	4.625	100.589	100.489	100.389
5.250	102.833	102.733	102.633	5.250	102.733	102.633	102.533	4.750	101.305	101.205	101.105	4.750	101.205	101.105	101.005
5.375	103.351	103.251	103.151	5.375	103.251	103.151	103.051	4.875	101.680	101.580	101.480	4.875	101.580	101.480	101.380
5.500	103.723	103.623	103.523	5.500	103.623	103.523	103.423	4.990	101.895	101.795	101.695	4.990	101.795	101.695	101.595
5.625	103.907	103.793	103.707	5.625	103.807	103.693	103.607	5.000	101.995	101.895	101.795	5.000	101.895	101.795	101.695
5.750	104.337	104.222	104.137	5.750	104.237	104.122	104.037	5.125	102.453	102.353	102.210	5.125	102.353	102.253	102.110
5.875	104.699	104.599	104.499	5.875	104.599	104.499	104.399	5.250	102.890	102.790	102.646	5.250	102.790	102.690	102.546
5.990	104.914	104.814	104.714	5.990	104.814	104.714	104.614	5.375	103.224	103.124	102.979	5.375	103.124	103.024	102.879
6.000	105.014	104.914	104.814	6.000	104.914	104.814	104.714	5.500	103.470	103.370	103.224	5.500	103.370	103.270	103.124
6.125	105.373	105.273	105.173	6.125	105.273	105.173	105.073	5.625	103.777	103.673	103.577	5.625	103.677	103.563	103.477
6.250	105.786	105.686	105.586	6.250	105.686	105.586	105.486	5.750	104.277	104.163	104.077	5.750	104.177	104.063	103.977

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.642	93.542	93.442	2.750	93.542	93.442	93.342
2.875	94.327	94.227	94.127	2.875	94.227	94.127	94.027
2.990	94.903	94.803	94.703	2.990	94.803	94.703	94.603
3.000	95.003	94.903	94.803	3.000	94.903	94.803	94.703
3.125	95.623	95.523	95.423	3.125	95.523	95.423	95.323
3.250	96.122	96.022	95.922	3.250	96.022	95.922	95.822
3.375	96.641	96.541	96.441	3.375	96.541	96.441	96.341
3.500	97.244	97.144	97.044	3.500	97.144	97.044	96.944
3.625	97.784	97.684	97.584	3.625	97.684	97.584	97.484
3.750	98.286	98.186	98.086	3.750	98.186	98.086	97.986
3.875	98.809	98.709	98.609	3.875	98.709	98.609	98.509
3.990	99.155	99.055	98.955	3.990	99.055	98.955	98.855
4.000	99.255	99.155	99.055	4.000	99.155	99.055	98.955
4.125	99.757	99.657	99.557	4.125	99.657	99.557	99.457
4.250	100.036	99.936	99.836	4.250	99.936	99.836	99.736
4.375	100.485	100.385	100.285	4.375	100.385	100.285	100.185
4.500	100.469	100.369	100.269	4.500	100.369	100.269	100.169
4.625	100.842	100.742	100.642	4.625	100.742	100.642	100.542
4.750	101.142	101.042	100.942	4.750	101.042	100.942	100.842

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	97.519	97.419	97.319	4.250	97.419	97.319	97.219	2.750	93.298	93.198	93.098	2.750	93.198	93.098	92.998
4.375	98.132	98.032	97.932	4.375	98.032	97.932	97.832	2.875	93.983	93.883	93.783	2.875	93.883	93.783	93.683
4.500	98.809	98.709	98.609	4.500	98.709	98.609	98.509	2.990	94.559	94.459	94.359	2.990	94.459	94.359	94.259
4.625	99.241	99.141	99.041	4.625	99.141	99.041	98.941	3.000	94.659	94.559	94.459	3.000	94.559	94.459	94.359
4.750	99.832	99.732	99.632	4.750	99.732	99.632	99.532	3.125	95.279	95.179	95.079	3.125	95.179	95.079	94.979
4.875	100.447	100.347	100.247	4.875	100.347	100.247	100.147	3.250	95.778	95.678	95.578	3.250	95.678	95.578	95.478
4.990	100.866	100.766	100.666	4.990	100.766	100.666	100.566	3.375	96.297	96.197	96.097	3.375	96.197	96.097	95.997
5.000	100.966	100.866	100.766	5.000	100.866	100.766	100.666	3.500	96.619	96.519	96.419	3.500	96.519	96.419	96.319
5.125	100.525	100.425	100.325	5.125	100.425	100.325	100.225	3.625	97.159	97.059	96.959	3.625	97.059	96.959	96.859
5.250	100.958	100.858	100.758	5.250	100.858	100.758	100.658	3.750	97.661	97.561	97.461	3.750	97.561	97.461	97.361
5.375	101.476	101.376	101.276	5.375	101.376	101.276	101.176	3.875	98.184	98.084	97.984	3.875	98.084	97.984	97.884
5.500	101.848	101.748	101.648	5.500	101.748	101.648	101.548	3.990	97.890	97.790	97.690	3.990	97.790	97.690	97.590
5.625	101.141	101.027	100.941	5.625	101.041	100.927	100.841	4.000	98.090	97.990	97.890	4.000	97.990	97.890	97.790
5.750	101.571	101.456	101.371	5.750	101.471	101.356	101.271	4.125	98.592	98.492	98.392	4.125	98.492	98.392	98.292
5.875	101.783	101.683	101.583	5.875	101.683	101.583	101.483	4.250	98.871	98.771	98.671	4.250	98.771	98.671	98.571
5.990	101.848	101.748	101.648	5.990	101.748	101.648	101.548	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.948	101.848	101.748	6.000	101.848	101.748	101.648	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	102.157	102.057	101.957	6.125	102.057	101.957	101.857	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	102.420	102.320	102.220	6.250	102.320	102.220	102.120	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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/18/2018

45 Day Lock Exp.:

8/2/2018

60 Day Lock Exp.:

8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	99.774	99.674	99.574	3.750	97.848	97.748	97.648	2.750	95.142	95.042	94.942	4.250	98.969	98.869	98.769	2.750	94.798	94.698	94.598
4.375	100.387	100.287	100.187	3.875	98.565	98.465	98.365	2.875	95.827	95.727	95.627	4.375	99.582	99.482	99.382	2.875	95.483	95.383	95.283
4.500	101.064	100.964	100.864	3.990	99.140	99.040	98.940	2.990	96.403	96.303	96.203	4.500	100.259	100.159	100.059	2.990	96.059	95.959	95.859
4.625	101.566	101.466	101.366	4.000	99.240	99.140	99.040	3.000	96.503	96.403	96.303	4.625	100.691	100.591	100.491	3.000	96.159	96.059	95.959
4.750	102.157	102.057	101.957	4.125	99.672	99.572	99.472	3.125	97.123	97.023	96.923	4.750	101.282	101.182	101.082	3.125	96.779	96.679	96.579
4.875	102.772	102.672	102.572	4.250	100.270	100.170	100.070	3.250	97.622	97.522	97.422	4.875	101.897	101.797	101.697	3.250	97.278	97.178	97.078
4.990	103.191	103.091	102.991	4.375	100.860	100.760	100.660	3.375	98.141	98.041	97.941	4.990	102.316	102.216	102.116	3.375	97.797	97.697	97.597
5.000	103.291	103.191	103.091	4.500	101.529	101.429	101.329	3.500	98.744	98.644	98.544	5.000	102.416	102.316	102.216	3.500	98.119	98.019	97.919
5.125	103.850	103.750	103.650	4.625	102.139	102.039	101.939	3.625	99.284	99.184	99.084	5.125	101.975	101.875	101.775	3.625	98.659	98.559	98.459
5.250	104.283	104.183	104.083	4.750	102.755	102.655	102.555	3.750	99.786	99.686	99.586	5.250	102.408	102.308	102.208	3.750	99.161	99.061	98.961
5.375	104.801	104.701	104.601	4.875	103.130	103.030	102.930	3.875	100.309	100.209	100.109	5.375	102.926	102.826	102.726	3.875	99.684	99.584	99.484
5.500	105.173	105.073	104.973	4.990	103.345	103.245	103.145	3.990	100.655	100.555	100.455	5.500	103.298	103.198	103.098	3.990	99.490	99.390	99.290
5.625	105.357	105.243	105.157	5.000	103.445	103.345	103.245	4.000	100.755	100.655	100.555	5.625	102.591	102.477	102.391	4.000	99.590	99.490	99.390
5.750	105.787	105.672	105.587	5.125	103.903	103.803	103.660	4.125	101.257	101.157	101.057	5.750	103.021	102.906	102.821	4.125	100.092	99.992	99.892
5.875	106.149	106.049	105.949	5.250	104.340	104.240	104.096	4.250	101.536	101.436	101.336	5.875	103.233	103.133	103.033	4.250	100.371	100.271	100.171
5.990	106.364	106.264	106.164	5.375	104.674	104.574	104.429	4.375	101.985	101.885	101.785	5.990	103.298	103.198	103.098	4.375	100.820	100.720	100.620
6.000	106.464	106.364	106.264	5.500	104.920	104.820	104.674	4.500	101.969	101.869	101.769	6.000	103.398	103.298	103.198	4.500	100.390	100.290	100.190
6.125	106.823	106.723	106.623	5.625	105.227	105.113	105.027	4.625	102.342	102.242	102.142	6.125	103.607	103.507	103.407	4.625	100.763	100.663	100.563
6.250	107.236	107.136	107.036	5.750	105.727	105.613	105.527	4.750	102.642	102.542	102.442	6.250	103.870	103.770	103.670	4.750	101.063	100.963	100.863

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/18/2018

45 Day Lock Exp.: 8/2/2018

60 Day Lock Exp.: 8/17/2018

W. Rate Sheet Dated: 6/18/2018

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	96.566	96.441	96.316	
4.125	97.574	97.449	97.324	
4.250	98.223	98.098	97.973	
4.375	98.899	98.774	98.649	
4.500	99.605	99.480	99.355	
4.625	100.174	100.049	99.924	
4.750	100.714	100.589	100.464	
4.875	101.140	101.015	100.890	
5.000	101.210	101.085	100.960	
5.125	101.419	101.294	101.169	
5.250	101.539	101.414	101.289	
5.375	101.656	101.531	101.406	
5.500	101.772	101.647	101.522	

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	97.048	96.923	96.798	
3.625	97.502	97.377	97.252	
3.750	97.917	97.792	97.667	
3.875	98.517	98.392	98.267	
4.000	98.855	98.730	98.605	
4.125	99.104	98.979	98.854	
4.250	99.385	99.260	99.135	
4.375	99.642	99.517	99.392	
4.500	99.890	99.765	99.640	
4.625	100.148	100.023	99.898	
4.750	100.416	100.291	100.166	

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	97.399	97.274	97.149	
3.375	97.867	97.742	97.617	
3.500	98.310	98.185	98.060	
3.625	98.716	98.591	98.466	
3.750	99.091	98.966	98.841	
3.875	99.435	99.310	99.185	
4.000	99.751	99.626	99.501	
4.125	100.095	99.970	99.845	
4.250	100.419	100.294	100.169	
4.375	100.729	100.604	100.479	
4.500	101.039	100.914	100.789	
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)