



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 7/26/2017

45 Day Lock Exp.: 8/10/2017

60 Day Lock Exp.: 8/25/2017

W. Rate Sheet Dated: 6/26/2017

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	100.792	100.642	100.492	3.250	100.719	100.569	100.419	1.875	N/A	N/A	N/A	3.125	101.724	101.574	101.424
3.375	101.242	101.092	100.942	3.375	101.134	100.984	100.834	2.000	N/A	N/A	N/A	3.250	101.461	101.311	101.161
3.500	101.688	101.538	101.388	3.500	101.544	101.394	101.244	2.125	N/A	N/A	N/A	3.375	101.870	101.720	101.570
3.625	102.091	101.941	101.791	3.625	101.911	101.761	101.611	2.250	97.604	97.454	97.304	3.500	102.274	102.124	101.974
3.750	102.957	102.807	102.651	3.750	102.884	102.734	102.578	2.375	97.998	97.848	97.698	3.625	102.677	102.527	102.377
3.875	103.397	103.247	103.090	3.875	103.288	103.138	102.982	2.500	98.388	98.238	98.088	Margin = 2.250		Index = 1.210	
4.000	103.829	103.679	103.523	4.000	103.684	103.534	103.378	2.625	98.728	98.578	98.428				
4.125	104.151	104.001	103.844	4.125	103.971	103.821	103.664	2.750	100.746	100.596	100.446				
4.250	104.373	104.248	104.139	4.250	104.300	104.175	104.066	2.875	101.134	100.984	100.834				
4.375	104.738	104.613	104.503	4.375	104.629	104.504	104.395	3.000	101.509	101.359	101.209				
4.500	105.067	104.942	104.833	4.500	104.922	104.797	104.688	3.125	101.835	101.685	101.535				
4.625	105.326	105.201	105.091	4.625	105.146	105.021	104.911	3.250	102.567	102.417	102.267				
4.750	105.283	105.174	105.074	4.750	105.210	105.101	105.001	3.375	102.890	102.740	102.590				
4.875	105.577	105.468	105.368	4.875	105.469	105.359	105.259	3.500	103.177	103.027	102.877				
5.000	105.837	105.728	105.628	5.000	105.693	105.584	105.484	3.625	103.393	103.243	103.093				
5.125	106.307	106.197	106.097	5.125	106.127	106.017	105.917	3.750	103.493	103.343	103.193				
5.250	106.374	106.274	106.117	5.250	106.301	106.201	106.044	3.875	103.745	103.595	103.445				
5.375	106.668	106.568	106.412	5.375	106.559	106.459	106.303	4.000	103.962	103.812	103.662				
5.500	106.928	106.828	106.672	5.500	106.783	106.683	106.527	4.125	104.117	103.967	103.817				

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	99.902	99.752	99.602	3.250	99.829	99.679	99.529	1.875	N/A	N/A	N/A	3.125	100.834	100.684	100.534
3.375	100.352	100.202	100.052	3.375	100.244	100.094	99.944	2.000	N/A	N/A	N/A	3.250	100.571	100.421	100.271
3.500	100.798	100.648	100.498	3.500	100.654	100.504	100.354	2.125	N/A	N/A	N/A	3.375	100.980	100.830	100.680
3.625	101.201	101.051	100.901	3.625	101.021	100.871	100.721	2.250	96.714	96.564	96.414	3.500	101.384	101.234	101.084
3.750	102.067	101.917	101.761	3.750	101.994	101.844	101.688	2.375	97.108	96.958	96.808	3.625	101.787	101.637	101.487
3.875	102.507	102.357	102.200	3.875	102.398	102.248	102.092	2.500	97.498	97.348	97.198	Margin = 2.250		Index = 1.210	
4.000	102.939	102.789	102.633	4.000	102.794	102.644	102.488	2.625	97.838	97.688	97.538	30 Year OTC			
4.125	103.261	103.111	102.954	4.125	103.081	102.931	102.774	2.750	99.856	99.706	99.556	Rate	30 Day	45 Day	60 Day
4.250	103.483	103.358	103.249	4.250	103.410	103.285	103.176	2.875	100.244	100.094	99.944	3.500	99.098	98.848	98.598
4.375	103.848	103.723	103.613	4.375	103.739	103.614	103.505	3.000	100.619	100.469	100.319	4.000	101.239	100.989	100.739
4.500	104.177	104.052	103.943	4.500	104.032	103.907	103.798	3.125	100.945	100.795	100.645	4.500	102.477	102.227	101.977
4.625	104.436	104.311	104.201	4.625	104.256	104.131	104.021	3.250	101.677	101.527	101.377	5.000	103.247	102.997	102.747
4.750	104.393	104.284	104.184	4.750	104.320	104.211	104.111	3.375	102.000	101.850	101.700	5.500	104.338	104.088	103.838
4.875	104.687	104.578	104.478	4.875	104.579	104.469	104.369	3.500	102.287	102.137	101.987	15 Year OTC			
5.000	104.947	104.838	104.738	5.000	104.803	104.694	104.594	3.625	102.503	102.353	102.203	Rate	30 Day	45 Day	60 Day
5.125	105.417	105.307	105.207	5.125	105.237	105.127	105.027	3.750	102.603	102.453	102.303	2.500	95.798	95.548	95.298
5.250	105.484	105.384	105.227	5.250	105.411	105.311	105.154	3.875	102.855	102.705	102.555	3.000	98.919	98.669	98.419
5.375	105.778	105.678	105.522	5.375	105.669	105.569	105.413	4.000	103.072	102.922	102.772	3.500	100.587	100.337	100.087
5.500	106.038	105.938	105.782	5.500	105.893	105.793	105.637	4.125	103.227	103.077	102.927	4.000	101.372	101.122	100.872

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

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

Max USDA-GRH Rate		
Today:	6/26/2017	4.500%

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

45 Day Lock Exp.:

60 Day Lock Exp.:

7/26/2017

8/10/2017

8/25/2017

W. Rate Sheet Dated: 6/26/2017

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	99.261	99.111	98.961	3.250	99.187	99.037	98.887	1.875	N/A	N/A	N/A	3.125	99.85	99.699	99.549
3.375	99.711	99.561	99.411	3.375	99.602	99.452	99.302	2.000	N/A	N/A	N/A	3.250	99.93	99.780	99.630
3.500	100.157	100.007	99.857	3.500	100.013	99.863	99.713	2.125	N/A	N/A	N/A	3.375	100.34	100.189	100.039
3.625	100.560	100.410	100.260	3.625	100.380	100.230	100.080	2.250	95.604	95.454	95.304	3.500	100.74	100.593	100.443
3.750	101.051	100.901	100.745	3.750	100.978	100.828	100.672	2.375	95.998	95.848	95.698	3.625	101.15	100.996	100.846
3.875	101.490	101.340	101.184	3.875	101.382	101.232	101.075	2.500	96.388	96.238	96.088	Margin = 2.250		Index = 1.210	
4.000	101.923	101.773	101.616	4.000	101.778	101.628	101.472	2.625	96.728	96.578	96.428				
4.125	102.244	102.094	101.938	4.125	102.064	101.914	101.758	2.750	98.871	98.721	98.571				
4.250	101.811	101.686	101.576	4.250	101.738	101.613	101.503	2.875	99.259	99.109	98.959				
4.375	102.175	102.050	101.941	4.375	102.067	101.942	101.832	3.000	99.634	99.484	99.334				
4.500	102.504	102.379	102.270	4.500	102.360	102.235	102.126	3.125	99.960	99.810	99.660				
4.625	102.763	102.638	102.529	4.625	102.583	102.458	102.349	3.250	101.036	100.886	100.736				
4.750	101.533	101.424	101.324	4.750	101.460	101.351	101.251	3.375	101.358	101.208	101.058				
4.875	101.827	101.718	101.618	4.875	101.719	101.609	101.509	3.500	101.646	101.496	101.346				
5.000	102.087	101.978	101.878	5.000	101.943	101.834	101.734	3.625	101.861	101.711	101.561				
5.125	102.557	102.447	102.347	5.125	102.377	102.267	102.167	3.750	101.587	101.437	101.287				
5.250	100.124	100.024	99.867	5.250	100.051	99.951	99.794	3.875	101.839	101.689	101.539				
5.375	100.418	100.318	100.162	5.375	100.309	100.209	100.053	4.000	102.056	101.906	101.756				
5.500	100.678	100.578	100.422	5.500	100.533	100.433	100.277	4.125	102.210	102.060	101.910				

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	98.371	98.221	98.071	3.250	98.297	98.147	97.997	1.875	N/A	N/A	N/A	3.125	98.959	98.809	98.659
3.375	98.821	98.671	98.521	3.375	98.712	98.562	98.412	2.000	N/A	N/A	N/A	3.250	99.040	98.890	98.740
3.500	99.267	99.117	98.967	3.500	99.123	98.973	98.823	2.125	N/A	N/A	N/A	3.375	99.449	99.299	99.149
3.625	99.670	99.520	99.370	3.625	99.490	99.340	99.190	2.250	94.964	94.814	94.664	3.500	99.853	99.703	99.553
3.750	100.161	100.011	99.855	3.750	100.088	99.938	99.782	2.375	95.358	95.208	95.058	3.625	100.256	100.106	99.956
3.875	100.600	100.450	100.294	3.875	100.492	100.342	100.185	2.500	95.748	95.598	95.448	Margin = 2.250		Index = 1.210	
4.000	101.033	100.883	100.726	4.000	100.888	100.738	100.582	2.625	96.088	95.938	95.788	30 Year OTC			
4.125	101.354	101.204	101.048	4.125	101.174	101.024	100.868	2.750	98.794	98.644	98.494	Rate	30 Day	45 Day	60 Day
4.250	100.921	100.796	100.686	4.250	100.848	100.723	100.613	2.875	99.181	99.031	98.881	3.500	97.567	97.317	97.067
4.375	101.285	101.160	101.051	4.375	101.177	101.052	100.942	3.000	99.557	99.407	99.257	4.000	99.333	99.083	98.833
4.500	101.614	101.489	101.380	4.500	101.470	101.345	101.236	3.125	99.883	99.733	99.583	4.500	99.914	99.664	99.414
4.625	101.873	101.748	101.639	4.625	101.693	101.568	101.459	3.250	100.248	100.098	99.948	5.000	99.497	99.247	98.997
4.750	100.643	100.534	100.434	4.750	100.570	100.461	100.361	3.375	100.570	100.420	100.270	5.500	98.088	97.838	97.588
4.875	100.937	100.828	100.728	4.875	100.829	100.719	100.619	3.500	100.858	100.708	100.558	15 Year OTC			
5.000	101.197	101.088	100.988	5.000	101.053	100.944	100.844	3.625	101.073	100.923	100.773	Rate	30 Day	45 Day	60 Day
5.125	101.667	101.557	101.457	5.125	101.487	101.377	101.277	3.750	100.712	100.562	100.412	2.500	94.048	93.798	93.548
5.250	99.234	99.134	98.977	5.250	99.161	99.061	98.904	3.875	100.964	100.814	100.664	3.000	97.857	97.607	97.357
5.375	99.528	99.428	99.272	5.375	99.419	99.319	99.163	4.000	101.182	101.032	100.882	3.500	99.158	98.908	98.658
5.500	99.788	99.688	99.532	5.500	99.643	99.543	99.387	4.125	101.336	101.186	101.036	4.000	99.482	99.232	98.982

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
FICO 660 - 719	0.250	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150
FICO 640 - 659	-0.500				-0.100
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:	6/26/2017 4.500%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.		



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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/26/2017

45 Day Lock Exp.:

8/10/2017

60 Day Lock Exp.:

8/25/2017

W. Rate Sheet Dated: 6/26/2017

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	97.937	97.837	97.737	3.125	98.046	97.946	97.846	3.000	100.590	100.490	100.390	3.000	100.940	100.840	100.740
3.375	98.748	98.648	98.548	3.250	99.632	99.532	99.432	3.125	101.035	100.935	100.835	3.125	101.209	101.109	101.009
3.500	99.700	99.600	99.500	3.375	100.328	100.228	100.128	3.250	101.728	101.628	101.528	3.250	101.918	101.818	101.718
3.625	100.406	100.306	100.206	3.500	101.112	101.012	100.912	3.375	102.121	102.021	101.921	3.375	102.177	102.077	101.977
3.750	101.024	100.924	100.824	3.625	101.728	101.628	101.528	3.500	102.530	102.430	102.330	3.500	102.437	102.337	102.237
3.875	101.592	101.492	101.392	3.750	102.229	102.129	102.029	3.625	102.908	102.808	102.708	3.625	102.652	102.552	102.452
3.990	102.170	102.070	101.970	3.875	102.660	102.560	102.460	3.750	103.225	103.125	103.025	3.750	103.133	103.033	102.933
4.000	102.270	102.170	102.070	3.990	102.959	102.859	102.759	3.875	103.512	103.412	103.312	3.875	103.378	103.278	103.178
4.125	102.897	102.797	102.697	4.000	103.059	102.959	102.859	3.990	103.658	103.558	103.458	3.990	103.514	103.414	103.314
4.250	103.448	103.348	103.248	4.125	103.601	103.501	103.401	4.000	103.758	103.658	103.558	4.000	103.614	103.514	103.414
4.375	103.921	103.821	103.721	4.250	104.211	104.111	104.011	4.125	104.084	103.984	103.884	4.125	103.805	103.705	103.605
4.500	104.516	104.416	104.316	4.375	104.743	104.643	104.543	4.250	104.385	104.285	104.185	4.250	104.014	103.914	103.814
4.625	105.085	104.985	104.885	4.500	105.247	105.147	105.047	4.375	104.674	104.574	104.474	4.375	104.194	104.094	103.994
4.750	105.583	105.483	105.383	4.625	105.722	105.622	105.522	4.500	104.831	104.731	104.631	4.500	104.466	104.366	104.266
4.875	106.024	105.924	105.824	4.750	106.113	106.013	105.913	4.625	104.943	104.843	104.743	4.625	104.669	104.569	104.469
4.990	106.225	106.125	106.025	4.875	106.505	106.405	106.305	4.750	105.222	105.122	105.022	4.750	104.844	104.744	104.644
5.000	106.325	106.225	106.125	4.990	106.613	106.513	106.413	4.875	105.462	105.362	105.262	4.875	104.989	104.889	104.789
5.125	106.898	106.798	106.698	5.000	106.713	106.613	106.513	4.990	105.600	105.500	105.400	4.990	105.039	104.939	104.839
5.250	107.398	107.298	107.198	5.125	107.149	107.049	106.949	5.000	105.700	105.600	105.500	5.000	105.139	105.039	104.939

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.875	100.566	100.466	100.366	3.000	99.968	99.868	99.768
3.990	100.911	100.811	100.711	3.125	100.332	100.232	100.132
4.000	101.011	100.911	100.811	3.250	100.641	100.541	100.441
4.125	101.644	101.544	101.444	3.375	101.030	100.930	100.830
4.250	102.140	102.040	101.940	3.500	101.436	101.336	101.236
4.375	102.508	102.408	102.308	3.625	101.743	101.643	101.543
4.500	102.722	102.622	102.522	3.750	101.950	101.850	101.750
4.625	102.858	102.758	102.658	3.875	102.138	102.038	101.938
4.750	103.153	103.053	102.953	3.990	102.199	102.099	101.999
4.875	103.496	103.396	103.296	4.000	102.299	102.199	102.099
4.990	103.529	103.429	103.329	4.125	102.397	102.297	102.197
5.000	103.629	103.529	103.429	4.250	102.594	102.494	102.394
5.125	103.782	103.682	103.582	4.375	102.789	102.689	102.589
5.250	104.225	104.125	104.025	4.500	102.892	102.792	102.692
5.375	104.548	104.448	104.348	4.625	103.139	103.039	102.939
5.500	104.771	104.671	104.571	4.750	103.328	103.228	103.128
5.625	104.929	104.829	104.729	4.875	103.490	103.390	103.290
5.750	104.973	104.873	104.773	4.990	103.549	103.449	103.349
5.875	105.305	105.205	105.105	5.000	103.649	103.549	103.449

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00% or purchase or R/T refi with LTV over 90.00% eligible with DU 9.3 or later only applicable to detached condominiums								
*Not applicable to detached condominiums								

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

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500

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

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPAs: State; Extension; LPMI, Loan Size	

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/26/2017

45 Day Lock Exp.:

8/10/2017

60 Day Lock Exp.:

8/25/2017

W. Rate Sheet Dated: 6/26/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.687	95.587	95.487	3.000	N/A	N/A	N/A	3.125	95.796	95.696	95.596	3.250	94.802	94.702	94.602
3.375	96.498	96.398	96.298	3.125	N/A	N/A	N/A	3.250	97.382	97.282	97.182	3.375	95.917	95.817	95.717
3.500	97.450	97.350	97.250	3.250	93.465	93.365	93.265	3.375	98.078	97.978	97.878	3.500	97.174	97.074	96.974
3.625	98.156	98.056	97.956	3.375	94.572	94.472	94.372	3.500	98.862	98.762	98.662	3.625	98.151	98.051	97.951
3.750	98.774	98.674	98.574	3.500	95.861	95.761	95.661	3.625	99.478	99.378	99.278	3.750	98.812	98.712	98.612
3.875	99.342	99.242	99.142	3.625	96.823	96.723	96.623	3.750	99.979	99.879	99.779	3.875	99.350	99.250	99.150
3.990	99.920	99.820	99.720	3.750	97.566	97.466	97.366	3.875	100.410	100.310	100.210	3.990	99.686	99.586	99.486
4.000	100.020	99.920	99.820	3.875	98.407	98.307	98.207	3.990	100.709	100.609	100.509	4.000	99.786	99.686	99.586
4.125	100.647	100.547	100.447	3.990	99.233	99.133	99.033	4.000	100.809	100.709	100.609	4.125	100.311	100.211	100.111
4.250	101.198	101.098	100.998	4.000	99.333	99.233	99.133	4.125	101.351	101.251	101.151	4.250	100.878	100.778	100.678
4.375	101.671	101.571	101.471	4.125	100.197	100.097	99.997	4.250	101.961	101.861	101.761	4.375	101.358	101.258	101.158
4.500	102.266	102.166	102.066	4.250	100.909	100.809	100.709	4.375	102.493	102.393	102.293	4.500	101.720	101.620	101.520
4.625	102.835	102.735	102.635	4.375	101.793	101.693	101.593	4.500	102.997	102.897	102.797	4.625	102.469	102.369	102.269
4.750	103.333	103.233	103.133	4.500	102.612	102.512	102.412	4.625	103.472	103.372	103.272	4.750	102.994	102.894	102.794
4.875	103.774	103.674	103.574	4.625	103.393	103.293	103.193	4.750	103.863	103.763	103.663	4.875	103.475	103.375	103.275
4.990	103.975	103.875	103.775	4.750	103.997	103.897	103.797	4.875	104.255	104.155	104.055	4.990	103.634	103.534	103.434
5.000	104.075	103.975	103.875	4.875	104.461	104.361	104.261	4.990	104.363	104.263	104.163	5.000	103.734	103.634	103.534
5.125	104.648	104.548	104.448	4.990	104.625	104.525	104.425	5.000	104.463	104.363	104.263	5.125	104.173	104.073	103.973
5.250	105.148	105.048	104.948	5.000	104.725	104.625	104.525	5.125	104.899	104.799	104.699	5.250	104.685	104.585	104.485

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.968	99.868	99.768	3.000	96.782	96.682	96.582	3.000	98.690	98.590	98.490	3.000	96.576	96.476	96.376
3.125	100.332	100.232	100.132	3.125	97.292	97.192	97.092	3.125	98.959	98.859	98.759	3.125	97.066	96.966	96.866
3.250	100.641	100.541	100.441	3.250	98.272	98.172	98.072	3.250	99.668	99.568	99.468	3.250	98.016	97.916	97.816
3.375	101.030	100.930	100.830	3.375	98.787	98.687	98.587	3.375	99.927	99.827	99.727	3.375	98.551	98.451	98.351
3.500	101.436	101.336	101.236	3.500	99.319	99.219	99.119	3.500	100.187	100.087	99.987	3.500	99.083	98.983	98.883
3.625	101.743	101.643	101.543	3.625	99.758	99.658	99.558	3.625	100.402	100.302	100.202	3.625	99.502	99.402	99.302
3.750	101.950	101.850	101.750	3.750	100.093	99.993	99.893	3.750	100.883	100.783	100.683	3.750	99.847	99.747	99.647
3.875	102.138	102.038	101.938	3.875	100.480	100.380	100.280	3.875	101.128	101.028	100.928	3.875	100.234	100.134	100.034
3.990	102.199	102.099	101.999	3.990	100.873	100.773	100.673	3.990	101.264	101.164	101.064	3.990	100.627	100.527	100.427
4.000	102.299	102.199	102.099	4.000	100.973	100.873	100.773	4.000	101.364	101.264	101.164	4.000	100.727	100.627	100.527
4.125	102.397	102.297	102.197	4.125	101.369	101.269	101.169	4.125	101.555	101.455	101.355	4.125	101.113	101.013	100.913
4.250	102.594	102.494	102.394	4.250	101.688	101.588	101.488	4.250	101.764	101.664	101.564	4.250	101.462	101.362	101.262
4.375	102.789	102.689	102.589	4.375	101.991	101.891	101.791	4.375	101.944	101.844	101.744	4.375	101.765	101.665	101.565
4.500	102.892	102.792	102.692	4.500	102.158	102.058	101.958	4.500	102.216	102.116	102.016	4.500	101.932	101.832	101.732
4.625	103.139	103.039	102.939	4.625	102.508	102.408	102.308	4.625	102.419	102.319	102.219	4.625	102.282	102.182	102.082
4.750	103.328	103.228	103.128	4.750	102.802	102.702	102.602	4.750	102.594	102.494	102.394	4.750	102.576	102.476	102.376
4.875	103.490	103.390	103.290	4.875	103.053	102.953	102.853	4.875	102.739	102.639	102.539	4.875	102.827	102.727	102.627
4.990	103.549	103.449	103.349	4.990	103.207	103.107	103.007	4.990	102.789	102.689	102.589	4.990	102.981	102.881	102.781
5.000	103.649	103.549	103.449	5.000	103.307	103.207	103.107	5.000	102.889	102.789	102.689	5.000	103.081	102.981	102.881

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/26/2017

45 Day Lock Exp.:

8/10/2017

60 Day Lock Exp.:

8/25/2017

W. Rate Sheet Dated: 6/26/2017

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	101.156	101.056	100.956	3.750	102.241	102.141	102.021	2.750	99.384	99.284	99.184
3.875	101.821	101.721	101.621	3.875	102.803	102.703	102.580	2.875	99.993	99.893	99.793
3.990	102.319	102.219	102.119	3.990	103.245	103.145	103.020	2.990	100.486	100.386	100.286
4.000	102.419	102.319	102.219	4.000	103.345	103.245	103.120	3.000	100.586	100.486	100.386
4.125	103.036	102.936	102.836	4.125	103.376	103.276	103.143	3.125	101.164	101.064	100.964
4.250	103.629	103.529	103.429	4.250	103.926	103.826	103.690	3.250	101.706	101.606	101.506
4.375	104.187	104.087	103.987	4.375	104.442	104.342	104.207	3.375	102.194	102.094	101.994
4.500	104.667	104.567	104.467	4.500	104.923	104.823	104.688	3.500	102.580	102.480	102.380
4.625	105.188	105.086	104.988	4.625	105.457	105.356	105.223	3.625	103.057	102.957	102.857
4.750	105.686	105.584	105.486	4.750	105.950	105.848	105.716	3.750	103.542	103.442	103.342
4.875	106.131	106.029	105.931	4.875	106.423	106.321	106.190	3.875	104.015	103.915	103.815
4.990	106.416	106.314	106.216	4.990	106.765	106.664	106.536	3.990	103.719	103.619	103.519
5.000	106.516	106.414	106.316	5.000	106.865	106.764	106.636	4.000	103.819	103.719	103.619
5.125	107.003	106.882	106.803	5.125	106.778	106.656	106.574	4.125	104.297	104.197	104.097
5.250	107.472	107.350	107.272	5.250	107.368	107.227	107.168	4.250	104.646	104.546	104.446
5.375	108.076	107.935	107.876	5.375	108.003	107.861	107.803	4.375	105.027	104.927	104.827
5.500	108.692	108.550	108.492	5.500	108.594	108.453	108.394	4.500	105.553	105.453	105.353
5.625	109.259	109.117	109.059	5.625	109.153	109.012	108.953	4.625	105.920	105.820	105.720
5.750	109.656	109.514	109.456	5.750	109.571	109.430	109.371	4.750	103.805	103.702	103.605

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

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

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

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

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

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/26/2017

45 Day Lock Exp.:

8/10/2017

60 Day Lock Exp.:

8/25/2017

W. Rate Sheet Dated: 6/26/2017

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	98.950	98.850	98.750	3.750	98.850	98.750	98.650	3.750	100.161	100.061	99.941	3.750	100.061	99.961	99.841
3.875	99.615	99.515	99.415	3.875	99.515	99.415	99.315	3.875	100.723	100.623	100.500	3.875	100.623	100.523	100.400
3.990	100.113	100.013	99.913	3.990	100.013	99.913	99.813	3.990	101.165	101.065	100.940	3.990	101.065	100.965	100.840
4.000	100.213	100.113	100.013	4.000	100.113	100.013	99.913	4.000	101.265	101.165	101.040	4.000	101.165	101.065	100.940
4.125	100.830	100.730	100.630	4.125	100.730	100.630	100.530	4.125	101.296	101.196	101.063	4.125	101.196	101.096	100.963
4.250	101.423	101.323	101.223	4.250	101.323	101.223	101.123	4.250	101.846	101.746	101.610	4.250	101.746	101.646	101.510
4.375	101.981	101.881	101.781	4.375	101.881	101.781	101.681	4.375	102.362	102.262	102.127	4.375	102.262	102.162	102.027
4.500	102.461	102.361	102.261	4.500	102.361	102.261	102.161	4.500	102.843	102.743	102.608	4.500	102.743	102.643	102.508
4.625	102.982	102.880	102.782	4.625	102.882	102.780	102.682	4.625	103.377	103.276	103.143	4.625	103.277	103.176	103.043
4.750	103.480	103.378	103.280	4.750	103.380	103.278	103.180	4.750	103.870	103.768	103.636	4.750	103.770	103.668	103.536
4.875	103.925	103.823	103.725	4.875	103.825	103.723	103.625	4.875	104.343	104.241	104.110	4.875	104.243	104.141	104.010
4.990	104.210	104.108	104.010	4.990	104.110	104.008	103.910	4.990	104.685	104.584	104.456	4.990	104.585	104.484	104.356
5.000	104.310	104.208	104.110	5.000	104.210	104.108	104.010	5.000	104.785	104.684	104.556	5.000	104.685	104.584	104.456
5.125	104.797	104.676	104.597	5.125	104.697	104.576	104.497	5.125	104.698	104.576	104.494	5.125	104.598	104.476	104.394
5.250	105.266	105.144	105.066	5.250	105.166	105.044	104.966	5.250	105.288	105.147	105.088	5.250	105.188	105.047	104.988
5.375	105.870	105.729	105.670	5.375	105.770	105.629	105.570	5.375	105.923	105.781	105.723	5.375	105.823	105.681	105.623
5.500	106.486	106.344	106.286	5.500	106.386	106.244	106.186	5.500	106.514	106.373	106.314	5.500	106.414	106.273	106.214
5.625	107.053	106.911	106.853	5.625	106.953	106.811	106.753	5.625	107.073	106.932	106.873	5.625	106.973	106.832	106.773
5.750	107.450	107.308	107.250	5.750	107.350	107.208	107.150	5.750	107.491	107.350	107.291	5.750	107.391	107.250	107.191

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.304	97.204	97.104	2.750	97.204	97.104	97.004
2.875	97.913	97.813	97.713	2.875	97.813	97.713	97.613
2.990	98.406	98.306	98.206	2.990	98.306	98.206	98.106
3.000	98.506	98.406	98.306	3.000	98.406	98.306	98.206
3.125	99.084	98.984	98.884	3.125	98.984	98.884	98.784
3.250	99.626	99.526	99.426	3.250	99.526	99.426	99.326
3.375	100.114	100.014	99.914	3.375	100.014	99.914	99.814
3.500	100.500	100.400	100.300	3.500	100.400	100.300	100.200
3.625	100.977	100.877	100.777	3.625	100.877	100.777	100.677
3.750	101.462	101.362	101.262	3.750	101.362	101.262	101.162
3.875	101.935	101.835	101.735	3.875	101.835	101.735	101.635
3.990	101.639	101.539	101.439	3.990	101.539	101.439	101.339
4.000	101.739	101.639	101.539	4.000	101.639	101.539	101.439
4.125	102.217	102.117	102.017	4.125	102.117	102.017	101.917
4.250	102.566	102.466	102.366	4.250	102.466	102.366	102.266
4.375	102.947	102.847	102.747	4.375	102.847	102.747	102.647
4.500	103.473	103.373	103.273	4.500	103.373	103.273	103.173
4.625	103.840	103.740	103.640	4.625	103.740	103.640	103.540
4.750	101.725	101.622	101.525	4.750	101.625	101.522	101.425

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

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

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
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 C/O Refi	-1.000	-1.000	-1.000	-1.000	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

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

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/26/2017

45 Day Lock Exp.:

8/10/2017

60 Day Lock Exp.:

8/25/2017

W. Rate Sheet Dated: 6/26/2017

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	99.480	99.380	99.280	3.750	100.691	100.591	100.471	2.750	97.834	97.734	97.634
3.875	100.145	100.045	99.945	3.875	101.253	101.153	101.030	2.875	98.443	98.343	98.243
3.990	100.643	100.543	100.443	3.990	101.695	101.595	101.470	2.990	98.936	98.836	98.736
4.000	100.743	100.643	100.543	4.000	101.795	101.695	101.570	3.000	99.036	98.936	98.836
4.125	101.360	101.260	101.160	4.125	101.826	101.726	101.593	3.125	99.614	99.514	99.414
4.250	101.953	101.853	101.753	4.250	102.376	102.276	102.140	3.250	100.156	100.056	99.956
4.375	102.511	102.411	102.311	4.375	102.892	102.792	102.657	3.375	100.644	100.544	100.444
4.500	102.991	102.891	102.791	4.500	103.373	103.273	103.138	3.500	101.030	100.930	100.830
4.625	103.512	103.410	103.312	4.625	103.907	103.806	103.673	3.625	101.507	101.407	101.307
4.750	104.010	103.908	103.810	4.750	104.400	104.298	104.166	3.750	101.992	101.892	101.792
4.875	104.455	104.353	104.255	4.875	104.873	104.771	104.640	3.875	102.465	102.365	102.265
4.990	104.740	104.638	104.540	4.990	105.215	105.114	104.986	3.990	102.169	102.069	101.969
5.000	104.840	104.738	104.640	5.000	105.315	105.214	105.086	4.000	102.269	102.169	102.069
5.125	105.327	105.206	105.127	5.125	105.228	105.106	105.024	4.125	102.747	102.647	102.547
5.250	105.796	105.674	105.596	5.250	105.818	105.677	105.618	4.250	103.096	102.996	102.896
5.375	106.400	106.259	106.200	5.375	106.453	106.311	106.253	4.375	103.477	103.377	103.277
5.500	107.016	106.874	106.816	5.500	107.044	106.903	106.844	4.500	104.003	103.903	103.803
5.625	107.583	107.441	107.383	5.625	107.603	107.462	107.403	4.625	104.370	104.270	104.170
5.750	107.980	107.838	107.780	5.750	108.021	107.880	107.821	4.750	102.255	102.152	102.055

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

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

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

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

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

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	