[AFR Loan Center](#)			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**7/25/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**8/9/2018**
		60 Day Lock Exp.:	**8/24/2018**

W. Rate Sheet Dated: **6/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.996	97.846	97.696	3.500	97.483	97.333	97.183	1.875	N/A	N/A	N/A	3.125	97.161	97.011	96.861
3.625	98.529	98.379	98.229	3.625	97.981	97.831	97.681	2.000	N/A	N/A	N/A	3.250	98.143	97.993	97.843
3.750	99.425	99.275	99.125	3.750	99.034	98.884	98.734	2.125	N/A	N/A	N/A	3.375	98.775	98.625	98.475
3.875	99.955	99.805	99.655	3.875	99.528	99.378	99.228	2.250	93.708	93.558	93.408	3.500	99.225	99.075	98.925
4.000	100.480	100.330	100.180	4.000	100.018	99.868	99.718	2.375	94.074	93.924	93.774	3.625	99.758	99.608	99.458
4.125	101.008	100.858	100.708	4.125	100.510	100.360	100.210	2.500	93.195	93.045	92.895	Margin = 2.250		Index = 2.340	
4.250	101.777	101.636	101.496	4.250	101.136	100.995	100.855	2.625	94.145	93.995	93.845				
4.375	102.295	102.154	102.013	4.375	101.618	101.477	101.337	2.750	96.627	96.477	96.327				
4.500	102.805	102.664	102.523	4.500	102.092	101.952	101.811	2.875	97.191	97.041	96.891				
4.625	103.226	103.085	102.944	4.625	102.478	102.337	102.196	3.000	97.665	97.515	97.365				
4.750	103.351	103.179	103.007	4.750	102.573	102.401	102.229	3.125	98.140	97.990	97.840				
4.875	103.548	103.376	103.204	4.875	102.971	102.799	102.627	3.250	98.757	98.607	98.457				
5.000	104.174	104.002	103.831	5.000	103.362	103.190	103.018	3.375	99.225	99.075	98.925				
5.125	104.592	104.420	104.248	5.125	103.564	103.392	103.220	3.500	99.694	99.544	99.394				
5.250	104.686	104.530	104.430	5.250	103.624	103.468	103.368	3.625	100.156	100.006	99.856				
5.375	104.963	104.807	104.707	5.375	103.983	103.826	103.726	3.750	100.213	100.063	99.913				
5.500	104.954	104.797	104.697	5.500	104.311	104.155	104.055	3.875	100.667	100.517	100.367				
5.625	105.233	105.076	104.976	5.625	104.755	104.598	104.498	4.000	101.052	100.902	100.752				
5.750	105.541	105.441	105.341	5.750	104.470	104.370	104.270	4.125	101.392	101.242	101.092				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	96.796	96.646	96.496	3.500	96.483	96.333	96.183	1.875	N/A	N/A	N/A	3.125	96.161	96.011	95.861
3.625	97.329	97.179	97.029	3.625	96.981	96.831	96.681	2.000	N/A	N/A	N/A	3.250	97.143	96.993	96.843
3.750	98.225	98.075	97.925	3.750	98.034	97.884	97.734	2.125	N/A	N/A	N/A	3.375	97.775	97.625	97.475
3.875	98.755	98.605	98.455	3.875	98.528	98.378	98.228	2.250	92.708	92.558	92.408	3.500	98.225	98.075	97.925
4.000	99.280	99.130	98.980	4.000	99.018	98.868	98.718	2.375	93.074	92.924	92.774	3.625	98.758	98.608	98.458
4.125	99.808	99.658	99.508	4.125	99.510	99.360	99.210	2.500	92.195	92.045	91.895	Margin = 2.250		Index = 2.340	
4.250	100.577	100.436	100.296	4.250	100.136	99.995	99.855	2.625	93.145	92.995	92.845	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.095	100.954	100.813	4.375	100.618	100.477	100.337	2.750	95.627	95.477	95.327	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	101.605	101.464	101.323	4.500	101.092	100.952	100.811	2.875	96.191	96.041	95.891	4.500	100.405	100.155	99.905
4.625	102.026	101.885	101.744	4.625	101.478	101.337	101.196	3.000	96.665	96.515	96.365	4.625	100.826	100.576	100.326
4.750	102.064	101.892	101.720	4.750	101.573	101.401	101.229	3.125	97.140	96.990	96.840	4.750	100.814	100.564	100.314
4.875	102.598	102.426	102.254	4.875	101.971	101.799	101.627	3.250	97.757	97.607	97.457	4.875	101.248	100.998	100.748
5.000	103.024	102.852	102.681	5.000	102.362	102.190	102.018	3.375	98.225	98.075	97.925	5.000	101.674	101.424	101.174
5.125	103.442	103.270	103.098	5.125	102.664	102.492	102.320	3.500	98.694	98.544	98.394	5.125	102.012	101.762	101.512
5.250	104.256	104.100	104.000	5.250	102.624	102.468	102.368	3.625	99.156	99.006	98.856	5.250	101.575	101.325	101.075
5.375	104.533	104.377	104.277	5.375	102.983	102.826	102.726	3.750	99.213	99.063	98.913	5.375	101.759	101.509	101.259
5.500	104.724	104.567	104.467	5.500	103.311	103.155	103.055	3.875	99.667	99.517	99.367	5.500	102.004	101.754	101.504
5.625	104.953	104.796	104.696	5.625	103.755	103.598	103.498	4.000	100.052	99.902	99.752	5.625	102.273	102.023	101.773
5.750	105.311	105.211	105.111	5.750	103.470	103.370	103.270	4.125	100.392	100.242	100.092	5.750	102.521	102.271	102.021

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		**Loan Size Adjuster**	
FICO 720 +	0.250	$0 - $49,999	-2.500
FICO 680- 719	0.250	$50,000 - $85,000	-0.500
FICO 660 - 679	0.250	$85,001 - $125,000	-0.500
FICO 640 - 659	0.000	$125,001 - $175,000	-0.125
FICO 620 - 639	-1.000	$175,001 - $275,000	0.000
FICO 600 - 619	-1.500	$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

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

Max USDA-GRH Rate		
Today:	6/25/2018	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	99.555	99.305	99.055	4.500	99.372	99.122	98.872
4.750	99.964	99.714	99.464	4.750	99.853	99.603	99.353
5.000	100.824	100.574	100.324	5.000	100.642	100.392	100.142
5.250	101.794	101.544	101.294	5.250	101.631	101.381	101.131
5.500	102.025	101.775	101.525	5.500	101.591	101.341	101.091
5.625	102.276	102.026	101.776	5.625	102.035	101.785	101.535
5.750	102.565	102.315	102.065	5.750	101.750	101.500	101.250
5.875	102.795	102.545	102.295	5.875	102.119	101.869	101.619

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

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

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**7/25/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**8/9/2018**
			60 Day Lock Exp.:	**8/24/2018**

W. Rate Sheet Dated: **6/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	95.830	95.680	95.530	3.250	95.443	95.293	95.143	1.875	N/A	N/A	N/A	3.125	95.47	95.324	95.174
3.375	96.524	96.374	96.224	3.375	96.048	95.898	95.748	2.000	N/A	N/A	N/A	3.250	97.21	97.055	96.905
3.500	97.058	96.908	96.758	3.500	96.546	96.396	96.246	2.125	N/A	N/A	N/A	3.375	97.84	97.688	97.538
3.625	97.592	97.442	97.292	3.625	97.044	96.894	96.744	2.250	90.208	90.058	89.908	3.500	98.29	98.137	97.987
3.750	98.425	98.275	98.125	3.750	98.034	97.884	97.734	2.375	90.574	90.424	90.274	3.625	98.82	98.671	98.521
3.875	98.955	98.805	98.655	3.875	98.528	98.378	98.228	2.500	89.695	89.545	89.395	Margin = 2.250		Index = 2.340	
4.000	99.480	99.330	99.180	4.000	99.018	98.868	98.718	2.625	90.645	90.495	90.345				
4.125	100.008	99.858	99.708	4.125	99.510	99.360	99.210	2.750	94.939	94.789	94.639				
4.250	100.683	100.543	100.402	4.250	100.042	99.901	99.761	2.875	95.503	95.353	95.203				
4.375	101.201	101.060	100.920	4.375	100.524	100.383	100.243	3.000	95.978	95.828	95.678				
4.500	101.711	101.570	101.430	4.500	100.998	100.858	100.717	3.125	96.452	96.302	96.152				
4.625	102.132	101.991	101.851	4.625	101.384	101.243	101.103	3.250	97.820	97.670	97.520				
4.750	101.944	101.773	101.601	4.750	101.166	100.995	100.823	3.375	98.287	98.137	97.987				
4.875	102.141	101.970	101.798	4.875	101.565	101.393	101.221	3.500	98.756	98.606	98.456				
5.000	102.768	102.596	102.424	5.000	101.956	101.784	101.612	3.625	99.218	99.068	98.918				
5.125	103.186	103.014	102.842	5.125	102.158	101.986	101.814	3.750	99.213	99.063	98.913				
5.250	101.718	101.561	101.461	5.250	100.656	100.499	100.399	3.875	99.667	99.517	99.367				
5.375	101.995	101.838	101.738	5.375	101.014	100.858	100.758	4.000	100.052	99.902	99.752				
5.500	101.985	101.829	101.729	5.500	101.342	101.186	101.086	4.125	100.392	100.242	100.092				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	94.630	94.480	94.330	3.250	94.443	94.293	94.143	1.875	N/A	N/A	N/A	3.125	94.474	94.324	94.174
3.375	95.324	95.174	95.024	3.375	95.048	94.898	94.748	2.000	N/A	N/A	N/A	3.250	96.205	96.055	95.905
3.500	95.858	95.708	95.558	3.500	95.546	95.396	95.246	2.125	N/A	N/A	N/A	3.375	96.838	96.688	96.538
3.625	96.392	96.242	96.092	3.625	96.044	95.894	95.744	2.250	90.958	90.808	90.658	3.500	97.287	97.137	96.987
3.750	97.225	97.075	96.925	3.750	97.034	96.884	96.734	2.375	91.324	91.174	91.024	3.625	97.821	97.671	97.521
3.875	97.755	97.605	97.455	3.875	97.528	97.378	97.228	2.500	90.445	90.295	90.145	Margin = 2.250		Index = 2.340	
4.000	98.280	98.130	97.980	4.000	98.018	97.868	97.718	2.625	91.395	91.245	91.095	**30 Year OTC** "Borrower Paid Only for USDA"			
4.125	98.808	98.658	98.508	4.125	98.510	98.360	98.210	2.750	94.721	94.571	94.421	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.483	99.343	99.202	4.250	99.042	98.901	98.761	2.875	95.285	95.135	94.985	4.500	99.311	99.061	98.811
4.375	100.001	99.860	99.720	4.375	99.524	99.383	99.243	3.000	95.759	95.609	95.459	4.625	99.732	99.482	99.232
4.500	100.511	100.370	100.230	4.500	99.998	99.858	99.717	3.125	96.233	96.083	95.933	4.750	99.408	99.158	98.908
4.625	100.932	100.791	100.651	4.625	100.384	100.243	100.103	3.250	96.289	96.139	95.989	4.875	99.841	99.591	99.341
4.750	100.658	100.486	100.314	4.750	100.166	99.995	99.823	3.375	96.756	96.606	96.456	5.000	100.268	100.018	99.768
4.875	101.191	101.020	100.848	4.875	100.565	100.393	100.221	3.500	97.225	97.075	96.925	5.125	100.606	100.356	100.106
5.000	101.618	101.446	101.274	5.000	100.956	100.784	100.612	3.625	97.687	97.537	97.387	5.250	98.607	98.357	98.107
5.125	102.036	101.864	101.692	5.125	101.258	101.086	100.914	3.750	97.025	96.875	96.725	5.375	98.791	98.541	98.291
5.250	101.288	101.131	101.031	5.250	99.656	99.499	99.399	3.875	97.480	97.330	97.180	5.500	99.035	98.785	98.535
5.375	101.565	101.408	101.308	5.375	100.014	99.858	99.758	4.000	97.865	97.715	97.565	5.625	99.304	99.054	98.804
5.500	101.755	101.599	101.499	5.500	100.342	100.186	100.086	4.125	98.205	98.055	97.905	5.750	99.084	98.834	98.584

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		**FICO Adjuster**	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680- 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	6/25/2018	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	98.461	98.211	97.961	4.500	98.278	98.028	97.778
4.750	98.558	98.308	98.058	4.750	98.446	98.196	97.946
5.000	99.418	99.168	98.918	5.000	99.236	98.986	98.736
5.250	98.826	98.576	98.326	5.250	98.662	98.412	98.162
5.500	99.056	98.806	98.556	5.500	98.622	98.372	98.122
5.625	99.307	99.057	98.807	5.625	99.066	98.816	98.566
5.750	99.128	98.878	98.628	5.750	98.313	98.063	97.813
5.875	99.358	99.108	98.858	5.875	98.681	98.431	98.181

DPA Advantage Adjustment

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

Lock Desk Policy

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

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee | FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

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.: **7/25/2018**
45 Day Lock Exp.: **8/9/2018**
60 Day Lock Exp.: **8/24/2018**

W. Rate Sheet Dated: **6/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	99.145	99.045	98.945	4.500	101.730	101.630	101.530	3.000	96.410	96.310	96.210	2.875	96.710	96.610	96.510
4.250	99.793	99.693	99.593	4.625	102.280	102.180	102.080	3.125	96.946	96.846	96.746	2.990	96.958	96.858	96.758
4.375	100.368	100.268	100.168	4.750	102.748	102.648	102.548	3.250	97.673	97.573	97.473	3.000	97.058	96.958	96.858
4.500	100.889	100.789	100.689	4.875	103.216	103.116	103.016	3.375	98.205	98.105	98.005	3.125	97.407	97.307	97.207
4.625	101.546	101.446	101.346	4.990	103.156	103.056	102.956	3.500	98.685	98.585	98.485	3.250	98.391	98.291	98.191
4.750	102.117	102.017	101.917	5.000	103.256	103.156	103.056	3.625	99.227	99.127	99.027	3.375	98.744	98.644	98.544
4.875	102.614	102.514	102.414	5.125	103.736	103.636	103.536	3.750	99.553	99.453	99.353	3.500	99.077	98.977	98.877
4.990	102.821	102.721	102.621	5.250	104.245	104.145	104.045	3.875	100.000	99.900	99.800	3.625	99.407	99.307	99.207
5.000	102.921	102.821	102.721	5.375	104.573	104.473	104.373	3.990	100.385	100.285	100.185	3.750	99.928	99.828	99.728
5.125	103.436	103.336	103.236	5.500	104.869	104.769	104.669	4.000	100.485	100.385	100.285	3.875	100.254	100.154	100.054
5.250	104.096	103.996	103.896	5.625	105.134	105.034	104.934	4.125	100.940	100.840	100.740	3.990	100.463	100.363	100.263
5.375	104.545	104.445	104.345	5.750	105.646	105.545	105.424	4.250	101.235	101.135	101.035	4.000	100.563	100.463	100.363
5.500	104.880	104.780	104.680	5.875	105.963	105.862	105.741	4.375	101.551	101.451	101.351	4.125	100.866	100.766	100.666
5.625	105.176	105.076	104.976	5.990	106.148	106.047	105.926	4.500	101.976	101.876	101.776	4.250	101.305	101.205	101.105
5.750	105.841	105.741	105.640	6.000	106.248	106.147	106.026	4.625	102.383	102.283	102.183	4.375	101.591	101.491	101.391
5.875	106.249	106.149	106.048	6.125	106.494	106.379	106.258	4.750	102.630	102.530	102.430	4.500	101.859	101.759	101.659
5.990	106.511	106.411	106.310	6.250	106.884	106.726	106.605	4.875	102.862	102.762	102.662	4.625	102.102	102.002	101.902
6.000	106.611	106.511	106.410	6.375	107.184	107.026	106.905	4.990	102.954	102.854	102.754	4.750	102.256	102.156	102.056
6.125	106.899	106.799	106.698	6.500	N/A	N/A	N/A	5.000	103.054	102.954	102.854	4.875	102.398	102.298	102.198

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	97.757	97.657	97.557	2.875	95.622	95.522	95.422
4.250	98.509	98.409	98.309	2.990	95.942	95.842	95.742
4.375	99.105	99.005	98.905	3.000	96.042	95.942	95.842
4.500	99.649	99.549	99.449	3.125	96.470	96.370	96.270
4.625	100.197	100.097	99.997	3.250	97.125	97.025	96.925
4.750	100.867	100.767	100.667	3.375	97.557	97.457	97.357
4.875	101.396	101.296	101.196	3.500	97.995	97.895	97.795
4.990	101.796	101.696	101.596	3.625	98.407	98.307	98.207
5.000	101.896	101.796	101.696	3.750	98.669	98.569	98.469
5.125	102.130	102.030	101.930	3.875	99.084	98.984	98.884
5.250	102.429	102.329	102.229	3.990	99.395	99.295	99.195
5.375	102.913	102.813	102.713	4.000	99.495	99.395	99.295
5.500	103.379	103.279	103.179	4.125	99.887	99.787	99.687
5.625	103.590	103.490	103.390	4.250	100.088	99.988	99.888
5.750	103.801	103.701	103.601	4.375	100.279	100.179	100.079
5.875	102.810	102.709	102.588	4.500	100.429	100.329	100.229
5.990	103.168	103.067	102.946	4.625	100.768	100.668	100.568
6.000	103.268	103.167	103.046	4.750	100.930	100.830	100.730
6.125	103.513	103.412	103.291	4.875	101.080	100.980	100.880

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

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 or site 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	

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

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

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

30 Day Lock Exp.: 7/25/2018
45 Day Lock Exp.: 8/9/2018
60 Day Lock Exp.: 8/24/2018

W. Rate Sheet Dated: 6/25/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.980	97.880	97.780	4.125	96.060	95.960	95.860	4.500	99.945	99.845	99.745	4.500	98.698	98.598	98.498
4.375	98.533	98.433	98.333	4.250	97.093	96.993	96.893	4.625	100.560	100.460	100.360	4.625	99.160	99.060	98.960
4.500	99.085	98.985	98.885	4.375	97.715	97.615	97.515	4.750	101.094	100.994	100.894	4.750	100.047	99.947	99.847
4.625	99.819	99.719	99.619	4.500	98.376	98.276	98.176	4.875	101.464	101.364	101.264	4.875	100.549	100.449	100.349
4.750	100.522	100.422	100.322	4.625	99.370	99.270	99.170	4.990	101.706	101.606	101.506	4.990	100.914	100.814	100.714
4.875	101.014	100.914	100.814	4.750	100.323	100.223	100.123	5.000	101.806	101.706	101.606	5.000	101.014	100.914	100.814
4.990	101.371	101.271	101.171	4.875	100.882	100.782	100.682	5.125	102.286	102.186	102.086	5.125	101.387	101.287	101.187
5.000	101.471	101.371	101.271	4.990	101.287	101.187	101.087	5.250	102.795	102.695	102.595	5.250	101.999	101.899	101.799
5.125	101.986	101.886	101.786	5.000	101.387	101.287	101.187	5.375	103.123	103.023	102.923	5.375	102.466	102.366	102.266
5.250	102.646	102.546	102.446	5.125	101.774	101.674	101.574	5.500	103.419	103.319	103.219	5.500	102.831	102.731	102.631
5.375	103.095	102.995	102.895	5.250	102.667	102.567	102.467	5.625	103.684	103.584	103.484	5.625	103.164	103.064	102.964
5.500	103.430	103.330	103.230	5.375	103.179	103.079	102.979	5.750	104.196	104.095	103.974	5.750	103.677	103.577	103.476
5.625	103.726	103.626	103.526	5.500	103.552	103.452	103.352	5.875	104.513	104.412	104.291	5.875	104.102	104.002	103.901
5.750	104.391	104.291	104.190	5.625	103.864	103.764	103.664	5.990	104.698	104.597	104.476	5.990	104.387	104.287	104.186
5.875	104.799	104.699	104.598	5.750	104.756	104.656	104.555	6.000	104.798	104.697	104.576	6.000	104.487	104.387	104.286
5.990	105.061	104.961	104.860	5.875	105.220	105.120	105.019	6.125	105.044	104.929	104.808	6.125	104.796	104.696	104.595
6.000	105.161	105.061	104.960	5.990	105.522	105.422	105.321	6.250	105.434	105.276	105.155	6.250	105.057	104.942	104.821
6.125	105.449	105.349	105.248	6.000	105.622	105.522	105.421	6.375	105.734	105.576	105.455	6.375	105.460	105.346	105.225
6.250	105.823	105.709	105.588	6.125	105.939	105.839	105.738	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.875	95.622	95.522	95.422	2.875	N/A	#N/A	#N/A	2.875	95.210	95.110	95.010	2.875	N/A	#N/A	#N/A
2.990	95.942	95.842	95.742	2.990	93.158	93.058	92.958	2.990	95.458	95.358	95.258	2.990	92.967	92.867	92.767
3.000	96.042	95.942	95.842	3.000	93.258	93.158	93.058	3.000	95.558	95.458	95.358	3.000	93.067	92.967	92.867
3.125	96.470	96.370	96.270	3.125	93.942	93.842	93.742	3.125	95.907	95.807	95.707	3.125	93.760	93.660	93.560
3.250	97.125	97.025	96.925	3.250	94.339	94.239	94.139	3.250	96.891	96.791	96.691	3.250	94.147	94.047	93.947
3.375	97.557	97.457	97.357	3.375	95.023	94.923	94.823	3.375	97.244	97.144	97.044	3.375	94.841	94.741	94.641
3.500	97.995	97.895	97.795	3.500	95.696	95.596	95.496	3.500	97.577	97.477	97.377	3.500	95.504	95.404	95.304
3.625	98.407	98.307	98.207	3.625	96.347	96.247	96.147	3.625	97.907	97.807	97.707	3.625	96.166	96.066	95.966
3.750	98.669	98.569	98.469	3.750	96.720	96.620	96.520	3.750	98.428	98.328	98.228	3.750	96.529	96.429	96.329
3.875	99.084	98.984	98.884	3.875	97.295	97.195	97.095	3.875	98.754	98.654	98.554	3.875	97.104	97.004	96.904
3.990	99.395	99.295	99.195	3.990	97.829	97.729	97.629	3.990	98.963	98.863	98.763	3.990	97.627	97.527	97.427
4.000	99.495	99.395	99.295	4.000	97.929	97.829	97.729	4.000	99.063	98.963	98.863	4.000	97.727	97.627	97.527
4.125	99.887	99.787	99.687	4.125	98.545	98.445	98.345	4.125	99.366	99.266	99.166	4.125	98.344	98.244	98.144
4.250	100.088	99.988	99.888	4.250	98.871	98.771	98.671	4.250	99.805	99.705	99.605	4.250	98.669	98.569	98.469
4.375	100.279	100.179	100.079	4.375	99.219	99.119	99.019	4.375	100.091	99.991	99.891	4.375	98.998	98.898	98.798
4.500	100.429	100.329	100.229	4.500	99.772	99.672	99.572	4.500	100.359	100.259	100.159	4.500	99.551	99.451	99.351
4.625	100.768	100.668	100.568	4.625	100.301	100.201	100.101	4.625	100.602	100.502	100.402	4.625	100.079	99.979	99.879
4.750	100.930	100.830	100.730	4.750	100.577	100.477	100.377	4.750	100.756	100.656	100.556	4.750	100.355	100.255	100.155
4.875	101.080	100.980	100.880	4.875	100.834	100.734	100.634	4.875	100.898	100.798	100.698	4.875	100.602	100.502	100.402

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 or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only

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

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	0.000
Loan Size Adjuster		Texas Equity 50(a)(4)	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 HB	0.125		

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 = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	7/25/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	8/9/2018
		60 Day Lock Exp.:	8/24/2018

W. Rate Sheet Dated: 6/25/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.793	99.693	99.593	3.750	98.118	98.018	97.918	2.750	95.122	95.022	94.922
4.375	100.368	100.268	100.168	3.875	98.656	98.556	98.456	2.875	95.807	95.707	95.607
4.500	101.025	100.925	100.825	3.990	99.142	99.042	98.942	2.990	96.382	96.282	96.182
4.625	101.546	101.446	101.346	4.000	99.242	99.142	99.042	3.000	96.482	96.382	96.282
4.750	102.136	102.036	101.936	4.125	99.838	99.738	99.638	3.125	97.099	96.999	96.899
4.875	102.649	102.549	102.449	4.250	100.689	100.589	100.489	3.250	97.673	97.573	97.473
4.990	103.149	103.049	102.949	4.375	101.222	101.122	101.022	3.375	98.205	98.105	98.005
5.000	103.249	103.149	103.049	4.500	101.730	101.630	101.530	3.500	98.713	98.613	98.513
5.125	103.799	103.699	103.599	4.625	102.280	102.180	102.080	3.625	99.276	99.176	99.076
5.250	104.294	104.194	104.094	4.750	102.780	102.680	102.580	3.750	99.812	99.712	99.612
5.375	104.759	104.659	104.559	4.875	103.216	103.116	103.016	3.875	100.326	100.226	100.126
5.500	105.147	105.047	104.947	4.990	103.432	103.332	103.232	3.990	100.570	100.470	100.370
5.625	105.352	105.237	105.152	5.000	103.532	103.432	103.332	4.000	100.670	100.570	100.470
5.750	105.758	105.644	105.558	5.125	103.950	103.850	103.707	4.125	101.172	101.072	100.972
5.875	106.116	106.016	105.916	5.250	104.406	104.306	104.161	4.250	101.440	101.340	101.240
5.990	106.333	106.233	106.133	5.375	104.732	104.632	104.487	4.375	101.877	101.777	101.677
6.000	106.433	106.333	106.233	5.500	104.983	104.883	104.738	4.500	102.267	102.167	102.067
6.125	106.793	106.693	106.593	5.625	105.286	105.172	105.086	4.625	102.669	102.569	102.469
6.250	107.204	107.104	107.004	5.750	105.766	105.652	105.566	4.750	102.965	102.865	102.765

Conforming FHLMC Super Conforming

SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.972	98.872	98.772	2.750	94.778	94.678	94.578
4.375	99.547	99.447	99.347	2.875	95.463	95.363	95.263
4.500	100.204	100.104	100.004	2.990	96.038	95.938	95.838
4.625	100.702	100.602	100.502	3.000	96.138	96.038	95.938
4.750	101.292	101.192	101.092	3.125	96.755	96.655	96.555
4.875	101.805	101.705	101.605	3.250	97.329	97.229	97.129
4.990	102.305	102.205	102.105	3.375	97.861	97.761	97.661
5.000	102.405	102.305	102.205	3.500	98.088	97.988	97.888
5.125	101.955	101.855	101.755	3.625	98.651	98.551	98.451
5.250	102.450	102.350	102.250	3.750	99.187	99.087	98.987
5.375	102.915	102.815	102.715	3.875	99.701	99.601	99.501
5.500	103.303	103.203	103.103	3.990	99.421	99.321	99.221
5.625	102.562	102.447	102.362	4.000	99.521	99.421	99.321
5.750	102.968	102.854	102.768	4.125	100.023	99.923	99.823
5.875	103.176	103.076	102.976	4.250	100.291	100.191	100.091
5.990	103.243	103.143	103.043	4.375	100.728	100.628	100.528
6.000	103.343	103.243	103.143	4.500	100.688	100.588	100.488
6.125	103.553	103.453	103.353	4.625	101.090	100.990	100.890
6.250	103.814	103.714	103.614	4.750	101.386	101.286	101.186

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)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

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
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-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

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

Mortgages with Subordinate Financing

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**7/25/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**8/9/2018**
		60 Day Lock Exp.:	**8/24/2018**

W. Rate Sheet Dated: 6/25/2018 **Release Time: 10:00 am ET** Prices are subject to change without notice.

FHLMC Open Access

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.318	98.218	98.118	4.250	98.218	98.118	98.018	3.750	96.369	96.269	96.169	3.750	96.269	96.169	96.069
4.375	98.903	98.803	98.703	4.375	98.803	98.703	98.603	3.875	97.113	97.013	96.913	3.875	97.013	96.913	96.813
4.500	99.575	99.475	99.375	4.500	99.475	99.375	99.275	3.990	97.675	97.575	97.475	3.990	97.575	97.475	97.375
4.625	100.094	99.994	99.894	4.625	99.994	99.894	99.794	4.000	97.775	97.675	97.575	4.000	97.675	97.575	97.475
4.750	100.686	100.586	100.486	4.750	100.586	100.486	100.386	4.125	98.267	98.167	98.067	4.125	98.167	98.067	97.967
4.875	101.199	101.099	100.999	4.875	101.099	100.999	100.899	4.250	98.914	98.814	98.714	4.250	98.814	98.714	98.614
4.990	101.699	101.599	101.499	4.990	101.599	101.499	101.399	4.375	99.551	99.451	99.351	4.375	99.451	99.351	99.251
5.000	101.799	101.699	101.599	5.000	101.699	101.599	101.499	4.500	100.134	100.034	99.934	4.500	100.034	99.934	99.834
5.125	102.349	102.249	102.149	5.125	102.249	102.149	102.049	4.625	100.741	100.641	100.541	4.625	100.641	100.541	100.441
5.250	102.844	102.744	102.644	5.250	102.744	102.644	102.544	4.750	101.330	101.230	101.130	4.750	101.230	101.130	101.030
5.375	103.309	103.209	103.109	5.375	103.209	103.109	103.009	4.875	101.703	101.603	101.503	4.875	101.603	101.503	101.403
5.500	103.697	103.597	103.497	5.500	103.597	103.497	103.397	4.990	101.982	101.882	101.782	4.990	101.882	101.782	101.682
5.625	103.902	103.787	103.702	5.625	103.802	103.687	103.602	5.000	102.082	101.982	101.882	5.000	101.982	101.882	101.782
5.750	104.308	104.194	104.108	5.750	104.208	104.094	104.008	5.125	102.500	102.400	102.257	5.125	102.400	102.300	102.157
5.875	104.666	104.566	104.466	5.875	104.566	104.466	104.366	5.250	102.956	102.856	102.711	5.250	102.856	102.756	102.611
5.990	104.883	104.783	104.683	5.990	104.783	104.683	104.583	5.375	103.282	103.182	103.037	5.375	103.182	103.082	102.937
6.000	104.983	104.883	104.783	6.000	104.883	104.783	104.683	5.500	103.533	103.433	103.288	5.500	103.433	103.333	103.188
6.125	105.343	105.243	105.143	6.125	105.243	105.143	105.043	5.625	103.836	103.722	103.636	5.625	103.736	103.622	103.536
6.250	105.754	105.654	105.554	6.250	105.654	105.554	105.454	5.750	104.316	104.202	104.116	5.750	104.216	104.102	104.016

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.622	93.522	93.422	2.750	93.522	93.422	93.322
2.875	94.307	94.207	94.107	2.875	94.207	94.107	94.007
2.990	94.882	94.782	94.682	2.990	94.782	94.682	94.582
3.000	94.982	94.882	94.782	3.000	94.882	94.782	94.682
3.125	95.599	95.499	95.399	3.125	95.499	95.399	95.299
3.250	96.098	95.998	95.898	3.250	95.998	95.898	95.798
3.375	96.615	96.515	96.415	3.375	96.515	96.415	96.315
3.500	97.213	97.113	97.013	3.500	97.113	97.013	96.913
3.625	97.776	97.676	97.576	3.625	97.676	97.576	97.476
3.750	98.312	98.212	98.112	3.750	98.212	98.112	98.012
3.875	98.826	98.726	98.626	3.875	98.726	98.626	98.526
3.990	99.070	98.970	98.870	3.990	98.970	98.870	98.770
4.000	99.170	99.070	98.970	4.000	99.070	98.970	98.870
4.125	99.672	99.572	99.472	4.125	99.572	99.472	99.372
4.250	99.940	99.840	99.740	4.250	99.840	99.740	99.640
4.375	100.377	100.277	100.177	4.375	100.277	100.177	100.077
4.500	100.767	100.667	100.567	4.500	100.667	100.567	100.467
4.625	101.169	101.069	100.969	4.625	101.069	100.969	100.869
4.750	101.465	101.365	101.265	4.750	101.365	101.265	101.165

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.497	97.397	97.297	4.250	97.397	97.297	97.197	2.750	93.278	93.178	93.078	2.750	93.178	93.078	92.978
4.375	98.082	97.982	97.882	4.375	97.982	97.882	97.782	2.875	93.963	93.863	93.763	2.875	93.863	93.763	93.663
4.500	98.754	98.654	98.554	4.500	98.654	98.554	98.454	2.990	94.538	94.438	94.338	2.990	94.438	94.338	94.238
4.625	99.250	99.150	99.050	4.625	99.150	99.050	98.950	3.000	94.638	94.538	94.438	3.000	94.538	94.438	94.338
4.750	99.842	99.742	99.642	4.750	99.742	99.642	99.542	3.125	95.255	95.155	95.055	3.125	95.155	95.055	94.955
4.875	100.355	100.255	100.155	4.875	100.255	100.155	100.055	3.250	95.754	95.654	95.554	3.250	95.654	95.554	95.454
4.990	100.855	100.755	100.655	4.990	100.755	100.655	100.555	3.375	96.271	96.171	96.071	3.375	96.171	96.071	95.971
5.000	100.955	100.855	100.755	5.000	100.855	100.755	100.655	3.500	96.588	96.488	96.388	3.500	96.488	96.388	96.288
5.125	100.505	100.405	100.305	5.125	100.405	100.305	100.205	3.625	97.151	97.051	96.951	3.625	97.051	96.951	96.851
5.250	101.000	100.900	100.800	5.250	100.900	100.800	100.700	3.750	97.687	97.587	97.487	3.750	97.587	97.487	97.387
5.375	101.465	101.365	101.265	5.375	101.365	101.265	101.165	3.875	98.201	98.101	98.001	3.875	98.101	98.001	97.901
5.500	101.853	101.753	101.653	5.500	101.753	101.653	101.553	3.990	97.921	97.821	97.721	3.990	97.821	97.721	97.621
5.625	101.112	100.997	100.912	5.625	101.012	100.897	100.812	4.000	98.021	97.921	97.821	4.000	97.921	97.821	97.721
5.750	101.518	101.404	101.318	5.750	101.418	101.304	101.218	4.125	98.523	98.423	98.323	4.125	98.423	98.323	98.223
5.875	101.726	101.626	101.526	5.875	101.626	101.526	101.426	4.250	98.791	98.691	98.591	4.250	98.691	98.591	98.491
5.990	101.793	101.693	101.593	5.990	101.693	101.593	101.493	4.375	#N/A	#N/A	#N/A	4.375	#N/A	#N/A	#N/A
6.000	101.893	101.793	101.693	6.000	101.793	101.693	101.593	4.500	#N/A	#N/A	#N/A	4.500	#N/A	#N/A	#N/A
6.125	102.103	102.003	101.903	6.125	102.003	101.903	101.803	4.625	#N/A	#N/A	#N/A	4.625	#N/A	#N/A	#N/A
6.250	102.364	102.264	102.164	6.250	102.264	102.164	102.064	4.750	#N/A	#N/A	#N/A	4.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing

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

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

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
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Cash-Out Refinance Texas Equity 50(a)(6) Only

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

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

30 Day Lock Exp.: **7/25/2018**
45 Day Lock Exp.: **8/9/2018**
60 Day Lock Exp.: **8/24/2018**

W. Rate Sheet Dated: **6/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible & Home Possible Advantage

30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.768	99.668	99.568	3.750	97.819	97.719	97.619	2.750	95.122	95.022	94.922	4.250	98.947	98.847	98.747	2.750	94.778	94.678	94.578
4.375	100.353	100.253	100.153	3.875	98.563	98.463	98.363	2.875	95.807	95.707	95.607	4.375	99.532	99.432	99.332	2.875	95.463	95.363	95.263
4.500	101.025	100.925	100.825	3.990	99.125	99.025	98.925	2.990	96.382	96.282	96.182	4.500	100.204	100.104	100.004	2.990	96.038	95.938	95.838
4.625	101.544	101.444	101.344	4.000	99.225	99.125	99.025	3.000	96.482	96.382	96.282	4.625	100.700	100.600	100.500	3.000	96.138	96.038	95.938
4.750	102.136	102.036	101.936	4.125	99.717	99.617	99.517	3.125	97.099	96.999	96.899	4.750	101.292	101.192	101.092	3.125	96.755	96.655	96.555
4.875	102.649	102.549	102.449	4.250	100.364	100.264	100.164	3.250	97.598	97.498	97.398	4.875	101.805	101.705	101.605	3.250	97.254	97.154	97.054
4.990	103.149	103.049	102.949	4.375	101.001	100.901	100.801	3.375	98.115	98.015	97.915	4.990	102.305	102.205	102.105	3.375	97.771	97.671	97.571
5.000	103.249	103.149	103.049	4.500	101.584	101.484	101.384	3.500	98.713	98.613	98.513	5.000	102.405	102.305	102.205	3.500	98.088	97.988	97.888
5.125	103.799	103.699	103.599	4.625	102.191	102.091	101.991	3.625	99.276	99.176	99.076	5.125	101.955	101.855	101.755	3.625	98.651	98.551	98.451
5.250	104.294	104.194	104.094	4.750	102.780	102.680	102.580	3.750	99.812	99.712	99.612	5.250	102.450	102.350	102.250	3.750	99.187	99.087	98.987
5.375	104.759	104.659	104.559	4.875	103.153	103.053	102.953	3.875	100.326	100.226	100.126	5.375	102.915	102.815	102.715	3.875	99.701	99.601	99.501
5.500	105.147	105.047	104.947	4.990	103.432	103.332	103.232	3.990	100.570	100.470	100.370	5.500	103.303	103.203	103.103	3.990	99.421	99.321	99.221
5.625	105.352	105.237	105.152	5.000	103.532	103.432	103.332	4.000	100.670	100.570	100.470	5.625	102.562	102.447	102.362	4.000	99.521	99.421	99.321
5.750	105.758	105.644	105.558	5.125	103.950	103.850	103.707	4.125	101.172	101.072	100.972	5.750	102.968	102.854	102.768	4.125	100.023	99.923	99.823
5.875	106.116	106.016	105.916	5.250	104.406	104.306	104.161	4.250	101.440	101.340	101.240	5.875	103.176	103.076	102.976	4.250	100.291	100.191	100.091
5.990	106.333	106.233	106.133	5.375	104.732	104.632	104.487	4.375	101.877	101.777	101.677	5.990	103.243	103.143	103.043	4.375	100.728	100.628	100.528
6.000	106.433	106.333	106.233	5.500	104.983	104.883	104.738	4.500	102.267	102.167	102.067	6.000	103.343	103.243	103.143	4.500	100.688	100.588	100.488
6.125	106.793	106.693	106.593	5.625	105.286	105.172	105.086	4.625	102.669	102.569	102.469	6.125	103.553	103.453	103.353	4.625	101.090	100.990	100.890
6.250	107.204	107.104	107.004	5.750	105.766	105.652	105.566	4.750	102.965	102.865	102.765	6.250	103.814	103.714	103.614	4.750	101.386	101.286	101.186

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

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

HP & HPA LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

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

30 Day Lock Exp.: **7/25/2018**
45 Day Lock Exp.: **8/9/2018**
60 Day Lock Exp.: **8/24/2018**

W. Rate Sheet Dated: **6/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
4.000	96.728	96.603	96.478
4.125	97.775	97.650	97.525
4.250	98.546	98.421	98.296
4.375	99.184	99.059	98.934
4.500	99.726	99.601	99.476
4.625	100.212	100.087	99.962
4.750	100.637	100.512	100.387
4.875	101.017	100.892	100.767
5.000	101.332	101.207	101.082
5.125	101.570	101.445	101.320
5.250	101.756	101.631	101.506
5.375	101.916	101.791	101.666
5.500	102.038	101.913	101.788

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	97.162	97.037	96.912
3.625	97.611	97.486	97.361
3.750	98.022	97.897	97.772
3.875	98.616	98.491	98.366
4.000	98.947	98.822	98.697
4.125	99.190	99.065	98.940
4.250	99.466	99.341	99.216
4.375	99.717	99.592	99.467
4.500	99.957	99.832	99.707
4.625	100.225	100.100	99.975
4.750	100.494	100.369	100.244

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" 101.850

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	97.529	97.404	97.279
3.375	97.993	97.868	97.743
3.500	98.428	98.303	98.178
3.625	98.828	98.703	98.578
3.750	99.196	99.071	98.946
3.875	99.533	99.408	99.283
4.000	99.843	99.718	99.593
4.125	100.181	100.056	99.931
4.250	100.499	100.374	100.249
4.375	100.807	100.682	100.557
4.500	101.116	100.991	100.866
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV <=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.500	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.375	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	-	-	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	-	-	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out Refi¹	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	-	-	-	n/a
Other									
Interest Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.250	-1.250	-1.750	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)