



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/23/2018

45 Day Lock Exp.: 8/6/2018

60 Day Lock Exp.: 8/21/2018

W. Rate Sheet Dated: 6/22/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.877	97.727	97.539	3.500	97.364	97.214	97.027	1.875	N/A	N/A	N/A	3.125	97.261	97.111	96.961
3.625	98.411	98.261	98.073	3.625	97.863	97.713	97.525	2.000	N/A	N/A	N/A	3.250	98.243	98.093	97.943
3.750	99.431	99.281	99.131	3.750	99.040	98.890	98.740	2.125	N/A	N/A	N/A	3.375	98.875	98.725	98.575
3.875	99.961	99.811	99.661	3.875	99.534	99.384	99.234	2.250	93.808	93.658	93.508	3.500	99.325	99.175	99.025
4.000	100.487	100.337	100.187	4.000	100.024	99.874	99.724	2.375	94.174	94.024	93.874	3.625	99.858	99.708	99.558
4.125	101.014	100.864	100.714	4.125	100.516	100.366	100.216	2.500	93.295	93.145	92.995	Margin = 2.250		Index = 2.340	
4.250	101.783	101.611	101.471	4.250	101.142	100.970	100.830	2.625	94.245	94.095	93.945				
4.375	102.301	102.129	101.988	4.375	101.624	101.452	101.312	2.750	96.633	96.483	96.333				
4.500	102.811	102.639	102.498	4.500	102.098	101.927	101.786	2.875	97.197	97.047	96.897				
4.625	103.232	103.060	102.919	4.625	102.484	102.312	102.171	3.000	97.671	97.521	97.371				
4.750	103.357	103.185	103.029	4.750	102.626	102.454	102.298	3.125	98.146	97.996	97.846				
4.875	103.601	103.429	103.273	4.875	103.024	102.852	102.696	3.250	98.779	98.629	98.479				
5.000	104.227	104.056	103.899	5.000	103.415	103.243	103.087	3.375	99.247	99.097	98.947				
5.125	104.645	104.473	104.317	5.125	103.617	103.445	103.289	3.500	99.716	99.566	99.416				
5.250	104.661	104.490	104.286	5.250	103.599	103.427	103.224	3.625	100.177	100.027	99.877				
5.375	104.938	104.767	104.563	5.375	103.958	103.786	103.583	3.750	100.262	100.112	99.962				
5.500	104.929	104.757	104.554	5.500	104.286	104.114	103.911	3.875	100.716	100.566	100.416				
5.625	105.208	105.036	104.833	5.625	104.730	104.558	104.355	4.000	101.101	100.951	100.801				
5.750	104.876	104.579	104.266	5.750	103.805	103.508	103.195	4.125	101.441	101.291	101.141				

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	96.677	96.527	96.339	3.500	96.364	96.214	96.027	1.875	N/A	N/A	N/A	3.125	96.261	96.111	95.961
3.625	97.211	97.061	96.873	3.625	96.863	96.713	96.525	2.000	N/A	N/A	N/A	3.250	97.243	97.093	96.943
3.750	98.231	98.081	97.931	3.750	98.040	97.890	97.740	2.125	N/A	N/A	N/A	3.375	97.875	97.725	97.575
3.875	98.761	98.611	98.461	3.875	98.534	98.384	98.234	2.250	92.808	92.658	92.508	3.500	98.325	98.175	98.025
4.000	99.287	99.137	98.987	4.000	99.024	98.874	98.724	2.375	93.174	93.024	92.874	3.625	98.858	98.708	98.558
4.125	99.814	99.664	99.514	4.125	99.516	99.366	99.216	2.500	92.295	92.145	91.995	Margin = 2.250		Index = 2.340	
4.250	100.583	100.411	100.271	4.250	100.142	99.970	99.830	2.625	93.245	93.095	92.945	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.101	100.929	100.788	4.375	100.624	100.452	100.312	2.750	95.633	95.483	95.333	Rate	30 Day	45 Day	60 Day
4.500	101.611	101.439	101.298	4.500	101.098	100.927	100.786	2.875	96.197	96.047	95.897	4.500	100.311	100.061	99.811
4.625	102.032	101.860	101.719	4.625	101.484	101.312	101.171	3.000	96.671	96.521	96.371	4.625	100.732	100.482	100.232
4.750	102.117	101.945	101.789	4.750	101.626	101.454	101.298	3.125	97.146	96.996	96.846	4.750	100.767	100.517	100.267
4.875	102.651	102.479	102.323	4.875	102.024	101.852	101.696	3.250	97.779	97.629	97.479	4.875	101.201	100.951	100.701
5.000	103.077	102.906	102.749	5.000	102.415	102.243	102.087	3.375	98.247	98.097	97.947	5.000	101.627	101.377	101.127
5.125	103.495	103.323	103.167	5.125	102.717	102.545	102.389	3.500	98.716	98.566	98.416	5.125	101.965	101.715	101.465
5.250	104.231	104.060	103.856	5.250	102.599	102.427	102.224	3.625	99.177	99.027	98.877	5.250	101.450	101.200	100.950
5.375	104.508	104.337	104.133	5.375	102.958	102.786	102.583	3.750	99.262	99.112	98.962	5.375	101.634	101.384	101.134
5.500	104.699	104.527	104.324	5.500	103.286	103.114	102.911	3.875	99.716	99.566	99.416	5.500	101.879	101.629	101.379
5.625	104.928	104.756	104.553	5.625	103.730	103.558	103.355	4.000	100.101	99.951	99.801	5.625	102.148	101.898	101.648
5.750	104.646	104.349	104.036	5.750	102.805	102.508	102.195	4.125	100.441	100.291	100.141	5.750	102.356	102.059	101.747

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	99.461	99.211	98.961	4.500	99.278	99.028	98.778
4.750	99.917	99.667	99.417	4.750	99.806	99.556	99.306
5.000	100.777	100.527	100.277	5.000	100.595	100.345	100.095
5.250	101.669	101.419	101.169	5.250	101.506	101.256	101.006
5.500	102.000	101.750	101.500	5.500	101.466	101.216	100.966
5.625	102.251	102.001	101.751	5.625	101.910	101.660	101.410
5.750	102.550	102.253	101.940	5.750	100.985	100.688	100.375
5.875	102.780	102.483	102.170	5.875	101.353	101.056	100.744

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:	6/22/2018	5.500%

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

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



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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/23/2018

45 Day Lock Exp.:

8/6/2018

60 Day Lock Exp.:

8/21/2018

W. Rate Sheet Dated: 6/22/2018

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	95.711	95.561	95.373	3.250	95.324	95.174	94.986	1.875	N/A	N/A	N/A	3.125	95.57	95.424	95.274
3.375	96.406	96.256	96.068	3.375	95.929	95.779	95.591	2.000	N/A	N/A	N/A	3.250	97.31	97.155	97.005
3.500	96.939	96.789	96.602	3.500	96.427	96.277	96.089	2.125	N/A	N/A	N/A	3.375	97.94	97.788	97.638
3.625	97.473	97.323	97.136	3.625	96.925	96.775	96.588	2.250	90.308	90.158	90.008	3.500	98.39	98.237	98.087
3.750	98.431	98.281	98.131	3.750	98.040	97.890	97.740	2.375	90.674	90.524	90.374	3.625	98.92	98.771	98.621
3.875	98.961	98.811	98.661	3.875	98.534	98.384	98.234	2.500	89.795	89.645	89.495	Margin = 2.250		Index = 2.340	
4.000	99.487	99.337	99.187	4.000	99.024	98.874	98.724	2.625	90.745	90.595	90.445				
4.125	100.014	99.864	99.714	4.125	99.516	99.366	99.216	2.750	94.946	94.796	94.646				
4.250	100.689	100.518	100.377	4.250	100.048	99.876	99.736	2.875	95.510	95.360	95.210				
4.375	101.207	101.035	100.895	4.375	100.530	100.358	100.218	3.000	95.984	95.834	95.684				
4.500	101.717	101.545	101.405	4.500	101.005	100.833	100.692	3.125	96.458	96.308	96.158				
4.625	102.138	101.966	101.826	4.625	101.390	101.218	101.078	3.250	97.842	97.692	97.542				
4.750	101.951	101.779	101.623	4.750	101.220	101.048	100.891	3.375	98.309	98.159	98.009				
4.875	102.195	102.023	101.866	4.875	101.618	101.446	101.290	3.500	98.778	98.628	98.478				
5.000	102.821	102.649	102.493	5.000	102.009	101.837	101.681	3.625	99.240	99.090	98.940				
5.125	103.239	103.067	102.911	5.125	102.211	102.039	101.883	3.750	99.262	99.112	98.962				
5.250	101.693	101.521	101.318	5.250	100.631	100.459	100.256	3.875	99.716	99.566	99.416				
5.375	101.970	101.798	101.595	5.375	100.989	100.817	100.614	4.000	100.101	99.951	99.801				
5.500	101.960	101.788	101.585	5.500	101.317	101.146	100.942	4.125	100.441	100.291	100.141				

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	94.511	94.361	94.173	3.250	94.324	94.174	93.986	1.875	N/A	N/A	N/A	3.125	94.574	94.424	94.274
3.375	95.206	95.056	94.868	3.375	94.929	94.779	94.591	2.000	N/A	N/A	N/A	3.250	96.305	96.155	96.005
3.500	95.739	95.589	95.402	3.500	95.427	95.277	95.089	2.125	N/A	N/A	N/A	3.375	96.938	96.788	96.638
3.625	96.273	96.123	95.936	3.625	95.925	95.775	95.588	2.250	91.058	90.908	90.758	3.500	97.387	97.237	97.087
3.750	97.231	97.081	96.931	3.750	97.040	96.890	96.740	2.375	91.424	91.274	91.124	3.625	97.921	97.771	97.621
3.875	97.761	97.611	97.461	3.875	97.534	97.384	97.234	2.500	90.545	90.395	90.245	Margin = 2.250		Index = 2.340	
4.000	98.287	98.137	97.987	4.000	98.024	97.874	97.724	2.625	91.495	91.345	91.195	30 Year OTC "Borrower Paid Only for USDA"			
4.125	98.814	98.664	98.514	4.125	98.516	98.366	98.216	2.750	94.727	94.577	94.427	Rate	30 Day	45 Day	60 Day
4.250	99.489	99.318	99.177	4.250	99.048	98.876	98.736	2.875	95.291	95.141	94.991	4.500	99.217	98.967	98.717
4.375	100.007	99.835	99.695	4.375	99.530	99.358	99.218	3.000	95.765	95.615	95.465	4.625	99.638	99.388	99.138
4.500	100.517	100.345	100.205	4.500	100.005	99.833	99.692	3.125	96.240	96.090	95.940	4.750	99.361	99.111	98.861
4.625	100.938	100.766	100.626	4.625	100.390	100.218	100.078	3.250	96.310	96.160	96.010	4.875	99.795	99.545	99.295
4.750	100.711	100.539	100.383	4.750	100.220	100.048	99.891	3.375	96.778	96.628	96.478	5.000	100.221	99.971	99.721
4.875	101.245	101.073	100.916	4.875	100.618	100.446	100.290	3.500	97.247	97.097	96.947	5.125	100.559	100.309	100.059
5.000	101.671	101.499	101.343	5.000	101.009	100.837	100.681	3.625	97.709	97.559	97.409	5.250	98.482	98.232	97.982
5.125	102.089	101.917	101.761	5.125	101.311	101.139	100.983	3.750	97.074	96.924	96.774	5.375	98.666	98.416	98.166
5.250	101.263	101.091	100.888	5.250	99.631	99.459	99.256	3.875	97.529	97.379	97.229	5.500	98.910	98.660	98.410
5.375	101.540	101.368	101.165	5.375	99.989	99.817	99.614	4.000	97.914	97.764	97.614	5.625	99.179	98.929	98.679
5.500	101.730	101.558	101.355	5.500	100.317	100.146	99.942	4.125	98.254	98.104	97.954	5.750	98.918	98.621	98.309

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	98.367	98.117	97.867	4.500	98.185	97.935	97.685
4.750	98.511	98.261	98.011	4.750	98.400	98.150	97.900
5.000	99.371	99.121	98.871	5.000	99.189	98.939	98.689
5.250	98.701	98.451	98.201	5.250	98.537	98.287	98.037
5.500	99.031	98.781	98.531	5.500	98.497	98.247	97.997
5.625	99.282	99.032	98.782	5.625	98.941	98.691	98.441
5.750	99.112	98.815	98.503	5.750	97.547	97.250	96.938
5.875	99.342	99.045	98.733	5.875	97.916	97.619	97.306

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:	6/22/2018 5.500%

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

Lock Desk Policy	
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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.:

7/23/2018

45 Day Lock Exp.:

8/6/2018

60 Day Lock Exp.:

8/21/2018

W. Rate Sheet Dated: 6/22/2018

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	99.081	98.981	98.881	4.500	101.438	101.338	101.238	3.000	96.339	96.239	96.139	3.000	96.986	96.886	96.786
4.250	99.762	99.662	99.562	4.625	101.994	101.894	101.794	3.125	96.875	96.775	96.675	3.125	97.337	97.237	97.137
4.375	100.348	100.248	100.148	4.750	102.482	102.382	102.282	3.250	97.575	97.475	97.375	3.250	98.310	98.210	98.110
4.500	100.882	100.782	100.682	4.875	102.930	102.830	102.730	3.375	98.115	98.015	97.915	3.375	98.665	98.565	98.465
4.625	101.480	101.380	101.280	4.990	103.081	102.981	102.881	3.500	98.644	98.544	98.444	3.500	99.000	98.900	98.800
4.750	102.086	101.986	101.886	5.000	103.181	103.081	102.981	3.625	99.186	99.086	98.986	3.625	99.330	99.230	99.130
4.875	102.605	102.505	102.405	5.125	103.689	103.589	103.489	3.750	99.581	99.481	99.381	3.750	99.880	99.780	99.680
4.990	102.746	102.646	102.546	5.250	104.199	104.099	103.999	3.875	100.006	99.906	99.806	3.875	100.202	100.102	100.002
5.000	102.846	102.746	102.646	5.375	104.525	104.425	104.325	3.990	100.321	100.221	100.121	3.990	100.413	100.313	100.213
5.125	103.391	103.291	103.191	5.500	104.820	104.720	104.620	4.000	100.421	100.321	100.221	4.000	100.513	100.413	100.313
5.250	104.050	103.950	103.850	5.625	105.082	104.982	104.882	4.125	100.889	100.789	100.689	4.125	100.815	100.715	100.615
5.375	104.499	104.399	104.299	5.750	105.592	105.492	105.371	4.250	101.182	101.082	100.982	4.250	101.261	101.161	101.061
5.500	104.834	104.734	104.634	5.875	105.908	105.808	105.687	4.375	101.507	101.407	101.307	4.375	101.547	101.447	101.347
5.625	105.118	105.018	104.918	5.990	106.096	105.996	105.875	4.500	101.929	101.829	101.729	4.500	101.813	101.713	101.613
5.750	105.770	105.670	105.567	6.000	106.196	106.096	105.975	4.625	102.337	102.237	102.137	4.625	102.055	101.955	101.855
5.875	106.178	106.078	105.975	6.125	106.447	106.328	106.207	4.750	102.583	102.483	102.383	4.750	102.210	102.110	102.010
5.990	106.443	106.343	106.239	6.250	106.858	106.687	106.567	4.875	102.813	102.713	102.613	4.875	102.351	102.251	102.151
6.000	106.543	106.443	106.339	6.375	107.159	106.989	106.868	4.990	102.904	102.804	102.704	4.990	102.398	102.298	102.198
6.125	106.832	106.732	106.629	6.500	N/A	N/A	N/A	5.000	103.004	102.904	102.804	5.000	102.498	102.398	102.298

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	97.691	97.591	97.491	2.875	95.549	95.449	95.349
4.250	98.442	98.342	98.242	2.990	95.872	95.772	95.672
4.375	99.038	98.938	98.838	3.000	95.972	95.872	95.772
4.500	99.580	99.480	99.380	3.125	96.400	96.300	96.200
4.625	100.124	100.024	99.924	3.250	97.048	96.948	96.848
4.750	100.792	100.692	100.592	3.375	97.478	97.378	97.278
4.875	101.322	101.222	101.122	3.500	97.917	97.817	97.717
4.990	101.721	101.621	101.521	3.625	98.331	98.231	98.131
5.000	101.821	101.721	101.621	3.750	98.618	98.518	98.418
5.125	102.056	101.956	101.856	3.875	99.035	98.935	98.835
5.250	102.382	102.282	102.182	3.990	99.343	99.243	99.143
5.375	102.866	102.766	102.666	4.000	99.443	99.343	99.243
5.500	103.330	103.230	103.130	4.125	99.835	99.735	99.635
5.625	103.541	103.441	103.341	4.250	100.037	99.937	99.837
5.750	103.759	103.659	103.559	4.375	100.228	100.128	100.028
5.875	102.756	102.656	102.556	4.500	100.381	100.281	100.181
5.990	103.115	103.015	102.894	4.625	100.721	100.621	100.521
6.000	103.115	103.115	102.994	4.750	100.883	100.783	100.683
6.125	103.462	103.361	103.241	4.875	101.033	100.933	100.833

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

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	-1.125
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 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 > \$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.:

7/23/2018

45 Day Lock Exp.:

8/6/2018

60 Day Lock Exp.:

8/21/2018

W. Rate Sheet Dated: 6/22/2018

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	97.913	97.813	97.713	4.125	95.993	95.893	95.793	4.500	99.873	99.773	99.673	4.500	98.629	98.529	98.429
4.375	98.465	98.365	98.265	4.250	97.027	96.927	96.827	4.625	100.487	100.387	100.287	4.625	99.086	98.986	98.886
4.500	99.013	98.913	98.813	4.375	97.648	97.548	97.448	4.750	101.019	100.919	100.819	4.750	99.972	99.872	99.772
4.625	99.746	99.646	99.546	4.500	98.304	98.204	98.104	4.875	101.388	101.288	101.188	4.875	100.473	100.373	100.273
4.750	100.447	100.347	100.247	4.625	99.296	99.196	99.096	4.990	101.631	101.531	101.431	4.990	100.839	100.739	100.639
4.875	100.940	100.840	100.740	4.750	100.248	100.148	100.048	5.000	101.731	101.631	101.531	5.000	100.939	100.839	100.739
4.990	101.296	101.196	101.096	4.875	100.806	100.706	100.606	5.125	102.239	102.139	102.039	5.125	101.312	101.212	101.112
5.000	101.396	101.296	101.196	4.990	101.212	101.112	101.012	5.250	102.749	102.649	102.549	5.250	101.952	101.852	101.752
5.125	101.941	101.841	101.741	5.000	101.312	101.212	101.112	5.375	103.075	102.975	102.875	5.375	102.418	102.318	102.218
5.250	102.600	102.500	102.400	5.125	101.718	101.618	101.518	5.500	103.370	103.270	103.170	5.500	102.782	102.682	102.582
5.375	103.049	102.949	102.849	5.250	102.621	102.521	102.421	5.625	103.632	103.532	103.432	5.625	103.118	103.018	102.918
5.500	103.384	103.284	103.184	5.375	103.132	103.032	102.932	5.750	104.142	104.042	103.942	5.750	103.622	103.522	103.419
5.625	103.668	103.568	103.468	5.500	103.504	103.404	103.304	5.875	104.458	104.358	104.257	5.875	104.047	103.947	103.844
5.750	104.320	104.220	104.117	5.625	103.818	103.718	103.618	5.990	104.646	104.546	104.425	5.990	104.335	104.235	104.132
5.875	104.728	104.628	104.525	5.750	104.701	104.601	104.498	6.000	104.746	104.646	104.525	6.000	104.435	104.335	104.232
5.990	104.993	104.893	104.789	5.875	105.165	105.065	104.962	6.125	104.997	104.897	104.757	6.125	104.745	104.645	104.542
6.000	105.093	104.993	104.889	5.990	105.469	105.369	105.266	6.250	105.408	105.337	105.117	6.250	105.016	104.904	104.783
6.125	105.382	105.282	105.179	6.000	105.569	105.469	105.366	6.375	105.709	105.539	105.418	6.375	105.421	105.309	105.188
6.250	105.782	105.670	105.549	6.125	105.888	105.788	105.685	6.500	N/A	N/A	N/A	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	95.549	95.449	95.349	3.000	N/A	#N/A	#N/A	3.000	95.486	95.386	95.286	3.000	N/A	#N/A	#N/A
2.990	95.872	95.772	95.672	3.125	93.871	93.771	93.671	3.125	95.837	95.737	95.637	3.125	93.690	93.590	93.490
3.000	95.972	95.872	95.772	3.250	94.268	94.168	94.068	3.250	96.810	96.710	96.610	3.250	94.077	93.977	93.877
3.125	96.400	96.300	96.200	3.375	94.944	94.844	94.744	3.375	97.165	97.065	96.965	3.375	94.762	94.662	94.562
3.250	97.048	96.948	96.848	3.500	95.618	95.518	95.418	3.500	97.500	97.400	97.300	3.500	95.426	95.326	95.226
3.375	97.478	97.378	97.278	3.625	96.271	96.171	96.071	3.625	97.830	97.730	97.630	3.625	96.089	95.989	95.889
3.500	97.917	97.817	97.717	3.750	96.644	96.544	96.444	3.750	98.380	98.280	98.180	3.750	96.452	96.352	96.252
3.625	98.331	98.231	98.131	3.875	97.246	97.146	97.046	3.875	98.702	98.602	98.502	3.875	97.055	96.955	96.855
3.750	98.618	98.518	98.418	3.990	97.778	97.678	97.578	3.990	98.913	98.813	98.713	3.990	97.577	97.477	97.377
3.875	99.035	98.935	98.835	4.000	97.878	97.778	97.678	4.000	99.013	98.913	98.813	4.000	97.677	97.577	97.477
3.990	99.343	99.243	99.143	4.125	98.494	98.394	98.294	4.125	99.315	99.215	99.115	4.125	98.292	98.192	98.092
4.000	99.443	99.343	99.243	4.250	98.819	98.719	98.619	4.250	99.761	99.661	99.561	4.250	98.617	98.517	98.417
4.125	99.835	99.735	99.635	4.375	99.175	99.075	98.975	4.375	100.047	99.947	99.847	4.375	98.953	98.853	98.753
4.250	100.037	99.937	99.837	4.500	99.726	99.626	99.526	4.500	100.313	100.213	100.113	4.500	99.504	99.404	99.304
4.375	100.228	100.128	100.028	4.625	100.254	100.154	100.054	4.625	100.555	100.455	100.355	4.625	100.033	99.933	99.833
4.500	100.381	100.281	100.181	4.750	100.530	100.430	100.330	4.750	100.710	100.610	100.510	4.750	100.309	100.209	100.109
4.625	100.721	100.621	100.521	4.875	100.787	100.687	100.587	4.875	100.851	100.751	100.651	4.875	100.555	100.455	100.355
4.750	100.883	100.783	100.683	4.990	100.900	100.800	100.700	4.990	100.898	100.798	100.698	4.990	100.698	100.598	100.498
4.875	101.033	100.933	100.833	5.000	101.000	100.900	100.800	5.000	100.998	100.898	100.798	5.000	100.798	100.698	100.598

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.50



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/23/2018

45 Day Lock Exp.:

8/6/2018

60 Day Lock Exp.:

8/21/2018

W. Rate Sheet Dated: 6/22/2018

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	99.762	99.662	99.562	3.750	97.894	97.794	97.694	2.750	95.015	94.915	94.815
4.375	100.348	100.248	100.148	3.875	98.490	98.390	98.290	2.875	95.700	95.600	95.500
4.500	100.936	100.836	100.736	3.990	99.057	98.957	98.857	2.990	96.275	96.175	96.075
4.625	101.480	101.380	101.280	4.000	99.157	99.057	98.957	3.000	96.375	96.275	96.175
4.750	102.086	101.986	101.886	4.125	99.631	99.531	99.431	3.125	96.992	96.892	96.792
4.875	102.682	102.582	102.482	4.250	100.281	100.181	100.081	3.250	97.575	97.475	97.375
4.990	103.087	102.987	102.887	4.375	100.919	100.819	100.719	3.375	98.115	98.015	97.915
5.000	103.187	103.087	102.987	4.500	101.519	101.419	101.319	3.500	98.644	98.544	98.444
5.125	103.748	103.648	103.548	4.625	102.127	102.027	101.927	3.625	99.204	99.104	99.004
5.250	104.247	104.147	104.047	4.750	102.718	102.618	102.518	3.750	99.742	99.642	99.542
5.375	104.714	104.614	104.514	4.875	103.094	102.994	102.894	3.875	100.259	100.159	100.059
5.500	105.105	105.005	104.905	4.990	103.375	103.275	103.175	3.990	100.533	100.433	100.333
5.625	105.336	105.229	105.136	5.000	103.475	103.375	103.275	4.000	100.633	100.533	100.433
5.750	105.745	105.639	105.545	5.125	103.911	103.811	103.715	4.125	101.139	101.039	100.939
5.875	106.106	106.006	105.906	5.250	104.370	104.270	104.132	4.250	101.407	101.307	101.207
5.990	106.327	106.227	106.127	5.375	104.697	104.597	104.458	4.375	101.846	101.746	101.646
6.000	106.427	106.327	106.227	5.500	104.949	104.849	104.710	4.500	102.081	101.981	101.881
6.125	106.544	106.444	106.344	5.625	105.269	105.163	105.069	4.625	102.454	102.354	102.254
6.250	106.958	106.858	106.758	5.750	105.751	105.645	105.551	4.750	102.753	102.653	102.553

Conforming FHLMC Super Conforming							
SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.941	98.841	98.741	2.750	94.671	94.571	94.471
4.375	99.527	99.427	99.327	2.875	95.356	95.256	95.156
4.500	100.115	100.015	99.915	2.990	95.931	95.831	95.731
4.625	100.612	100.512	100.412	3.000	96.031	95.931	95.831
4.750	101.218	101.118	101.018	3.125	96.648	96.548	96.448
4.875	101.814	101.714	101.614	3.250	97.231	97.131	97.031
4.990	102.219	102.119	102.019	3.375	97.771	97.671	97.571
5.000	102.319	102.219	102.119	3.500	98.019	97.919	97.819
5.125	101.880	101.780	101.680	3.625	98.579	98.479	98.379
5.250	102.379	102.279	102.179	3.750	99.117	99.017	98.917
5.375	102.846	102.746	102.646	3.875	99.634	99.534	99.434
5.500	103.237	103.137	103.037	3.990	99.392	99.292	99.192
5.625	102.562	102.455	102.362	4.000	99.492	99.392	99.292
5.750	102.971	102.865	102.771	4.125	99.998	99.898	99.798
5.875	103.182	103.082	102.982	4.250	100.266	100.166	100.066
5.990	103.253	103.153	103.053	4.375	100.705	100.605	100.505
6.000	103.353	103.253	103.153	4.500	100.502	100.402	100.302
6.125	103.320	103.220	103.120	4.625	100.875	100.775	100.675
6.250	103.584	103.484	103.384	4.750	101.174	101.074	100.974

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	-1.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$453,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt \$453.1K - \$679.65K

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/23/2018

45 Day Lock Exp.:

8/6/2018

60 Day Lock Exp.:

8/21/2018

W. Rate Sheet Dated: 6/22/2018

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	98.227	98.127	98.027	4.250	98.127	98.027	97.927	3.750	96.294	96.194	96.094	3.750	96.194	96.094	95.994
4.375	98.816	98.716	98.616	4.375	98.716	98.616	98.516	3.875	97.040	96.940	96.840	3.875	96.940	96.840	96.740
4.500	99.486	99.386	99.286	4.500	99.386	99.286	99.186	3.990	97.607	97.507	97.407	3.990	97.507	97.407	97.307
4.625	100.021	99.921	99.821	4.625	99.921	99.821	99.721	4.000	97.707	97.607	97.507	4.000	97.607	97.507	97.407
4.750	100.617	100.517	100.417	4.750	100.517	100.417	100.317	4.125	98.181	98.081	97.981	4.125	98.081	97.981	97.881
4.875	101.232	101.132	101.032	4.875	101.132	101.032	100.932	4.250	98.831	98.731	98.631	4.250	98.731	98.631	98.531
4.990	101.637	101.537	101.437	4.990	101.537	101.437	101.337	4.375	99.469	99.369	99.269	4.375	99.369	99.269	99.169
5.000	101.737	101.637	101.537	5.000	101.637	101.537	101.437	4.500	100.069	99.969	99.869	4.500	99.969	99.869	99.769
5.125	102.298	102.198	102.098	5.125	102.198	102.098	101.998	4.625	100.677	100.577	100.477	4.625	100.577	100.477	100.377
5.250	102.797	102.697	102.597	5.250	102.697	102.597	102.497	4.750	101.268	101.168	101.068	4.750	101.168	101.068	100.968
5.375	103.264	103.164	103.064	5.375	103.164	103.064	102.964	4.875	101.644	101.544	101.444	4.875	101.544	101.444	101.344
5.500	103.655	103.555	103.455	5.500	103.555	103.455	103.355	4.990	101.925	101.825	101.725	4.990	101.825	101.725	101.625
5.625	103.886	103.779	103.686	5.625	103.786	103.679	103.586	5.000	102.025	101.925	101.825	5.000	101.925	101.825	101.725
5.750	104.295	104.189	104.095	5.750	104.195	104.089	103.995	5.125	102.461	102.361	102.225	5.125	102.361	102.261	102.125
5.875	104.656	104.556	104.456	5.875	104.556	104.456	104.356	5.250	102.920	102.820	102.682	5.250	102.820	102.720	102.582
5.990	104.877	104.777	104.677	5.990	104.777	104.677	104.577	5.375	103.247	103.147	103.008	5.375	103.147	103.047	102.908
6.000	104.977	104.877	104.777	6.000	104.877	104.777	104.677	5.500	103.499	103.399	103.260	5.500	103.399	103.299	103.160
6.125	105.094	104.994	104.894	6.125	104.994	104.894	104.794	5.625	103.819	103.719	103.619	5.625	103.719	103.619	103.519
6.250	105.508	105.408	105.308	6.250	105.408	105.308	105.208	5.750	104.301	104.195	104.101	5.750	104.201	104.095	104.001

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.515	93.415	93.315	2.750	93.415	93.315	93.215
2.875	94.200	94.100	94.000	2.875	94.100	94.000	93.900
2.990	94.775	94.675	94.575	2.990	94.675	94.575	94.475
3.000	94.875	94.775	94.675	3.000	94.775	94.675	94.575
3.125	95.492	95.392	95.292	3.125	95.392	95.292	95.192
3.250	95.992	95.892	95.792	3.250	95.892	95.792	95.692
3.375	96.511	96.411	96.311	3.375	96.411	96.311	96.211
3.500	97.140	97.040	96.940	3.500	97.040	96.940	96.840
3.625	97.704	97.604	97.504	3.625	97.604	97.504	97.404
3.750	98.242	98.142	98.042	3.750	98.142	98.042	97.942
3.875	98.759	98.659	98.559	3.875	98.659	98.559	98.459
3.990	99.033	98.933	98.833	3.990	98.933	98.833	98.733
4.000	99.133	99.033	98.933	4.000	99.033	98.933	98.833
4.125	99.639	99.539	99.439	4.125	99.539	99.439	99.339
4.250	99.907	99.807	99.707	4.250	99.807	99.707	99.607
4.375	100.346	100.246	100.146	4.375	100.246	100.146	100.046
4.500	100.581	100.481	100.381	4.500	100.481	100.381	100.281
4.625	100.954	100.854	100.754	4.625	100.854	100.754	100.654
4.750	101.253	101.153	101.053	4.750	101.153	101.053	100.953

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	97.406	97.306	97.206	4.250	97.306	97.206	97.106	2.750	93.171	93.071	92.971	2.750	93.071	92.971	92.871
4.375	97.995	97.895	97.795	4.375	97.895	97.795	97.695	2.875	93.856	93.756	93.656	2.875	93.756	93.656	93.556
4.500	98.665	98.565	98.465	4.500	98.565	98.465	98.365	2.990	94.431	94.331	94.231	2.990	94.331	94.231	94.131
4.625	99.153	99.053	98.953	4.625	99.053	98.953	98.853	3.000	94.531	94.431	94.331	3.000	94.431	94.331	94.231
4.750	99.749	99.649	99.549	4.750	99.649	99.549	99.449	3.125	95.148	95.048	94.948	3.125	95.048	94.948	94.848
4.875	100.364	100.264	100.164	4.875	100.264	100.164	100.064	3.250	95.648	95.548	95.448	3.250	95.548	95.448	95.348
4.990	100.769	100.669	100.569	4.990	100.669	100.569	100.469	3.375	96.167	96.067	95.967	3.375	96.067	95.967	95.867
5.000	100.869	100.769	100.669	5.000	100.769	100.669	100.569	3.500	96.515	96.415	96.315	3.500	96.415	96.315	96.215
5.125	100.430	100.330	100.230	5.125	100.330	100.230	100.130	3.625	97.079	96.979	96.879	3.625	96.979	96.879	96.779
5.250	100.929	100.829	100.729	5.250	100.829	100.729	100.629	3.750	97.617	97.517	97.417	3.750	97.517	97.417	97.317
5.375	101.396	101.296	101.196	5.375	101.296	101.196	101.096	3.875	98.134	98.034	97.934	3.875	98.034	97.934	97.834
5.500	101.787	101.687	101.587	5.500	101.687	101.587	101.487	3.990	97.892	97.792	97.692	3.990	97.792	97.692	97.592
5.625	101.112	101.012	100.912	5.625	101.012	100.905	100.812	4.000	97.992	97.892	97.792	4.000	97.892	97.792	97.692
5.750	101.521	101.421	101.321	5.750	101.421	101.315	101.221	4.125	98.498	98.398	98.298	4.125	98.398	98.298	98.198
5.875	101.732	101.632	101.532	5.875	101.632	101.532	101.432	4.250	98.766	98.666	98.566	4.250	98.666	98.566	98.466
5.990	101.803	101.703	101.603	5.990	101.703	101.603	101.503	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.803	101.703	101.603	6.000	101.703	101.603	101.503	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	101.870	101.770	101.670	6.125	101.770	101.670	101.570	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	102.134	102.034	101.934	6.250	102.034	101.934	101.834	4.750	#N/A	#N/A	#N/A	4.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%

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

Product Features										
Product Feature & \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.50%	-1.00%	-2.00%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Second Home	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Manufactured	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%
2-Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%	-1.00%
3-4 Unit Property	-1.00%	-1.00%	-1.00%	-1.00%	-1.50%	-2.00%	-2.00%	-2.00%	-2.00%	-2.00%
Condo > 15 year	0.00%	0.00%	0.00%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%	-0.75%
SC C/O Refi	-1.00%	-1.00%	-1.00%	-1.00%	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-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.:

7/23/2018

45 Day Lock Exp.:

8/6/2018

60 Day Lock Exp.:

8/21/2018

W. Rate Sheet Dated: 6/22/2018

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	99.677	99.577	99.477	3.750	97.744	97.644	97.544	2.750	95.015	94.915	94.815	4.250	98.856	98.756	98.656	2.750	94.671	94.571	94.471
4.375	100.266	100.166	100.066	3.875	98.490	98.390	98.290	2.875	95.700	95.600	95.500	4.375	99.445	99.345	99.245	2.875	95.356	95.256	95.156
4.500	100.936	100.836	100.736	3.990	99.057	98.957	98.857	2.990	96.275	96.175	96.075	4.500	100.115	100.015	99.915	2.990	95.931	95.831	95.731
4.625	101.471	101.371	101.271	4.000	99.157	99.057	98.957	3.000	96.375	96.275	96.175	4.625	100.603	100.503	100.403	3.000	96.031	95.931	95.831
4.750	102.067	101.967	101.867	4.125	99.631	99.531	99.431	3.125	96.992	96.892	96.792	4.750	101.199	101.099	100.999	3.125	96.648	96.548	96.448
4.875	102.682	102.582	102.482	4.250	100.281	100.181	100.081	3.250	97.492	97.392	97.292	4.875	101.814	101.714	101.614	3.250	97.148	97.048	96.948
4.990	103.087	102.987	102.887	4.375	100.919	100.819	100.719	3.375	98.011	97.911	97.811	4.990	102.219	102.119	102.019	3.375	97.667	97.567	97.467
5.000	103.187	103.087	102.987	4.500	101.519	101.419	101.319	3.500	98.640	98.540	98.440	5.000	102.319	102.219	102.119	3.500	98.015	97.915	97.815
5.125	103.748	103.648	103.548	4.625	102.127	102.027	101.927	3.625	99.204	99.104	99.004	5.125	101.880	101.780	101.680	3.625	98.579	98.479	98.379
5.250	104.247	104.147	104.047	4.750	102.718	102.618	102.518	3.750	99.742	99.642	99.542	5.250	102.379	102.279	102.179	3.750	99.117	99.017	98.917
5.375	104.714	104.614	104.514	4.875	103.094	102.994	102.894	3.875	100.259	100.159	100.059	5.375	102.846	102.746	102.646	3.875	99.634	99.534	99.434
5.500	105.105	105.005	104.905	4.990	103.375	103.275	103.175	3.990	100.533	100.433	100.333	5.500	103.237	103.137	103.037	3.990	99.392	99.292	99.192
5.625	105.336	105.229	105.136	5.000	103.475	103.375	103.275	4.000	100.633	100.533	100.433	5.625	102.562	102.455	102.362	4.000	99.492	99.392	99.292
5.750	105.745	105.639	105.545	5.125	103.911	103.811	103.715	4.125	101.139	101.039	100.939	5.750	102.971	102.865	102.771	4.125	99.998	99.898	99.798
5.875	106.106	106.006	105.906	5.250	104.370	104.270	104.132	4.250	101.407	101.307	101.207	5.875	103.182	103.082	102.982	4.250	100.266	100.166	100.066
5.990	106.327	106.227	106.127	5.375	104.697	104.597	104.458	4.375	101.846	101.746	101.646	5.990	103.253	103.153	103.053	4.375	100.705	100.605	100.505
6.000	106.427	106.327	106.227	5.500	104.949	104.849	104.710	4.500	102.081	101.981	101.881	6.000	103.353	103.253	103.153	4.500	100.502	100.402	100.302
6.125	106.544	106.444	106.344	5.625	105.269	105.163	105.069	4.625	102.454	102.354	102.254	6.125	103.320	103.220	103.120	4.625	100.875	100.775	100.675
6.250	106.958	106.858	106.758	5.750	105.751	105.645	105.551	4.750	102.753	102.653	102.553	6.250	103.584	103.484	103.384	4.750	101.174	101.074	100.974

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.: **7/23/2018**

45 Day Lock Exp.: **8/6/2018**

60 Day Lock Exp.: **8/21/2018**

W. Rate Sheet Dated: **6/22/2018**

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	96.550	96.425	96.300	
4.125	97.609	97.484	97.359	
4.250	98.393	98.268	98.143	
4.375	99.039	98.914	98.789	
4.500	99.592	99.467	99.342	
4.625	100.088	99.963	99.838	
4.750	100.521	100.396	100.271	
4.875	100.908	100.783	100.658	
5.000	101.229	101.104	100.979	
5.125	101.472	101.347	101.222	
5.250	101.663	101.538	101.413	
5.375	101.829	101.704	101.579	
5.500	101.956	101.831	101.706	

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	97.057	96.932	96.807	
3.625	97.511	97.386	97.261	
3.750	97.927	97.802	97.677	
3.875	98.525	98.400	98.275	
4.000	98.862	98.737	98.612	
4.125	99.110	98.985	98.860	
4.250	99.390	99.265	99.140	
4.375	99.645	99.520	99.395	
4.500	99.891	99.766	99.641	
4.625	100.155	100.030	99.905	
4.750	100.424	100.299	100.174	

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	97.373	97.248	97.123	
3.375	97.843	97.718	97.593	
3.500	98.285	98.160	98.035	
3.625	98.692	98.567	98.442	
3.750	99.066	98.941	98.816	
3.875	99.410	99.285	99.160	
4.000	99.726	99.601	99.476	
4.125	100.070	99.945	99.820	
4.250	100.393	100.268	100.143	
4.375	100.702	100.577	100.452	
4.500	101.011	100.886	100.761	
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)