



W. Rate Sheet Dated: 6/23/2016

prices are subject to change without notice

Release Time: 10:00 AM ET

AFR Wholesale's Website

Lock Desk e-mail:

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Lock Desk Hours:

AFR Rate Sheet Archive

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/25/2016

45 Day Lock Exp.: 8/8/2016

60 Day Lock Exp.: 8/22/2016

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
3.250	102.779	102.591	102.341
3.375	103.314	103.127	102.877
3.500	103.633	103.446	103.196
3.625	103.843	103.655	103.405
3.750	104.723	104.536	104.333
3.875	105.100	104.912	104.709
4.000	105.446	105.259	105.056
4.125	105.747	105.559	105.356
4.250	105.939	105.839	105.714
4.375	106.190	106.090	105.965
4.500	106.317	106.217	106.092
4.625	106.417	106.317	106.192
4.750	106.632	106.532	106.432
4.875	106.883	106.783	106.683
5.000	107.210	107.110	107.010
5.125	107.510	107.410	107.310
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

20 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
3.250	102.128	101.940	101.690
3.375	102.663	102.476	102.226
3.500	102.982	102.795	102.545
3.625	103.192	103.004	102.754
3.750	104.072	103.885	103.682
3.875	104.449	104.261	104.058
4.000	104.795	104.608	104.405
4.125	105.096	104.908	104.705
4.250	105.288	105.188	105.063
4.375	105.639	105.539	105.414
4.500	105.766	105.666	105.541
4.625	105.886	105.786	105.661
4.750	105.981	105.881	105.781
4.875	106.252	106.152	106.052
5.000	106.559	106.459	106.359
5.125	106.898	106.798	106.698
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

15/10 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
2.750	101.463	101.311	101.159
2.875	101.924	101.771	101.619
3.000	102.368	102.216	102.064
3.125	102.802	102.650	102.497
3.250	103.124	102.974	102.824
3.375	103.510	103.360	103.210
3.500	103.857	103.707	103.557
3.625	103.960	103.810	103.660
3.750	104.206	104.056	103.906
3.875	104.430	104.280	104.130
4.000	104.719	104.569	104.419
4.125	104.997	104.847	104.697
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

5/1 Arm Government "Caps 1/1/5" Standard Product			
Rate	30 Day	45 Day	60 Day
2.875	98.164	97.914	97.664
3.000	98.263	98.013	97.763
3.125	98.361	98.111	97.861
3.250	99.484	99.234	98.984
3.375	99.982	99.732	99.482
Margin = 2.250		Index = 0.530	

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
3.250	102.029	101.841	101.591
3.375	102.564	102.377	102.127
3.500	102.883	102.696	102.446
3.625	103.093	102.905	102.655
3.750	103.973	103.786	103.583
3.875	104.350	104.162	103.959
4.000	104.696	104.509	104.306
4.125	104.997	104.809	104.606
4.250	105.189	105.089	104.964
4.375	105.440	105.340	105.215
4.500	105.567	105.467	105.342
4.625	105.667	105.567	105.442
4.750	105.882	105.782	105.682
4.875	106.133	106.033	105.933
5.000	106.460	106.360	106.260
5.125	106.760	106.660	106.560
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

15/10 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
2.750	101.063	100.911	100.759
2.875	101.524	101.371	101.219
3.000	101.968	101.816	101.664
3.125	102.402	102.250	102.097
3.250	102.724	102.574	102.424
3.375	103.110	102.960	102.810
3.500	103.457	103.307	103.157
3.625	103.560	103.410	103.260
3.750	103.806	103.656	103.506
3.875	104.030	103.880	103.730
4.000	104.319	104.169	104.019
4.125	104.597	104.447	104.297
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
3.250	101.778	101.590	101.340
3.375	102.313	102.126	101.876
3.500	102.632	102.445	102.195
3.625	102.842	102.654	102.404
3.750	103.722	103.535	103.332
3.875	104.099	103.911	103.708
4.000	104.445	104.258	104.055
4.125	104.746	104.558	104.355
4.250	104.938	104.838	104.713
4.375	105.289	105.189	105.064
4.500	105.416	105.316	105.191
4.625	105.536	105.436	105.311
4.750	105.631	105.531	105.431
4.875	105.902	105.802	105.702
5.000	106.209	106.109	106.009
5.125	106.548	106.448	106.348
5.250	N/A	N/A	N/A
5.375	N/A	N/A	N/A
5.500	N/A	N/A	N/A

5/1 Arm Government "Caps 1/1/5" Specialty Product			
Rate	30 Day	45 Day	60 Day
2.875	97.374	97.124	96.874
3.000	97.473	97.223	96.973
3.125	97.571	97.321	97.071
3.250	98.694	98.444	98.194
3.375	99.192	98.942	98.692
Margin = 2.250		Index = 0.530	

30 Year One Time Close "OTC" Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.500	100.708	100.521	100.271
4.000	102.521	102.334	102.131
4.500	103.392	103.292	103.167
5.000	104.285	104.185	104.085

15 Year One Time Close "OTC" Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	100.334	100.182	100.030
3.500	101.823	101.673	101.523
4.000	102.685	102.535	102.385
4.500	N/A	N/A	N/A
5.000	N/A	N/A	N/A

Specialty Adj.	Manufactured Homes "OTC exempt"	-1.000
	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

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjusters				Adjusters		All Terms		
FICO 720 +	0.375	FICO 620 - 639	-1.000	NY		-0.250		
FICO 660 - 719	0.125	FICO 600 - 619	-1.500	Non Owner Occupancy		-2.000		
FICO 640 - 659	-0.500			UW Fee Buy Out Option*	Standard	Streamline		
Base Loan Amount Adjuster				\$0 - \$49,999	-1.500	-0.900		
\$0 - \$49,999	-2.500	\$275,001 up to HB	0.375	\$50,000 - \$85,000	-1.000	-0.650		
\$50,000 - \$85,000	-1.375	High Balance	-2.000	\$85,001 - \$125,000	-0.750	-0.500		
\$85,001 - \$125,000	-0.500	VA Jumbo	-2.000	\$125,001 - \$175,000	-0.500	-0.300		
\$125,001 - \$175,000	-0.375			\$175,001 - \$275,000	-0.300	-0.200		
\$175,001 - \$275,000	0.000			\$275,001 - Up to High Balance	-0.200	-0.150		
Extension:	-0.018 per calendar day	Streamlined-Assist Refinance Option	-0.250	High Balance	-0.150	-0.100		
Max USDA - GRH Rate Today			6/23/2016	4.250%				

American Financial Resources, Inc. - Announcements

The OTC program is not available for TF clients.

15 Day Locks are now Available for Broker Loans in an **Approved** status. To Price it out, you will need to improve the 30 day price by 15 bps. Lock Requests must be submitted using AFR's Manual Lock Request Form!

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.

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

Full Lock Desk Policy Can Be Found Here

AFR Guidelines

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DURP 30/25 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.990	96.036	95.786	95.536	93.006	92.756	92.506
3.000	96.136	95.886	95.636	93.106	92.856	92.606
3.125	97.509	97.259	97.009	94.698	94.448	94.198
3.250	98.533	98.283	98.033	95.982	95.732	95.482
3.375	99.208	98.958	98.708	96.961	96.711	96.461
3.500	99.946	99.696	99.446	98.004	97.754	97.504
3.625	100.719	100.469	100.219	99.082	98.832	98.582
3.750	101.363	101.113	100.863	99.951	99.701	99.451
3.875	101.855	101.605	101.355	100.585	100.335	100.085
3.990	102.274	102.024	101.774	101.144	100.894	100.644
4.000	102.374	102.124	101.874	101.244	100.994	100.744
4.125	102.909	102.659	102.409	101.920	101.670	101.420
4.250	103.405	103.155	102.905	102.593	102.343	102.093
4.375	103.840	103.590	103.340	103.247	102.997	102.747
4.500	104.320	104.070	103.820	103.946	103.696	103.446
4.625	104.848	104.598	104.348	104.693	104.443	104.193
4.750	105.374	105.124	104.874	105.333	105.083	104.833
4.875	105.900	105.650	105.400	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.990	95.829	95.579	95.329	95.867	95.617	95.367
3.000	95.929	95.679	95.429	95.967	95.717	95.467
3.125	97.368	97.118	96.868	97.288	97.038	96.788
3.250	98.277	98.027	97.777	98.144	97.894	97.644
3.375	99.003	98.753	98.503	98.885	98.635	98.385
3.500	99.734	99.484	99.234	99.691	99.441	99.191
3.625	100.484	100.234	99.984	100.579	100.329	100.079
3.750	101.010	100.760	100.510	101.113	100.863	100.613
3.875	101.449	101.199	100.949	101.519	101.269	101.019
3.990	101.788	101.538	101.288	101.847	101.597	101.347
4.000	101.888	101.638	101.388	101.947	101.697	101.447
4.125	102.289	102.039	101.789	102.359	102.109	101.859
4.250	102.713	102.463	102.213	102.838	102.588	102.338
4.375	103.151	102.901	102.651	103.376	103.126	102.876
4.500	103.622	103.372	103.122	103.989	103.739	103.489
4.625	104.093	103.843	103.593	104.645	104.395	104.145
4.750	104.531	104.281	104.031	105.109	104.859	104.609
4.875	104.955	104.705	104.455	N/A	N/A	N/A

DURP 15 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.250	95.472	95.222	94.972	N/A	N/A	N/A
2.375	96.874	96.624	96.374	93.217	92.967	92.717
2.500	98.275	98.025	97.775	94.697	94.447	94.197
2.625	99.060	98.810	98.560	95.738	95.488	95.238
2.750	99.652	99.402	99.152	96.642	96.392	96.142
2.875	100.245	99.995	99.745	97.548	97.298	97.048
2.990	100.739	100.489	100.239	98.354	98.104	97.854
3.000	100.839	100.589	100.339	98.454	98.204	97.954
3.125	101.217	100.967	100.717	99.038	98.788	98.538
3.250	101.572	101.322	101.072	99.565	99.315	99.065
3.375	101.968	101.718	101.468	100.133	99.883	99.633
3.500	102.385	102.135	101.885	100.721	100.471	100.221
3.625	102.737	102.487	102.237	101.197	100.947	100.697
3.750	103.063	102.813	102.563	101.633	101.383	101.133
3.875	103.390	103.140	102.890	102.069	101.819	101.569
3.990	103.617	103.367	103.117	102.406	102.156	101.906
4.000	103.717	103.467	103.217	102.506	102.256	102.006
4.125	104.053	103.803	103.553	102.951	102.701	102.451

DURP 10 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.250	94.543	94.293	94.043	N/A	N/A	N/A
2.375	95.929	95.679	95.429	93.017	92.767	92.517
2.500	97.314	97.064	96.814	94.497	94.247	93.997
2.625	98.126	97.876	97.626	95.538	95.288	95.038
2.750	98.672	98.422	98.172	96.442	96.192	95.942
2.875	99.218	98.968	98.718	97.348	97.098	96.848
2.990	99.664	99.414	99.164	98.154	97.904	97.654
3.000	99.764	99.514	99.264	98.254	98.004	97.754
3.125	100.145	99.895	99.645	98.838	98.588	98.338
3.250	100.489	100.239	99.989	99.365	99.115	98.865
3.375	100.858	100.608	100.358	99.933	99.683	99.433
3.500	101.230	100.980	100.730	100.521	100.271	100.021
3.625	101.553	101.303	101.053	100.997	100.747	100.497
3.750	101.849	101.599	101.349	101.433	101.183	100.933
3.875	102.144	101.894	101.644	101.869	101.619	101.369
3.990	102.340	102.090	101.840	102.206	101.956	101.706
4.000	102.440	102.190	101.940	102.306	102.056	101.806
4.125	102.745	102.495	102.245	102.745	102.495	102.245

Applicable for all mortgage with greater than 15 year terms

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%
FICO ↓										
≥ 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

DU Refi Plus Adjusters

Adjusters	30/25 yr	20/15/10 yr
DURP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
Subordinate Finance	-0.375	-0.375
Extension Options	-0.018 per calendar day	

UW Fee Buy Out Option*

UW Fee Buy Out Option*	Standard
\$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 High Balance	-0.200
High Balance	-0.150

Product Feature	LTV Range									
	≤ 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%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
30/25 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
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
Condominium	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

Refi Plus Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Non Interest-Only LLPA	
		Credit Score < 720	Credit Score ≥ 720
65.01% - 75.00%	90.01% - 95.00%	-0.500	-0.250
75.01% - 95.00%	90.01% - 95.00%	-0.500	-0.250
75.01% - 90.00%	76.01% - 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPA's do not apply and the lender must use SFC 118.

Loan Level Price Adjuster Caps

LLPA Cap	30/25 yr	20/15/10 yr
Owner Occupied LTV ≥80%	0.750	0.000
Owner Occupied LTV <80%	2.000	2.000
Investment & 2nd Home LTV ≤105%	2.000	2.000
Investment & 2nd Home LTV >105%	2.000	1.500

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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

[Full Lock Desk Policy Can Be Found Here](#)[AFR Guidelines](#)

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30/25 Year FNMA				
Rate	30 day	45 day	60 day	
2.750	94.391	94.141	94.116	
2.875	95.765	95.515	95.490	
2.990	97.086	96.836	96.811	
3.000	97.136	96.886	96.861	
3.125	98.509	98.259	98.234	
3.250	99.533	99.283	99.258	
3.375	100.208	99.958	99.933	
3.500	100.946	100.696	100.671	
3.625	101.719	101.469	101.444	
3.750	102.363	102.113	102.088	
3.875	102.855	102.605	102.580	
3.990	103.324	103.074	103.049	
4.000	103.374	103.124	103.099	
4.125	103.909	103.659	103.634	
4.250	104.405	104.155	104.130	
4.375	104.840	104.590	104.565	
4.500	105.320	105.070	105.045	
4.625	105.848	105.598	105.573	
4.750	106.374	106.124	106.099	
4.875	106.900	106.650	106.625	

20 Year FNMA				
Rate	30 day	45 day	60 day	
2.750	94.570	94.320	94.070	
2.875	96.077	95.827	95.577	
2.990	97.534	97.284	97.034	
3.000	97.584	97.334	97.084	
3.125	99.023	98.773	98.523	
3.250	99.932	99.682	99.432	
3.375	100.658	100.408	100.158	
3.500	101.389	101.139	100.889	
3.625	102.139	101.889	101.639	
3.750	102.665	102.415	102.165	
3.875	103.104	102.854	102.604	
3.990	103.493	103.243	102.993	
4.000	103.543	103.293	103.043	
4.125	103.944	103.694	103.444	
4.250	104.368	104.118	103.868	
4.375	104.806	104.556	104.306	
4.500	105.277	105.027	104.777	
4.625	105.748	105.498	105.248	
4.750	106.186	105.936	105.686	
4.875	106.610	106.360	106.110	

15 Year FNMA				
Rate	30 day	45 day	60 day	
2.000	92.977	92.727	92.477	
2.125	94.521	94.271	94.021	
2.250	95.922	95.672	95.422	
2.375	97.324	97.074	96.824	
2.500	98.725	98.475	98.225	
2.625	99.510	99.260	99.010	
2.750	100.102	99.852	99.602	
2.875	100.696	100.446	100.196	
2.990	101.239	100.989	100.739	
3.000	101.289	101.039	100.789	
3.125	101.667	101.417	101.167	
3.250	102.022	101.772	101.522	
3.375	102.418	102.168	101.918	
3.500	102.835	102.585	102.335	
3.625	103.187	102.937	102.687	
3.750	103.513	103.263	103.013	
3.875	103.840	103.590	103.340	
3.990	104.117	103.867	103.617	
4.000	104.167	103.917	103.667	
4.125	104.503	104.253	104.003	

10 Year FNMA				
Rate	30 day	45 day	60 day	
2.000	N/A	N/A	N/A	
2.125	94.873	94.623	94.373	
2.250	96.259	96.009	95.759	
2.375	97.645	97.395	97.145	
2.500	99.030	98.780	98.530	
2.625	99.842	99.592	99.342	
2.750	100.388	100.138	99.888	
2.875	100.934	100.684	100.434	
2.990	101.430	101.180	100.930	
3.000	101.480	101.230	100.980	
3.125	101.861	101.611	101.361	
3.250	102.205	101.955	101.705	
3.375	102.574	102.324	102.074	
3.500	102.946	102.696	102.446	
3.625	103.269	103.019	102.769	
3.750	103.565	103.315	103.065	
3.875	103.860	103.610	103.360	
3.990	104.106	103.856	103.606	
4.000	104.156	103.906	103.656	
4.125	104.461	104.211	103.961	

30/25 Year HB FNMA				
Rate	30 day	45 day	60 day	
3.125	96.634	96.384	96.134	
3.250	97.718	97.468	97.218	
3.375	98.518	98.268	98.018	
3.500	99.381	99.131	98.881	
3.625	100.279	100.029	99.779	
3.750	100.935	100.685	100.435	
3.875	101.318	101.068	100.818	
3.990	101.678	101.428	101.178	
4.000	101.728	101.478	101.228	
4.125	102.154	101.904	101.654	
4.250	102.510	102.260	102.010	
4.375	102.773	102.523	102.273	
4.500	103.081	102.831	102.581	
4.625	103.438	103.188	102.938	
4.750	103.780	103.530	103.280	
4.875	104.111	103.861	103.611	
4.990	104.391	104.141	103.891	
5.000	104.441	104.191	103.941	
5.125	104.772	104.522	104.272	
5.250	105.103	104.853	104.603	

15 Year HB FNMA				
Rate	30 day	45 day	60 day	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	94.373	94.123	93.873	
2.375	95.963	95.713	95.463	
2.500	97.551	97.301	97.051	
2.625	98.440	98.190	97.940	
2.750	99.111	98.861	98.611	
2.875	99.782	99.532	99.282	
2.990	100.404	100.154	99.904	
3.000	100.454	100.204	99.954	
3.125	100.851	100.601	100.351	
3.250	101.206	100.956	100.706	
3.375	101.602	101.352	101.102	
3.500	102.018	101.768	101.518	
3.625	102.263	102.013	101.763	
3.750	102.449	102.199	101.949	
3.875	102.635	102.385	102.135	
3.990	102.772	102.522	102.272	
4.000	102.822	102.572	102.322	
4.125	103.017	102.767	102.517	

Adjustments

Applicable for all mortgages with greater than 15 year terms								
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%
FICO ↓								
≥ 740	0.000	-0.250	-0.250	-0.500	-0.500	-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	-2.500	-2.250	-2.250	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-3.000
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

All Loan Type Adjustments		
Adjusters		All Terms
NY		-0.250
Subordinate Financing		-0.375
Escrow Waiver		0.000
\$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 High Balance		0.125
FNMA HomeStyle Renovation		-1.000
Extension Options		-0.018 per calendar day

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%
Product Feature ↓								
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	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	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	-1.000	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
High Balance C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A

LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%
FICO ↓					
≥ 740	-0.375	-0.625	-0.625	-0.875	N/A
720 - 739	-0.375	-1.000	-1.000	-1.125	N/A
700 - 719	-0.375	-1.000	-1.000	-1.125	N/A
680 - 699	-0.375	-1.125	-1.125	-1.750	N/A
660 - 679	-0.625	-1.125	-1.125	-1.875	N/A
640 - 659	-0.625	-1.625	-1.625	-2.625	N/A
620 - 639	-0.625	-1.625	-1.625	-3.125	N/A
< 620	-1.625	-2.625	-2.625	-3.125	N/A

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		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 LLPA's do not apply and the lender must use SFC 118.

UW Fee Buy Out Option*	Standard
\$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 High Balance	-0.200
High Balance	-0.150

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and FICO ≥ 680	0.000
All other LTV & FICO combos	1.500

*The above caps do not include the following LLPA's: State; Loan Size; Extension; UW Fee Buy Out; LPMI

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr					Additional LPMI Premium Adjustments		
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W. Rate Sheet Dated: **6/23/2016**

[AFR Wholesale's Website](#)

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

[AFR Rate Sheet Archive](#)

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/25/2016**

45 Day Lock Exp.: **8/8/2016**

60 Day Lock Exp.: **8/22/2016**

prices are subject to change without notice

Release Time: **10:00 AM ET**

30/25 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.416	98.166	97.916	
3.375	99.068	98.818	98.568	
3.500	99.802	99.552	99.302	
3.625	100.542	100.292	100.042	
3.750	101.127	100.877	100.627	
3.875	101.620	101.370	101.120	
4.000	102.151	101.901	101.651	
4.125	102.759	102.509	102.259	
4.250	103.254	103.004	102.754	
4.375	103.665	103.415	103.165	
4.500	104.040	103.790	103.540	
4.625	104.621	104.371	104.121	
4.750	105.084	104.834	104.584	
4.875	105.487	105.237	104.987	
5.000	106.239	105.989	105.739	
5.125	106.842	106.592	106.342	
5.250	107.279	107.029	106.779	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.416	98.166	97.916	
3.375	98.818	98.568	98.318	
3.500	99.552	99.302	99.052	
3.625	100.292	100.042	99.792	
3.750	100.877	100.627	100.377	
3.875	101.370	101.120	100.870	
4.000	102.901	102.651	102.401	
4.125	103.509	103.259	103.009	
4.250	104.004	103.754	103.504	
4.375	104.415	104.165	103.915	
4.500	105.477	105.227	104.977	
4.625	106.058	105.808	105.558	
4.750	106.521	106.271	106.021	
4.875	106.924	106.674	106.424	
5.000	108.114	107.864	107.614	
5.125	108.717	108.467	108.217	
5.250	109.154	108.904	108.654	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.338	98.088	97.838	
3.375	99.171	98.921	98.671	
3.500	99.914	99.664	99.414	
3.625	100.623	100.373	100.123	
3.750	101.219	100.969	100.719	
3.875	101.732	101.482	101.232	
4.000	101.979	101.729	101.479	
4.125	102.565	102.315	102.065	
4.250	103.062	102.812	102.562	
4.375	103.493	103.243	102.993	
4.500	104.037	103.787	103.537	
4.625	104.667	104.417	104.167	
4.750	105.180	104.930	104.680	
4.875	105.601	105.351	105.101	
5.000	105.391	105.141	104.891	
5.125	105.974	105.724	105.474	
5.250	106.439	106.189	105.939	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	98.661	98.411	98.161	
3.375	98.806	98.556	98.306	
3.500	99.550	99.300	99.050	
3.625	100.259	100.009	99.759	
3.750	100.855	100.605	100.355	
3.875	101.367	101.117	100.867	
4.000	102.490	102.240	101.990	
4.125	103.075	102.825	102.575	
4.250	103.572	103.322	103.072	
4.375	104.003	103.753	103.503	
4.500	104.360	104.110	103.860	
4.625	104.990	104.740	104.490	
4.750	105.503	105.253	105.003	
4.875	105.924	105.674	105.424	
5.000	106.089	105.839	105.589	
5.125	106.672	106.422	106.172	
5.250	107.137	106.887	106.637	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	97.108	96.858	96.608	
2.375	97.715	97.465	97.215	
2.500	98.322	98.072	97.822	
2.625	98.866	98.616	98.366	
2.750	99.448	99.198	98.948	
2.875	100.037	99.787	99.537	
3.000	100.594	100.344	100.094	
3.125	101.024	100.774	100.524	
3.250	101.430	101.180	100.930	
3.375	101.857	101.607	101.357	
3.500	102.290	102.040	101.790	
3.625	102.763	102.513	102.263	
3.750	103.207	102.957	102.707	
3.875	103.636	103.386	103.136	
4.000	103.380	103.130	102.880	
4.125	103.842	103.592	103.342	
4.250	104.268	104.018	103.768	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	97.113	96.863	96.613	
2.375	95.595	95.345	95.095	
2.500	96.202	95.952	95.702	
2.625	96.746	96.496	96.246	
2.750	97.328	97.078	96.828	
2.875	99.354	99.104	98.854	
3.000	99.912	99.662	99.412	
3.125	100.342	100.092	99.842	
3.250	100.747	100.497	100.247	
3.375	101.487	101.237	100.987	
3.500	101.920	101.670	101.420	
3.625	102.393	102.143	101.893	
3.750	102.837	102.587	102.337	
3.875	103.516	103.266	103.016	
4.000	103.260	103.010	102.760	
4.125	103.722	103.472	103.222	
4.250	104.148	103.898	103.648	

Applicable for all mortgages with greater than 15 year terms								
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%
FICO ↓								
≥ 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 credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide.

Open Access Mortgage with Subordinate Financing			
LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80%	-0.375	-0.375
≤ 65.00%	> 80% & ≤ 95%	-0.875	-0.625
> 65% & ≤ 75%	> 80% & ≤ 95%	-1.125	-0.875
> 75% & ≤ 80%	> 76% & ≤ 95%	-1.375	-1.125
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.375	-0.875
> 90% & ≤ 95%	> 91% & ≤ 95%	-0.875	-0.625
Any	> 95%	-1.875	-1.875

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%
Product Feature ↓										
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
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

Open Access Adjusters		
Adjusters	30 year	20/15 year
Super Conforming	-2.500	-2.500
Condo	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, IA, MA, NJ, NV, UT	0	0
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000

Delivery Fee Caps do not include State, High Balance, Extension Fees.

UW Fee Buy Out Option*	Standard
\$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 Super Conforming	-0.200
Super Conforming	-0.150

Lock Desk Policy		
The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.		
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
Full Lock Desk Policy Can Be Found Here		AFR Guidelines
For use by mortgage professionals only and should not be distributed to borrowers.		



W. Rate Sheet Dated: 6/23/2016

prices are subject to change without notice
Release Time: 10:00 AM ET

AFR Wholesale's Website

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

AFR Rate Sheet Archive

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/25/2016

45 Day Lock Exp.: 8/8/2016

60 Day Lock Exp.: 8/22/2016

30/25 Year FHLMC				
Rate	30 day	45 day	60 day	
3.125	N/A	N/A	N/A	
3.250	99.751	99.501	99.476	
3.375	100.403	100.153	100.128	
3.500	101.137	100.887	100.862	
3.625	101.877	101.627	101.602	
3.750	102.462	102.212	102.187	
3.875	102.955	102.705	102.680	
3.990	103.436	103.186	103.161	
4.000	103.486	103.236	103.211	
4.125	104.094	103.844	103.819	
4.250	104.589	104.339	104.314	
4.375	105.000	104.750	104.725	
4.500	105.375	105.125	105.100	
4.625	105.956	105.706	105.681	
4.750	106.419	106.169	106.144	
4.875	106.822	106.572	106.547	
4.990	107.524	107.274	107.249	
5.000	107.574	107.324	107.299	
5.125	108.177	107.927	107.902	
5.250	108.614	108.364	108.339	

20 Year FHLMC				
Rate	30 day	45 day	60 day	
3.125	N/A	N/A	N/A	
3.250	99.980	99.730	99.480	
3.375	100.813	100.563	100.313	
3.500	101.556	101.306	101.056	
3.625	102.265	102.015	101.765	
3.750	102.861	102.611	102.361	
3.875	103.374	103.124	102.874	
3.990	103.571	103.321	103.071	
4.000	103.621	103.371	103.121	
4.125	104.207	103.957	103.707	
4.250	104.704	104.454	104.204	
4.375	105.135	104.885	104.635	
4.500	105.679	105.429	105.179	
4.625	106.309	106.059	105.809	
4.750	106.822	106.572	106.322	
4.875	107.243	106.993	106.743	
4.990	106.983	106.733	106.483	
5.000	107.033	106.783	106.533	
5.125	107.616	107.366	107.116	
5.250	108.081	107.831	107.581	

15 Year FHLMC				
Rate	30 day	45 day	60 day	
2.125	N/A	N/A	N/A	
2.250	97.742	97.492	97.242	
2.375	98.349	98.099	97.849	
2.500	98.956	98.706	98.456	
2.625	99.500	99.250	99.000	
2.750	100.082	99.832	99.582	
2.875	100.671	100.421	100.171	
2.990	101.178	100.928	100.678	
3.000	101.228	100.978	100.728	
3.125	101.658	101.408	101.158	
3.250	102.064	101.814	101.564	
3.375	102.491	102.241	101.991	
3.500	102.924	102.674	102.424	
3.625	103.397	103.147	102.897	
3.750	103.841	103.591	103.341	
3.875	104.270	104.020	103.770	
3.990	103.964	103.714	103.464	
4.000	104.014	103.764	103.514	
4.125	104.476	104.226	103.976	
4.250	104.902	104.652	104.402	

Adjustments

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

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Cash-Out Refinance				
LTV → FICO ↓	≤ 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

Feature Adjustments			
LTV	Condo (Excl 15 yr. & Home Possible)	> 75.00 %	
		-0.750	
LTV	Investment Property	≤ 75%	>75%-80% > 80%
		-2.125	-3.375 -4.125
LTV	Manufactured Home	All	
		-1.000	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		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%	76.01 - 95.00%	-1.375	-1.125

Multi Unit							
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000

Super Conforming Mortgage			
LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250
Cash-Out Refi	-1.000	-1.000	N/A

UW Fee Buy Out Option*		Standard
\$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 Super Conforming		-0.200
Super Conforming		-0.150

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
\$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 Super Conforming	0.125
Super Conforming	-1.500
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.950	-1.400	-1.950	-3.080
740 - 759	-0.990	-2.000	-2.600	-3.450
720 - 739	-1.120	-2.450	-3.250	-4.340
700 - 719	-1.330	-2.950	-3.850	-5.130
680 - 699	-1.350	-3.600	-4.750	-6.360

LPMI Adjust Term ≤ 20 yr				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.670	-1.220	-1.670	-2.900
740 - 759	-0.700	-1.820	-2.420	-3.070
720 - 739	-0.870	-2.270	-3.070	-3.970
700 - 719	-0.910	-2.670	-3.570	-4.670
680 - 699	-1.070	-3.320	-4.470	-5.870

Additional LPMI Premium Adjustments					
Product Feature	FICO	≥ 760	740 - 759	720 - 739	700 - 719 680 - 699
Rate/Term Refi		-0.150	-0.240	-0.300	-0.530 -0.540
Cash-Out Refi		-0.540	-0.600	-0.700	-1.000 -1.000
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 > \$417,000*		-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 \$417K - \$625.5K

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.

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

Full Lock Desk Policy Can Be Found Here

AFR Guidelines

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



W. Rate Sheet Dated: 6/23/2016

AFR Wholesale's Website

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

AFR Rate Sheet Archive

LockDesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/25/2016

45 Day Lock Exp.: 8/8/2016

60 Day Lock Exp.: 8/22/2016

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year FHLMC HP & HPA			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	99.923	99.673	99.648
3.375	100.600	100.350	100.325
3.500	101.358	101.108	101.083
3.625	102.148	101.898	101.873
3.750	102.779	102.529	102.504
3.875	103.300	103.050	103.025
3.990	103.805	103.555	103.530
4.000	103.855	103.605	103.580
4.125	104.492	104.242	104.217
4.250	105.013	104.763	104.738
4.375	105.472	105.222	105.197
4.500	105.892	105.642	105.617
4.625	106.511	106.261	106.236
4.750	107.007	106.757	106.732
4.875	107.410	107.160	107.135
4.990	108.112	107.862	107.837
5.000	108.162	107.912	107.887
5.125	108.765	108.515	108.490
5.250	109.202	108.952	108.927

20 Year FHLMC HP & HPA			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	100.377	100.127	99.877
3.375	101.246	100.996	100.746
3.500	102.022	101.772	101.522
3.625	102.744	102.494	102.244
3.750	103.351	103.101	102.851
3.875	103.874	103.624	103.374
3.990	104.082	103.832	103.582
4.000	104.132	103.882	103.632
4.125	104.765	104.515	104.265
4.250	105.303	105.053	104.803
4.375	105.768	105.518	105.268
4.500	106.312	106.062	105.812
4.625	106.942	106.692	106.442
4.750	107.455	107.205	106.955
4.875	107.876	107.626	107.376
4.990	107.616	107.366	107.116
5.000	107.666	107.416	107.166
5.125	108.249	107.999	107.749
5.250	108.714	108.464	108.214

15 Year FHLMC HP & HPA			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	98.171	97.921	97.671
2.375	98.781	98.531	98.281
2.500	99.392	99.142	98.892
2.625	99.947	99.697	99.447
2.750	100.540	100.290	100.040
2.875	101.139	100.889	100.639
2.990	101.656	101.406	101.156
3.000	101.706	101.456	101.206
3.125	102.205	101.955	101.705
3.250	102.666	102.416	102.166
3.375	103.125	102.875	102.625
3.500	103.585	103.335	103.085
3.625	104.069	103.819	103.569
3.750	104.523	104.273	104.023
3.875	104.961	104.711	104.461
3.990	104.664	104.414	104.164
4.000	104.714	104.464	104.214
4.125	105.176	104.926	104.676
4.250	105.602	105.352	105.102

Adjustments

Multi Unit							
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3-4 Unit	0.000	0.000	0.000	0.000	0.000	0.000	-1.000

Feature Adjustments			
LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-2.125	-3.375	-4.125
LTV	All		
Manufactured Home	-1.000		

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
\$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 Super Conforming	0.125
Super Conforming	-1.500
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

UW Fee Buy Out Option*	Standard
\$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 Super Conforming	-0.200
Super Conforming	-0.150

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		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%	76.01 - 95.00%	-1.375	-1.125

Super Conforming Mortgage			
LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250

Home Possible Mortgage		
Product	Loan Purpose	LTV Ratios All Eligible
All Eligible Product	Purchase	-0.750
	Refinance	-1.500
Secondary Financing	All	-0.5

Home Possible Advantage Mortgage			
Product	Loan Purpose	Credit Score All Eligible	
		< 680	≥ 680 & < 720
All Eligible Product	Purchase	-1.500	-1.250
	No Cash-out Refinance	-1.750	-1.750

HP & HPA LLPA Cap			
Product	LTV Ratios	Credit Scores	Cap
All Eligible Product	>80%	≥680	0
		<680	1.5
	≤80%	All	1.5
Excluded from Cap: State, Loan Size, UW Fee Buy Out Option, Super Conforming "-1.500", LPMI			

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust "All Properties but Manufactured and Multi Unit"				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.950	-1.750	-2.000	-2.490
740 - 759	-1.060	-2.500	-2.810	-3.130
720 - 739	-1.250	-3.060	-3.500	-3.940
700 - 719	-1.440	-3.690	-4.130	-4.630
680 - 699	-1.690	-4.500	-5.130	-5.750

LPMI Adjust "Manufactured and Multi Unit"				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.670	-1.010	-1.820	-2.310
740 - 759	-0.700	-1.320	-2.630	-2.950
720 - 739	-0.870	-1.630	-3.320	-3.760
700 - 719	-0.910	-1.850	-3.850	-4.350
680 - 699	-0.910	-2.220	-4.850	-5.470

Additional LPMI Premium Adjustments					
Product Feature	≥ 760	FICO			
		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	-1.000
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 > \$417,000*	-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 \$417K - \$625.5K					

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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

[Full Lock Desk Policy Can Be Found Here](#)

[AFR Guidelines](#)

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