AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**7/24/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**8/7/2017**
		60 Day Lock Exp.:	**8/22/2017**

W. Rate Sheet Dated: **6/23/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	100.651	100.501	100.351	3.250	100.578	100.428	100.278	1.875	N/A	N/A	N/A	3.125	101.724	101.574	101.424
3.375	101.102	100.952	100.802	3.375	100.993	100.843	100.693	2.000	N/A	N/A	N/A	3.250	101.461	101.311	101.161
3.500	101.548	101.398	101.248	3.500	101.403	101.253	101.103	2.125	N/A	N/A	N/A	3.375	101.870	101.720	101.570
3.625	101.950	101.800	101.650	3.625	101.770	101.620	101.470	2.250	97.479	97.329	97.179	3.500	102.274	102.124	101.974
3.750	102.817	102.660	102.504	3.750	102.743	102.587	102.431	2.375	97.873	97.723	97.573	3.625	102.677	102.527	102.377
3.875	103.256	103.100	102.943	3.875	103.147	102.991	102.835	2.500	98.263	98.113	97.963	Margin = 2.250		Index = 1.210	
4.000	103.688	103.532	103.376	4.000	103.544	103.388	103.231	2.625	98.603	98.453	98.303				
4.125	104.010	103.854	103.697	4.125	103.830	103.674	103.517	2.750	100.625	100.475	100.325				
4.250	104.155	104.045	103.889	4.250	104.081	103.972	103.816	2.875	101.013	100.863	100.713				
4.375	104.519	104.410	104.253	4.375	104.410	104.301	104.145	3.000	101.388	101.238	101.088				
4.500	104.848	104.739	104.583	4.500	104.704	104.594	104.438	3.125	101.714	101.564	101.414				
4.625	105.107	104.998	104.841	4.625	104.927	104.818	104.661	3.250	102.520	102.370	102.220				
4.750	105.174	105.074	104.933	4.750	105.101	105.001	104.860	3.375	102.843	102.693	102.543				
4.875	105.468	105.368	105.227	4.875	105.359	105.259	105.119	3.500	103.130	102.980	102.830				
5.000	105.728	105.628	105.487	5.000	105.584	105.484	105.343	3.625	103.346	103.196	103.046				
5.125	106.197	106.097	105.957	5.125	106.017	105.917	105.777	3.750	103.462	103.312	103.162				
5.250	106.139	106.039	105.867	5.250	106.066	105.966	105.794	3.875	103.714	103.564	103.414				
5.375	106.433	106.333	106.162	5.375	106.325	106.225	106.053	4.000	103.931	103.781	103.631				
5.500	106.693	106.593	106.422	5.500	106.549	106.449	106.277	4.125	104.085	103.935	103.785				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.761	99.611	99.461	3.250	99.688	99.538	99.388	1.875	N/A	N/A	N/A	3.125	100.834	100.684	100.534
3.375	100.212	100.062	99.912	3.375	100.103	99.953	99.803	2.000	N/A	N/A	N/A	3.250	100.571	100.421	100.271
3.500	100.658	100.508	100.358	3.500	100.513	100.363	100.213	2.125	N/A	N/A	N/A	3.375	100.980	100.830	100.680
3.625	101.060	100.910	100.760	3.625	100.880	100.730	100.580	2.250	96.589	96.439	96.289	3.500	101.384	101.234	101.084
3.750	101.927	101.770	101.614	3.750	101.853	101.697	101.541	2.375	96.983	96.833	96.683	3.625	101.787	101.637	101.487
3.875	102.366	102.210	102.053	3.875	102.257	102.101	101.945	2.500	97.373	97.223	97.073	Margin = 2.250		Index = 1.210	
4.000	102.798	102.642	102.486	4.000	102.654	102.498	102.341	2.625	97.713	97.563	97.413	**30 Year OTC**			
4.125	103.120	102.964	102.807	4.125	102.940	102.784	102.627	2.750	99.735	99.585	99.435	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.265	103.155	102.999	4.250	103.191	103.082	102.926	2.875	100.123	99.973	99.823	3.500	98.958	98.708	98.458
4.375	103.629	103.520	103.363	4.375	103.520	103.411	103.255	3.000	100.498	100.348	100.198	4.000	101.098	100.848	100.598
4.500	103.958	103.849	103.693	4.500	103.814	103.704	103.548	3.125	100.824	100.674	100.524	4.500	102.258	102.008	101.758
4.625	104.217	104.108	103.951	4.625	104.037	103.928	103.771	3.250	101.630	101.480	101.330	5.000	103.138	102.888	102.638
4.750	104.284	104.184	104.043	4.750	104.211	104.111	103.970	3.375	101.953	101.803	101.653	5.500	104.103	103.853	103.603
4.875	104.578	104.478	104.337	4.875	104.469	104.369	104.229	3.500	102.240	102.090	101.940	**15 Year OTC**			
5.000	104.838	104.738	104.597	5.000	104.694	104.594	104.453	3.625	102.456	102.306	102.156	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.307	105.207	105.067	5.125	105.127	105.027	104.887	3.750	102.572	102.422	102.272	2.500	95.673	95.423	95.173
5.250	105.249	105.149	104.977	5.250	105.176	105.076	104.904	3.875	102.824	102.674	102.524	3.000	98.798	98.548	98.298
5.375	105.543	105.443	105.272	5.375	105.435	105.335	105.163	4.000	103.041	102.891	102.741	3.500	100.540	100.290	100.040
5.500	105.803	105.703	105.532	5.500	105.659	105.559	105.387	4.125	103.195	103.045	102.895	4.000	101.341	101.091	100.841

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

Manufactured Homes (OTC Exempt)	-0.500
203(k) / 203(k)s / 203(h) / Repair Escrow / 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:	6/23/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	7/24/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	8/7/2017
			60 Day Lock Exp.:	8/22/2017

W. Rate Sheet Dated: 6/23/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.120	98.970	98.820	3.250	99.047	98.897	98.747	1.875	N/A	N/A	N/A	3.125	99.85	99.699	99.549
3.375	99.570	99.420	99.270	3.375	99.462	99.312	99.162	2.000	N/A	N/A	N/A	3.250	99.93	99.780	99.630
3.500	100.016	99.866	99.716	3.500	99.872	99.722	99.572	2.125	N/A	N/A	N/A	3.375	100.34	100.189	100.039
3.625	100.419	100.269	100.119	3.625	100.239	100.089	99.939	2.250	95.479	95.329	95.179	3.500	100.74	100.593	100.443
3.750	100.910	100.754	100.598	3.750	100.837	100.681	100.525	2.375	95.873	95.723	95.573	3.625	101.15	100.996	100.846
3.875	101.350	101.193	101.037	3.875	101.241	101.085	100.928	2.500	96.263	96.113	95.963	Margin = 2.250		Index = 1.210	
4.000	101.782	101.626	101.470	4.000	101.638	101.481	101.325	2.625	96.603	96.453	96.303				
4.125	102.104	101.947	101.791	4.125	101.924	101.767	101.611	2.750	98.750	98.600	98.450				
4.250	101.592	101.483	101.326	4.250	101.519	101.409	101.253	2.875	99.138	98.988	98.838				
4.375	101.957	101.847	101.691	4.375	101.848	101.738	101.582	3.000	99.513	99.363	99.213				
4.500	102.286	102.176	102.020	4.500	102.141	102.032	101.876	3.125	99.839	99.689	99.539				
4.625	102.544	102.435	102.279	4.625	102.364	102.255	102.099	3.250	100.989	100.839	100.689				
4.750	101.424	101.324	101.183	4.750	101.351	101.251	101.110	3.375	101.312	101.162	101.012				
4.875	101.718	101.618	101.477	4.875	101.609	101.509	101.369	3.500	101.599	101.449	101.299				
5.000	101.978	101.878	101.737	5.000	101.834	101.734	101.593	3.625	101.814	101.664	101.514				
5.125	102.447	102.347	102.207	5.125	102.267	102.167	102.027	3.750	101.556	101.406	101.256				
5.250	99.889	99.789	99.617	5.250	99.816	99.716	99.544	3.875	101.807	101.657	101.507				
5.375	100.183	100.083	99.912	5.375	100.075	99.975	99.803	4.000	102.025	101.875	101.725				
5.500	100.443	100.343	100.172	5.500	100.299	100.199	100.027	4.125	102.179	102.029	101.879				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	98.230	98.080	97.930	3.250	98.157	98.007	97.857	1.875	N/A	N/A	N/A	3.125	98.959	98.809	98.659
3.375	98.680	98.530	98.380	3.375	98.572	98.422	98.272	2.000	N/A	N/A	N/A	3.250	99.040	98.890	98.740
3.500	99.126	98.976	98.826	3.500	98.982	98.832	98.682	2.125	N/A	N/A	N/A	3.375	99.449	99.299	99.149
3.625	99.529	99.379	99.229	3.625	99.349	99.199	99.049	2.250	94.839	94.689	94.539	3.500	99.853	99.703	99.553
3.750	100.020	99.864	99.708	3.750	99.947	99.791	99.635	2.375	95.233	95.083	94.933	3.625	100.256	100.106	99.956
3.875	100.460	100.303	100.147	3.875	100.351	100.195	100.038	2.500	95.623	95.473	95.323	Margin = 2.250		Index = 1.210	
4.000	100.892	100.736	100.580	4.000	100.748	100.591	100.435	2.625	95.963	95.813	95.663	**30 Year OTC**			
4.125	101.214	101.057	100.901	4.125	101.034	100.877	100.721	2.750	98.673	98.523	98.373	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.702	100.593	100.436	4.250	100.629	100.519	100.363	2.875	99.060	98.910	98.760	3.500	97.426	97.176	96.926
4.375	101.067	100.957	100.801	4.375	100.958	100.848	100.692	3.000	99.436	99.286	99.136	4.000	99.192	98.942	98.692
4.500	101.396	101.286	101.130	4.500	101.251	101.142	100.986	3.125	99.761	99.611	99.461	4.500	99.696	99.446	99.196
4.625	101.654	101.545	101.389	4.625	101.474	101.365	101.209	3.250	100.201	100.051	99.901	5.000	99.388	99.138	98.888
4.750	100.534	100.434	100.293	4.750	100.461	100.361	100.220	3.375	100.523	100.373	100.223	5.500	97.853	97.603	97.353
4.875	100.828	100.728	100.587	4.875	100.719	100.619	100.479	3.500	100.811	100.661	100.511	**15 Year OTC**			
5.000	101.088	100.988	100.847	5.000	100.944	100.844	100.703	3.625	101.026	100.876	100.726	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.557	101.457	101.317	5.125	101.377	101.277	101.137	3.750	100.681	100.531	100.381	2.500	93.923	93.673	93.423
5.250	98.999	98.899	98.727	5.250	98.926	98.826	98.654	3.875	100.933	100.783	100.633	3.000	97.736	97.486	97.236
5.375	99.293	99.193	99.022	5.375	99.185	99.085	98.913	4.000	101.150	101.000	100.850	3.500	99.111	98.861	98.611
5.500	99.553	99.453	99.282	5.500	99.409	99.309	99.137	4.125	101.305	101.155	101.005	4.000	99.450	99.200	98.950

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	FICO 620 - 639	-1.000	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.250	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
FICO 640 - 659	-0.500					
NY	-0.250	Non Owner Occupancy	-2.000			
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	6/23/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/24/2017
45 Day Lock Exp.: 8/7/2017
60 Day Lock Exp.: 8/22/2017

W. Rate Sheet Dated: 6/23/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.787	97.687	97.587	3.125	97.900	97.800	97.700	3.000	100.434	100.334	100.234	3.000	100.789	100.689	100.589
3.375	98.604	98.504	98.404	3.250	99.459	99.359	99.259	3.125	100.890	100.790	100.690	3.125	101.064	100.964	100.864
3.500	99.508	99.408	99.308	3.375	100.165	100.065	99.965	3.250	101.607	101.507	101.407	3.250	101.809	101.709	101.609
3.625	100.250	100.150	100.050	3.500	100.927	100.827	100.727	3.375	102.007	101.907	101.807	3.375	102.076	101.976	101.876
3.750	100.884	100.784	100.684	3.625	101.579	101.479	101.379	3.500	102.439	102.339	102.239	3.500	102.350	102.250	102.150
3.875	101.460	101.360	101.260	3.750	102.089	101.989	101.889	3.625	102.827	102.727	102.627	3.625	102.570	102.470	102.370
3.990	102.012	101.912	101.812	3.875	102.532	102.432	102.332	3.750	103.153	103.053	102.953	3.750	103.046	102.946	102.846
4.000	102.112	102.012	101.912	3.990	102.807	102.707	102.607	3.875	103.445	103.345	103.245	3.875	103.305	103.205	103.105
4.125	102.773	102.673	102.573	4.000	102.907	102.807	102.707	3.990	103.597	103.497	103.397	3.990	103.456	103.356	103.256
4.250	103.344	103.244	103.144	4.125	103.485	103.385	103.285	4.000	103.697	103.597	103.497	4.000	103.556	103.456	103.356
4.375	103.821	103.721	103.621	4.250	103.959	103.859	103.759	4.125	104.034	103.934	103.834	4.125	103.755	103.655	103.555
4.500	104.329	104.229	104.129	4.375	104.526	104.426	104.326	4.250	104.332	104.232	104.132	4.250	103.961	103.861	103.761
4.625	104.930	104.830	104.730	4.500	105.065	104.965	104.865	4.375	104.621	104.521	104.421	4.375	104.141	104.041	103.941
4.750	105.444	105.344	105.244	4.625	105.575	105.475	105.375	4.500	104.778	104.678	104.578	4.500	104.417	104.317	104.217
4.875	105.885	105.785	105.685	4.750	105.974	105.874	105.774	4.625	104.893	104.793	104.693	4.625	104.620	104.520	104.420
4.990	106.112	106.012	105.912	4.875	106.365	106.265	106.165	4.750	105.174	105.074	104.974	4.750	104.794	104.694	104.594
5.000	106.212	106.112	106.012	4.990	106.473	106.373	106.273	4.875	105.412	105.312	105.212	4.875	104.939	104.839	104.739
5.125	106.786	106.686	106.586	5.000	106.573	106.473	106.373	4.990	105.550	105.450	105.350	4.990	104.989	104.889	104.789
5.250	107.287	107.187	107.087	5.125	107.036	106.936	106.836	5.000	105.650	105.550	105.450	5.000	105.089	104.989	104.889

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	100.853	100.753	100.653	3.000	99.820	99.720	99.620
4.125	101.520	101.420	101.320	3.125	100.186	100.086	99.986
4.250	102.055	101.955	101.855	3.250	100.558	100.458	100.358
4.375	102.468	102.368	102.268	3.375	100.941	100.841	100.741
4.500	102.707	102.607	102.507	3.500	101.352	101.252	101.152
4.625	102.864	102.764	102.664	3.625	101.662	101.562	101.462
4.750	103.033	102.933	102.833	3.750	101.875	101.775	101.675
4.875	103.411	103.311	103.211	3.875	102.066	101.966	101.866
4.990	103.460	103.360	103.260	3.990	102.134	102.034	101.934
5.000	103.560	103.460	103.360	4.000	102.234	102.134	102.034
5.125	103.724	103.624	103.524	4.125	102.348	102.248	102.148
5.250	104.131	104.031	103.931	4.250	102.541	102.441	102.341
5.375	104.483	104.383	104.283	4.375	102.736	102.636	102.536
5.500	104.728	104.628	104.528	4.500	102.840	102.740	102.640
5.625	104.904	104.804	104.704	4.625	103.089	102.989	102.889
5.750	104.875	104.775	104.675	4.750	103.278	103.178	103.078
5.875	105.239	105.139	105.039	4.875	103.440	103.340	103.240
5.990	105.402	105.302	105.202	4.990	103.503	103.403	103.303
6.000	105.502	105.402	105.302	5.000	103.603	103.503	103.403

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to HB	-0.200
High Balance	-0.150

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

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

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.

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 *Not applicable to detached condominiums

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	0.000
All other LTV & FICO combos	-1.500

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) FHA ID# - 1358600006

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/24/2017**
45 Day Lock Exp.: **8/7/2017**
60 Day Lock Exp.: **8/22/2017**

W. Rate Sheet Dated: **6/23/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.537	95.437	95.337	3.000	N/A	N/A	N/A
3.375	96.354	96.254	96.154	3.125	N/A	N/A	N/A
3.500	97.258	97.158	97.058	3.250	93.315	93.215	93.115
3.625	98.000	97.900	97.800	3.375	94.424	94.324	94.224
3.750	98.634	98.534	98.434	3.500	95.653	95.553	95.453
3.875	99.210	99.110	99.010	3.625	96.661	96.561	96.461
3.990	99.762	99.662	99.562	3.750	97.425	97.325	97.225
4.000	99.862	99.762	99.662	3.875	98.185	98.085	97.985
4.125	100.523	100.423	100.323	3.990	99.058	98.958	98.858
4.250	101.094	100.994	100.894	4.000	99.158	99.058	98.958
4.375	101.571	101.471	101.371	4.125	100.067	99.967	99.867
4.500	102.079	101.979	101.879	4.250	100.759	100.659	100.559
4.625	102.680	102.580	102.480	4.375	101.540	101.440	101.340
4.750	103.194	103.094	102.994	4.500	102.407	102.307	102.207
4.875	103.635	103.535	103.435	4.625	103.233	103.133	103.033
4.990	103.862	103.762	103.662	4.750	103.858	103.758	103.658
5.000	103.962	103.862	103.762	4.875	104.322	104.222	104.122
5.125	104.536	104.436	104.336	4.990	104.494	104.394	104.294
5.250	105.037	104.937	104.837	5.000	104.594	104.494	104.394

20 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	95.650	95.550	95.450	3.250	94.652	94.552	94.452
3.250	97.209	97.109	97.009	3.375	95.770	95.670	95.570
3.375	97.915	97.815	97.715	3.500	96.976	96.876	96.776
3.500	98.677	98.577	98.477	3.625	98.000	97.900	97.800
3.625	99.329	99.229	99.129	3.750	98.671	98.571	98.471
3.750	99.839	99.739	99.639	3.875	99.224	99.124	99.024
3.875	100.282	100.182	100.082	3.990	99.568	99.468	99.368
3.990	100.557	100.457	100.357	4.000	99.668	99.568	99.468
4.000	100.657	100.557	100.457	4.125	100.193	100.093	99.993
4.125	101.235	101.135	101.035	4.250	100.776	100.676	100.576
4.250	101.709	101.609	101.509	4.375	101.265	101.165	101.065
4.375	102.276	102.176	102.076	4.500	101.634	101.534	101.434
4.500	102.815	102.715	102.615	4.625	102.320	102.220	102.120
4.625	103.325	103.225	103.125	4.750	102.855	102.755	102.655
4.750	103.724	103.624	103.524	4.875	103.337	103.237	103.137
4.875	104.115	104.015	103.915	4.990	103.497	103.397	103.297
4.990	104.223	104.123	104.023	5.000	103.597	103.497	103.397
5.000	104.323	104.223	104.123	5.125	104.061	103.961	103.861
5.125	104.786	104.686	104.586	5.250	104.574	104.474	104.374

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.820	99.720	99.620	3.000	96.624	96.524	96.424
3.125	100.186	100.086	99.986	3.125	97.146	97.046	96.946
3.250	100.558	100.458	100.358	3.250	98.138	98.038	97.938
3.375	100.941	100.841	100.741	3.375	98.664	98.564	98.464
3.500	101.352	101.252	101.152	3.500	99.226	99.126	99.026
3.625	101.662	101.562	101.462	3.625	99.675	99.575	99.475
3.750	101.875	101.775	101.675	3.750	100.020	99.920	99.820
3.875	102.066	101.966	101.866	3.875	100.385	100.285	100.185
3.990	102.134	102.034	101.934	3.990	100.808	100.708	100.608
4.000	102.234	102.134	102.034	4.000	100.908	100.808	100.708
4.125	102.348	102.248	102.148	4.125	101.320	101.220	101.120
4.250	102.541	102.441	102.341	4.250	101.635	101.535	101.435
4.375	102.736	102.636	102.536	4.375	101.941	101.841	101.741
4.500	102.840	102.740	102.640	4.500	102.105	102.005	101.905
4.625	103.089	102.989	102.889	4.625	102.458	102.358	102.258
4.750	103.278	103.178	103.078	4.750	102.755	102.655	102.555
4.875	103.440	103.340	103.240	4.875	103.007	102.907	102.807
4.990	103.503	103.403	103.303	4.990	103.158	103.058	102.958
5.000	103.603	103.503	103.403	5.000	103.258	103.158	103.058

10 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.539	98.439	98.339	3.000	96.418	96.318	96.218
3.125	98.814	98.714	98.614	3.125	96.920	96.820	96.720
3.250	99.559	99.459	99.359	3.250	97.882	97.782	97.682
3.375	99.826	99.726	99.626	3.375	98.428	98.328	98.228
3.500	100.100	100.000	99.900	3.500	98.990	98.890	98.790
3.625	100.320	100.220	100.120	3.625	99.419	99.319	99.219
3.750	100.796	100.696	100.596	3.750	99.774	99.674	99.574
3.875	101.055	100.955	100.855	3.875	100.139	100.039	99.939
3.990	101.206	101.106	101.006	3.990	100.562	100.462	100.362
4.000	101.306	101.206	101.106	4.000	100.662	100.562	100.462
4.125	101.505	101.405	101.305	4.125	101.064	100.964	100.864
4.250	101.711	101.611	101.511	4.250	101.409	101.309	101.209
4.375	101.891	101.791	101.691	4.375	101.715	101.615	101.515
4.500	102.167	102.067	101.967	4.500	101.879	101.779	101.679
4.625	102.370	102.270	102.170	4.625	102.232	102.132	102.032
4.750	102.544	102.444	102.344	4.750	102.529	102.429	102.329
4.875	102.689	102.589	102.489	4.875	102.781	102.681	102.581
4.990	102.739	102.639	102.539	4.990	102.932	102.832	102.732
5.000	102.839	102.739	102.639	5.000	103.032	102.932	102.832

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	**UW Fee Buy Out Option**	
Loan Size Adjuster		**Loan Size**	**Standard**
$0 - $49,999	-2.500	$0 - $49,999	-1.500
$50,000 - $85,000	-1.375	$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.500	$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.375	$125,001 - $175,000	-0.500
$175,001 - $275,000	0.000	$175,001 - $275,000	-0.300
$275,001 up to HB	0.125	$275,001 - Up to HB	-0.200
		High Balance	-0.150

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	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 LLPAs do not apply and the lender must use SFC 118.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) FHA ID# - 1358600006

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/24/2017**
45 Day Lock Exp.: **8/7/2017**
60 Day Lock Exp.: **8/22/2017**

W. Rate Sheet Dated: **6/23/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.058	100.958	100.858	3.750	102.143	102.043	101.927	2.750	99.261	99.161	99.061
3.875	101.730	101.630	101.530	3.875	102.709	102.609	102.490	2.875	99.872	99.772	99.672
3.990	102.235	102.135	102.035	3.990	103.156	103.056	102.935	2.990	100.366	100.266	100.166
4.000	102.335	102.235	102.135	4.000	103.256	103.156	103.035	3.000	100.466	100.366	100.266
4.125	102.936	102.836	102.736	4.125	103.324	103.224	103.111	3.125	101.046	100.946	100.846
4.250	103.535	103.435	103.335	4.250	103.877	103.777	103.663	3.250	101.590	101.490	101.390
4.375	104.098	103.998	103.898	4.375	104.399	104.299	104.185	3.375	102.081	101.981	101.881
4.500	104.585	104.485	104.385	4.500	104.884	104.784	104.670	3.500	102.494	102.394	102.294
4.625	105.091	104.991	104.891	4.625	105.407	105.307	105.180	3.625	102.973	102.873	102.773
4.750	105.595	105.495	105.395	4.750	105.904	105.804	105.677	3.750	103.460	103.360	103.260
4.875	106.046	105.946	105.846	4.875	106.382	106.282	106.157	3.875	103.936	103.836	103.736
4.990	106.337	106.237	106.137	4.990	106.730	106.630	106.507	3.990	103.714	103.614	103.514
5.000	106.437	106.337	106.237	5.000	106.830	106.730	106.607	4.000	103.814	103.714	103.614
5.125	106.940	106.826	106.740	5.125	106.731	106.617	106.519	4.125	104.295	104.195	104.095
5.250	107.414	107.300	107.214	5.250	107.341	107.210	107.141	4.250	104.646	104.546	104.446
5.375	108.037	107.905	107.837	5.375	107.981	107.849	107.781	4.375	105.030	104.930	104.830
5.500	108.657	108.526	108.457	5.500	108.577	108.445	108.377	4.500	105.560	105.460	105.360
5.625	109.229	109.097	109.029	5.625	109.140	109.008	108.940	4.625	105.930	105.830	105.730
5.750	109.630	109.498	109.430	5.750	109.560	109.429	109.360	4.750	103.794	103.694	103.594

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200
Super Conforming	-0.150

Program Feataures

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K					

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) | FHA ID# - 1358600006

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	7/24/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/7/2017
		60 Day Lock Exp.:	8/22/2017

W. Rate Sheet Dated: 6/23/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FHLMC Open Access

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.852	98.752	98.652	3.750	98.752	98.652	98.552	3.750	100.063	99.963	99.847	3.750	99.963	99.863	99.747
3.875	99.524	99.424	99.324	3.875	99.424	99.324	99.224	3.875	100.629	100.529	100.410	3.875	100.529	100.429	100.310
3.990	100.029	99.929	99.829	3.990	99.929	99.829	99.729	3.990	101.076	100.976	100.855	3.990	100.976	100.876	100.755
4.000	100.129	100.029	99.929	4.000	100.029	99.929	99.829	4.000	101.176	101.076	100.955	4.000	101.076	100.976	100.855
4.125	100.730	100.630	100.530	4.125	100.630	100.530	100.430	4.125	101.244	101.144	101.031	4.125	101.144	101.044	100.931
4.250	101.329	101.229	101.129	4.250	101.229	101.129	101.029	4.250	101.797	101.697	101.583	4.250	101.697	101.597	101.483
4.375	101.892	101.792	101.692	4.375	101.792	101.692	101.592	4.375	102.319	102.219	102.105	4.375	102.219	102.119	102.005
4.500	102.379	102.279	102.179	4.500	102.279	102.179	102.079	4.500	102.804	102.704	102.590	4.500	102.704	102.604	102.490
4.625	102.885	102.785	102.685	4.625	102.785	102.685	102.585	4.625	103.327	103.227	103.100	4.625	103.227	103.127	103.000
4.750	103.389	103.289	103.189	4.750	103.289	103.189	103.089	4.750	103.824	103.724	103.597	4.750	103.724	103.624	103.497
4.875	103.840	103.740	103.640	4.875	103.740	103.640	103.540	4.875	104.302	104.202	104.077	4.875	104.202	104.102	103.977
4.990	104.131	104.031	103.931	4.990	104.031	103.931	103.831	4.990	104.650	104.550	104.427	4.990	104.550	104.450	104.327
5.000	104.231	104.131	104.031	5.000	104.131	104.031	103.931	5.000	104.750	104.650	104.527	5.000	104.650	104.550	104.427
5.125	104.734	104.620	104.534	5.125	104.634	104.520	104.434	5.125	104.651	104.537	104.439	5.125	104.551	104.437	104.339
5.250	105.208	105.094	105.008	5.250	105.108	104.994	104.908	5.250	105.261	105.130	105.061	5.250	105.161	105.030	104.961
5.375	105.831	105.699	105.631	5.375	105.731	105.599	105.531	5.375	105.901	105.769	105.701	5.375	105.801	105.669	105.601
5.500	106.451	106.320	106.251	5.500	106.351	106.220	106.151	5.500	106.497	106.365	106.297	5.500	106.397	106.265	106.197
5.625	107.023	106.891	106.823	5.625	106.923	106.791	106.723	5.625	107.060	106.928	106.860	5.625	106.960	106.828	106.760
5.750	107.424	107.292	107.224	5.750	107.324	107.192	107.124	5.750	107.480	107.349	107.280	5.750	107.380	107.249	107.180

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.181	97.081	96.981	2.750	97.081	96.981	96.881
2.875	97.792	97.692	97.592	2.875	97.692	97.592	97.492
2.990	98.286	98.186	98.086	2.990	98.186	98.086	97.986
3.000	98.386	98.286	98.186	3.000	98.286	98.186	98.086
3.125	98.966	98.866	98.766	3.125	98.866	98.766	98.666
3.250	99.510	99.410	99.310	3.250	99.410	99.310	99.210
3.375	100.001	99.901	99.801	3.375	99.901	99.801	99.701
3.500	100.414	100.314	100.214	3.500	100.314	100.214	100.114
3.625	100.893	100.793	100.693	3.625	100.793	100.693	100.593
3.750	101.380	101.280	101.180	3.750	101.280	101.180	101.080
3.875	101.856	101.756	101.656	3.875	101.756	101.656	101.556
3.990	101.634	101.534	101.434	3.990	101.534	101.434	101.334
4.000	101.734	101.634	101.534	4.000	101.634	101.534	101.434
4.125	102.215	102.115	102.015	4.125	102.115	102.015	101.915
4.250	102.566	102.466	102.366	4.250	102.466	102.366	102.266
4.375	102.950	102.850	102.750	4.375	102.850	102.750	102.650
4.500	103.480	103.380	103.280	4.500	103.380	103.280	103.180
4.625	103.850	103.750	103.650	4.625	103.750	103.650	103.550
4.750	101.714	101.614	101.514	4.750	101.614	101.514	101.414

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
Super Conforming	-1.500
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200
Super Conforming	-0.150

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) FHA ID# - 1358600006

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	7/24/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/7/2017
		60 Day Lock Exp.:	8/22/2017

W. Rate Sheet Dated: 6/23/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible & Home Possible Advantage

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.382	99.282	99.182	3.750	100.593	100.493	100.377	2.750	97.711	97.611	97.511
3.875	100.054	99.954	99.854	3.875	101.159	101.059	100.940	2.875	98.322	98.222	98.122
3.990	100.559	100.459	100.359	3.990	101.606	101.506	101.385	2.990	98.816	98.716	98.616
4.000	100.659	100.559	100.459	4.000	101.706	101.606	101.485	3.000	98.916	98.816	98.716
4.125	101.260	101.160	101.060	4.125	101.774	101.674	101.561	3.125	99.496	99.396	99.296
4.250	101.859	101.759	101.659	4.250	102.327	102.227	102.113	3.250	100.040	99.940	99.840
4.375	102.422	102.322	102.222	4.375	102.849	102.749	102.635	3.375	100.531	100.431	100.331
4.500	102.909	102.809	102.709	4.500	103.334	103.234	103.120	3.500	100.944	100.844	100.744
4.625	103.415	103.315	103.215	4.625	103.857	103.757	103.630	3.625	101.423	101.323	101.223
4.750	103.919	103.819	103.719	4.750	104.354	104.254	104.127	3.750	101.910	101.810	101.710
4.875	104.370	104.270	104.170	4.875	104.832	104.732	104.607	3.875	102.386	102.286	102.186
4.990	104.661	104.561	104.461	4.990	105.180	105.080	104.957	3.990	102.164	102.064	101.964
5.000	104.761	104.661	104.561	5.000	105.280	105.180	105.057	4.000	102.264	102.164	102.064
5.125	105.264	105.150	105.064	5.125	105.181	105.067	104.969	4.125	102.745	102.645	102.545
5.250	105.738	105.624	105.538	5.250	105.791	105.660	105.591	4.250	103.096	102.996	102.896
5.375	106.361	106.229	106.161	5.375	106.431	106.299	106.231	4.375	103.480	103.380	103.280
5.500	106.981	106.850	106.781	5.500	107.027	106.895	106.827	4.500	104.010	103.910	103.810
5.625	107.553	107.421	107.353	5.625	107.590	107.458	107.390	4.625	104.380	104.280	104.180
5.750	107.954	107.822	107.754	5.750	108.010	107.879	107.810	4.750	102.244	102.144	102.044

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap

FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500

Excluded from Cap: State, Loan Size, Super Conforming "-1.500", LPMI

Product Features

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200

LPMI Adjust Term > 20 yr & All Manuf. / LPMI Adjust Term ≤ 20 yr

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) FHA ID# - 1358600006