



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.: 7/27/2018

45 Day Lock Exp.: 8/13/2018

60 Day Lock Exp.: 8/27/2018

W. Rate Sheet Dated: 6/27/2018

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	98.194	98.044	97.894	3.500	97.682	97.532	97.382	1.875	N/A	N/A	N/A	3.125	97.156	97.006	96.856
3.625	98.728	98.578	98.428	3.625	98.180	98.030	97.880	2.000	N/A	N/A	N/A	3.250	98.138	97.988	97.838
3.750	99.608	99.458	99.308	3.750	99.216	99.066	98.916	2.125	N/A	N/A	N/A	3.375	98.775	98.625	98.475
3.875	100.138	99.988	99.838	3.875	99.711	99.561	99.411	2.250	93.907	93.757	93.607	3.500	99.220	99.070	98.920
4.000	100.663	100.513	100.363	4.000	100.201	100.051	99.901	2.375	94.277	94.127	93.977	3.625	99.754	99.604	99.454
4.125	101.191	101.041	100.891	4.125	100.693	100.543	100.393	2.500	93.394	93.244	93.094	Margin = 2.250		Index = 2.340	
4.250	101.928	101.772	101.647	4.250	101.287	101.131	101.006	2.625	94.344	94.194	94.044				
4.375	102.446	102.290	102.165	4.375	101.769	101.613	101.488	2.750	96.841	96.691	96.541				
4.500	102.956	102.800	102.675	4.500	102.244	102.087	101.962	2.875	97.405	97.255	97.105				
4.625	103.377	103.221	103.096	4.625	102.629	102.473	102.348	3.000	97.879	97.729	97.579				
4.750	103.502	103.330	103.158	4.750	102.662	102.490	102.318	3.125	98.354	98.204	98.054				
4.875	103.637	103.465	103.293	4.875	103.060	102.888	102.716	3.250	98.952	98.802	98.652				
5.000	104.263	104.091	103.920	5.000	103.451	103.279	103.107	3.375	99.419	99.269	99.119				
5.125	104.681	104.509	104.337	5.125	103.653	103.481	103.309	3.500	99.888	99.738	99.588				
5.250	104.697	104.541	104.385	5.250	103.635	103.479	103.323	3.625	100.350	100.200	100.050				
5.375	104.974	104.818	104.662	5.375	103.994	103.837	103.681	3.750	100.380	100.230	100.080				
5.500	104.964	104.808	104.652	5.500	104.322	104.166	104.010	3.875	100.834	100.684	100.534				
5.625	105.243	105.087	104.931	5.625	104.765	104.609	104.453	4.000	101.219	101.069	100.919				
5.750	105.443	105.343	105.243	5.750	104.372	104.272	104.172	4.125	101.559	101.409	101.259				

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	96.994	96.844	96.694	3.500	96.682	96.532	96.382	1.875	N/A	N/A	N/A	3.125	96.156	96.006	95.856
3.625	97.528	97.378	97.228	3.625	97.180	97.030	96.880	2.000	N/A	N/A	N/A	3.250	97.138	96.988	96.838
3.750	98.408	98.258	98.108	3.750	98.216	98.066	97.916	2.125	N/A	N/A	N/A	3.375	97.775	97.625	97.475
3.875	98.938	98.788	98.638	3.875	98.711	98.561	98.411	2.250	92.907	92.757	92.607	3.500	98.220	98.070	97.920
4.000	99.463	99.313	99.163	4.000	99.201	99.051	98.901	2.375	93.277	93.127	92.977	3.625	98.754	98.604	98.454
4.125	99.991	99.841	99.691	4.125	99.693	99.543	99.393	2.500	92.394	92.244	92.094	Margin = 2.250		Index = 2.340	
4.250	100.728	100.572	100.447	4.250	100.287	100.131	100.006	2.625	93.344	93.194	93.044	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.246	101.090	100.965	4.375	100.769	100.613	100.488	2.750	95.841	95.691	95.541	Rate	30 Day	45 Day	60 Day
4.500	101.756	101.600	101.475	4.500	101.244	101.087	100.962	2.875	96.405	96.255	96.105	4.500	100.556	100.306	100.056
4.625	102.177	102.021	101.896	4.625	101.629	101.473	101.348	3.000	96.879	96.729	96.579	4.625	100.977	100.727	100.477
4.750	102.302	102.130	101.958	4.750	101.662	101.490	101.318	3.125	97.354	97.204	97.054	4.750	100.903	100.653	100.403
4.875	102.687	102.515	102.343	4.875	102.060	101.888	101.716	3.250	97.952	97.802	97.652	4.875	101.337	101.087	100.837
5.000	103.113	102.941	102.770	5.000	102.451	102.279	102.107	3.375	98.419	98.269	98.119	5.000	101.763	101.513	101.263
5.125	103.531	103.359	103.187	5.125	102.753	102.581	102.409	3.500	98.888	98.738	98.588	5.125	102.101	101.851	101.601
5.250	104.267	104.111	103.955	5.250	102.635	102.479	102.323	3.625	99.350	99.200	99.050	5.250	101.586	101.336	101.086
5.375	104.544	104.388	104.232	5.375	102.994	102.837	102.681	3.750	99.380	99.230	99.080	5.375	101.770	101.520	101.270
5.500	104.734	104.578	104.422	5.500	103.322	103.166	103.010	3.875	99.834	99.684	99.534	5.500	102.014	101.764	101.514
5.625	104.963	104.807	104.651	5.625	103.765	103.609	103.453	4.000	100.219	100.069	99.919	5.625	102.283	102.033	101.783
5.750	105.213	105.113	105.013	5.750	103.372	103.272	103.172	4.125	100.559	100.409	100.259	5.750	102.773	102.523	102.273

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

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

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	99.706	99.456	99.206	4.500	99.524	99.274	99.024
4.750	100.053	99.803	99.553	4.750	99.942	99.692	99.442
5.000	100.913	100.663	100.413	5.000	100.731	100.481	100.231
5.250	101.806	101.556	101.306	5.250	101.643	101.393	101.143
5.500	102.035	101.785	101.535	5.500	101.602	101.352	101.102
5.625	102.286	102.036	101.786	5.625	102.045	101.795	101.545
5.750	102.517	102.267	102.017	5.750	101.652	101.402	101.152
5.875	102.747	102.497	102.247	5.875	102.020	101.770	101.520

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:	6/27/2018	5.250%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/27/2018

45 Day Lock Exp.:

8/13/2018

60 Day Lock Exp.:

8/27/2018

W. Rate Sheet Dated: 6/27/2018

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
3.500	97.256	97.106	96.956	3.500	96.744	96.594	96.444	1.875	N/A	N/A	N/A	3.125	95.47	95.319	95.169
3.625	97.790	97.640	97.490	3.625	97.242	97.092	96.942	2.000	N/A	N/A	N/A	3.250	97.20	97.050	96.900
3.750	98.608	98.458	98.308	3.750	98.216	98.066	97.916	2.125	N/A	N/A	N/A	3.375	97.84	97.688	97.538
3.875	99.138	98.988	98.838	3.875	98.711	98.561	98.411	2.250	90.407	90.257	90.107	3.500	98.28	98.132	97.982
4.000	99.663	99.513	99.363	4.000	99.201	99.051	98.901	2.375	90.777	90.627	90.477	3.625	98.82	98.666	98.516
4.125	100.191	100.041	99.891	4.125	99.693	99.543	99.393	2.500	89.894	89.744	89.594	Margin = 2.250		Index = 2.340	
4.250	100.835	100.678	100.553	4.250	100.194	100.037	99.912	2.625	90.844	90.694	90.544				
4.375	101.352	101.196	101.071	4.375	100.676	100.519	100.394	2.750	95.153	95.003	94.853				
4.500	101.862	101.706	101.581	4.500	101.150	100.994	100.869	2.875	95.717	95.567	95.417				
4.625	102.283	102.127	102.002	4.625	101.535	101.379	101.254	3.000	96.192	96.042	95.892				
4.750	102.096	101.924	101.752	4.750	101.255	101.084	100.912	3.125	96.666	96.516	96.366				
4.875	102.230	102.059	101.887	4.875	101.654	101.482	101.310	3.250	98.014	97.864	97.714				
5.000	102.857	102.685	102.513	5.000	102.045	101.873	101.701	3.375	98.482	98.332	98.182				
5.125	103.275	103.103	102.931	5.125	102.247	102.075	101.903	3.500	98.951	98.801	98.651				
5.250	101.729	101.572	101.416	5.250	100.666	100.510	100.354	3.625	99.413	99.263	99.113				
5.375	102.006	101.849	101.693	5.375	101.025	100.869	100.712	3.750	99.380	99.230	99.080				
5.500	101.996	101.839	101.683	5.500	101.353	101.197	101.041	3.875	99.834	99.684	99.534				
5.625	102.275	102.118	101.962	5.625	101.797	101.640	101.484	4.000	100.219	100.069	99.919				
5.750	102.005	101.905	101.805	5.750	100.934	100.834	100.734	4.125	100.559	100.409	100.259				

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
3.500	96.056	95.906	95.756	3.500	95.744	95.594	95.444	1.875	N/A	N/A	N/A	3.125	94.469	94.319	94.169
3.625	96.590	96.440	96.290	3.625	96.242	96.092	95.942	2.000	N/A	N/A	N/A	3.250	96.200	96.050	95.900
3.750	97.408	97.258	97.108	3.750	97.216	97.066	96.916	2.125	N/A	N/A	N/A	3.375	96.838	96.688	96.538
3.875	97.938	97.788	97.638	3.875	97.711	97.561	97.411	2.250	91.157	91.007	90.857	3.500	97.282	97.132	96.982
4.000	98.463	98.313	98.163	4.000	98.201	98.051	97.901	2.375	91.527	91.377	91.227	3.625	97.816	97.666	97.516
4.125	98.991	98.841	98.691	4.125	98.693	98.543	98.393	2.500	90.644	90.494	90.344	Margin = 2.250		Index = 2.340	
4.250	99.635	99.478	99.353	4.250	99.194	99.037	98.912	2.625	91.594	91.444	91.294	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.152	99.996	99.871	4.375	99.676	99.519	99.394	2.750	94.935	94.785	94.635	Rate	30 Day	45 Day	60 Day
4.500	100.662	100.506	100.381	4.500	100.150	99.994	99.869	2.875	95.499	95.349	95.199	4.500	99.462	99.212	98.962
4.625	101.083	100.927	100.802	4.625	100.535	100.379	100.254	3.000	95.973	95.823	95.673	4.625	99.883	99.633	99.383
4.750	100.896	100.724	100.552	4.750	100.255	100.084	99.912	3.125	96.447	96.297	96.147	4.750	99.497	99.247	98.997
4.875	101.280	101.109	100.937	4.875	100.654	100.482	100.310	3.250	96.483	96.333	96.183	4.875	99.930	99.680	99.430
5.000	101.707	101.535	101.363	5.000	101.045	100.873	100.701	3.375	96.950	96.800	96.650	5.000	100.357	100.107	99.857
5.125	102.125	101.953	101.781	5.125	101.347	101.175	101.003	3.500	97.420	97.270	97.120	5.125	100.695	100.445	100.195
5.250	101.299	101.142	100.986	5.250	99.666	99.510	99.354	3.625	97.881	97.731	97.581	5.250	98.618	98.368	98.118
5.375	101.576	101.419	101.263	5.375	100.025	99.869	99.712	3.750	97.192	97.042	96.892	5.375	98.802	98.552	98.302
5.500	101.766	101.609	101.453	5.500	100.353	100.197	100.041	3.875	97.647	97.497	97.347	5.500	99.046	98.796	98.546
5.625	101.995	101.838	101.682	5.625	100.797	100.640	100.484	4.000	98.032	97.882	97.732	5.625	99.315	99.065	98.815
5.750	101.775	101.675	101.575	5.750	99.934	99.834	99.734	4.125	98.372	98.222	98.072	5.750	99.335	99.085	98.835

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.612	98.362	98.112	4.500	98.430	98.180	97.930
4.750	98.647	98.397	98.147	4.750	98.535	98.285	98.035
5.000	99.507	99.257	99.007	5.000	99.325	99.075	98.825
5.250	98.838	98.588	98.338	5.250	98.674	98.424	98.174
5.500	99.067	98.817	98.567	5.500	98.633	98.383	98.133
5.625	99.318	99.068	98.818	5.625	99.077	98.827	98.577
5.750	99.079	98.829	98.579	5.750	98.214	97.964	97.714
5.875	99.309	99.059	98.809	5.875	98.583	98.333	98.083

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

Max USDA-GRH Rate	
Today:	6/27/2018 5.250%

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

Lock Desk Policy	
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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

7/27/2018

45 Day Lock Exp.:

8/13/2018

60 Day Lock Exp.:

8/27/2018

W. Rate Sheet Dated: 6/27/2018

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
4.000	98.558	98.458	98.358	4.500	101.834	101.734	101.634	2.875	96.128	96.028	95.928	2.875	96.926	96.826	96.726
4.125	99.239	99.139	99.039	4.625	102.318	102.218	102.118	2.990	96.556	96.456	96.356	2.990	97.172	97.072	96.972
4.250	99.874	99.774	99.674	4.750	102.783	102.683	102.583	3.000	96.656	96.556	96.456	3.000	97.272	97.172	97.072
4.375	100.435	100.335	100.235	4.875	103.232	103.132	103.032	3.125	97.191	97.091	96.991	3.125	97.621	97.521	97.421
4.500	100.961	100.861	100.761	4.990	103.661	103.561	103.461	3.250	97.770	97.670	97.570	3.250	98.456	98.356	98.256
4.625	101.570	101.470	101.370	5.000	103.883	103.783	103.683	3.375	98.315	98.215	98.115	3.375	98.808	98.708	98.608
4.750	102.167	102.067	101.967	5.125	103.806	103.706	103.606	3.500	98.842	98.742	98.642	3.500	99.141	99.041	98.941
4.875	102.657	102.557	102.457	5.250	104.296	104.196	104.096	3.625	99.351	99.251	99.151	3.625	99.469	99.369	99.269
4.990	103.014	102.914	102.814	5.375	104.585	104.485	104.385	3.750	99.688	99.588	99.488	3.750	100.163	100.063	99.963
5.000	103.114	103.014	102.914	5.500	104.923	104.823	104.723	3.875	100.168	100.068	99.968	3.875	100.486	100.386	100.286
5.125	103.602	103.502	103.402	5.625	105.172	105.072	104.972	3.990	100.558	100.458	100.358	3.990	100.693	100.593	100.493
5.250	104.259	104.159	104.059	5.750	105.721	105.605	105.484	4.000	100.658	100.558	100.458	4.000	100.793	100.693	100.593
5.375	104.654	104.554	104.454	5.875	105.935	105.819	105.698	4.125	101.136	101.036	100.936	4.125	101.094	100.994	100.894
5.500	105.030	104.930	104.830	5.990	106.068	105.952	105.831	4.250	101.429	101.329	101.229	4.250	101.490	101.390	101.286
5.625	105.305	105.205	105.105	6.000	106.168	106.052	105.931	4.375	101.765	101.665	101.565	4.375	101.774	101.674	101.570
5.750	105.950	105.842	105.737	6.125	106.581	106.465	106.344	4.500	102.186	102.086	101.986	4.500	102.038	101.938	101.835
5.875	106.227	106.119	106.014	6.250	106.828	106.678	106.557	4.625	102.592	102.492	102.392	4.625	102.279	102.179	102.076
5.990	106.413	106.305	106.199	6.375	107.126	106.976	106.855	4.750	102.752	102.652	102.552	4.750	102.433	102.333	102.229
6.000	106.513	106.405	106.299	6.500	N/A	N/A	N/A	4.875	103.000	102.900	102.800	4.875	102.570	102.470	102.367

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	98.083	97.983	97.883	2.875	95.867	95.767	95.667
4.250	98.830	98.730	98.630	2.990	96.188	96.088	95.988
4.375	99.422	99.322	99.222	3.000	96.288	96.188	96.088
4.500	99.960	99.860	99.760	3.125	96.715	96.615	96.515
4.625	100.459	100.359	100.259	3.250	97.347	97.247	97.147
4.750	101.125	101.025	100.925	3.375	97.778	97.678	97.578
4.875	101.651	101.551	101.451	3.500	98.213	98.113	98.013
4.990	102.051	101.951	101.851	3.625	98.625	98.525	98.425
5.000	102.151	102.051	101.951	3.750	98.869	98.769	98.669
5.125	102.379	102.279	102.179	3.875	99.285	99.185	99.085
5.250	102.582	102.482	102.382	3.990	99.592	99.492	99.392
5.375	103.037	102.937	102.837	4.000	99.692	99.592	99.492
5.500	103.492	103.392	103.292	4.125	100.083	99.983	99.883
5.625	103.702	103.602	103.502	4.250	100.283	100.183	100.083
5.750	103.917	103.817	103.717	4.375	100.473	100.373	100.273
5.875	102.914	102.798	102.677	4.500	100.632	100.532	100.432
5.990	103.269	103.153	103.032	4.625	100.977	100.877	100.777
6.000	103.369	103.253	103.132	4.750	101.078	100.978	100.878
6.125	103.613	103.497	103.376	4.875	101.240	101.140	101.040

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

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

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

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

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 LLPAs*	
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; Loan Size	

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)
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.			
FHA ID# - 1358600006			



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.:

7/27/2018

45 Day Lock Exp.:

8/13/2018

60 Day Lock Exp.:

8/27/2018

W. Rate Sheet Dated: 6/27/2018

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
4.125	97.478	97.378	97.278	4.125	96.323	96.223	96.123	4.500	100.085	99.985	99.885	4.500	98.948	98.848	98.748
4.250	98.238	98.138	98.038	4.250	97.352	97.252	97.152	4.625	100.696	100.596	100.496	4.625	99.361	99.261	99.161
4.375	98.788	98.688	98.588	4.375	97.970	97.870	97.770	4.750	101.226	101.126	101.026	4.750	100.241	100.141	100.041
4.500	99.287	99.187	99.087	4.500	98.582	98.482	98.382	4.875	101.593	101.493	101.393	4.875	100.739	100.639	100.539
4.625	100.018	99.918	99.818	4.625	99.568	99.468	99.368	4.990	101.833	101.733	101.633	4.990	101.103	101.003	100.903
4.750	100.717	100.617	100.517	4.750	100.518	100.418	100.318	5.000	101.933	101.833	101.733	5.000	101.203	101.103	101.003
4.875	101.207	101.107	101.007	4.875	101.074	100.974	100.874	5.125	102.356	102.256	102.156	5.125	101.571	101.471	101.371
4.990	101.564	101.464	101.364	4.990	101.477	101.377	101.277	5.250	102.846	102.746	102.646	5.250	102.136	102.036	101.936
5.000	101.664	101.564	101.464	5.000	101.577	101.477	101.377	5.375	103.135	103.035	102.935	5.375	102.554	102.454	102.354
5.125	102.152	102.052	101.952	5.125	101.954	101.854	101.754	5.500	103.473	103.373	103.273	5.500	102.977	102.877	102.777
5.250	102.809	102.709	102.609	5.250	102.831	102.731	102.631	5.625	103.722	103.622	103.522	5.625	103.308	103.208	103.108
5.375	103.204	103.104	103.004	5.375	103.282	103.182	103.082	5.750	104.271	104.155	104.034	5.750	103.740	103.632	103.526
5.500	103.580	103.480	103.380	5.500	103.700	103.600	103.500	5.875	104.485	104.369	104.248	5.875	104.030	103.923	103.817
5.625	103.855	103.755	103.655	5.625	104.009	103.909	103.809	5.990	104.618	104.502	104.381	5.990	104.243	104.135	104.029
5.750	104.500	104.392	104.287	5.750	104.866	104.758	104.652	6.000	104.718	104.602	104.481	6.000	104.343	104.235	104.129
5.875	104.777	104.669	104.564	5.875	105.186	105.078	104.972	6.125	105.131	105.015	104.894	6.125	104.894	104.786	104.680
5.990	104.963	104.855	104.749	5.990	105.402	105.294	105.189	6.250	105.378	105.228	105.107	6.250	105.010	104.895	104.774
6.000	105.063	104.955	104.849	6.000	105.502	105.394	105.289	6.375	105.676	105.526	105.405	6.375	105.409	105.293	105.172
6.125	105.550	105.442	105.337	6.125	106.037	105.929	105.824	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	95.867	95.767	95.667	2.875	N/A	#N/A	#N/A	2.875	95.426	95.326	95.226	2.875	N/A	#N/A	#N/A
2.990	96.188	96.088	95.988	2.990	93.405	93.305	93.205	2.990	95.672	95.572	95.472	2.990	93.213	93.113	93.013
3.000	96.288	96.188	96.088	3.000	93.505	93.405	93.305	3.000	95.772	95.672	95.572	3.000	93.313	93.213	93.113
3.125	96.715	96.615	96.515	3.125	94.187	94.087	93.987	3.125	96.121	96.021	95.921	3.125	94.005	93.905	93.805
3.250	97.347	97.247	97.147	3.250	94.583	94.483	94.383	3.250	96.956	96.856	96.756	3.250	94.391	94.291	94.191
3.375	97.778	97.678	97.578	3.375	95.243	95.143	95.043	3.375	97.308	97.208	97.108	3.375	95.062	94.962	94.862
3.500	98.213	98.113	98.013	3.500	95.917	95.817	95.717	3.500	97.641	97.541	97.441	3.500	95.725	95.625	95.525
3.625	98.625	98.525	98.425	3.625	96.565	96.465	96.365	3.625	97.969	97.869	97.769	3.625	96.384	96.284	96.184
3.750	98.869	98.769	98.669	3.750	96.936	96.836	96.736	3.750	98.663	98.563	98.463	3.750	96.744	96.644	96.544
3.875	99.285	99.185	99.085	3.875	97.499	97.399	97.299	3.875	98.986	98.886	98.786	3.875	97.308	97.208	97.108
3.990	99.592	99.492	99.392	3.990	98.028	97.928	97.828	3.990	99.193	99.093	98.993	3.990	97.826	97.726	97.626
4.000	99.692	99.592	99.492	4.000	98.128	98.028	97.928	4.000	99.293	99.193	99.093	4.000	97.926	97.826	97.726
4.125	100.083	99.983	99.883	4.125	98.742	98.642	98.542	4.125	99.594	99.494	99.394	4.125	98.540	98.440	98.340
4.250	100.283	100.183	100.083	4.250	99.066	98.966	98.866	4.250	99.990	99.890	99.786	4.250	98.864	98.764	98.664
4.375	100.473	100.373	100.273	4.375	99.433	99.333	99.233	4.375	100.274	100.174	100.070	4.375	99.212	99.112	99.012
4.500	100.632	100.532	100.432	4.500	99.984	99.884	99.784	4.500	100.538	100.438	100.335	4.500	99.762	99.662	99.562
4.625	100.977	100.877	100.777	4.625	100.510	100.410	100.310	4.625	100.779	100.679	100.576	4.625	100.288	100.188	100.088
4.750	101.078	100.978	100.878	4.750	100.689	100.589	100.489	4.750	100.933	100.833	100.729	4.750	100.467	100.367	100.267
4.875	101.240	101.140	101.040	4.875	100.964	100.864	100.764	4.875	101.070	100.970	100.867	4.875	100.732	100.632	100.532

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%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	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	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-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

*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		



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.:

7/27/2018

45 Day Lock Exp.:

8/13/2018

60 Day Lock Exp.:

8/27/2018

W. Rate Sheet Dated: 6/27/2018

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	100.001	99.901	99.801	3.750	98.220	99.801	98.020	2.750	95.354	95.254	95.154	
4.375	100.582	100.482	100.382	3.875	98.809	98.692	98.609	2.875	96.039	95.939	95.839	
4.500	101.244	101.144	101.044	3.990	99.368	99.250	99.168	2.990	96.615	96.515	96.415	
4.625	101.750	101.650	101.550	4.000	99.468	99.350	99.268	3.000	96.715	96.615	96.515	
4.750	102.339	102.239	102.139	4.125	99.940	99.829	99.740	3.125	97.330	97.230	97.130	
4.875	102.947	102.847	102.747	4.250	100.735	100.621	100.535	3.250	97.828	97.728	97.628	
4.990	103.347	103.247	103.147	4.375	101.230	101.114	101.030	3.375	98.345	98.245	98.145	
5.000	103.447	103.347	103.247	4.500	101.834	101.713	101.634	3.500	98.928	98.828	98.728	
5.125	103.959	103.859	103.759	4.625	102.369	102.244	102.169	3.625	99.489	99.389	99.289	
5.250	104.450	104.350	104.250	4.750	102.956	102.828	102.756	3.750	100.023	99.923	99.823	
5.375	104.900	104.800	104.700	4.875	103.327	103.197	103.127	3.875	100.535	100.435	100.335	
5.500	105.276	105.176	105.076	4.990	103.602	103.473	103.402	3.990	100.746	100.646	100.546	
5.625	105.464	105.364	105.264	5.000	103.702	103.573	103.502	4.000	100.846	100.746	100.646	
5.750	105.861	105.761	105.661	5.125	104.106	103.944	103.856	4.125	101.352	101.252	101.152	
5.875	106.213	106.113	106.013	5.250	104.558	104.395	104.307	4.250	101.615	101.515	101.415	
5.990	106.428	106.328	106.228	5.375	104.875	104.712	104.623	4.375	102.051	101.951	101.851	
6.000	106.528	106.428	106.328	5.500	105.118	104.955	104.867	4.500	102.279	102.179	102.078	
6.125	106.652	106.552	106.452	5.625	105.384	105.284	105.184	4.625	102.671	102.571	102.468	
6.250	107.058	106.958	106.858	5.750	105.856	105.756	105.656	4.750	102.968	102.868	102.763	

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	99.180	99.080	98.980	2.750	95.010	94.910	94.810		
4.375	99.761	99.661	99.561	2.875	95.695	95.595	95.495		
4.500	100.423	100.323	100.223	2.990	96.271	96.171	96.071		
4.625	100.890	100.790	100.690	3.000	96.371	96.271	96.171		
4.750	101.479	101.379	101.279	3.125	96.986	96.886	96.786		
4.875	102.087	101.987	101.887	3.250	97.484	97.384	97.284		
4.990	102.487	102.387	102.287	3.375	98.001	97.901	97.801		
5.000	102.587	102.487	102.387	3.500	98.303	98.203	98.103		
5.125	102.099	101.999	101.899	3.625	98.864	98.764	98.664		
5.250	102.590	102.490	102.390	3.750	99.398	99.298	99.198		
5.375	103.040	102.940	102.840	3.875	99.910	99.810	99.710		
5.500	103.416	103.316	103.216	3.990	99.597	99.497	99.397		
5.625	102.667	102.567	102.467	4.000	99.697	99.597	99.497		
5.750	103.064	102.964	102.864	4.125	100.203	100.103	100.003		
5.875	103.266	103.166	103.066	4.250	100.466	100.366	100.266		
5.990	103.331	103.231	103.131	4.375	100.902	100.802	100.702		
6.000	103.431	103.331	103.231	4.500	100.700	100.600	100.499		
6.125	103.405	103.305	103.205	4.625	101.092	100.992	100.889		
6.250	103.661	103.561	103.461	4.750	101.389	101.289	101.184		

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	-0.250	-0.500	-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	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

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

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.			

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

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



30 Day Lock Exp.:	7/27/2018
45 Day Lock Exp.:	8/13/2018
60 Day Lock Exp.:	8/27/2018

Prices are subject to change without notice

Rate	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	97.730	97.630	97.530	4.250	97.630	97.530	97.430	2.750	93.510	93.410	93.310	2.750	93.410	93.310	93.210	
4.375	98.311	98.211	98.111	4.375	98.211	98.111	98.011	2.875	94.195	94.095	93.995	2.875	94.095	93.995	93.895	
4.500	98.873	98.873	98.773	4.500	98.873	98.773	98.673	2.990	94.771	94.671	94.571	2.990	94.671	94.571	94.471	
4.625	99.440	99.340	99.240	4.625	99.340	99.240	99.140	3.000	94.871	94.771	94.671	3.000	94.771	94.671	94.571	
4.750	100.029	99.929	99.829	4.750	99.929	99.829	99.729	3.125	95.486	95.386	95.286	3.125	95.386	95.286	95.186	
4.875	100.637	100.537	100.437	4.875	100.537	100.437	100.337	3.250	96.084	95.984	95.884	3.250	95.984	95.784	95.684	
4.999	101.037	100.937	100.837	4.999	100.937	100.837	100.737	3.375	96.703	96.603	96.503	3.375	96.603	96.303	96.203	
5.000	101.137	101.037	100.937	5.000	101.037	100.937	100.837	3.500	96.884	96.784	96.603	3.500	96.784	96.603	96.503	
5.125	100.649	100.549	100.449	5.125	100.549	100.449	100.349	3.625	97.364	97.264	97.164	3.625	97.264	97.164	97.064	
5.250	100.140	100.140	100.040	5.250	100.140	100.040	99.940	3.750	97.898	97.798	97.698	3.750	97.798	97.698	97.598	
5.375	101.590	101.490	101.390	5.375	101.490	101.390	101.290	3.875	98.410	98.310	98.210	3.875	98.310	98.210	98.110	
5.500	101.966	101.866	101.766	5.500	101.866	101.766	101.666	3.990	98.097	97.997	97.897	3.990	97.997	97.897	97.797	
5.625	101.617	101.517	101.417	5.625	101.417	101.317	101.217	4.000	98.197	98.097	97.997	4.000	98.097	97.997	97.897	
5.750	101.614	101.514	101.414	5.750	101.514	101.414	101.314	4.125	98.703	98.603	98.503	4.125	98.603	98.503	98.403	
5.875	101.816	101.716	101.616	5.875	101.716	101.616	101.516	4.250	99.216	99.116	99.016	4.250	99.116	99.016	98.916	
5.999	101.881	101.781	101.681	5.999	101.781	101.681	101.581	4.375	99.402	99.302	99.202	4.375	99.302	99.202	99.102	
6.000	101.981	101.881	101.781	6.000	101.881	101.781	101.681	4.500	99.200	99.100	99.000	4.500	99.100	99.000	98.900	
6.125	101.955	101.855	101.755	6.125	101.855	101.755	101.655	4.625	99.592	99.492	99.389	4.625	99.492	99.392	99.289	
6.250	102.211	102.111	102.011	6.250	102.111	102.011	101.911	4.750	99.889	99.789	99.684	4.750	99.789	99.689	99.584	

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; U/W Buy Out; escrow waiver; -1.500 SC LLPA

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

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.

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.:

7/27/2018

45 Day Lock Exp.:

8/13/2018

60 Day Lock Exp.:

8/27/2018

W. Rate Sheet Dated: 6/27/2018

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	100.001	99.901	99.801	3.750	98.067	97.953	97.867	2.750	95.354	95.254	95.154	4.250	99.180	99.080	98.980	2.750	95.010	94.910	94.810
4.375	100.582	100.482	100.382	3.875	98.809	98.692	98.609	2.875	96.039	95.939	95.839	4.375	99.761	99.661	99.561	2.875	95.695	95.595	95.495
4.500	101.244	101.144	101.044	3.990	99.368	99.250	99.168	2.990	96.615	96.515	96.415	4.500	100.423	100.323	100.223	2.990	96.271	96.171	96.071
4.625	101.750	101.650	101.550	4.000	99.468	99.350	99.268	3.000	96.715	96.615	96.515	4.625	100.890	100.790	100.690	3.000	96.371	96.271	96.171
4.750	102.339	102.239	102.139	4.125	99.933	99.822	99.733	3.125	97.330	97.230	97.130	4.750	101.479	101.379	101.279	3.125	96.986	96.886	96.786
4.875	102.947	102.847	102.747	4.250	100.579	100.465	100.379	3.250	97.828	97.728	97.628	4.875	102.087	101.987	101.887	3.250	97.484	97.384	97.284
4.990	103.347	103.247	103.147	4.375	101.212	101.096	101.012	3.375	98.345	98.245	98.145	4.990	102.487	102.387	102.287	3.375	98.001	97.901	97.801
5.000	103.447	103.347	103.247	4.500	101.765	101.644	101.565	3.500	98.928	98.828	98.728	5.000	102.587	102.487	102.387	3.500	98.303	98.203	98.103
5.125	103.959	103.859	103.759	4.625	102.369	102.244	102.169	3.625	99.489	99.389	99.289	5.125	102.099	101.999	101.899	3.625	98.864	98.764	98.664
5.250	104.450	104.350	104.250	4.750	102.956	102.828	102.756	3.750	100.023	99.923	99.823	5.250	102.590	102.490	102.390	3.750	99.398	99.298	99.198
5.375	104.900	104.800	104.700	4.875	103.327	103.197	103.127	3.875	100.535	100.435	100.335	5.375	103.040	102.940	102.840	3.875	99.910	99.810	99.710
5.500	105.276	105.176	105.076	4.990	103.602	103.473	103.402	3.990	100.746	100.646	100.546	5.500	103.416	103.316	103.216	3.990	99.597	99.497	99.397
5.625	105.464	105.364	105.264	5.000	103.702	103.573	103.502	4.000	100.846	100.746	100.646	5.625	102.667	102.567	102.467	4.000	99.697	99.597	99.497
5.750	105.861	105.761	105.661	5.125	104.106	103.944	103.856	4.125	101.352	101.252	101.152	5.750	103.064	102.964	102.864	4.125	100.203	100.103	100.003
5.875	106.213	106.113	106.013	5.250	104.558	104.395	104.307	4.250	101.615	101.515	101.415	5.875	103.266	103.166	103.066	4.250	100.466	100.366	100.266
5.990	106.428	106.328	106.228	5.375	104.875	104.712	104.623	4.375	102.051	101.951	101.851	5.990	103.331	103.231	103.131	4.375	100.902	100.802	100.702
6.000	106.528	106.428	106.328	5.500	105.118	104.955	104.867	4.500	102.279	102.179	102.078	6.000	103.431	103.331	103.231	4.500	100.700	100.600	100.499
6.125	106.652	106.552	106.452	5.625	105.384	105.284	105.184	4.625	102.671	102.571	102.468	6.125	103.405	103.305	103.205	4.625	101.092	100.992	100.889
6.250	107.058	106.958	106.858	5.750	105.856	105.756	105.656	4.750	102.968	102.868	102.763	6.250	103.661	103.561	103.461	4.750	101.389	101.289	101.184

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **7/27/2018**

45 Day Lock Exp.: **8/13/2018**

60 Day Lock Exp.: **8/27/2018**

W. Rate Sheet Dated: **6/27/2018**

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	96.190	96.065	95.940	
4.125	97.296	97.171	97.046	
4.250	98.114	97.989	97.864	
4.375	98.778	98.653	98.528	
4.500	99.355	99.230	99.105	
4.625	99.869	99.744	99.619	
4.750	100.303	100.178	100.053	
4.875	100.694	100.569	100.444	
5.000	101.029	100.904	100.779	
5.125	101.284	101.159	101.034	
5.250	101.486	101.361	101.236	
5.375	101.661	101.536	101.411	
5.500	101.795	101.670	101.545	

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	96.915	96.790	96.665	
3.625	97.374	97.249	97.124	
3.750	97.795	97.670	97.545	
3.875	98.396	98.271	98.146	
4.000	98.736	98.611	98.486	
4.125	98.987	98.862	98.737	
4.250	99.270	99.145	99.020	
4.375	99.527	99.402	99.277	
4.500	99.776	99.651	99.526	
4.625	100.050	99.925	99.800	
4.750	100.318	100.193	100.068	

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	97.428	97.303	97.178	
3.375	97.895	97.770	97.645	
3.500	98.332	98.207	98.082	
3.625	98.734	98.609	98.484	
3.750	99.104	98.979	98.854	
3.875	99.444	99.319	99.194	
4.000	99.755	99.630	99.505	
4.125	100.095	99.970	99.845	
4.250	100.416	100.291	100.166	
4.375	100.723	100.598	100.473	
4.500	101.031	100.906	100.781	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.500	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.375	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	-	-	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	-	-	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	-	-	-	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.750	-0.750	-1.250	-1.250	-1.750	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

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

Lock Desk Policy

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

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

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

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)