



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.: 8/2/2018

45 Day Lock Exp.: 8/17/2018

60 Day Lock Exp.: 9/3/2018

W. Rate Sheet Dated: 7/3/2018

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	98.199	98.049	97.899	3.500	97.686	97.536	97.386	1.875	N/A	N/A	N/A	3.125	97.161	97.011	96.861
3.625	98.732	98.582	98.432	3.625	98.184	98.034	97.884	2.000	N/A	N/A	N/A	3.250	98.143	97.993	97.843
3.750	99.565	99.415	99.265	3.750	99.174	99.024	98.874	2.125	N/A	N/A	N/A	3.375	98.775	98.625	98.475
3.875	100.096	99.946	99.796	3.875	99.669	99.519	99.369	2.250	93.458	93.308	93.158	3.500	99.225	99.075	98.925
4.000	100.621	100.471	100.321	4.000	100.159	100.009	99.859	2.375	93.824	93.674	93.524	3.625	99.758	99.608	99.458
4.125	101.149	100.999	100.849	4.125	100.651	100.501	100.351	2.500	92.945	92.795	92.645	Margin = 2.250		Index = 2.330	
4.250	101.902	101.730	101.605	4.250	101.261	101.089	100.964	2.625	93.895	93.745	93.595				
4.375	102.420	102.248	102.123	4.375	101.743	101.571	101.446	2.750	96.713	96.563	96.413				
4.500	102.930	102.758	102.633	4.500	102.217	102.045	101.920	2.875	97.277	97.127	96.977				
4.625	103.351	103.179	103.054	4.625	102.603	102.431	102.306	3.000	97.751	97.601	97.451				
4.750	103.476	103.304	103.148	4.750	102.635	102.463	102.307	3.125	98.226	98.076	97.926				
4.875	103.610	103.438	103.282	4.875	103.033	102.862	102.705	3.250	98.882	98.732	98.582				
5.000	104.237	104.065	103.909	5.000	103.424	103.252	103.096	3.375	99.350	99.200	99.050				
5.125	104.655	104.483	104.327	5.125	103.627	103.455	103.299	3.500	99.819	99.669	99.519				
5.250	104.593	104.405	104.296	5.250	103.531	103.343	103.234	3.625	100.281	100.131	99.981				
5.375	104.870	104.682	104.573	5.375	103.889	103.701	103.592	3.750	100.287	100.137	99.987				
5.500	104.860	104.672	104.563	5.500	104.217	104.030	103.921	3.875	100.741	100.591	100.441				
5.625	105.139	104.951	104.842	5.625	104.661	104.473	104.364	4.000	101.126	100.976	100.826				
5.750	105.307	105.207	105.107	5.750	104.236	104.136	104.036	4.125	101.466	101.316	101.166				

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	96.999	96.849	96.699	3.500	96.686	96.536	96.386	1.875	N/A	N/A	N/A	3.125	96.161	96.011	95.861
3.625	97.532	97.382	97.232	3.625	97.184	97.034	96.884	2.000	N/A	N/A	N/A	3.250	97.143	96.993	96.843
3.750	98.365	98.215	98.065	3.750	98.174	98.024	97.874	2.125	N/A	N/A	N/A	3.375	97.775	97.625	97.475
3.875	98.896	98.746	98.596	3.875	98.669	98.519	98.369	2.250	92.458	92.308	92.158	3.500	98.225	98.075	97.925
4.000	99.421	99.271	99.121	4.000	99.159	99.009	98.859	2.375	92.824	92.674	92.524	3.625	98.758	98.608	98.458
4.125	99.949	99.799	99.649	4.125	99.651	99.501	99.351	2.500	91.945	91.795	91.645	Margin = 2.250		Index = 2.330	
4.250	100.702	100.530	100.405	4.250	100.261	100.089	99.964	2.625	92.895	92.745	92.595	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.220	101.048	100.923	4.375	100.743	100.571	100.446	2.750	95.713	95.563	95.413	Rate	30 Day	45 Day	60 Day
4.500	101.730	101.558	101.433	4.500	101.217	101.045	100.920	2.875	96.277	96.127	95.977	4.500	100.530	100.280	100.030
4.625	102.151	101.979	101.854	4.625	101.603	101.431	101.306	3.000	96.751	96.601	96.451	4.625	100.951	100.701	100.451
4.750	102.276	102.104	101.948	4.750	101.635	101.463	101.307	3.125	97.226	97.076	96.926	4.750	100.876	100.626	100.376
4.875	102.660	102.488	102.332	4.875	102.033	101.862	101.705	3.250	97.882	97.732	97.582	4.875	101.310	101.060	100.810
5.000	103.087	102.915	102.759	5.000	102.424	102.252	102.096	3.375	98.350	98.200	98.050	5.000	101.737	101.487	101.237
5.125	103.505	103.333	103.177	5.125	102.727	102.555	102.399	3.500	98.819	98.669	98.519	5.125	102.075	101.825	101.575
5.250	104.163	103.975	103.866	5.250	102.531	102.343	102.234	3.625	99.281	99.131	98.981	5.250	101.482	101.232	100.982
5.375	104.440	104.252	104.143	5.375	102.889	102.701	102.592	3.750	99.287	99.137	98.987	5.375	101.666	101.416	101.166
5.500	104.630	104.442	104.333	5.500	103.217	103.030	102.921	3.875	99.741	99.591	99.441	5.500	101.910	101.660	101.410
5.625	104.859	104.671	104.562	5.625	103.661	103.473	103.364	4.000	100.126	99.976	99.826	5.625	102.279	102.029	101.779
5.750	105.077	104.977	104.877	5.750	103.236	103.136	103.036	4.125	100.466	100.316	100.166	5.750	102.787	102.537	102.287

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	99.680	99.430	99.180	4.500	99.497	99.247	98.997
4.750	100.026	99.776	99.526	4.750	99.915	99.665	99.415
5.000	100.887	100.637	100.387	5.000	100.704	100.454	100.204
5.250	101.701	101.451	101.201	5.250	101.537	101.287	101.037
5.500	101.931	101.681	101.431	5.500	101.497	101.247	100.997
5.625	102.182	101.932	101.682	5.625	101.941	101.691	101.441
5.750	102.481	102.231	101.981	5.750	101.516	101.266	101.016
5.875	102.761	102.511	102.261	5.875	101.884	101.634	101.384

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:	7/3/2018	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.:

8/2/2018

45 Day Lock Exp.:

8/17/2018

60 Day Lock Exp.:

9/3/2018

W. Rate Sheet Dated: 7/3/2018

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	97.261	97.111	96.961	3.500	96.749	96.599	96.449	1.875	N/A	N/A	N/A	3.125	95.47	95.324	95.174
3.625	97.795	97.645	97.495	3.625	97.247	97.097	96.947	2.000	N/A	N/A	N/A	3.250	97.21	97.055	96.905
3.750	98.565	98.415	98.265	3.750	98.174	98.024	97.874	2.125	N/A	N/A	N/A	3.375	97.84	97.688	97.538
3.875	99.096	98.946	98.796	3.875	98.669	98.519	98.369	2.250	89.958	89.808	89.658	3.500	98.29	98.137	97.987
4.000	99.621	99.471	99.321	4.000	99.159	99.009	98.859	2.375	90.324	90.174	90.024	3.625	98.82	98.671	98.521
4.125	100.149	99.999	99.849	4.125	99.651	99.501	99.351	2.500	89.445	89.295	89.145	Margin = 2.250		Index = 2.330	
4.250	100.808	100.636	100.511	4.250	100.167	99.995	99.870	2.625	90.395	90.245	90.095				
4.375	101.326	101.154	101.029	4.375	100.649	100.477	100.352	2.750	95.025	94.875	94.725				
4.500	101.836	101.664	101.539	4.500	101.123	100.952	100.827	2.875	95.589	95.439	95.289				
4.625	102.257	102.085	101.960	4.625	101.509	101.337	101.212	3.000	96.064	95.914	95.764				
4.750	102.069	101.898	101.741	4.750	101.229	101.057	100.901	3.125	96.538	96.388	96.238				
4.875	102.204	102.032	101.876	4.875	101.627	101.455	101.299	3.250	97.945	97.795	97.645				
5.000	102.831	102.659	102.502	5.000	102.018	101.846	101.690	3.375	98.412	98.262	98.112				
5.125	103.248	103.077	102.920	5.125	102.220	102.049	101.892	3.500	98.881	98.731	98.581				
5.250	101.624	101.436	101.327	5.250	100.562	100.374	100.265	3.625	99.343	99.193	99.043				
5.375	101.901	101.713	101.604	5.375	100.920	100.733	100.623	3.750	99.287	99.137	98.987				
5.500	101.891	101.704	101.594	5.500	101.249	101.061	100.952	3.875	99.741	99.591	99.441				
5.625	102.170	101.983	101.873	5.625	101.692	101.505	101.395	4.000	100.126	99.976	99.826				
5.750	101.870	101.770	101.670	5.750	100.798	100.698	100.598	4.125	100.466	100.316	100.166				

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	96.061	95.911	95.761	3.500	95.749	95.599	95.449	1.875	N/A	N/A	N/A	3.125	94.474	94.324	94.174
3.625	96.595	96.445	96.295	3.625	96.247	96.097	95.947	2.000	N/A	N/A	N/A	3.250	96.205	96.055	95.905
3.750	97.365	97.215	97.065	3.750	97.174	97.024	96.874	2.125	N/A	N/A	N/A	3.375	96.838	96.688	96.538
3.875	97.896	97.746	97.596	3.875	97.669	97.519	97.369	2.250	90.708	90.558	90.408	3.500	97.287	97.137	96.987
4.000	98.421	98.271	98.121	4.000	98.159	98.009	97.859	2.375	91.074	90.924	90.774	3.625	97.821	97.671	97.521
4.125	98.949	98.799	98.649	4.125	98.651	98.501	98.351	2.500	90.195	90.045	89.895	Margin = 2.250		Index = 2.330	
4.250	99.608	99.436	99.311	4.250	99.167	98.995	98.870	2.625	91.145	90.995	90.845	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.126	99.954	99.829	4.375	99.649	99.477	99.352	2.750	94.807	94.657	94.507	Rate	30 Day	45 Day	60 Day
4.500	100.636	100.464	100.339	4.500	100.123	99.952	99.827	2.875	95.371	95.221	95.071	4.500	99.436	99.186	98.936
4.625	101.057	100.885	100.760	4.625	100.509	100.337	100.212	3.000	95.845	95.695	95.545	4.625	99.857	99.607	99.357
4.750	100.869	100.698	100.541	4.750	100.229	100.057	99.901	3.125	96.319	96.169	96.019	4.750	99.470	99.220	98.970
4.875	101.254	101.082	100.926	4.875	100.627	100.455	100.299	3.250	96.414	96.264	96.114	4.875	99.904	99.654	99.404
5.000	101.681	101.509	101.352	5.000	101.018	100.846	100.690	3.375	96.881	96.731	96.581	5.000	100.331	100.081	99.831
5.125	102.098	101.927	101.770	5.125	101.320	101.149	100.992	3.500	97.350	97.200	97.050	5.125	100.668	100.418	100.168
5.250	101.194	101.006	100.897	5.250	99.562	99.374	99.265	3.625	97.812	97.662	97.512	5.250	98.513	98.263	98.013
5.375	101.471	101.283	101.174	5.375	99.920	99.733	99.623	3.750	97.099	96.949	96.799	5.375	98.697	98.447	98.197
5.500	101.661	101.474	101.364	5.500	100.249	100.061	99.952	3.875	97.554	97.404	97.254	5.500	98.941	98.691	98.441
5.625	101.890	101.703	101.593	5.625	100.692	100.505	100.395	4.000	97.939	97.789	97.639	5.625	99.310	99.060	98.810
5.750	101.640	101.540	101.440	5.750	99.798	99.698	99.598	4.125	98.279	98.129	97.979	5.750	99.350	99.100	98.850

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:	7/3/2018 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	98.586	98.336	98.086	4.500	98.403	98.153	97.903
4.750	98.620	98.370	98.120	4.750	98.509	98.259	98.009
5.000	99.481	99.231	98.981	5.000	99.298	99.048	98.798
5.250	98.732	98.482	98.232	5.250	98.568	98.318	98.068
5.500	98.962	98.712	98.462	5.500	98.529	98.279	98.029
5.625	99.213	98.963	98.713	5.625	98.972	98.722	98.472
5.750	99.044	98.794	98.544	5.750	98.078	97.828	97.578
5.875	99.324	99.074	98.824	5.875	98.447	98.197	97.947

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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.	
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8/2/2018

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60 Day Lock Exp.:

9/3/2018

W. Rate Sheet Dated: 7/3/2018

Release Time: 10:00 am ET

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Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	99.552	99.452	99.352	4.500	102.021	101.921	101.821	3.000	96.439	96.339	96.239	2.875	96.710	96.610	96.510
4.250	100.187	100.087	99.987	4.625	102.506	102.406	102.306	3.125	96.973	96.873	96.773	2.990	96.955	96.855	96.755
4.375	100.747	100.647	100.547	4.750	102.970	102.870	102.770	3.250	97.916	97.816	97.716	3.000	97.055	96.955	96.855
4.500	101.240	101.140	101.040	4.875	103.419	103.319	103.219	3.375	98.448	98.348	98.248	3.125	97.403	97.303	97.203
4.625	101.820	101.720	101.620	4.990	103.114	103.014	102.914	3.500	98.929	98.829	98.729	3.250	98.298	98.198	98.098
4.750	102.383	102.283	102.183	5.000	103.214	103.114	103.014	3.625	99.471	99.371	99.271	3.375	98.649	98.549	98.449
4.875	102.870	102.770	102.670	5.125	103.667	103.567	103.467	3.750	99.796	99.696	99.596	3.500	98.980	98.880	98.780
4.990	102.827	102.727	102.627	5.250	104.154	104.054	103.954	3.875	100.201	100.101	100.001	3.625	99.307	99.207	99.107
5.000	102.927	102.827	102.727	5.375	104.441	104.341	104.241	3.990	100.504	100.404	100.304	3.750	100.008	99.908	99.808
5.125	103.432	103.332	103.232	5.500	104.777	104.677	104.577	4.000	100.604	100.504	100.404	3.875	100.327	100.227	100.127
5.250	104.087	103.987	103.887	5.625	105.023	104.923	104.823	4.125	100.974	100.874	100.774	3.990	100.534	100.434	100.334
5.375	104.478	104.378	104.278	5.750	105.626	105.514	105.400	4.250	101.265	101.165	101.065	4.000	100.634	100.534	100.434
5.500	104.850	104.750	104.650	5.875	105.781	105.669	105.556	4.375	101.578	101.478	101.378	4.125	100.932	100.832	100.732
5.625	105.126	105.026	104.926	5.990	105.870	105.758	105.644	4.500	101.998	101.898	101.798	4.250	101.242	101.142	101.042
5.750	105.766	105.666	105.566	6.000	105.970	105.858	105.744	4.625	102.403	102.303	102.203	4.375	101.525	101.425	101.325
5.875	105.966	105.866	105.766	6.125	106.498	106.386	106.272	4.750	102.562	102.462	102.362	4.500	101.788	101.688	101.588
5.990	106.095	105.995	105.895	6.250	106.740	106.615	106.494	4.875	102.806	102.706	102.606	4.625	102.028	101.928	101.828
6.000	106.195	106.095	105.995	6.375	107.036	106.911	106.790	4.990	102.952	102.852	102.752	4.750	102.180	102.080	101.980
6.125	106.808	106.708	106.608	6.500	N/A	N/A	N/A	5.000	103.052	102.952	102.852	4.875	102.316	102.216	102.116

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	97.907	97.807	97.707	2.875	95.652	95.552	95.452
4.250	98.651	98.551	98.451	2.990	95.970	95.870	95.770
4.375	99.239	99.139	99.039	3.000	96.070	95.970	95.870
4.500	99.774	99.674	99.574	3.125	96.497	96.397	96.297
4.625	100.298	100.198	100.098	3.250	97.345	97.245	97.145
4.750	100.958	100.858	100.758	3.375	97.772	97.672	97.572
4.875	101.483	101.383	101.283	3.500	98.209	98.109	98.009
4.990	101.879	101.779	101.679	3.625	98.619	98.519	98.419
5.000	101.979	101.879	101.779	3.750	98.867	98.767	98.667
5.125	102.206	102.106	102.006	3.875	99.282	99.182	99.082
5.250	102.419	102.319	102.219	3.990	99.588	99.488	99.388
5.375	102.892	102.792	102.692	4.000	99.688	99.588	99.488
5.500	103.344	103.244	103.144	4.125	100.077	99.977	99.877
5.625	103.552	103.452	103.352	4.250	100.276	100.176	100.076
5.750	103.765	103.665	103.565	4.375	100.465	100.365	100.265
5.875	102.836	102.724	102.610	4.500	100.602	100.502	100.402
5.990	103.188	103.076	102.963	4.625	100.756	100.656	100.556
6.000	103.288	103.176	103.063	4.750	100.856	100.756	100.656
6.125	103.531	103.419	103.305	4.875	101.017	100.917	100.817

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	-0.500	-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	-2.500	-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.:

8/2/2018

45 Day Lock Exp.:

8/17/2018

60 Day Lock Exp.:

9/3/2018

W. Rate Sheet Dated: 7/3/2018

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	97.286	97.186	97.086	4.125	96.147	96.047	95.947	4.500	99.923	99.823	99.723	4.500	98.761	98.661	98.561
4.250	98.044	97.944	97.844	4.250	97.173	97.073	96.973	4.625	100.531	100.431	100.331	4.625	99.195	99.095	98.995
4.375	98.589	98.489	98.389	4.375	97.788	97.688	97.588	4.750	101.059	100.959	100.859	4.750	100.074	99.974	99.874
4.500	99.113	99.013	98.913	4.500	98.425	98.325	98.225	4.875	101.424	101.324	101.224	4.875	100.570	100.470	100.370
4.625	99.840	99.740	99.640	4.625	99.407	99.307	99.207	4.990	101.664	101.564	101.464	4.990	100.931	100.831	100.731
4.750	100.535	100.435	100.335	4.750	100.352	100.252	100.152	5.000	101.764	101.664	101.564	5.000	101.031	100.931	100.831
4.875	101.022	100.922	100.822	4.875	100.905	100.805	100.705	5.125	102.217	102.117	102.017	5.125	101.397	101.297	101.197
4.990	101.377	101.277	101.177	4.990	101.305	101.205	101.105	5.250	102.704	102.604	102.504	5.250	101.995	101.895	101.795
5.000	101.477	101.377	101.277	5.000	101.405	101.305	101.205	5.375	102.991	102.891	102.791	5.375	102.408	102.308	102.208
5.125	101.982	101.882	101.782	5.125	101.793	101.693	101.593	5.500	103.327	103.227	103.127	5.500	102.828	102.728	102.628
5.250	102.637	102.537	102.437	5.250	102.690	102.590	102.490	5.625	103.573	103.473	103.373	5.625	103.156	103.056	102.956
5.375	103.028	102.928	102.828	5.375	103.138	103.038	102.938	5.750	104.176	104.064	103.950	5.750	103.639	103.539	103.439
5.500	103.400	103.300	103.200	5.500	103.551	103.451	103.351	5.875	104.331	104.219	104.106	5.875	103.850	103.750	103.650
5.625	103.676	103.576	103.476	5.625	103.857	103.757	103.657	5.990	104.420	104.308	104.194	5.990	104.005	103.905	103.805
5.750	104.316	104.216	104.116	5.750	104.792	104.692	104.592	6.000	104.520	104.408	104.294	6.000	104.105	104.005	103.905
5.875	104.516	104.416	104.316	5.875	105.027	104.927	104.827	6.125	105.048	104.936	104.822	6.125	104.811	104.711	104.611
5.990	104.645	104.545	104.445	5.990	105.180	105.080	104.980	6.250	105.290	105.165	105.044	6.250	104.951	104.831	104.710
6.000	104.745	104.645	104.545	6.000	105.280	105.180	105.080	6.375	105.586	105.461	105.340	6.375	105.348	105.228	105.107
6.125	105.358	105.258	105.158	6.125	105.955	105.855	105.755	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	95.652	95.552	95.452	3.000	93.288	93.188	93.088	3.000	95.555	95.455	95.355	3.000	93.096	92.996	92.896
2.990	95.970	95.870	95.770	3.125	93.969	93.869	93.769	3.125	95.903	95.803	95.703	3.125	93.787	93.687	93.587
3.000	96.070	95.970	95.870	3.250	94.387	94.287	94.187	3.250	96.798	96.698	96.598	3.250	94.195	94.095	93.995
3.125	96.497	96.397	96.297	3.375	95.086	94.986	94.886	3.375	97.149	97.049	96.949	3.375	94.905	94.805	94.705
3.250	97.345	97.245	97.145	3.500	95.756	95.656	95.556	3.500	97.480	97.380	97.280	3.500	95.564	95.464	95.364
3.375	97.772	97.672	97.572	3.625	96.403	96.303	96.203	3.625	97.807	97.707	97.607	3.625	96.221	96.121	96.021
3.500	98.209	98.109	98.009	3.750	96.771	96.671	96.571	3.750	98.508	98.408	98.308	3.750	96.580	96.480	96.380
3.625	98.619	98.519	98.419	3.875	97.342	97.242	97.142	3.875	98.827	98.727	98.627	3.875	97.150	97.050	96.950
3.750	98.867	98.767	98.667	3.990	97.869	97.769	97.669	3.990	99.034	98.934	98.834	3.990	97.667	97.567	97.467
3.875	99.282	99.182	99.082	4.000	97.969	97.869	97.769	4.000	99.134	99.034	98.934	4.000	97.767	97.667	97.567
3.990	99.588	99.488	99.388	4.125	98.579	98.479	98.379	4.125	99.432	99.332	99.232	4.125	98.378	98.278	98.178
4.000	99.688	99.588	99.488	4.250	98.901	98.801	98.701	4.250	99.642	99.542	99.442	4.250	98.699	98.599	98.499
4.125	100.077	100.077	100.077	4.375	99.209	99.109	99.009	4.375	100.025	99.925	99.825	4.375	98.987	98.887	98.787
4.250	100.276	100.176	100.076	4.500	99.733	99.633	99.533	4.500	100.288	100.188	100.088	4.500	99.512	99.412	99.312
4.375	100.465	100.365	100.265	4.625	100.258	100.158	100.058	4.625	100.528	100.428	100.328	4.625	100.036	99.936	99.836
4.500	100.602	100.502	100.402	4.750	100.436	100.336	100.236	4.750	100.680	100.580	100.480	4.750	100.214	100.114	100.014
4.625	100.756	100.656	100.556	4.875	100.710	100.610	100.510	4.875	100.816	100.716	100.616	4.875	100.478	100.378	100.278
4.750	100.856	100.756	100.656	4.990	100.886	100.786	100.686	4.990	100.860	100.760	100.660	4.990	100.684	100.584	100.484
4.875	101.017	100.917	100.817	5.000	100.986	100.886	100.786	5.000	100.960	100.860	100.760	5.000	100.784	100.684	100.584

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.00



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.:

8/2/2018

45 Day Lock Exp.:

8/17/2018

60 Day Lock Exp.:

9/3/2018

W. Rate Sheet Dated: 7/3/2018

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	100.187	100.087	99.987	3.750	98.470	98.361	98.270	2.750	95.161	95.061	94.961	
4.375	100.747	100.647	100.547	3.875	99.045	98.934	98.845	2.875	95.847	95.747	95.647	
4.500	101.240	101.140	101.040	3.990	99.588	99.475	99.388	2.990	96.421	96.321	96.221	
4.625	101.820	101.720	101.620	4.000	99.688	99.575	99.488	3.000	96.521	96.421	96.321	
4.750	102.383	102.283	102.183	4.125	100.222	100.119	100.022	3.125	97.135	97.035	96.935	
4.875	102.870	102.770	102.670	4.250	100.922	100.816	100.722	3.250	97.916	97.816	97.716	
4.990	103.174	103.074	102.974	4.375	101.418	101.309	101.218	3.375	98.448	98.348	98.248	
5.000	103.274	103.174	103.074	4.500	102.021	101.909	101.821	3.500	98.929	98.829	98.729	
5.125	103.774	103.674	103.574	4.625	102.506	102.391	102.301	3.625	99.471	99.371	99.271	
5.250	104.266	104.166	104.066	4.750	102.970	102.852	102.762	3.750	99.840	99.740	99.640	
5.375	104.737	104.637	104.537	4.875	103.419	103.300	103.210	3.875	100.353	100.253	100.153	
5.500	105.110	105.010	104.910	4.990	103.406	103.286	103.196	3.990	100.581	100.481	100.381	
5.625	105.340	105.240	105.140	5.000	103.506	103.386	103.296	4.000	100.681	100.581	100.481	
5.750	105.734	105.634	105.534	5.125	103.896	103.747	103.634	4.125	101.189	101.089	100.989	
5.875	106.084	105.984	105.884	5.250	104.307	104.157	104.044	4.250	101.451	101.351	101.251	
5.990	106.297	106.197	106.097	5.375	104.626	104.475	104.361	4.375	101.867	101.767	101.667	
6.000	106.397	106.297	106.197	5.500	104.889	104.738	104.625	4.500	102.129	102.029	101.929	
6.125	106.520	106.420	106.320	5.625	105.272	105.172	105.072	4.625	102.505	102.405	102.305	
6.250	107.213	107.113	107.013	5.750	105.693	105.593	105.493	4.750	102.762	102.662	102.562	

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	99.335	99.235	99.135	2.750	94.786	94.686
4.375	99.895	99.795	99.695	2.875	95.472	95.372
4.500	100.388	100.288	100.188	2.990	96.046	95.946
4.625	100.952	100.852	100.752	3.000	96.146	96.046
4.750	101.515	101.415	101.315	3.125	96.760	96.660
4.875	102.002	101.902	101.802	3.250	97.541	97.441
4.990	102.306	102.206	102.106	3.375	98.073	97.973
5.000	102.406	102.306	102.206	3.500	98.366	98.266
5.125	101.906	101.806	101.706	3.625	98.908	98.808
5.250	102.398	102.298	102.198	3.750	99.277	99.177
5.375	102.869	102.769	102.669	3.875	99.790	99.690
5.500	103.242	103.142	103.042	3.990	99.409	99.309
5.625	102.425	102.325	102.225	4.000	99.509	99.409
5.750	102.819	102.719	102.619	4.125	100.017	99.917
5.875	103.019	102.919	102.819	4.250	100.279	100.179
5.990	103.082	102.982	102.882	4.375	100.695	100.595
6.000	103.182	103.082	102.982	4.500	100.550	100.450
6.125	103.155	103.055	102.955	4.625	100.926	100.826
6.250	103.698	103.598	103.498	4.750	101.183	101.083

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

W. Rate Sheet Dated: 7/3/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
< 105% LTV				> 105% LTV				< 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.390	98.290	98.190	4.250	98.290	98.190	98.090	3.750	96.402	96.293	96.202	3.750	96.302	96.193	96.102
4.375	98.970	98.870	98.770	4.375	98.870	98.770	98.670	3.875	97.090	96.979	96.890	3.875	96.990	96.879	96.790
4.500	99.630	99.530	99.430	4.500	99.530	99.430	99.330	3.990	97.679	97.566	97.479	3.990	97.579	97.466	97.379
4.625	100.131	100.031	99.931	4.625	100.031	99.931	99.831	4.000	97.779	97.661	97.579	4.000	97.679	97.566	97.479
4.750	100.719	100.619	100.519	4.750	100.619	100.519	100.419	4.125	98.358	98.255	98.158	4.125	98.258	98.155	98.058
4.875	101.359	101.259	101.159	4.875	101.259	101.159	101.059	4.250	98.993	98.887	98.793	4.250	98.893	98.787	98.693
4.990	101.724	101.624	101.524	4.990	101.624	101.524	101.424	4.375	99.627	99.518	99.427	4.375	99.527	99.418	99.327
5.000	101.824	101.724	101.624	5.000	101.724	101.624	101.524	4.500	100.170	100.058	99.970	4.500	100.070	99.958	99.870
5.125	102.324	102.224	102.124	5.125	102.224	102.124	102.024	4.625	100.721	100.606	100.516	4.625	100.621	100.506	100.416
5.250	102.826	102.726	102.626	5.250	102.726	102.626	102.526	4.750	101.285	101.167	101.077	4.750	101.185	101.067	100.977
5.375	103.287	103.187	103.087	5.375	103.187	103.087	102.987	4.875	101.657	101.538	101.448	4.875	101.557	101.438	101.348
5.500	103.660	103.560	103.460	5.500	103.560	103.460	103.360	4.990	101.956	101.836	101.746	4.990	101.856	101.736	101.646
5.625	103.990	103.790	103.690	5.625	103.790	103.690	103.590	5.000	102.056	101.936	101.846	5.000	101.956	101.836	101.746
5.750	104.284	104.184	104.084	5.750	104.184	104.084	103.984	5.125	102.446	102.297	102.194	5.125	102.346	102.197	102.094
5.875	104.634	104.534	104.434	5.875	104.534	104.434	104.334	5.250	102.857	102.707	102.594	5.250	102.757	102.607	102.484
5.990	104.847	104.747	104.647	5.990	104.747	104.647	104.547	5.375	103.176	103.025	102.911	5.375	103.076	102.925	102.871
6.000	104.947	104.847	104.747	6.000	104.847	104.747	104.647	5.500	103.439	103.288	103.175	5.500	103.339	103.188	103.015
6.125	105.070	104.970	104.870	6.125	104.970	104.870	104.770	5.625	103.822	103.722	103.622	5.625	103.722	103.622	103.522
6.250	105.763	105.663	105.563	6.250	105.663	105.563	105.463	5.750	104.243	104.143	104.043	5.750	104.143	104.043	103.943

Rate	15 Year									
	≤ 105% LTV					> 105% LTV				
	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day
2.750	93.661	93.561	93.461	2.750	93.561	93.461	93.361			
2.875	94.347	94.247	94.147	2.875	94.247	94.147	94.047			
2.990	94.921	94.821	94.721	2.990	94.821	94.721	94.621			
3.000	95.021	94.921	94.821	3.000	94.921	94.821	94.721			
3.125	95.635	95.535	95.435	3.125	95.535	95.435	95.335			
3.250	96.134	96.034	95.934	3.250	96.034	95.934	95.834			
3.375	96.650	96.550	96.450	3.375	96.550	96.450	96.350			
3.500	97.288	97.188	97.088	3.500	97.188	97.088	96.988			
3.625	97.850	97.750	97.650	3.625	97.750	97.650	97.550			
3.750	98.340	98.240	98.140	3.750	98.240	98.140	98.040			
3.875	98.853	98.753	98.653	3.875	98.753	98.653	98.553			
3.990	99.081	98.981	98.881	3.990	98.981	98.881	98.781			
4.000	99.181	99.081	98.981	4.000	99.081	98.981	98.881			
4.125	99.689	99.589	99.489	4.125	99.589	99.489	99.389			
4.250	100.251	100.151	100.051	4.250	100.151	100.051	99.951			
4.375	100.367	100.267	100.167	4.375	100.267	100.167	100.067			
4.500	100.629	100.529	100.429	4.500	100.529	100.429	100.329			
4.625	101.005	100.905	100.805	4.625	100.905	100.805	100.705			
4.750	101.262	101.162	101.062	4.750	101.162	101.062	100.962			

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	97.538	97.438	97.338	4.250	97.438	97.338	97.238	2.750	93.286	93.186	93.086	2.750	93.186	93.086	92.986
4.375	98.118	98.018	97.918	4.375	98.018	97.918	97.818	2.875	93.972	93.872	93.772	2.875	93.872	93.772	93.672
4.500	98.778	98.678	98.578	4.500	98.678	98.578	98.478	2.990	94.546	94.446	94.346	2.990	94.446	94.346	94.246
4.625	99.263	99.163	99.063	4.625	99.163	99.063	98.963	3.000	94.646	94.546	94.446	3.000	94.546	94.446	94.346
4.750	99.851	99.751	99.651	4.750	99.751	99.651	99.551	3.125	95.260	95.160	95.060	3.125	95.160	95.060	94.960
4.875	100.491	100.391	100.291	4.875	100.391	100.291	100.191	3.250	95.759	95.659	95.559	3.250	95.659	95.559	95.459
5.000	100.850	100.750	100.650	5.000	100.750	100.650	100.550	3.375	96.278	96.178	96.078	3.375	96.178	96.078	95.978
5.125	100.956	100.856	100.756	5.000	100.856	100.756	100.656	3.500	96.725	96.625	96.525	3.500	96.625	96.525	96.425
5.125	100.956	100.356	100.256	5.125	100.356	100.256	100.156	3.625	97.287	97.187	97.087	3.625	97.187	97.087	96.987
5.250	100.448	100.848	100.748	5.250	100.848	100.748	100.648	3.750	97.777	97.677	97.577	3.750	97.677	97.577	97.477
5.375	101.419	101.319	101.219	5.375	101.319	101.219	101.119	3.875	98.290	98.190	98.090	3.875	98.190	98.090	97.990
5.500	101.792	101.692	101.592	5.500	101.692	101.592	101.492	3.990	97.909	97.809	97.709	3.990	97.809	97.709	97.609
5.625	100.975	100.875	100.775	5.625	100.875	100.775	100.675	4.000	98.009	97.909	97.809	4.000	97.909	97.809	97.709
5.750	101.369	101.269	101.169	5.750	101.269	101.169	101.069	4.125	98.517	98.417	98.317	4.125	98.417	98.317	98.217
5.875	101.569	101.469	101.369	5.875	101.469	101.369	101.269	4.250	98.779	98.679	98.579	4.250	98.679	98.579	98.479
6.000	101.632	101.532	101.432	6.000	101.532	101.432	101.332	4.375	98.979	98.879	98.779	4.375	98.879	98.779	98.679
6.000	101.732	101.632	101.532	6.000	101.632	101.532	101.432	4.500	99.050	98.950	98.850	4.500	98.950	98.850	98.750
6.125	101.705	101.605	101.505	6.125	101.605	101.505	101.405	4.625	99.426	99.326	99.226	4.625	99.326	99.226	99.126
6.250	102.248	102.148	102.048	6.250	102.148	102.048	101.948	4.750	99.683	99.583	99.483	4.750	99.583	99.483	99.383

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	> 95.00%	
≥ 740	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%	0.00%	
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%	0.00%	
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%	-0.50%	
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%	-0.75%	
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%	-1.75%	
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%	-2.25%	
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%	
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%	

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

[illegible]

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

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 LPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC/11PA

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

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.

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The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>				



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.:

8/2/2018

45 Day Lock Exp.:

8/17/2018

60 Day Lock Exp.:

9/3/2018

W. Rate Sheet Dated: 7/3/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.840	99.740	99.640	3.750	97.852	97.743	97.652	2.750	95.161	95.061	94.961	4.250	98.988	98.888	98.788	2.750	94.786	94.686	94.586
4.375	100.420	100.320	100.220	3.875	98.540	98.429	98.340	2.875	95.847	95.747	95.647	4.375	99.568	99.468	99.368	2.875	95.472	95.372	95.272
4.500	101.080	100.980	100.880	3.990	99.129	99.016	98.929	2.990	96.421	96.321	96.221	4.500	100.228	100.128	100.028	2.990	96.046	95.946	95.846
4.625	101.581	101.481	101.381	4.000	99.229	99.116	99.029	3.000	96.521	96.421	96.321	4.625	100.713	100.613	100.513	3.000	96.146	96.046	95.946
4.750	102.169	102.069	101.969	4.125	99.808	99.705	99.608	3.125	97.135	97.035	96.935	4.750	101.301	101.201	101.101	3.125	96.760	96.660	96.560
4.875	102.809	102.709	102.609	4.250	100.443	100.337	100.243	3.250	97.634	97.534	97.434	4.875	101.941	101.841	101.741	3.250	97.259	97.159	97.059
4.990	103.174	103.074	102.974	4.375	101.077	100.968	100.877	3.375	98.150	98.050	97.950	4.990	102.306	102.206	102.106	3.375	97.775	97.675	97.575
5.000	103.274	103.174	103.074	4.500	101.620	101.508	101.420	3.500	98.788	98.688	98.588	5.000	102.406	102.306	102.206	3.500	98.225	98.125	98.025
5.125	103.774	103.674	103.574	4.625	102.171	102.056	101.966	3.625	99.350	99.250	99.150	5.125	101.906	101.806	101.706	3.625	98.787	98.687	98.587
5.250	104.266	104.166	104.066	4.750	102.735	102.617	102.527	3.750	99.840	99.740	99.640	5.250	102.398	102.298	102.198	3.750	99.277	99.177	99.077
5.375	104.737	104.637	104.537	4.875	103.107	102.988	102.898	3.875	100.353	100.253	100.153	5.375	102.869	102.769	102.669	3.875	99.790	99.690	99.590
5.500	105.110	105.010	104.910	4.990	103.406	103.286	103.196	3.990	100.581	100.481	100.381	5.500	103.242	103.142	103.042	3.990	99.409	99.309	99.209
5.625	105.340	105.240	105.140	5.000	103.506	103.386	103.296	4.000	100.681	100.581	100.481	5.625	102.425	102.325	102.225	4.000	99.509	99.409	99.309
5.750	105.734	105.634	105.534	5.125	103.896	103.747	103.634	4.125	101.189	101.089	100.989	5.750	102.819	102.719	102.619	4.125	100.017	99.917	99.817
5.875	106.084	105.984	105.884	5.250	104.307	104.157	104.044	4.250	101.451	101.351	101.251	5.875	103.019	102.919	102.819	4.250	100.279	100.179	100.079
5.990	106.297	106.197	106.097	5.375	104.626	104.475	104.361	4.375	101.867	101.767	101.667	5.990	103.082	102.982	102.882	4.375	100.695	100.595	100.495
6.000	106.397	106.297	106.197	5.500	104.889	104.738	104.625	4.500	102.129	102.029	101.929	6.000	103.182	103.082	102.982	4.500	100.550	100.450	100.350
6.125	106.520	106.420	106.320	5.625	105.272	105.172	105.072	4.625	102.505	102.405	102.305	6.125	103.155	103.055	102.955	4.625	100.926	100.826	100.726
6.250	107.213	107.113	107.013	5.750	105.693	105.593	105.493	4.750	102.762	102.662	102.562	6.250	103.698	103.598	103.498	4.750	101.183	101.083	100.983

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

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

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

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

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

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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
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W. Rate Sheet Dated: **7/3/2018**

Release Time: **10:00 am ET**

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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	95.823	95.698	95.573	
4.125	96.940	96.815	96.690	
4.250	97.771	97.646	97.521	
4.375	98.462	98.337	98.212	
4.500	99.052	98.927	98.802	
4.625	99.581	99.456	99.331	
4.750	100.043	99.918	99.793	
4.875	100.457	100.332	100.207	
5.000	100.804	100.679	100.554	
5.125	101.072	100.947	100.822	
5.250	101.284	101.159	101.034	
5.375	101.527	101.402	101.277	
5.500	101.693	101.568	101.443	

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	96.747	96.622	96.497	
3.625	97.219	97.094	96.969	
3.750	97.649	97.524	97.399	
3.875	98.265	98.140	98.015	
4.000	98.618	98.493	98.368	
4.125	98.880	98.755	98.630	
4.250	99.176	99.051	98.926	
4.375	99.446	99.321	99.196	
4.500	99.700	99.575	99.450	
4.625	99.935	99.810	99.685	
4.750	100.203	100.078	99.953	

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	97.289	97.164	97.039	
3.375	97.766	97.641	97.516	
3.500	98.214	98.089	97.964	
3.625	98.629	98.504	98.379	
3.750	99.012	98.887	98.762	
3.875	99.364	99.239	99.114	
4.000	99.688	99.563	99.438	
4.125	100.041	99.916	99.791	
4.250	100.367	100.242	100.117	
4.375	100.681	100.556	100.431	
4.500	100.997	100.872	100.747	
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.

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