



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.: 8/1/2018

45 Day Lock Exp.: 8/16/2018

60 Day Lock Exp.: 8/31/2018

W. Rate Sheet Dated: 7/2/2018

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	98.308	98.158	98.008	3.500	97.796	97.646	97.496	1.875	N/A	N/A	N/A	3.125	97.161	97.011	96.861
3.625	98.842	98.692	98.542	3.625	98.294	98.144	97.994	2.000	N/A	N/A	N/A	3.250	98.143	97.993	97.843
3.750	99.753	99.603	99.453	3.750	99.362	99.212	99.062	2.125	N/A	N/A	N/A	3.375	98.775	98.625	98.475
3.875	100.283	100.133	99.983	3.875	99.856	99.706	99.556	2.250	93.646	93.496	93.346	3.500	99.225	99.075	98.925
4.000	100.808	100.658	100.508	4.000	100.346	100.196	100.046	2.375	94.011	93.861	93.711	3.625	99.758	99.608	99.458
4.125	101.336	101.186	101.036	4.125	100.838	100.688	100.538	2.500	93.133	92.983	92.833	Margin = 2.250		Index = 2.340	
4.250	102.043	101.871	101.761	4.250	101.401	101.230	101.120	2.625	94.083	93.933	93.783				
4.375	102.560	102.388	102.279	4.375	101.883	101.712	101.602	2.750	96.885	96.735	96.585				
4.500	103.070	102.898	102.789	4.500	102.358	102.186	102.077	2.875	97.449	97.299	97.149				
4.625	103.491	103.319	103.210	4.625	102.743	102.571	102.462	3.000	97.923	97.773	97.623				
4.750	103.616	103.444	103.288	4.750	102.713	102.541	102.385	3.125	98.397	98.247	98.097				
4.875	103.688	103.516	103.360	4.875	103.112	102.940	102.783	3.250	99.023	98.873	98.723				
5.000	104.315	104.143	103.987	5.000	103.502	103.331	103.174	3.375	99.490	99.340	99.190				
5.125	104.733	104.561	104.405	5.125	103.705	103.533	103.377	3.500	99.960	99.810	99.660				
5.250	104.733	104.546	104.421	5.250	103.671	103.484	103.359	3.625	100.421	100.271	100.121				
5.375	105.010	104.823	104.698	5.375	104.030	103.842	103.717	3.750	100.432	100.282	100.132				
5.500	105.000	104.813	104.688	5.500	104.358	104.171	104.046	3.875	100.886	100.736	100.586				
5.625	105.279	105.092	104.967	5.625	104.801	104.614	104.489	4.000	101.271	101.121	100.971				
5.750	105.448	105.348	105.223	5.750	104.377	104.277	104.152	4.125	101.611	101.461	101.311				

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	97.108	96.958	96.808	3.500	96.796	96.646	96.496	1.875	N/A	N/A	N/A	3.125	96.161	96.011	95.861
3.625	97.642	97.492	97.342	3.625	97.294	97.144	96.994	2.000	N/A	N/A	N/A	3.250	97.143	96.993	96.843
3.750	98.553	98.403	98.253	3.750	98.362	98.212	98.062	2.125	N/A	N/A	N/A	3.375	97.775	97.625	97.475
3.875	99.083	98.933	98.783	3.875	98.856	98.706	98.556	2.250	92.646	92.496	92.346	3.500	98.225	98.075	97.925
4.000	99.608	99.458	99.308	4.000	99.346	99.196	99.046	2.375	93.011	92.861	92.711	3.625	98.758	98.608	98.458
4.125	100.136	99.986	99.836	4.125	99.838	99.688	99.538	2.500	92.133	91.983	91.833	Margin = 2.250		Index = 2.340	
4.250	100.843	100.671	100.561	4.250	100.401	100.230	100.120	2.625	93.083	92.933	92.783	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.360	101.188	101.079	4.375	100.883	100.712	100.602	2.750	95.885	95.735	95.585	Rate	30 Day	45 Day	60 Day
4.500	101.870	101.698	101.589	4.500	101.358	101.186	101.077	2.875	96.449	96.299	96.149	4.500	100.670	100.420	100.170
4.625	102.291	102.119	102.010	4.625	101.743	101.571	101.462	3.000	96.923	96.773	96.623	4.625	101.091	100.841	100.591
4.750	102.416	102.244	102.088	4.750	101.713	101.541	101.385	3.125	97.397	97.247	97.097	4.750	100.954	100.704	100.454
4.875	102.738	102.566	102.410	4.875	102.112	101.940	101.783	3.250	98.023	97.873	97.723	4.875	101.388	101.138	100.888
5.000	103.165	102.993	102.837	5.000	102.502	102.331	102.174	3.375	98.490	98.340	98.190	5.000	101.815	101.565	101.315
5.125	103.583	103.411	103.255	5.125	102.805	102.633	102.477	3.500	98.960	98.810	98.660	5.125	102.153	101.903	101.653
5.250	104.303	104.116	103.991	5.250	102.671	102.484	102.359	3.625	99.421	99.271	99.121	5.250	101.622	101.372	101.122
5.375	104.580	104.393	104.268	5.375	103.030	102.842	102.717	3.750	99.432	99.282	99.132	5.375	101.806	101.556	101.306
5.500	104.770	104.583	104.458	5.500	103.358	103.171	103.046	3.875	99.886	99.736	99.586	5.500	102.050	101.800	101.550
5.625	104.999	104.812	104.687	5.625	103.801	103.614	103.489	4.000	100.271	100.121	99.971	5.625	102.319	102.069	101.819
5.750	105.218	105.118	104.993	5.750	103.377	103.277	103.152	4.125	100.611	100.461	100.311	5.750	102.778	102.528	102.278

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	99.820	99.570	99.320	4.500	99.638	99.388	99.138
4.750	100.104	99.854	99.604	4.750	99.993	99.743	99.493
5.000	100.965	100.715	100.465	5.000	100.782	100.532	100.282
5.250	101.841	101.591	101.341	5.250	101.678	101.428	101.178
5.500	102.071	101.821	101.571	5.500	101.638	101.388	101.138
5.625	102.322	102.072	101.822	5.625	102.081	101.831	101.581
5.750	102.522	102.272	102.022	5.750	101.657	101.407	101.157
5.875	102.752	102.502	102.252	5.875	102.025	101.775	101.525

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:	7/2/2018	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.:

8/1/2018

45 Day Lock Exp.:

8/16/2018

60 Day Lock Exp.:

8/31/2018

W. Rate Sheet Dated: 7/2/2018

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	97.371	97.221	97.071	3.500	96.858	96.708	96.558	1.875	N/A	N/A	N/A	3.125	95.47	95.324	95.174
3.625	97.904	97.754	97.604	3.625	97.356	97.206	97.056	2.000	N/A	N/A	N/A	3.250	97.21	97.055	96.905
3.750	98.753	98.603	98.453	3.750	98.362	98.212	98.062	2.125	N/A	N/A	N/A	3.375	97.84	97.688	97.538
3.875	99.283	99.133	98.983	3.875	98.856	98.706	98.556	2.250	90.146	89.996	89.846	3.500	98.29	98.137	97.987
4.000	99.808	99.658	99.508	4.000	99.346	99.196	99.046	2.375	90.511	90.361	90.211	3.625	98.82	98.671	98.521
4.125	100.336	100.186	100.036	4.125	99.838	99.688	99.538	2.500	89.633	89.483	89.333	Margin = 2.250		Index = 2.340	
4.250	100.949	100.777	100.668	4.250	100.308	100.136	100.026	2.625	90.583	90.433	90.283				
4.375	101.466	101.295	101.185	4.375	100.790	100.618	100.508	2.750	95.197	95.047	94.897				
4.500	101.976	101.805	101.695	4.500	101.264	101.092	100.983	2.875	95.761	95.611	95.461				
4.625	102.398	102.226	102.116	4.625	101.650	101.478	101.368	3.000	96.236	96.086	95.936				
4.750	102.210	102.038	101.882	4.750	101.307	101.135	100.979	3.125	96.710	96.560	96.410				
4.875	102.282	102.110	101.954	4.875	101.705	101.533	101.377	3.250	98.085	97.935	97.785				
5.000	102.909	102.737	102.581	5.000	102.096	101.924	101.768	3.375	98.553	98.403	98.253				
5.125	103.327	103.155	102.998	5.125	102.299	102.127	101.970	3.500	99.022	98.872	98.722				
5.250	101.765	101.577	101.452	5.250	100.702	100.515	100.390	3.625	99.484	99.334	99.184				
5.375	102.042	101.854	101.729	5.375	101.061	100.873	100.748	3.750	99.432	99.282	99.132				
5.500	102.032	101.844	101.719	5.500	101.389	101.202	101.077	3.875	99.886	99.736	99.586				
5.625	102.311	102.123	101.998	5.625	101.833	101.645	101.520	4.000	100.271	100.121	99.971				
5.750	102.010	101.910	101.785	5.750	100.939	100.839	100.714	4.125	100.611	100.461	100.311				

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	96.171	96.021	95.871	3.500	95.858	95.708	95.558	1.875	N/A	N/A	N/A	3.125	94.474	94.324	94.174
3.625	96.704	96.554	96.404	3.625	96.356	96.206	96.056	2.000	N/A	N/A	N/A	3.250	96.205	96.055	95.905
3.750	97.553	97.403	97.253	3.750	97.362	97.212	97.062	2.125	N/A	N/A	N/A	3.375	96.838	96.688	96.538
3.875	98.083	97.933	97.783	3.875	97.856	97.706	97.556	2.250	90.896	90.746	90.596	3.500	97.287	97.137	96.987
4.000	98.608	98.458	98.308	4.000	98.346	98.196	98.046	2.375	91.261	91.111	90.961	3.625	97.821	97.671	97.521
4.125	99.136	98.986	98.836	4.125	98.838	98.688	98.538	2.500	90.383	90.233	90.083	Margin = 2.250		Index = 2.340	
4.250	99.749	99.577	99.468	4.250	99.308	99.136	99.026	2.625	91.333	91.183	91.033	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.266	100.095	99.985	4.375	99.790	99.618	99.508	2.750	94.978	94.828	94.678	Rate	30 Day	45 Day	60 Day
4.500	100.776	100.605	100.495	4.500	100.264	100.092	99.983	2.875	95.543	95.393	95.243	4.500	99.576	99.326	99.076
4.625	101.198	101.026	100.916	4.625	100.650	100.478	100.368	3.000	96.017	95.867	95.717	4.625	99.998	99.748	99.498
4.750	101.010	100.838	100.682	4.750	100.307	100.135	99.979	3.125	96.491	96.341	96.191	4.750	99.548	99.298	99.048
4.875	101.332	101.160	101.004	4.875	100.705	100.533	100.377	3.250	96.554	96.404	96.254	4.875	99.982	99.732	99.482
5.000	101.759	101.587	101.431	5.000	101.096	100.924	100.768	3.375	97.022	96.872	96.722	5.000	100.409	100.159	99.909
5.125	102.177	102.005	101.848	5.125	101.399	101.227	101.070	3.500	97.491	97.341	97.191	5.125	100.747	100.497	100.247
5.250	101.335	101.147	101.022	5.250	99.702	99.515	99.390	3.625	97.952	97.802	97.652	5.250	98.654	98.404	98.154
5.375	101.612	101.424	101.299	5.375	100.061	99.873	99.748	3.750	97.244	97.094	96.944	5.375	98.838	98.588	98.338
5.500	101.802	101.614	101.489	5.500	100.389	100.202	100.077	3.875	97.698	97.548	97.398	5.500	99.082	98.832	98.582
5.625	102.031	101.843	101.718	5.625	100.833	100.645	100.520	4.000	98.083	97.933	97.783	5.625	99.351	99.101	98.851
5.750	101.780	101.680	101.555	5.750	99.939	99.839	99.714	4.125	98.424	98.274	98.124	5.750	99.340	99.090	98.840

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

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

Max USDA-GRH Rate	
Today:	7/2/2018 5.250%

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.726	98.476	98.226	4.500	98.544	98.294	98.044
4.750	98.698	98.448	98.198	4.750	98.587	98.337	98.087
5.000	99.559	99.309	99.059	5.000	99.376	99.126	98.876
5.250	98.872	98.622	98.372	5.250	98.709	98.459	98.209
5.500	99.103	98.853	98.603	5.500	98.669	98.419	98.169
5.625	99.354	99.104	98.854	5.625	99.113	98.863	98.613
5.750	99.084	98.834	98.584	5.750	98.219	97.969	97.719
5.875	99.314	99.064	98.814	5.875	98.587	98.337	98.087

DPA Advantage Adjustment	
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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)



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/1/2018

45 Day Lock Exp.:

8/16/2018

60 Day Lock Exp.:

8/31/2018

W. Rate Sheet Dated: 7/2/2018

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	98.745	98.645	98.545	4.500	101.927	101.827	101.727	2.875	96.071	95.971	95.871	2.875	96.869	96.769	96.669
4.125	99.427	99.327	99.227	4.625	102.412	102.312	102.212	2.990	96.498	96.398	96.298	2.990	97.114	97.014	96.914
4.250	100.062	99.962	99.862	4.750	102.877	102.777	102.677	3.000	96.598	96.498	96.398	3.000	97.214	97.114	97.014
4.375	100.622	100.522	100.422	4.875	103.325	103.225	103.125	3.125	97.131	97.031	96.931	3.125	97.562	97.462	97.362
4.500	101.117	101.017	100.917	4.990	103.306	103.206	103.106	3.250	97.954	97.854	97.754	3.250	98.489	98.389	98.289
4.625	101.727	101.627	101.527	5.000	103.406	103.306	103.206	3.375	98.486	98.386	98.286	3.375	98.840	98.740	98.640
4.750	102.289	102.189	102.089	5.125	103.813	103.713	103.613	3.500	98.967	98.867	98.767	3.500	99.172	99.072	98.972
4.875	102.776	102.676	102.576	5.250	104.300	104.200	104.100	3.625	99.508	99.408	99.308	3.625	99.498	99.398	99.298
4.990	103.032	102.932	102.832	5.375	104.587	104.487	104.387	3.750	99.834	99.734	99.634	3.750	100.184	100.084	99.984
5.000	103.132	103.032	102.932	5.500	104.923	104.823	104.723	3.875	100.238	100.138	100.038	3.875	100.505	100.405	100.305
5.125	103.611	103.511	103.411	5.625	105.169	105.069	104.969	3.990	100.575	100.475	100.375	3.990	100.711	100.611	100.511
5.250	104.264	104.164	104.064	5.750	105.742	105.631	105.517	4.000	100.675	100.575	100.475	4.000	100.811	100.711	100.611
5.375	104.655	104.555	104.455	5.875	105.897	105.786	105.673	4.125	101.150	101.050	100.950	4.125	101.107	101.007	100.907
5.500	105.027	104.927	104.827	5.990	105.986	105.875	105.761	4.250	101.440	101.340	101.240	4.250	101.404	101.304	101.204
5.625	105.300	105.200	105.100	6.000	106.086	105.975	105.861	4.375	101.717	101.617	101.517	4.375	101.683	101.583	101.483
5.750	105.991	105.891	105.791	6.125	106.614	106.503	106.389	4.500	102.094	101.994	101.894	4.500	101.946	101.846	101.746
5.875	106.191	106.091	105.991	6.250	106.830	106.701	106.580	4.625	102.499	102.399	102.299	4.625	102.186	102.086	101.986
5.990	106.321	106.221	106.121	6.375	107.125	106.995	106.875	4.750	102.656	102.556	102.456	4.750	102.338	102.238	102.138
6.000	106.421	106.321	106.221	6.500	N/A	N/A	N/A	4.875	102.901	102.801	102.701	4.875	102.472	102.372	102.272

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	98.148	98.048	97.948	2.875	95.810	95.710	95.610
4.250	98.889	98.789	98.689	2.990	96.129	96.029	95.929
4.375	99.476	99.376	99.276	3.000	96.229	96.129	96.029
4.500	100.010	99.910	99.810	3.125	96.656	96.556	96.456
4.625	100.491	100.391	100.291	3.250	97.536	97.436	97.336
4.750	101.150	101.050	100.950	3.375	97.965	97.865	97.765
4.875	101.673	101.573	101.473	3.500	98.401	98.301	98.201
4.990	102.069	101.969	101.869	3.625	98.811	98.711	98.611
5.000	102.169	102.069	101.969	3.750	99.047	98.947	98.847
5.125	102.398	102.298	102.198	3.875	99.457	99.357	99.257
5.250	102.596	102.496	102.396	3.990	99.765	99.665	99.565
5.375	103.038	102.938	102.838	4.000	99.865	99.765	99.665
5.500	103.487	103.387	103.287	4.125	100.253	100.153	100.053
5.625	103.695	103.595	103.495	4.250	100.452	100.352	100.252
5.750	103.907	103.807	103.707	4.375	100.640	100.540	100.440
5.875	102.950	102.839	102.726	4.500	100.778	100.678	100.578
5.990	103.302	103.191	103.077	4.625	100.914	100.814	100.714
6.000	103.402	103.291	103.177	4.750	101.014	100.914	100.814
6.125	103.643	103.532	103.419	4.875	101.176	101.076	100.976

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	-2.500	-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.:

8/1/2018

45 Day Lock Exp.:

8/16/2018

60 Day Lock Exp.:

8/31/2018

W. Rate Sheet Dated: 7/2/2018

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	97.541	97.441	97.341	4.125	96.388	96.288	96.188	4.500	100.117	100.017	99.917	4.500	98.997	98.897	98.797
4.250	98.298	98.198	98.098	4.250	97.411	97.311	97.211	4.625	100.723	100.623	100.523	4.625	99.403	99.303	99.203
4.375	98.842	98.742	98.642	4.375	98.025	97.925	97.825	4.750	101.251	101.151	101.051	4.750	100.266	100.166	100.066
4.500	99.331	99.231	99.131	4.500	98.620	98.520	98.420	4.875	101.616	101.516	101.416	4.875	100.762	100.662	100.562
4.625	100.047	99.947	99.847	4.625	99.601	99.501	99.401	4.990	101.856	101.756	101.656	4.990	101.123	101.023	100.923
4.750	100.742	100.642	100.542	4.750	100.544	100.444	100.344	5.000	101.956	101.856	101.756	5.000	101.223	101.123	101.023
4.875	101.230	101.130	101.030	4.875	101.097	100.997	100.897	5.125	102.363	102.263	102.163	5.125	101.585	101.485	101.385
4.990	101.582	101.482	101.382	4.990	101.497	101.397	101.297	5.250	102.850	102.750	102.650	5.250	102.141	102.041	101.941
5.000	101.682	101.582	101.482	5.000	101.597	101.497	101.397	5.375	103.137	103.037	102.937	5.375	102.554	102.454	102.354
5.125	102.161	102.061	101.961	5.125	101.969	101.869	101.769	5.500	103.473	103.373	103.273	5.500	102.971	102.871	102.771
5.250	102.814	102.714	102.614	5.250	102.836	102.736	102.636	5.625	103.719	103.619	103.519	5.625	103.302	103.202	103.102
5.375	103.205	103.105	103.005	5.375	103.284	103.184	103.084	5.750	104.292	104.192	104.092	5.750	103.754	103.654	103.554
5.500	103.577	103.477	103.377	5.500	103.695	103.595	103.495	5.875	104.447	104.347	104.247	5.875	103.964	103.864	103.764
5.625	103.850	103.750	103.650	5.625	104.003	103.903	103.803	5.990	104.536	104.436	104.336	5.990	104.120	104.020	103.920
5.750	104.541	104.441	104.341	5.750	104.907	104.807	104.707	6.000	104.636	104.536	104.436	6.000	104.220	104.120	104.020
5.875	104.741	104.641	104.541	5.875	105.142	105.042	104.942	6.125	105.164	105.064	104.964	6.125	104.923	104.823	104.723
5.990	104.871	104.771	104.671	5.990	105.296	105.196	105.096	6.250	105.380	105.280	105.180	6.250	105.036	104.936	104.836
6.000	104.971	104.871	104.771	6.000	105.396	105.296	105.196	6.375	105.675	105.575	105.475	6.375	105.432	105.332	105.232
6.125	105.580	105.480	105.380	6.125	106.067	105.967	105.867	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	95.810	95.710	95.610	3.000	93.447	93.347	93.247	3.000	95.714	95.614	95.514	3.000	93.255	93.155	93.055
2.990	96.129	96.029	95.929	3.125	94.127	94.027	93.927	3.125	96.062	95.962	95.862	3.125	93.946	93.846	93.746
3.000	96.229	96.129	96.029	3.250	94.578	94.478	94.378	3.250	96.989	96.889	96.789	3.250	94.387	94.287	94.187
3.125	96.656	96.556	96.456	3.375	95.277	95.177	95.077	3.375	97.340	97.240	97.140	3.375	95.096	94.996	94.896
3.250	97.536	97.436	97.336	3.500	95.948	95.848	95.748	3.500	97.672	97.572	97.472	3.500	95.756	95.656	95.556
3.375	97.965	97.865	97.765	3.625	96.594	96.494	96.394	3.625	97.998	97.898	97.798	3.625	96.413	96.313	96.213
3.500	98.401	98.301	98.201	3.750	96.963	96.863	96.763	3.750	98.684	98.584	98.484	3.750	96.771	96.671	96.571
3.625	98.811	98.711	98.611	3.875	97.520	97.420	97.320	3.875	99.005	98.905	98.805	3.875	97.328	97.228	97.128
3.750	99.047	98.947	98.847	3.990	98.046	97.946	97.846	3.990	99.211	99.111	99.011	3.990	97.844	97.744	97.644
3.875	99.457	99.357	99.257	4.000	98.146	98.046	97.946	4.000	99.311	99.211	99.111	4.000	97.944	97.844	97.744
3.990	99.765	99.665	99.565	4.125	98.755	98.655	98.555	4.125	99.607	99.507	99.407	4.125	98.553	98.453	98.353
4.000	99.865	99.765	99.665	4.250	99.077	98.977	98.877	4.250	99.904	99.804	99.704	4.250	98.875	98.775	98.675
4.125	100.253	100.153	100.053	4.375	99.383	99.283	99.183	4.375	100.183	100.083	99.983	4.375	99.162	99.062	98.962
4.250	100.452	100.352	100.252	4.500	99.892	99.792	99.692	4.500	100.446	100.346	100.246	4.500	99.670	99.570	99.470
4.375	100.640	100.540	100.440	4.625	100.416	100.316	100.216	4.625	100.686	100.586	100.486	4.625	100.195	100.095	99.995
4.500	100.778	100.678	100.578	4.750	100.594	100.494	100.394	4.750	100.838	100.738	100.638	4.750	100.372	100.272	100.172
4.625	100.914	100.814	100.714	4.875	100.868	100.768	100.668	4.875	100.972	100.872	100.772	4.875	100.636	100.536	100.436
4.750	101.014	100.914	100.814	4.990	101.040	100.940	100.840	4.990	101.015	100.915	100.815	4.990	100.839	100.739	100.639
4.875	101.176	101.076	100.976	5.000	101.140	101.040	100.940	5.000	101.115	101.015	100.915	5.000	100.939	100.839	100.739

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/1/2018

45 Day Lock Exp.:

8/16/2018

60 Day Lock Exp.:

8/31/2018

W. Rate Sheet Dated: 7/2/2018

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	100.075	99.975	99.875	3.750	98.314	98.205	98.114	2.750	95.319	95.219	95.119
4.375	100.648	100.548	100.448	3.875	98.920	98.809	98.720	2.875	96.004	95.904	95.804
4.500	101.301	101.201	101.101	3.990	99.463	99.353	99.263	2.990	96.579	96.479	96.379
4.625	101.761	101.661	101.561	4.000	99.563	99.463	99.363	3.000	96.679	96.579	96.479
4.750	102.341	102.241	102.141	4.125	100.097	99.994	99.897	3.125	97.292	97.192	97.092
4.875	102.975	102.875	102.775	4.250	100.829	100.723	100.629	3.250	97.954	97.854	97.754
4.990	103.335	103.235	103.135	4.375	101.324	101.215	101.124	3.375	98.486	98.386	98.286
5.000	103.435	103.335	103.235	4.500	101.927	101.814	101.727	3.500	98.978	98.878	98.778
5.125	103.922	103.822	103.722	4.625	102.412	102.298	102.212	3.625	99.538	99.438	99.338
5.250	104.408	104.308	104.208	4.750	102.896	102.778	102.696	3.750	100.025	99.925	99.825
5.375	104.871	104.771	104.671	4.875	103.325	103.206	103.125	3.875	100.535	100.435	100.335
5.500	105.237	105.137	105.037	4.990	103.558	103.439	103.358	3.990	100.772	100.672	100.572
5.625	105.519	105.419	105.319	5.000	103.658	103.539	103.458	4.000	100.872	100.772	100.672
5.750	105.908	105.808	105.708	5.125	104.075	103.926	103.831	4.125	101.377	101.277	101.177
5.875	106.254	106.154	106.054	5.250	104.482	104.332	104.237	4.250	101.637	101.537	101.437
5.990	106.463	106.363	106.263	5.375	104.796	104.646	104.552	4.375	102.051	101.951	101.851
6.000	106.563	106.463	106.363	5.500	105.057	104.906	104.812	4.500	102.259	102.159	102.059
6.125	106.547	106.447	106.347	5.625	105.461	105.361	105.261	4.625	102.633	102.533	102.433
6.250	107.255	107.155	107.055	5.750	105.878	105.778	105.678	4.750	102.888	102.788	102.688

Conforming FHLMC Super Conforming						
SC 30-20 Year				SC 15 Year		
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day
4.250	99.254	99.154	99.054	2.750	94.975	94.875
4.375	99.827	99.727	99.627	2.875	95.660	95.560
4.500	100.480	100.380	100.280	2.990	96.235	96.135
4.625	100.886	100.786	100.686	3.000	96.335	96.235
4.750	101.466	101.366	101.266	3.125	96.948	96.848
4.875	102.100	102.000	101.900	3.250	97.610	97.510
4.990	102.460	102.360	102.260	3.375	98.142	98.042
5.000	102.560	102.460	102.360	3.500	98.353	98.253
5.125	102.047	101.947	101.847	3.625	98.913	98.813
5.250	102.533	102.433	102.333	3.750	99.400	99.300
5.375	102.996	102.896	102.796	3.875	99.910	99.810
5.500	103.362	103.262	103.162	3.990	99.631	99.531
5.625	102.706	102.606	102.506	4.000	99.731	99.631
5.750	103.095	102.995	102.895	4.125	100.236	100.136
5.875	103.291	103.191	103.091	4.250	100.496	100.396
5.990	103.350	103.250	103.150	4.375	100.910	100.810
6.000	103.450	103.350	103.250	4.500	100.680	100.580
6.125	103.284	103.184	103.084	4.625	101.054	100.954
6.250	103.842	103.742	103.642	4.750	101.309	101.209

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.: 8/1/2018
45 Day Lock Exp.: 8/16/2018
60 Day Lock Exp.: 8/31/2018

Prices are subject to change without notice.

15 Year									
	≤ 105% LTV					≥ 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day		
2.750	93.819	93.719	93.619	2.750	93.719	93.619	93.519		
2.875	94.504	94.404	94.304	2.875	94.404	94.304	94.204		
2.990	95.079	94.979	94.879	2.990	94.979	94.879	94.779		
3.000	95.179	95.079	94.979	3.000	95.079	94.979	94.879		
3.125	95.792	95.692	95.592	3.125	95.692	95.592	95.492		
3.250	96.389	96.189	96.089	3.250	96.189	96.089	95.989		
3.375	96.803	96.703	96.603	3.375	96.703	96.603	96.503		
3.500	97.478	97.378	97.278	3.500	97.378	97.278	97.178		
3.625	98.038	97.938	97.838	3.625	97.938	97.838	97.738		
3.750	98.525	98.425	98.325	3.750	98.425	98.325	98.225		
3.875	99.035	98.935	98.835	3.875	98.935	98.835	98.735		
3.990	99.272	99.172	99.072	3.990	99.172	99.072	98.972		
4.000	99.372	99.272	99.172	4.000	99.272	99.172	99.072		
4.125	99.877	99.777	99.677	4.125	99.777	99.677	99.577		
4.250	100.137	100.037	99.937	4.250	100.037	99.937	99.837		
4.375	100.551	100.451	100.351	4.375	100.451	100.351	100.251		
4.500	100.759	100.659	100.559	4.500	100.659	100.559	100.459		
4.625	101.133	101.033	100.933	4.625	101.033	100.933	100.833		
4.750	101.388	101.288	101.188	4.750	101.288	101.188	101.088		

30-20 Year Super Conforming										15 Year Super Conforming									
≤ 105% LTV					> 105% LTV					≤ 105% LTV					> 105% LTV				
Rate	30 Day	45 Day	60 Day	60 Day	Rate	30 Day	45 Day	60 Day	60 Day	Rate	30 Day	45 Day	60 Day	60 Day	Rate	30 Day	45 Day	60 Day	60 Day
4.250	97.804	97.704	97.604	97.604	4.250	97.704	97.604	97.504	97.504	2.750	93.475	93.475	93.275	93.275	2.750	93.375	93.275	93.175	93.175
4.375	98.377	98.277	98.177	98.177	4.375	98.277	98.177	98.077	98.077	2.875	94.160	94.060	93.960	93.960	2.875	94.060	93.960	93.860	93.860
4.500	99.030	98.930	98.830	98.830	4.500	98.930	98.830	98.730	98.730	2.990	94.735	94.635	94.535	94.535	2.990	94.635	94.535	94.435	94.435
4.625	99.436	99.336	99.236	99.236	4.625	99.336	99.236	99.136	99.136	3.000	94.835	94.735	94.635	94.635	3.000	94.735	94.635	94.535	94.535
4.750	100.016	99.916	99.816	99.816	4.750	99.916	99.816	99.716	99.716	3.125	95.448	95.348	95.248	95.248	3.125	95.348	95.248	95.148	95.148
4.875	100.650	100.550	100.450	100.450	4.875	100.550	100.450	100.350	100.350	3.250	95.945	95.845	95.745	95.745	3.250	95.845	95.745	95.645	95.645
4.990	101.010	100.910	100.810	100.810	4.990	100.910	100.810	100.710	100.710	3.375	96.459	96.359	96.259	96.259	3.375	96.359	96.259	96.159	96.159
5.000	101.110	101.010	100.910	100.910	5.000	101.010	100.910	100.810	100.810	3.500	96.853	96.753	96.653	96.653	3.500	96.753	96.653	96.553	96.553
5.125	100.597	100.497	100.397	100.397	5.125	100.497	100.397	100.297	100.297	3.625	97.413	97.313	97.213	97.213	3.625	97.313	97.213	97.113	97.113
5.250	101.083	100.983	100.883	100.883	5.250	100.983	100.883	100.783	100.783	3.750	97.900	97.800	97.700	97.700	3.750	97.800	97.700	97.600	97.600
5.375	101.546	101.446	101.346	101.346	5.375	101.446	101.346	101.246	101.246	3.875	98.410	98.310	98.210	98.210	3.875	98.310	98.210	98.110	98.110
5.500	101.912	101.812	101.712	101.712	5.500	101.812	101.712	101.612	101.612	3.990	98.131	98.031	97.931	97.931	3.990	98.031	97.931	97.831	97.831
5.625	101.256	101.156	101.056	101.056	5.625	101.156	101.056	100.956	100.956	4.000	98.231	98.131	98.031	98.031	4.000	98.131	98.031	97.931	97.931
5.750	101.645	101.545	101.445	101.445	5.750	101.445	101.345	101.245	101.245	4.125	98.636	98.536	98.436	98.436	4.125	98.536	98.436	98.336	98.336
5.875	102.184	102.084	101.984	101.984	5.875	102.084	101.984	101.884	101.884	4.250	98.996	98.896	98.796	98.796	4.250	98.896	98.796	98.696	98.696
5.990	101.900	101.800	101.700	101.700	5.990	101.800	101.700	101.600	101.600	4.375	99.410	99.310	99.210	99.210	4.375	99.310	99.210	99.110	99.110
6.000	102.000	101.900	101.800	101.800	6.000	101.900	101.800	101.700	101.700	4.500	99.180	99.080	98.980	98.980	4.500	99.080	98.980	98.880	98.880
6.125	101.834	101.734	101.634	101.634	6.125	101.734	101.634	101.534	101.534	4.625	99.554	99.454	99.354	99.354	4.625	99.454	99.354	99.254	99.254
6.250	102.392	102.292	102.192	102.192	6.250	102.292	102.192	102.092	102.092	4.750	99.809	99.709	99.609	99.609	4.750	99.709	99.609	99.509	99.509

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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

All Loan Type Adjustments	
Adjusters	All Terms
NW	-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.:

8/1/2018

45 Day Lock Exp.:

8/16/2018

60 Day Lock Exp.:

8/31/2018

W. Rate Sheet Dated: 7/2/2018

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	100.075	99.975	99.875	3.750	98.017	97.908	97.817	2.750	95.319	95.219	95.119	4.250	99.254	99.154	99.054	2.750	94.975	94.875	94.775
4.375	100.648	100.548	100.448	3.875	98.702	98.591	98.502	2.875	96.004	95.904	95.804	4.375	99.827	99.727	99.627	2.875	95.660	95.560	95.460
4.500	101.301	101.201	101.101	3.990	99.287	99.187	99.087	2.990	96.579	96.479	96.379	4.500	100.480	100.380	100.280	2.990	96.235	96.135	96.035
4.625	101.761	101.661	101.561	4.000	99.387	99.287	99.187	3.000	96.679	96.579	96.479	4.625	100.886	100.786	100.686	3.000	96.335	96.235	96.135
4.750	102.341	102.241	102.141	4.125	100.000	99.897	99.800	3.125	97.292	97.192	97.092	4.750	101.466	101.366	101.266	3.125	96.948	96.848	96.748
4.875	102.975	102.875	102.775	4.250	100.631	100.525	100.431	3.250	97.789	97.689	97.589	4.875	102.100	102.000	101.900	3.250	97.445	97.345	97.245
4.990	103.335	103.235	103.135	4.375	101.261	101.152	101.061	3.375	98.303	98.203	98.103	4.990	102.460	102.360	102.260	3.375	97.959	97.859	97.759
5.000	103.435	103.335	103.235	4.500	101.801	101.688	101.601	3.500	98.978	98.878	98.778	5.000	102.560	102.460	102.360	3.500	98.353	98.253	98.153
5.125	103.922	103.822	103.722	4.625	102.336	102.222	102.136	3.625	99.538	99.438	99.338	5.125	102.047	101.947	101.847	3.625	98.913	98.813	98.713
5.250	104.408	104.308	104.208	4.750	102.896	102.778	102.696	3.750	100.025	99.925	99.825	5.250	102.533	102.433	102.333	3.750	99.400	99.300	99.200
5.375	104.871	104.771	104.671	4.875	103.264	103.145	103.064	3.875	100.535	100.435	100.335	5.375	102.996	102.896	102.796	3.875	99.910	99.810	99.710
5.500	105.237	105.137	105.037	4.990	103.558	103.439	103.358	3.990	100.772	100.672	100.572	5.500	103.362	103.262	103.162	3.990	99.631	99.531	99.431
5.625	105.519	105.419	105.319	5.000	103.658	103.539	103.458	4.000	100.872	100.772	100.672	5.625	102.706	102.606	102.506	4.000	99.731	99.631	99.531
5.750	105.908	105.808	105.708	5.125	104.075	103.926	103.831	4.125	101.377	101.277	101.177	5.750	103.095	102.995	102.895	4.125	100.236	100.136	100.036
5.875	106.254	106.154	106.054	5.250	104.482	104.332	104.237	4.250	101.637	101.537	101.437	5.875	103.291	103.191	103.091	4.250	100.496	100.396	100.296
5.990	106.463	106.363	106.263	5.375	104.796	104.646	104.552	4.375	102.051	101.951	101.851	5.990	103.350	103.250	103.150	4.375	100.910	100.810	100.710
6.000	106.563	106.463	106.363	5.500	105.057	104.906	104.812	4.500	102.259	102.159	102.059	6.000	103.450	103.350	103.250	4.500	100.680	100.580	100.480
6.125	106.547	106.447	106.347	5.625	105.461	105.361	105.261	4.625	102.633	102.533	102.433	6.125	103.284	103.184	103.084	4.625	101.054	100.954	100.854
6.250	107.255	107.155	107.055	5.750	105.878	105.778	105.678	4.750	102.888	102.788	102.688	6.250	103.842	103.742	103.642	4.750	101.309	101.209	101.109

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.: **8/1/2018**

45 Day Lock Exp.: **8/16/2018**

60 Day Lock Exp.: **8/31/2018**

W. Rate Sheet Dated: **7/2/2018**

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	96.180	96.055	95.930	
4.125	97.273	97.148	97.023	
4.250	98.079	97.954	97.829	
4.375	98.733	98.608	98.483	
4.500	99.304	99.179	99.054	
4.625	99.816	99.691	99.566	
4.750	100.263	100.138	100.013	
4.875	100.663	100.538	100.413	
5.000	100.994	100.869	100.744	
5.125	101.246	101.121	100.996	
5.250	101.447	101.322	101.197	
5.375	101.620	101.495	101.370	
5.500	101.754	101.629	101.504	

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	96.988	96.863	96.738	
3.625	97.439	97.314	97.189	
3.750	97.853	97.728	97.603	
3.875	98.447	98.322	98.197	
4.000	98.781	98.656	98.531	
4.125	99.026	98.901	98.776	
4.250	99.304	99.179	99.054	
4.375	99.557	99.432	99.307	
4.500	99.801	99.676	99.551	
4.625	100.082	99.957	99.832	
4.750	100.350	100.225	100.100	

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	97.583	97.458	97.333	
3.375	98.040	97.915	97.790	
3.500	98.467	98.342	98.217	
3.625	98.860	98.735	98.610	
3.750	99.221	99.096	98.971	
3.875	99.553	99.428	99.303	
4.000	99.856	99.731	99.606	
4.125	100.189	100.064	99.939	
4.250	100.503	100.378	100.253	
4.375	100.809	100.684	100.559	
4.500	101.115	100.990	100.865	
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)