



AFR Loan Center

Lockdesk e-mail:

Lockdesk@af wholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/21/2017**45 Day Lock Exp.: **8/7/2017**60 Day Lock Exp.: **8/21/2017**W. Rate Sheet Dated: **6/21/2017**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
3.250	100.729	100.579	100.429	3.250	100.656	100.506	100.356	1.875	N/A	N/A	N/A	3.125	101.724	101.574	101.424
3.375	101.180	101.030	100.880	3.375	101.071	100.921	100.771	2.000	N/A	N/A	N/A	3.250	101.461	101.311	101.161
3.500	101.626	101.476	101.326	3.500	101.481	101.331	101.181	2.125	N/A	N/A	N/A	3.375	101.870	101.720	101.570
3.625	102.028	101.878	101.728	3.625	101.848	101.698	101.548	2.250	97.452	97.302	97.152	3.500	102.274	102.124	101.974
3.750	102.895	102.738	102.582	3.750	102.822	102.665	102.509	2.375	97.845	97.695	97.545	3.625	102.677	102.527	102.377
3.875	103.334	103.178	103.022	3.875	103.225	103.069	102.913	2.500	98.235	98.085	97.935	Margin = 2.250		Index = 1.210	
4.000	103.766	103.610	103.454	4.000	103.622	103.466	103.309	2.625	98.576	98.426	98.276				
4.125	104.088	103.932	103.776	4.125	103.908	103.752	103.596	2.750	100.555	100.405	100.255				
4.250	104.217	104.076	103.951	4.250	104.144	104.003	103.878	2.875	100.943	100.793	100.643				
4.375	104.582	104.441	104.316	4.375	104.473	104.332	104.207	3.000	101.318	101.168	101.018				
4.500	104.911	104.770	104.645	4.500	104.766	104.626	104.501	3.125	101.644	101.494	101.344				
4.625	105.169	105.029	104.904	4.625	104.989	104.849	104.724	3.250	102.474	102.324	102.174				
4.750	105.143	105.033	104.924	4.750	105.070	104.960	104.851	3.375	102.796	102.646	102.496				
4.875	105.437	105.327	105.218	4.875	105.328	105.219	105.109	3.500	103.084	102.934	102.784				
5.000	105.697	105.587	105.478	5.000	105.552	105.443	105.334	3.625	103.299	103.149	102.999				
5.125	106.166	106.057	105.947	5.125	105.986	105.877	105.767	3.750	103.415	103.265	103.115				
5.250	106.342	106.242	106.086	5.250	106.269	106.169	106.013	3.875	103.667	103.517	103.367				
5.375	106.637	106.537	106.380	5.375	106.528	106.428	106.272	4.000	103.884	103.734	103.584				
5.500	106.897	106.797	106.640	5.500	106.752	106.652	106.496	4.125	104.039	103.889	103.739				

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
3.250	99.839	99.689	99.539	3.250	99.766	99.616	99.466	1.875	N/A	N/A	N/A	3.125	100.834	100.684	100.534
3.375	100.290	100.140	99.990	3.375	100.181	100.031	99.881	2.000	N/A	N/A	N/A	3.250	100.571	100.421	100.271
3.500	100.736	100.586	100.436	3.500	100.591	100.441	100.291	2.125	N/A	N/A	N/A	3.375	100.980	100.830	100.680
3.625	101.138	100.988	100.838	3.625	100.958	100.808	100.658	2.250	96.562	96.412	96.262	3.500	101.384	101.234	101.084
3.750	102.005	101.848	101.692	3.750	101.932	101.775	101.619	2.375	96.955	96.805	96.655	3.625	101.787	101.637	101.487
3.875	102.444	102.288	102.132	3.875	102.335	102.179	102.023	2.500	97.345	97.195	97.045	Margin = 2.250		Index = 1.210	
4.000	102.876	102.720	102.564	4.000	102.732	102.576	102.419	2.625	97.686	97.536	97.386	30 Year OTC			
4.125	103.198	103.042	102.886	4.125	103.018	102.862	102.706	2.750	99.665	99.515	99.365	Rate	30 Day	45 Day	60 Day
4.250	103.327	103.186	103.061	4.250	103.254	103.113	102.988	2.875	100.053	99.903	99.753	3.500	99.036	98.786	98.536
4.375	103.692	103.551	103.426	4.375	103.583	103.442	103.317	3.000	100.428	100.278	100.128	4.000	101.176	100.926	100.676
4.500	104.021	103.880	103.755	4.500	103.876	103.736	103.611	3.125	100.754	100.604	100.454	4.500	102.321	102.071	101.821
4.625	104.279	104.139	104.014	4.625	104.099	103.959	103.834	3.250	101.584	101.434	101.284	5.000	103.107	102.857	102.607
4.750	104.253	104.143	104.034	4.750	104.180	104.070	103.961	3.375	101.906	101.756	101.606	5.500	104.307	104.057	103.807
4.875	104.547	104.437	104.328	4.875	104.438	104.329	104.219	3.500	102.194	102.044	101.894	15 Year OTC			
5.000	104.807	104.697	104.588	5.000	104.662	104.553	104.444	3.625	102.409	102.259	102.109	Rate	30 Day	45 Day	60 Day
5.125	105.276	105.167	105.057	5.125	105.096	104.987	104.877	3.750	102.525	102.375	102.225	2.500	95.645	95.395	95.145
5.250	105.452	105.352	105.196	5.250	105.379	105.279	105.123	3.875	102.777	102.627	102.477	3.000	98.728	98.478	98.228
5.375	105.747	105.647	105.490	5.375	105.638	105.538	105.382	4.000	102.994	102.844	102.694	3.500	100.494	100.244	99.994
5.500	106.007	105.907	105.750	5.500	105.862	105.762	105.606	4.125	103.149	102.999	102.849	4.000	101.294	101.044	100.794

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	\$0 - \$49,999	-2.500	Loan Size	Standard	Streamline
FICO 660 - 719	0.250	\$50,000 - \$85,000	-1.375	\$0 - \$49,999	-1.500	-0.900
FICO 640 - 659	-0.500	\$85,001 - \$125,000	-0.500	\$50,000 - \$85,000	-1.000	-0.650
FICO 620 - 639	-1.000	\$125,001 - \$175,000	-0.375	\$85,001 - \$125,000	-0.750	-0.500
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.000	\$125,001 - \$175,000	-0.500	-0.300
NY	-0.250	\$275,001 up to HB	0.375	\$175,001 - \$275,000	-0.300	-0.200
Non Owner Occupancy	-2.000			\$275,001 - Up to HB	-0.200	-0.150
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-0.500
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:	6/21/2017	4.500%

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		
For use by mortgage professionals only and should not be distributed to borrowers.		



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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

7/21/2017

8/7/2017

8/21/2017

W. Rate Sheet Dated: 6/21/2017

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	99.198	99.048	98.898	3.250	99.125	98.975	98.825	1.875	N/A	N/A	N/A	3.125	99.85	99.699	99.549
3.375	99.649	99.499	99.349	3.375	99.540	99.390	99.240	2.000	N/A	N/A	N/A	3.250	99.93	99.780	99.630
3.500	100.095	99.945	99.795	3.500	99.950	99.800	99.650	2.125	N/A	N/A	N/A	3.375	100.34	100.189	100.039
3.625	100.497	100.347	100.197	3.625	100.317	100.167	100.017	2.250	95.452	95.302	95.152	3.500	100.74	100.593	100.443
3.750	100.988	100.832	100.676	3.750	100.915	100.759	100.603	2.375	95.845	95.695	95.545	3.625	101.15	100.996	100.846
3.875	101.428	101.272	101.115	3.875	101.319	101.163	101.007	2.500	96.235	96.085	95.935	Margin = 2.250		Index = 1.210	
4.000	101.860	101.704	101.548	4.000	101.716	101.559	101.403	2.625	96.576	96.426	96.276				
4.125	102.182	102.026	101.869	4.125	102.002	101.846	101.689	2.750	98.680	98.530	98.380				
4.250	101.655	101.514	101.389	4.250	101.581	101.441	101.316	2.875	99.068	98.918	98.768				
4.375	102.019	101.878	101.753	4.375	101.910	101.770	101.645	3.000	99.443	99.293	99.143				
4.500	102.348	102.208	102.083	4.500	102.204	102.063	101.938	3.125	99.769	99.619	99.469				
4.625	102.607	102.466	102.341	4.625	102.427	102.286	102.161	3.250	100.942	100.792	100.642				
4.750	101.393	101.283	101.174	4.750	101.320	101.210	101.101	3.375	101.265	101.115	100.965				
4.875	101.687	101.577	101.468	4.875	101.578	101.469	101.359	3.500	101.552	101.402	101.252				
5.000	101.947	101.837	101.728	5.000	101.802	101.693	101.584	3.625	101.768	101.618	101.468				
5.125	102.416	102.307	102.197	5.125	102.236	102.127	102.017	3.750	101.509	101.359	101.209				
5.250	100.092	99.992	99.836	5.250	100.019	99.919	99.763	3.875	101.761	101.611	101.461				
5.375	100.387	100.287	100.130	5.375	100.278	100.178	100.022	4.000	101.978	101.828	101.678				
5.500	100.647	100.547	100.390	5.500	100.502	100.402	100.246	4.125	102.132	101.982	101.832				

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	98.308	98.158	98.008	3.250	98.235	98.085	97.935	1.875	N/A	N/A	N/A	3.125	98.959	98.809	98.659
3.375	98.759	98.609	98.459	3.375	98.650	98.500	98.350	2.000	N/A	N/A	N/A	3.250	99.040	98.890	98.740
3.500	99.205	99.055	98.905	3.500	99.060	98.910	98.760	2.125	N/A	N/A	N/A	3.375	99.449	99.299	99.149
3.625	99.607	99.457	99.307	3.625	99.427	99.277	99.127	2.250	94.812	94.662	94.512	3.500	99.853	99.703	99.553
3.750	100.098	99.942	99.786	3.750	100.025	99.869	99.713	2.375	95.205	95.055	94.905	3.625	100.256	100.106	99.956
3.875	100.538	100.382	100.225	3.875	100.429	100.273	100.117	2.500	95.595	95.445	95.295	Margin = 2.250		Index = 1.210	
4.000	100.970	100.814	100.658	4.000	100.826	100.669	100.513	2.625	95.936	95.786	95.636	30 Year OTC			
4.125	101.292	101.136	100.979	4.125	101.112	100.956	100.799	2.750	98.603	98.453	98.303	Rate	30 Day	45 Day	60 Day
4.250	100.765	100.624	100.499	4.250	100.691	100.551	100.426	2.875	98.990	98.840	98.690	3.500	97.505	97.255	97.005
4.375	101.129	100.988	100.863	4.375	101.020	100.880	100.755	3.000	99.365	99.215	99.065	4.000	99.270	99.020	98.770
4.500	101.458	101.318	101.193	4.500	101.314	101.173	101.048	3.125	99.691	99.541	99.391	4.500	99.758	99.508	99.258
4.625	101.717	101.576	101.451	4.625	101.537	101.396	101.271	3.250	100.154	100.004	99.854	5.000	99.357	99.107	98.857
4.750	100.503	100.393	100.284	4.750	100.430	100.320	100.211	3.375	100.476	100.326	100.176	5.500	98.057	97.807	97.557
4.875	100.797	100.687	100.578	4.875	100.688	100.579	100.469	3.500	100.764	100.614	100.464	15 Year OTC			
5.000	101.057	100.947	100.838	5.000	100.912	100.803	100.694	3.625	100.979	100.829	100.679	Rate	30 Day	45 Day	60 Day
5.125	101.526	101.417	101.307	5.125	101.346	101.237	101.127	3.750	100.634	100.484	100.334	2.500	93.895	93.645	93.395
5.250	99.202	99.102	98.946	5.250	99.129	99.029	98.873	3.875	100.886	100.736	100.586	3.000	97.665	97.415	97.165
5.375	99.497	99.397	99.240	5.375	99.388	99.288	99.132	4.000	101.103	100.953	100.803	3.500	99.064	98.814	98.564
5.500	99.757	99.657	99.500	5.500	99.612	99.512	99.356	4.125	101.258	101.108	100.958	4.000	99.403	99.153	98.903

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.250	FICO 600 - 619	-1.500
FICO 640 - 659	-0.500		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-0.500
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 AVM	-0.750

Max USDA-GRH Rate	
Today:	6/21/2017 4.500%

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
For use by mortgage professionals only and should not be distributed to borrowers.		



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/21/2017

45 Day Lock Exp.:

8/7/2017

60 Day Lock Exp.:

8/21/2017

W. Rate Sheet Dated: 6/21/2017

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
3.250	97.818	97.718	97.618	3.125	97.911	97.811	97.711	3.000	100.472	100.372	100.272	3.000	100.826	100.726	100.626
3.375	98.620	98.520	98.420	3.250	99.488	99.388	99.288	3.125	100.928	100.828	100.728	3.125	101.101	101.001	100.901
3.500	99.514	99.414	99.314	3.375	100.180	100.080	99.980	3.250	101.611	101.511	101.411	3.250	101.814	101.714	101.614
3.625	100.259	100.159	100.059	3.500	100.933	100.833	100.733	3.375	102.012	101.912	101.812	3.375	102.082	101.982	101.882
3.750	100.895	100.795	100.695	3.625	101.588	101.488	101.388	3.500	102.446	102.346	102.246	3.500	102.358	102.258	102.158
3.875	101.473	101.373	101.273	3.750	102.099	101.999	101.899	3.625	102.834	102.734	102.634	3.625	102.578	102.478	102.378
3.990	102.021	101.921	101.821	3.875	102.546	102.446	102.346	3.750	103.162	103.062	102.962	3.750	103.016	102.916	102.816
4.000	102.121	102.021	101.921	3.990	102.817	102.717	102.617	3.875	103.453	103.353	103.253	3.875	103.279	103.179	103.079
4.125	102.783	102.683	102.583	4.000	102.917	102.817	102.717	3.990	103.609	103.509	103.409	3.990	103.429	103.329	103.229
4.250	103.356	103.256	103.156	4.125	103.495	103.395	103.295	4.000	103.709	103.609	103.509	4.000	103.529	103.429	103.329
4.375	103.834	103.734	103.634	4.250	103.966	103.866	103.766	4.125	104.008	103.908	103.808	4.125	103.729	103.629	103.529
4.500	104.338	104.238	104.138	4.375	104.534	104.434	104.334	4.250	104.307	104.207	104.107	4.250	103.937	103.837	103.737
4.625	104.940	104.840	104.740	4.500	105.075	104.975	104.875	4.375	104.598	104.498	104.398	4.375	104.118	104.018	103.918
4.750	105.455	105.355	105.255	4.625	105.586	105.486	105.386	4.500	104.756	104.656	104.556	4.500	104.394	104.294	104.194
4.875	105.898	105.798	105.698	4.750	105.986	105.886	105.786	4.625	104.871	104.771	104.671	4.625	104.597	104.497	104.397
4.990	106.150	106.050	105.950	4.875	106.380	106.280	106.180	4.750	105.152	105.052	104.952	4.750	104.774	104.674	104.574
5.000	106.250	106.150	106.050	4.990	106.493	106.393	106.293	4.875	105.393	105.293	105.193	4.875	104.920	104.820	104.720
5.125	106.826	106.726	106.626	5.000	106.593	106.493	106.393	4.990	105.532	105.432	105.332	4.990	104.967	104.867	104.767
5.250	107.328	107.228	107.128	5.125	107.076	106.976	106.876	5.000	105.632	105.532	105.432	5.000	105.067	104.967	104.867

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	100.510	100.410	100.310	3.000	99.858	99.758	99.658
3.990	100.732	100.632	100.532	3.125	100.224	100.124	100.024
4.000	100.832	100.732	100.632	3.250	100.563	100.463	100.363
4.125	101.499	101.399	101.299	3.375	100.948	100.848	100.748
4.250	102.035	101.935	101.835	3.500	101.359	101.259	101.159
4.375	102.447	102.347	102.247	3.625	101.669	101.569	101.469
4.500	102.690	102.590	102.490	3.750	101.883	101.783	101.683
4.625	102.847	102.747	102.647	3.875	102.076	101.976	101.876
4.750	103.045	102.945	102.845	3.990	102.141	102.041	101.941
4.875	103.426	103.326	103.226	4.000	102.241	102.141	102.041
4.990	103.473	103.373	103.273	4.125	102.321	102.221	102.121
5.000	103.573	103.473	103.373	4.250	102.516	102.416	102.316
5.125	103.739	103.639	103.539	4.375	102.713	102.613	102.513
5.250	104.172	104.072	103.972	4.500	102.817	102.717	102.617
5.375	104.525	104.425	104.325	4.625	103.067	102.967	102.867
5.500	104.771	104.671	104.571	4.750	103.258	103.158	103.058
5.625	104.944	104.844	104.744	4.875	103.421	103.321	103.221
5.750	104.879	104.779	104.679	4.990	103.481	103.381	103.281
5.875	105.242	105.142	105.042	5.000	103.581	103.481	103.381

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to HB	-0.200
High Balance	-0.150

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	-2.250	-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
* 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 *Not								

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

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
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 LLPAs: State; Extension; LPMI, Loan Size	

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 > \$424,100*	-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 \$424.1K - \$636.15K					



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.:

7/21/2017

45 Day Lock Exp.:

8/7/2017

60 Day Lock Exp.:

8/21/2017

W. Rate Sheet Dated: 6/21/2017

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
3.250	95.568	95.468	95.368	3.000	N/A	N/A	N/A	3.125	95.661	95.561	95.461	3.250	94.690	94.590	94.490
3.375	96.370	96.270	96.170	3.125	N/A	N/A	N/A	3.250	97.238	97.138	97.038	3.375	95.785	95.685	95.585
3.500	97.264	97.164	97.064	3.250	93.354	93.254	93.154	3.375	97.930	97.830	97.730	3.500	96.982	96.882	96.782
3.625	98.009	97.909	97.809	3.375	94.440	94.340	94.240	3.500	98.683	98.583	98.483	3.625	98.009	97.909	97.809
3.750	98.645	98.545	98.445	3.500	95.657	95.557	95.457	3.625	99.338	99.238	99.138	3.750	98.682	98.582	98.482
3.875	99.223	99.123	99.023	3.625	96.669	96.569	96.469	3.750	99.849	99.749	99.649	3.875	99.238	99.138	99.038
3.990	99.771	99.671	99.571	3.750	97.436	97.336	97.236	3.875	100.296	100.196	100.096	3.990	99.584	99.484	99.384
4.000	99.871	99.771	99.671	3.875	98.189	98.089	97.989	3.990	100.567	100.467	100.367	4.000	99.684	99.584	99.484
4.125	100.533	100.433	100.333	3.990	99.065	98.965	98.865	4.000	100.667	100.567	100.467	4.125	100.203	100.103	100.003
4.250	101.106	101.006	100.906	4.000	99.165	99.065	98.965	4.125	101.245	101.145	101.045	4.250	100.788	100.688	100.588
4.375	101.584	101.484	101.384	4.125	100.077	99.977	99.877	4.250	101.716	101.616	101.516	4.375	101.278	101.178	101.078
4.500	102.088	101.988	101.888	4.250	100.771	100.671	100.571	4.375	102.284	102.184	102.084	4.500	101.648	101.548	101.448
4.625	102.690	102.590	102.490	4.375	101.548	101.448	101.348	4.500	102.825	102.725	102.625	4.625	102.330	102.230	102.130
4.750	103.205	103.105	103.005	4.500	102.416	102.316	102.216	4.625	103.336	103.236	103.136	4.750	102.867	102.767	102.667
4.875	103.648	103.548	103.448	4.625	103.244	103.144	103.044	4.750	103.736	103.636	103.536	4.875	103.353	103.253	103.153
4.990	103.900	103.800	103.700	4.750	103.869	103.769	103.669	4.875	104.130	104.030	103.930	4.990	103.515	103.415	103.315
5.000	104.000	103.900	103.800	4.875	104.337	104.237	104.137	4.990	104.243	104.143	104.043	5.000	103.615	103.515	103.415
5.125	104.576	104.476	104.376	4.990	104.523	104.423	104.323	5.000	104.343	104.243	104.143	5.125	104.100	104.000	103.900
5.250	105.078	104.978	104.878	5.000	104.623	104.523	104.423	5.125	104.826	104.726	104.626	5.250	104.615	104.515	104.415

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
3.000	99.858	99.758	99.658	3.000	96.661	96.561	96.461	3.000	98.576	98.476	98.376	3.000	96.455	96.355	96.255
3.125	100.224	100.124	100.024	3.125	97.185	97.085	96.985	3.125	98.851	98.751	98.651	3.125	96.959	96.859	96.759
3.250	100.563	100.463	100.363	3.250	98.143	98.043	97.943	3.250	99.564	99.464	99.364	3.250	97.887	97.787	97.687
3.375	100.948	100.848	100.748	3.375	98.670	98.570	98.470	3.375	99.832	99.732	99.632	3.375	98.434	98.334	98.234
3.500	101.359	101.259	101.159	3.500	99.233	99.133	99.033	3.500	100.108	100.008	99.908	3.500	98.997	98.897	98.797
3.625	101.669	101.569	101.469	3.625	99.684	99.584	99.484	3.625	100.328	100.228	100.128	3.625	99.428	99.328	99.228
3.750	101.883	101.783	101.683	3.750	100.030	99.930	99.830	3.750	100.766	100.666	100.566	3.750	99.784	99.684	99.584
3.875	102.076	101.976	101.876	3.875	100.358	100.258	100.158	3.875	101.029	100.929	100.829	3.875	100.112	100.012	99.912
3.990	102.141	102.041	101.941	3.990	100.781	100.681	100.581	3.990	101.179	101.079	100.979	3.990	100.535	100.435	100.335
4.000	102.241	102.141	102.041	4.000	100.881	100.781	100.681	4.000	101.279	101.179	101.079	4.000	100.635	100.535	100.435
4.125	102.321	102.221	102.121	4.125	101.294	101.194	101.094	4.125	101.479	101.379	101.279	4.125	101.038	100.938	100.838
4.250	102.516	102.416	102.316	4.250	101.610	101.510	101.410	4.250	101.687	101.587	101.487	4.250	101.384	101.284	101.184
4.375	102.713	102.613	102.513	4.375	101.918	101.818	101.718	4.375	101.868	101.768	101.668	4.375	101.692	101.592	101.492
4.500	102.817	102.717	102.617	4.500	102.083	101.983	101.883	4.500	102.144	102.044	101.944	4.500	101.857	101.757	101.657
4.625	103.067	102.967	102.867	4.625	102.437	102.337	102.237	4.625	102.347	102.247	102.147	4.625	102.211	102.111	102.011
4.750	103.258	103.158	103.058	4.750	102.732	102.632	102.532	4.750	102.524	102.424	102.324	4.750	102.506	102.406	102.306
4.875	103.421	103.321	103.221	4.875	102.984	102.884	102.784	4.875	102.670	102.570	102.470	4.875	102.758	102.658	102.558
4.990	103.481	103.381	103.281	4.990	103.135	103.035	102.935	4.990	102.717	102.617	102.517	4.990	102.909	102.809	102.709
5.000	103.581	103.481	103.381	5.000	103.235	103.135	103.035	5.000	102.817	102.717	102.617	5.000	103.009	102.909	102.809

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

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

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

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

*Not applicable to detached condominiums

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	UW Fee Buy Out Option	
Loan Size Adjuster		Loan Size	Standard
\$0 - \$49,999		\$0 - \$49,999	-1.500
\$50,000 - \$85,000		\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000		\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000		\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000		\$175,001 - \$275,000	-0.300
\$275,001 up to HB		\$275,001 - Up to HB	-0.200
		High Balance	-0.150

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AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/21/2017

45 Day Lock Exp.:

8/7/2017

60 Day Lock Exp.:

8/21/2017

W. Rate Sheet Dated: 6/21/2017

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
3.750	101.057	100.957	100.857	3.750	102.141	102.041	101.917	2.750	99.284	99.184	99.084
3.875	101.732	101.632	101.532	3.875	102.710	102.610	102.482	2.875	99.895	99.795	99.695
3.990	102.242	102.142	102.042	3.990	103.160	103.060	102.930	2.990	100.390	100.290	100.190
4.000	102.342	102.242	102.142	4.000	103.260	103.160	103.030	3.000	100.490	100.390	100.290
4.125	102.935	102.835	102.735	4.125	103.340	103.240	103.100	3.125	101.071	100.971	100.871
4.250	103.538	103.438	103.338	4.250	103.895	103.795	103.655	3.250	101.616	101.516	101.416
4.375	104.105	104.005	103.905	4.375	104.419	104.319	104.178	3.375	102.108	102.008	101.908
4.500	104.594	104.494	104.394	4.500	104.907	104.807	104.666	3.500	102.521	102.421	102.321
4.625	105.094	104.979	104.894	4.625	105.427	105.312	105.186	3.625	103.002	102.902	102.802
4.750	105.601	105.486	105.401	4.750	105.926	105.811	105.685	3.750	103.491	103.391	103.291
4.875	106.055	105.939	105.855	4.875	106.407	106.292	106.167	3.875	103.968	103.868	103.768
4.990	106.348	106.232	106.148	4.990	106.756	106.641	106.519	3.990	103.698	103.598	103.498
5.000	106.448	106.332	106.248	5.000	106.856	106.741	106.619	4.000	103.798	103.698	103.598
5.125	106.963	106.825	106.763	5.125	106.754	106.616	106.554	4.125	104.281	104.181	104.081
5.250	107.439	107.301	107.239	5.250	107.348	107.188	107.148	4.250	104.634	104.534	104.434
5.375	108.045	107.885	107.845	5.375	107.989	107.829	107.789	4.375	105.020	104.920	104.820
5.500	108.668	108.508	108.468	5.500	108.587	108.428	108.387	4.500	105.551	105.451	105.351
5.625	109.241	109.081	109.041	5.625	109.152	108.992	108.952	4.625	105.923	105.823	105.723
5.750	109.643	109.483	109.443	5.750	109.574	109.414	109.374	4.750	103.739	103.622	103.539

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	-2.750	-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

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
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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 > \$424,100*	-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 \$424.1K - \$636.15K					

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 = \$77 (WA exempt)	FHA ID# - 1358600006
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.:

7/21/2017

45 Day Lock Exp.:

8/7/2017

60 Day Lock Exp.:

8/21/2017

W. Rate Sheet Dated: 6/21/2017

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
3.750	98.851	98.751	98.651	3.750	98.751	98.651	98.551	3.750	100.061	99.961	99.837	3.750	99.961	99.861	99.737
3.875	99.526	99.426	99.326	3.875	99.426	99.326	99.226	3.875	100.630	100.530	100.402	3.875	100.530	100.430	100.302
3.990	100.036	99.936	99.836	3.990	99.936	99.836	99.736	3.990	101.080	100.980	100.850	3.990	100.980	100.880	100.750
4.000	100.136	100.036	99.936	4.000	100.036	99.936	99.836	4.000	101.180	101.080	100.950	4.000	101.080	100.980	100.850
4.125	100.729	100.629	100.529	4.125	100.629	100.529	100.429	4.125	101.260	101.160	101.020	4.125	101.160	101.060	100.920
4.250	101.332	101.232	101.132	4.250	101.232	101.132	101.032	4.250	101.815	101.715	101.575	4.250	101.715	101.615	101.475
4.375	101.899	101.799	101.699	4.375	101.799	101.699	101.599	4.375	102.339	102.239	102.098	4.375	102.239	102.139	101.998
4.500	102.388	102.288	102.188	4.500	102.288	102.188	102.088	4.500	102.827	102.727	102.586	4.500	102.727	102.627	102.486
4.625	102.888	102.773	102.688	4.625	102.788	102.673	102.588	4.625	103.347	103.232	103.106	4.625	103.247	103.132	103.006
4.750	103.395	103.280	103.195	4.750	103.295	103.180	103.095	4.750	103.846	103.731	103.605	4.750	103.746	103.631	103.505
4.875	103.849	103.733	103.649	4.875	103.749	103.633	103.549	4.875	104.327	104.212	104.087	4.875	104.227	104.112	103.987
4.990	104.142	104.026	103.942	4.990	104.042	103.926	103.842	4.990	104.676	104.561	104.439	4.990	104.576	104.461	104.339
5.000	104.242	104.126	104.042	5.000	104.142	104.026	103.942	5.000	104.776	104.661	104.539	5.000	104.676	104.561	104.439
5.125	104.757	104.619	104.557	5.125	104.657	104.519	104.457	5.125	104.674	104.536	104.474	5.125	104.574	104.436	104.374
5.250	105.233	105.095	105.033	5.250	105.133	104.995	104.933	5.250	105.268	105.108	105.068	5.250	105.168	105.008	104.968
5.375	105.839	105.679	105.639	5.375	105.739	105.579	105.539	5.375	105.909	105.749	105.709	5.375	105.809	105.649	105.609
5.500	106.462	106.302	106.262	5.500	106.362	106.202	106.162	5.500	106.507	106.348	106.307	5.500	106.407	106.248	106.207
5.625	107.035	106.875	106.835	5.625	106.935	106.775	106.735	5.625	107.072	106.912	106.872	5.625	106.972	106.812	106.772
5.750	107.437	107.277	107.237	5.750	107.337	107.177	107.137	5.750	107.494	107.334	107.294	5.750	107.394	107.234	107.194

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.204	97.104	97.004	2.750	97.104	97.004	96.904
2.875	97.815	97.715	97.615	2.875	97.715	97.615	97.515
2.990	98.310	98.210	98.110	2.990	98.210	98.110	98.010
3.000	98.410	98.310	98.210	3.000	98.310	98.210	98.110
3.125	98.991	98.891	98.791	3.125	98.891	98.791	98.691
3.250	99.536	99.436	99.336	3.250	99.436	99.336	99.236
3.375	100.028	99.928	99.828	3.375	99.928	99.828	99.728
3.500	100.441	100.341	100.241	3.500	100.341	100.241	100.141
3.625	100.922	100.822	100.722	3.625	100.822	100.722	100.622
3.750	101.411	101.311	101.211	3.750	101.311	101.211	101.111
3.875	101.888	101.788	101.688	3.875	101.788	101.688	101.588
3.990	101.618	101.518	101.418	3.990	101.518	101.418	101.318
4.000	101.718	101.618	101.518	4.000	101.618	101.518	101.418
4.125	102.201	102.101	102.001	4.125	102.101	102.001	101.901
4.250	102.554	102.454	102.354	4.250	102.454	102.354	102.254
4.375	102.940	102.840	102.740	4.375	102.840	102.740	102.640
4.500	103.471	103.371	103.271	4.500	103.371	103.271	103.171
4.625	103.843	103.743	103.643	4.625	103.743	103.643	103.543
4.750	101.659	101.542	101.459	4.750	101.559	101.442	101.359

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	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
Super Conforming	-1.500
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

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

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 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

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%
High-LTV	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	-1.500	-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 C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

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 = \$77 (WA exempt)	FHA ID# - 135860006
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.:

7/21/2017

45 Day Lock Exp.:

8/7/2017

60 Day Lock Exp.:

8/21/2017

W. Rate Sheet Dated: 6/21/2017

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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.381	99.281	99.181	3.750	100.591	100.491	100.367	2.750	97.734	97.634	97.534
3.875	100.056	99.956	99.856	3.875	101.160	101.060	100.932	2.875	98.345	98.245	98.145
3.990	100.566	100.466	100.366	3.990	101.610	101.510	101.380	2.990	98.840	98.740	98.640
4.000	100.666	100.566	100.466	4.000	101.710	101.610	101.480	3.000	98.940	98.840	98.740
4.125	101.259	101.159	101.059	4.125	101.790	101.690	101.550	3.125	99.521	99.421	99.321
4.250	101.862	101.762	101.662	4.250	102.345	102.245	102.105	3.250	100.066	99.966	99.866
4.375	102.429	102.329	102.229	4.375	102.869	102.769	102.628	3.375	100.558	100.458	100.358
4.500	102.918	102.818	102.718	4.500	103.357	103.257	103.116	3.500	100.971	100.871	100.771
4.625	103.418	103.303	103.218	4.625	103.877	103.762	103.636	3.625	101.452	101.352	101.252
4.750	103.925	103.810	103.725	4.750	104.376	104.261	104.135	3.750	101.941	101.841	101.741
4.875	104.379	104.263	104.179	4.875	104.857	104.742	104.617	3.875	102.418	102.318	102.218
4.990	104.672	104.556	104.472	4.990	105.206	105.091	104.969	3.990	102.148	102.048	101.948
5.000	104.772	104.656	104.572	5.000	105.306	105.191	105.069	4.000	102.248	102.148	102.048
5.125	105.287	105.149	105.087	5.125	105.204	105.066	105.004	4.125	102.731	102.631	102.531
5.250	105.763	105.625	105.563	5.250	105.798	105.638	105.598	4.250	103.084	102.984	102.884
5.375	106.369	106.209	106.169	5.375	106.439	106.279	106.239	4.375	103.470	103.370	103.270
5.500	106.992	106.832	106.792	5.500	107.037	106.878	106.837	4.500	104.001	103.901	103.801
5.625	107.565	107.405	107.365	5.625	107.602	107.442	107.402	4.625	104.373	104.273	104.173
5.750	107.967	107.807	107.767	5.750	108.024	107.864	107.824	4.750	102.189	102.072	101.989

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)(6)	-1.000
Super Conforming	-1.500
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
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200

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 > \$424,100*	-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 \$424.1K - \$636.15K					

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 = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	