



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.: 7/19/2018

45 Day Lock Exp.: 8/3/2018

60 Day Lock Exp.: 8/20/2018

W. Rate Sheet Dated: 6/19/2018

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	98.153	98.003	97.853	3.500	97.641	97.491	97.341	1.875	N/A	N/A	N/A	3.125	97.299	97.149	96.999
3.625	98.687	98.537	98.387	3.625	98.139	97.989	97.839	2.000	N/A	N/A	N/A	3.250	98.281	98.131	97.981
3.750	99.598	99.448	99.298	3.750	99.207	99.057	98.907	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	100.128	99.978	99.828	3.875	99.702	99.552	99.402	2.250	93.757	93.607	93.457	3.500	99.363	99.213	99.063
4.000	100.654	100.504	100.354	4.000	100.191	100.041	99.891	2.375	94.127	93.977	93.827	3.625	99.896	99.746	99.596
4.125	101.182	101.032	100.882	4.125	100.684	100.534	100.384	2.500	93.244	93.094	92.944	Margin = 2.250		Index = 2.340	
4.250	101.982	101.825	101.685	4.250	101.340	101.184	101.044	2.625	94.194	94.044	93.894				
4.375	102.499	102.343	102.202	4.375	101.822	101.666	101.526	2.750	96.667	96.517	96.367				
4.500	103.009	102.853	102.712	4.500	102.297	102.141	102.000	2.875	97.232	97.082	96.932				
4.625	103.430	103.274	103.133	4.625	102.682	102.526	102.385	3.000	97.706	97.556	97.406				
4.750	103.555	103.383	103.212	4.750	102.730	102.559	102.387	3.125	98.180	98.030	97.880				
4.875	103.705	103.534	103.362	4.875	103.129	102.957	102.785	3.250	98.837	98.687	98.537				
5.000	104.332	104.160	103.988	5.000	103.520	103.348	103.176	3.375	99.304	99.154	99.004				
5.125	104.750	104.578	104.406	5.125	103.722	103.550	103.378	3.500	99.774	99.624	99.474				
5.250	104.813	104.657	104.500	5.250	103.751	103.595	103.438	3.625	100.235	100.085	99.935				
5.375	105.090	104.934	104.777	5.375	104.109	103.953	103.797	3.750	100.347	100.197	100.047				
5.500	105.080	104.924	104.768	5.500	104.438	104.281	104.125	3.875	100.801	100.651	100.501				
5.625	105.359	105.203	105.047	5.625	104.881	104.725	104.569	4.000	101.187	101.037	100.887				
5.750	105.855	105.755	105.655	5.750	104.784	104.684	104.584	4.125	101.527	101.377	101.227				

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	96.953	96.803	96.653	3.500	96.641	96.491	96.341	1.875	N/A	N/A	N/A	3.125	96.299	96.149	95.999
3.625	97.487	97.337	97.187	3.625	97.139	96.989	96.839	2.000	N/A	N/A	N/A	3.250	97.281	97.131	96.981
3.750	98.398	98.248	98.098	3.750	98.207	98.057	97.907	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.928	98.778	98.628	3.875	98.702	98.552	98.402	2.250	92.757	92.607	92.457	3.500	98.363	98.213	98.063
4.000	99.454	99.304	99.154	4.000	99.191	99.041	98.891	2.375	93.127	92.977	92.827	3.625	98.896	98.746	98.596
4.125	99.982	99.832	99.682	4.125	99.684	99.534	99.384	2.500	92.244	92.094	91.944	Margin = 2.250		Index = 2.340	
4.250	100.782	100.625	100.485	4.250	100.340	100.184	100.044	2.625	93.194	93.044	92.894	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.299	101.143	101.002	4.375	100.822	100.666	100.526	2.750	95.667	95.517	95.367	Rate	30 Day	45 Day	60 Day
4.500	101.809	101.653	101.512	4.500	101.297	101.141	101.000	2.875	96.232	96.082	95.932	4.500	100.509	100.259	100.009
4.625	102.230	102.074	101.933	4.625	101.682	101.526	101.385	3.000	96.706	96.556	96.406	4.625	100.930	100.680	100.430
4.750	102.355	102.183	102.012	4.750	101.730	101.559	101.387	3.125	97.180	97.030	96.880	4.750	100.872	100.622	100.372
4.875	102.755	102.584	102.412	4.875	102.129	101.957	101.785	3.250	97.837	97.687	97.537	4.875	101.305	101.055	100.805
5.000	103.182	103.010	102.838	5.000	102.520	102.348	102.176	3.375	98.304	98.154	98.004	5.000	101.732	101.482	101.232
5.125	103.600	103.428	103.256	5.125	102.822	102.650	102.478	3.500	98.774	98.624	98.474	5.125	102.070	101.820	101.570
5.250	104.383	104.227	104.070	5.250	102.751	102.595	102.438	3.625	99.235	99.085	98.935	5.250	101.602	101.352	101.102
5.375	104.660	104.504	104.347	5.375	103.109	102.953	102.797	3.750	99.347	99.197	99.047	5.375	101.886	101.636	101.386
5.500	104.850	104.694	104.538	5.500	103.438	103.281	103.125	3.875	99.801	99.651	99.501	5.500	102.030	101.780	101.530
5.625	105.079	104.923	104.767	5.625	103.881	103.725	103.569	4.000	100.187	100.037	99.887	5.625	102.299	102.049	101.799
5.750	105.625	105.525	105.425	5.750	103.784	103.684	103.584	4.125	100.527	100.377	100.227	5.750	102.735	102.485	102.235

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	99.659	99.409	99.159	4.500	99.477	99.227	98.977
4.750	100.022	99.772	99.522	4.750	99.910	99.660	99.410
5.000	100.882	100.632	100.382	5.000	100.700	100.450	100.200
5.250	101.822	101.572	101.322	5.250	101.658	101.408	101.158
5.500	101.901	101.651	101.401	5.500	101.618	101.368	101.118
5.625	102.202	101.952	101.702	5.625	102.061	101.811	101.561
5.750	102.479	102.229	101.979	5.750	101.964	101.714	101.464
5.875	102.709	102.459	102.209	5.875	102.333	102.083	101.833

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:	6/19/2018	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.:

7/19/2018

45 Day Lock Exp.:

8/3/2018

60 Day Lock Exp.:

8/20/2018

W. Rate Sheet Dated: 6/19/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.987	95.837	95.687	3.250	95.600	95.450	95.300	1.875	N/A	N/A	N/A	3.125	95.61	95.462	95.312
3.375	96.687	96.537	96.387	3.375	96.210	96.060	95.910	2.000	N/A	N/A	N/A	3.250	97.34	97.193	97.043
3.500	97.216	97.066	96.916	3.500	96.703	96.553	96.403	2.125	N/A	N/A	N/A	3.375	97.94	97.788	97.638
3.625	97.750	97.600	97.450	3.625	97.202	97.052	96.902	2.250	90.257	90.107	89.957	3.500	98.43	98.275	98.125
3.750	98.598	98.448	98.298	3.750	98.207	98.057	97.907	2.375	90.627	90.477	90.327	3.625	98.96	98.809	98.659
3.875	99.128	98.978	98.828	3.875	98.702	98.552	98.402	2.500	89.744	89.594	89.444	Margin = 2.250		Index = 2.340	
4.000	99.654	99.504	99.354	4.000	99.191	99.041	98.891	2.625	90.694	90.544	90.394				
4.125	100.182	100.032	99.882	4.125	99.684	99.534	99.384	2.750	94.980	94.830	94.680				
4.250	100.888	100.732	100.591	4.250	100.247	100.090	99.950	2.875	95.544	95.394	95.244				
4.375	101.405	101.249	101.109	4.375	100.729	100.572	100.432	3.000	96.018	95.868	95.718				
4.500	101.915	101.759	101.619	4.500	101.203	101.047	100.906	3.125	96.493	96.343	96.193				
4.625	102.337	102.180	102.040	4.625	101.589	101.432	101.292	3.250	97.899	97.749	97.599				
4.750	102.149	101.977	101.805	4.750	101.324	101.152	100.980	3.375	98.367	98.217	98.067				
4.875	102.299	102.127	101.955	4.875	101.722	101.551	101.379	3.500	98.836	98.686	98.536				
5.000	102.926	102.754	102.582	5.000	102.113	101.941	101.770	3.625	99.298	99.148	98.998				
5.125	103.344	103.172	103.000	5.125	102.316	102.144	101.972	3.750	99.347	99.197	99.047				
5.250	101.844	101.688	101.532	5.250	100.782	100.626	100.470	3.875	99.801	99.651	99.501				
5.375	102.121	101.965	101.809	5.375	101.140	100.984	100.828	4.000	100.187	100.037	99.887				
5.500	102.111	101.955	101.799	5.500	101.469	101.313	101.156	4.125	100.527	100.377	100.227				

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	94.787	94.637	94.487	3.250	94.600	94.450	94.300	1.875	N/A	N/A	N/A	3.125	94.612	94.462	94.312
3.375	95.487	95.337	95.187	3.375	95.210	95.060	94.910	2.000	N/A	N/A	N/A	3.250	96.343	96.193	96.043
3.500	96.016	95.866	95.716	3.500	95.703	95.553	95.403	2.125	N/A	N/A	N/A	3.375	96.938	96.788	96.638
3.625	96.550	96.400	96.250	3.625	96.202	96.052	95.902	2.250	91.007	90.857	90.707	3.500	97.425	97.275	97.125
3.750	97.398	97.248	97.098	3.750	97.207	97.057	96.907	2.375	91.377	91.227	91.077	3.625	97.959	97.809	97.659
3.875	97.928	97.778	97.628	3.875	97.702	97.552	97.402	2.500	90.494	90.344	90.194	Margin = 2.250		Index = 2.340	
4.000	98.454	98.304	98.154	4.000	98.191	98.041	97.891	2.625	91.444	91.294	91.144	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.982	98.832	98.682	4.125	98.684	98.534	98.384	2.750	94.761	94.611	94.461	Rate	30 Day	45 Day	60 Day
4.250	99.688	99.532	99.391	4.250	99.247	99.090	98.950	2.875	95.325	95.175	95.025	4.500	99.415	99.165	98.915
4.375	100.205	100.049	99.909	4.375	99.729	99.572	99.432	3.000	95.800	95.650	95.500	4.625	99.837	99.587	99.337
4.500	100.715	100.559	100.419	4.500	100.203	100.047	99.906	3.125	96.274	96.124	95.974	4.750	99.465	99.215	98.965
4.625	101.137	100.980	100.840	4.625	100.589	100.432	100.292	3.250	96.368	96.218	96.068	4.875	99.899	99.649	99.399
4.750	100.949	100.777	100.605	4.750	100.324	100.152	99.980	3.375	96.836	96.686	96.536	5.000	100.326	100.076	99.826
4.875	101.349	101.177	101.005	4.875	100.722	100.551	100.379	3.500	97.305	97.155	97.005	5.125	100.664	100.414	100.164
5.000	101.776	101.604	101.432	5.000	101.113	100.941	100.770	3.625	97.766	97.616	97.466	5.250	98.633	98.383	98.133
5.125	102.194	102.022	101.850	5.125	101.416	101.244	101.072	3.750	97.160	97.010	96.860	5.375	98.917	98.667	98.417
5.250	101.414	101.258	101.102	5.250	99.782	99.626	99.470	3.875	97.614	97.464	97.314	5.500	99.061	98.811	98.561
5.375	101.691	101.535	101.379	5.375	100.140	99.984	99.828	4.000	97.999	97.849	97.699	5.625	99.330	99.080	98.830
5.500	101.881	101.725	101.569	5.500	100.469	100.313	100.156	4.125	98.339	98.189	98.039	5.750	99.298	99.048	98.798

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

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVIM	-0.750

Max USDA-GRH Rate	
Today:	6/19/2018 5.250%

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	98.565	98.315	98.065	4.500	98.383	98.133	97.883
4.750	98.615	98.365	98.115	4.750	98.504	98.254	98.004
5.000	99.476	99.226	98.976	5.000	99.293	99.043	98.793
5.250	98.853	98.603	98.353	5.250	98.690	98.440	98.190
5.500	98.932	98.682	98.432	5.500	98.649	98.399	98.149
5.625	99.233	98.983	98.733	5.625	99.092	98.842	98.592
5.750	99.042	98.792	98.542	5.750	98.527	98.277	98.027
5.875	99.272	99.022	98.772	5.875	98.895	98.645	98.395

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

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/19/2018

45 Day Lock Exp.:

8/3/2018

60 Day Lock Exp.:

8/20/2018

W. Rate Sheet Dated: 6/19/2018

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	99.878	99.778	99.678	3.750	97.970	97.870	97.770	2.750	95.170	95.070	94.970
4.375	100.491	100.391	100.291	3.875	98.687	98.587	98.487	2.875	95.855	95.755	95.655
4.500	101.164	101.064	100.964	3.990	99.261	99.161	99.061	2.990	96.430	96.330	96.230
4.625	101.656	101.556	101.456	4.000	99.361	99.261	99.161	3.000	96.530	96.430	96.330
4.750	102.244	102.144	102.044	4.125	99.774	99.674	99.574	3.125	97.149	97.049	96.949
4.875	102.858	102.758	102.658	4.250	100.371	100.271	100.171	3.250	97.648	97.548	97.448
4.990	103.275	103.175	103.075	4.375	100.961	100.861	100.761	3.375	98.166	98.066	97.966
5.000	103.375	103.275	103.175	4.500	101.623	101.523	101.423	3.500	98.809	98.709	98.609
5.125	103.907	103.807	103.707	4.625	102.232	102.132	102.032	3.625	99.348	99.248	99.148
5.250	104.338	104.238	104.138	4.750	102.846	102.746	102.643	3.750	99.848	99.748	99.648
5.375	104.853	104.753	104.653	4.875	103.221	103.121	103.016	3.875	100.370	100.270	100.170
5.500	105.223	105.123	105.023	4.990	103.434	103.334	103.229	3.990	100.697	100.597	100.497
5.625	105.368	105.253	105.168	5.000	103.534	103.434	103.329	4.000	100.797	100.697	100.597
5.750	105.789	105.675	105.589	5.125	103.971	103.871	103.715	4.125	101.300	101.200	101.100
5.875	106.149	106.049	105.949	5.250	104.407	104.307	104.151	4.250	101.577	101.477	101.377
5.990	106.363	106.263	106.163	5.375	104.740	104.640	104.483	4.375	102.026	101.926	101.826
6.000	106.463	106.363	106.263	5.500	104.985	104.885	104.727	4.500	102.108	102.008	101.872
6.125	106.861	106.761	106.661	5.625	105.220	105.107	105.020	4.625	102.481	102.381	102.242
6.250	107.273	107.173	107.073	5.750	105.719	105.605	105.519	4.750	102.780	102.680	102.539

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	99.073	98.973	98.873	2.750	94.826	94.726	94.626
4.375	99.686	99.586	99.486	2.875	95.511	95.411	95.311
4.500	100.359	100.259	100.159	2.990	96.086	95.986	95.886
4.625	100.781	100.681	100.581	3.000	96.186	96.086	95.986
4.750	101.369	101.269	101.169	3.125	96.805	96.705	96.605
4.875	101.983	101.883	101.783	3.250	97.304	97.204	97.104
4.990	102.400	102.300	102.200	3.375	97.822	97.722	97.622
5.000	102.500	102.400	102.300	3.500	98.176	98.076	97.976
5.125	102.032	101.932	101.832	3.625	98.715	98.615	98.515
5.250	102.463	102.363	102.263	3.750	99.215	99.115	99.015
5.375	102.978	102.878	102.778	3.875	99.737	99.637	99.537
5.500	103.348	103.248	103.148	3.990	99.540	99.440	99.340
5.625	102.594	102.479	102.394	4.000	99.640	99.540	99.440
5.750	103.015	102.901	102.815	4.125	100.143	100.043	99.943
5.875	103.225	103.125	103.025	4.250	100.420	100.320	100.220
5.990	103.289	103.189	103.089	4.375	100.869	100.769	100.669
6.000	103.389	103.289	103.189	4.500	100.529	100.429	100.293
6.125	103.637	103.537	103.437	4.625	100.902	100.802	100.663
6.250	103.899	103.799	103.699	4.750	101.201	101.101	100.960

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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/19/2018

45 Day Lock Exp.:

8/3/2018

60 Day Lock Exp.:

8/20/2018

W. Rate Sheet Dated: 6/19/2018

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	99.878	99.778	99.678	3.750	97.970	97.870	97.770	2.750	95.170	95.070	94.970	4.250	99.073	98.973	98.873	2.750	94.826	94.726	94.626
4.375	100.491	100.391	100.291	3.875	98.687	98.587	98.487	2.875	95.855	95.755	95.655	4.375	99.686	99.586	99.486	2.875	95.511	95.411	95.311
4.500	101.164	101.064	100.964	3.990	99.261	99.161	99.061	2.990	96.430	96.330	96.230	4.500	100.359	100.259	100.159	2.990	96.086	95.986	95.886
4.625	101.656	101.556	101.456	4.000	99.361	99.261	99.161	3.000	96.530	96.430	96.330	4.625	100.781	100.681	100.581	3.000	96.186	96.086	95.986
4.750	102.244	102.144	102.044	4.125	99.774	99.674	99.574	3.125	97.149	97.049	96.949	4.750	101.369	101.269	101.169	3.125	96.805	96.705	96.605
4.875	102.858	102.758	102.658	4.250	100.371	100.271	100.171	3.250	97.648	97.548	97.448	4.875	101.983	101.883	101.783	3.250	97.304	97.204	97.104
4.990	103.275	103.175	103.075	4.375	100.961	100.861	100.761	3.375	98.166	98.066	97.966	4.990	102.400	102.300	102.200	3.375	97.822	97.722	97.622
5.000	103.375	103.275	103.175	4.500	101.623	101.523	101.423	3.500	98.809	98.709	98.609	5.000	102.500	102.400	102.300	3.500	98.176	98.076	97.976
5.125	103.907	103.807	103.707	4.625	102.232	102.132	102.032	3.625	99.348	99.248	99.148	5.125	102.032	101.932	101.832	3.625	98.715	98.615	98.515
5.250	104.338	104.238	104.138	4.750	102.846	102.746	102.643	3.750	99.848	99.748	99.648	5.250	102.463	102.363	102.263	3.750	99.215	99.115	99.015
5.375	104.853	104.753	104.653	4.875	103.221	103.121	103.016	3.875	100.370	100.270	100.170	5.375	102.978	102.878	102.778	3.875	99.737	99.637	99.537
5.500	105.223	105.123	105.023	4.990	103.434	103.334	103.229	3.990	100.697	100.597	100.497	5.500	103.348	103.248	103.148	3.990	99.540	99.440	99.340
5.625	105.368	105.253	105.168	5.000	103.534	103.434	103.329	4.000	100.797	100.697	100.597	5.625	102.594	102.479	102.394	4.000	99.640	99.540	99.440
5.750	105.789	105.675	105.589	5.125	103.971	103.871	103.715	4.125	101.300	101.200	101.100	5.750	103.015	102.901	102.815	4.125	100.143	100.043	99.943
5.875	106.149	106.049	105.949	5.250	104.407	104.307	104.151	4.250	101.577	101.477	101.377	5.875	103.225	103.125	103.025	4.250	100.420	100.320	100.220
5.990	106.363	106.263	106.163	5.375	104.740	104.640	104.483	4.375	102.026	101.926	101.826	5.990	103.289	103.189	103.089	4.375	100.869	100.769	100.669
6.000	106.463	106.363	106.263	5.500	104.985	104.885	104.727	4.500	102.108	102.008	101.872	6.000	103.389	103.289	103.189	4.500	100.529	100.429	100.293
6.125	106.861	106.761	106.661	5.625	105.220	105.107	105.020	4.625	102.481	102.381	102.242	6.125	103.637	103.537	103.437	4.625	100.902	100.802	100.663
6.250	107.273	107.173	107.073	5.750	105.719	105.605	105.519	4.750	102.780	102.680	102.539	6.250	103.899	103.799	103.699	4.750	101.201	101.101	100.960

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/19/2018**

45 Day Lock Exp.: **8/3/2018**

60 Day Lock Exp.: **8/20/2018**

W. Rate Sheet Dated: **6/19/2018**

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	96.665	96.540	96.415	
4.125	97.666	97.541	97.416	
4.250	98.312	98.187	98.062	
4.375	98.985	98.860	98.735	
4.500	99.689	99.564	99.439	
4.625	100.254	100.129	100.004	
4.750	100.791	100.666	100.541	
4.875	101.214	101.089	100.964	
5.000	101.358	101.233	101.108	
5.125	101.531	101.406	101.281	
5.250	101.645	101.520	101.395	
5.375	101.759	101.634	101.509	
5.500	101.854	101.729	101.604	

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	97.132	97.007	96.882	
3.625	97.581	97.456	97.331	
3.750	97.992	97.867	97.742	
3.875	98.589	98.464	98.339	
4.000	98.923	98.798	98.673	
4.125	99.168	99.043	98.918	
4.250	99.446	99.321	99.196	
4.375	99.699	99.574	99.449	
4.500	99.943	99.818	99.693	
4.625	100.202	100.077	99.952	
4.750	100.470	100.345	100.220	

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	97.499	97.374	97.249	
3.375	97.962	97.837	97.712	
3.500	98.400	98.275	98.150	
3.625	98.803	98.678	98.553	
3.750	99.173	99.048	98.923	
3.875	99.513	99.388	99.263	
4.000	99.826	99.701	99.576	
4.125	100.167	100.042	99.917	
4.250	100.487	100.362	100.237	
4.375	100.796	100.671	100.546	
4.500	101.107	100.982	100.857	
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)