[AFR Loan Center]


| | | | |
|---|---|---|---|
| Lockdesk e-mail: | Lockdesk@afrwholesale.com | | |
| Lockdesk Phone: | 1-877-588-2706 | 30 Day Lock Exp.: | **8/7/2017** |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: | **8/21/2017** |
| | | 60 Day Lock Exp.: | **9/5/2017** |


**W. Rate Sheet Dated:** **7/7/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

## STANDARD GOVERNMENT PRODUCT

**30/25 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.250 | 99.902 | 99.752 | 99.602 |
| 3.375 | 100.352 | 100.202 | 100.052 |
| 3.500 | 100.798 | 100.648 | 100.498 |
| 3.625 | 101.200 | 101.050 | 100.900 |
| 3.750 | 102.411 | 102.254 | 102.098 |
| 3.875 | 102.850 | 102.694 | 102.537 |
| 4.000 | 103.282 | 103.126 | 102.970 |
| 4.125 | 103.604 | 103.448 | 103.291 |
| 4.250 | 104.124 | 103.983 | 103.827 |
| 4.375 | 104.488 | 104.348 | 104.191 |
| 4.500 | 104.817 | 104.677 | 104.520 |
| 4.625 | 105.076 | 104.935 | 104.779 |
| 4.750 | 105.034 | 104.934 | 104.793 |
| 4.875 | 105.328 | 105.228 | 105.087 |
| 5.000 | 105.588 | 105.488 | 105.347 |
| 5.125 | 106.057 | 105.957 | 105.816 |
| 5.250 | 106.124 | 106.024 | 105.868 |
| 5.375 | 106.418 | 106.318 | 106.162 |
| 5.500 | 106.678 | 106.578 | 106.422 |

**20 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.250 | 99.734 | 99.584 | 99.434 |
| 3.375 | 100.149 | 99.999 | 99.849 |
| 3.500 | 100.560 | 100.410 | 100.260 |
| 3.625 | 100.926 | 100.776 | 100.626 |
| 3.750 | 102.243 | 102.087 | 101.931 |
| 3.875 | 102.647 | 102.491 | 102.335 |
| 4.000 | 103.044 | 102.888 | 102.731 |
| 4.125 | 103.330 | 103.174 | 103.017 |
| 4.250 | 103.956 | 103.816 | 103.659 |
| 4.375 | 104.285 | 104.145 | 103.988 |
| 4.500 | 104.579 | 104.438 | 104.282 |
| 4.625 | 104.802 | 104.661 | 104.505 |
| 4.750 | 104.866 | 104.766 | 104.626 |
| 4.875 | 105.125 | 105.025 | 104.884 |
| 5.000 | 105.349 | 105.249 | 105.109 |
| 5.125 | 105.783 | 105.683 | 105.542 |
| 5.250 | 105.957 | 105.857 | 105.701 |
| 5.375 | 106.215 | 106.115 | 105.959 |
| 5.500 | 106.440 | 106.340 | 106.183 |

**15/10 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 1.875 | N/A | N/A | N/A |
| 2.000 | N/A | N/A | N/A |
| 2.125 | N/A | N/A | N/A |
| 2.250 | 96.614 | 96.464 | 96.314 |
| 2.375 | 97.007 | 96.857 | 96.707 |
| 2.500 | 97.397 | 97.247 | 97.097 |
| 2.625 | 97.737 | 97.587 | 97.437 |
| 2.750 | 99.959 | 99.809 | 99.659 |
| 2.875 | 100.347 | 100.197 | 100.047 |
| 3.000 | 100.722 | 100.572 | 100.422 |
| 3.125 | 101.048 | 100.898 | 100.748 |
| 3.250 | 101.964 | 101.814 | 101.664 |
| 3.375 | 102.286 | 102.136 | 101.986 |
| 3.500 | 102.574 | 102.424 | 102.274 |
| 3.625 | 102.789 | 102.639 | 102.489 |
| 3.750 | 103.135 | 102.985 | 102.835 |
| 3.875 | 103.387 | 103.237 | 103.087 |
| 4.000 | 103.605 | 103.455 | 103.305 |
| 4.125 | 103.759 | 103.609 | 103.459 |

**5/1 Arm**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.125 | 101.595 | 101.445 | 101.295 |
| 3.250 | 101.333 | 101.183 | 101.033 |
| 3.375 | 101.742 | 101.592 | 101.442 |
| 3.500 | 102.146 | 101.996 | 101.846 |
| 3.625 | 102.549 | 102.399 | 102.249 |
| Margin = 2.250 | | Index = 1.220 | |

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

**30/25 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.250 | 99.012 | 98.862 | 98.712 |
| 3.375 | 99.462 | 99.312 | 99.162 |
| 3.500 | 99.908 | 99.758 | 99.608 |
| 3.625 | 100.310 | 100.160 | 100.010 |
| 3.750 | 101.521 | 101.364 | 101.208 |
| 3.875 | 101.960 | 101.804 | 101.647 |
| 4.000 | 102.392 | 102.236 | 102.080 |
| 4.125 | 102.714 | 102.558 | 102.401 |
| 4.250 | 103.234 | 103.093 | 102.937 |
| 4.375 | 103.598 | 103.458 | 103.301 |
| 4.500 | 103.927 | 103.787 | 103.630 |
| 4.625 | 104.186 | 104.045 | 103.889 |
| 4.750 | 104.144 | 104.044 | 103.903 |
| 4.875 | 104.438 | 104.338 | 104.197 |
| 5.000 | 104.698 | 104.598 | 104.457 |
| 5.125 | 105.167 | 105.067 | 104.926 |
| 5.250 | 105.234 | 105.134 | 104.978 |
| 5.375 | 105.528 | 105.428 | 105.272 |
| 5.500 | 105.788 | 105.688 | 105.532 |

**20 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.250 | 98.844 | 98.694 | 98.544 |
| 3.375 | 99.259 | 99.109 | 98.959 |
| 3.500 | 99.670 | 99.520 | 99.370 |
| 3.625 | 100.036 | 99.886 | 99.736 |
| 3.750 | 101.353 | 101.197 | 101.041 |
| 3.875 | 101.757 | 101.601 | 101.445 |
| 4.000 | 102.154 | 101.998 | 101.841 |
| 4.125 | 102.440 | 102.284 | 102.127 |
| 4.250 | 103.066 | 102.926 | 102.769 |
| 4.375 | 103.395 | 103.255 | 103.098 |
| 4.500 | 103.689 | 103.548 | 103.392 |
| 4.625 | 103.912 | 103.771 | 103.615 |
| 4.750 | 103.976 | 103.876 | 103.736 |
| 4.875 | 104.235 | 104.135 | 103.994 |
| 5.000 | 104.459 | 104.359 | 104.219 |
| 5.125 | 104.893 | 104.793 | 104.652 |
| 5.250 | 105.067 | 104.967 | 104.811 |
| 5.375 | 105.325 | 105.225 | 105.069 |
| 5.500 | 105.550 | 105.450 | 105.293 |

**15/10 Year**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 1.875 | N/A | N/A | N/A |
| 2.000 | N/A | N/A | N/A |
| 2.125 | N/A | N/A | N/A |
| 2.250 | 95.724 | 95.574 | 95.424 |
| 2.375 | 96.117 | 95.967 | 95.817 |
| 2.500 | 96.507 | 96.357 | 96.207 |
| 2.625 | 96.847 | 96.697 | 96.547 |
| 2.750 | 99.069 | 98.919 | 98.769 |
| 2.875 | 99.457 | 99.307 | 99.157 |
| 3.000 | 99.832 | 99.682 | 99.532 |
| 3.125 | 100.158 | 100.008 | 99.858 |
| 3.250 | 101.074 | 100.924 | 100.774 |
| 3.375 | 101.396 | 101.246 | 101.096 |
| 3.500 | 101.684 | 101.534 | 101.384 |
| 3.625 | 101.899 | 101.749 | 101.599 |
| 3.750 | 102.245 | 102.095 | 101.945 |
| 3.875 | 102.497 | 102.347 | 102.197 |
| 4.000 | 102.715 | 102.565 | 102.415 |
| 4.125 | 102.869 | 102.719 | 102.569 |

**5/1 Arm**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.125 | 100.705 | 100.555 | 100.405 |
| 3.250 | 100.443 | 100.293 | 100.143 |
| 3.375 | 100.852 | 100.702 | 100.552 |
| 3.500 | 101.256 | 101.106 | 100.956 |
| 3.625 | 101.659 | 101.509 | 101.359 |
| Margin = 2.250 | | Index = 1.220 | |

**30 Year OTC**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 3.500 | 98.208 | 97.958 | 97.708 |
| 4.000 | 100.692 | 100.442 | 100.192 |
| 4.500 | 102.227 | 101.977 | 101.727 |
| 5.000 | 102.998 | 102.748 | 102.498 |
| 5.500 | 104.088 | 103.838 | 103.588 |

**15 Year OTC**

| Rate | 30 Day | 45 Day | 60 Day |
|---|---|---|---|
| 2.500 | 94.807 | 94.557 | 94.307 |
| 3.000 | 98.132 | 97.882 | 97.632 |
| 3.500 | 99.984 | 99.734 | 99.484 |
| 4.000 | 101.015 | 100.765 | 100.515 |

## GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

## Specialty Adjustment

| | |
|---|---|
| Manufactured Homes (OTC Exempt) | -0.500 |
| 203(k) / 203(k)s / 203(h) / Repair Escrow / 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:** | 7/7/2017 | 4.750% |

## 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

[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.: **8/7/2017**
45 Day Lock Exp.: **8/21/2017**
60 Day Lock Exp.: **9/5/2017**

**W. Rate Sheet Dated:** **7/7/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

| STANDARD GOVERNMENT HIGH BALANCE PRODUCT | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **30/25 Year** | | | | **20 Year** | | | | **15/10 Year** | | | | **5/1 Arm** | | | | |
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | |
| 3.250 | 98.370 | 98.220 | 98.070 | 3.250 | 98.203 | 98.053 | 97.903 | 1.875 | N/A | N/A | N/A | 3.125 | 99.72 | 99.570 | 99.420 | |
| 3.375 | 98.821 | 98.671 | 98.521 | 3.375 | 98.618 | 98.468 | 98.318 | 2.000 | N/A | N/A | N/A | 3.250 | 99.80 | 99.652 | 99.502 | |
| 3.500 | 99.267 | 99.117 | 98.967 | 3.500 | 99.028 | 98.878 | 98.728 | 2.125 | N/A | N/A | N/A | 3.375 | 100.21 | 100.060 | 99.910 | |
| 3.625 | 99.669 | 99.519 | 99.369 | 3.625 | 99.395 | 99.245 | 99.095 | 2.250 | 94.614 | 94.464 | 94.314 | 3.500 | 100.61 | 100.465 | 100.315 | |
| 3.750 | 100.504 | 100.348 | 100.192 | 3.750 | 100.337 | 100.181 | 100.025 | 2.375 | 95.007 | 94.857 | 94.707 | 3.625 | 101.02 | 100.867 | 100.717 | |
| 3.875 | 100.944 | 100.787 | 100.631 | 3.875 | 100.741 | 100.585 | 100.428 | 2.500 | 95.397 | 95.247 | 95.097 | Margin = 2.250 | | Index = 1.220 | | |
| 4.000 | 101.376 | 101.220 | 101.064 | 4.000 | 101.138 | 100.981 | 100.825 | 2.625 | 95.737 | 95.587 | 95.437 | | | | | |
| 4.125 | 101.698 | 101.541 | 101.385 | 4.125 | 101.424 | 101.267 | 101.111 | 2.750 | 98.084 | 97.934 | 97.784 | | | | | |
| 4.250 | 101.561 | 101.420 | 101.264 | 4.250 | 101.394 | 101.253 | 101.097 | 2.875 | 98.472 | 98.322 | 98.172 | | | | | |
| 4.375 | 101.926 | 101.785 | 101.629 | 4.375 | 101.723 | 101.582 | 101.426 | 3.000 | 98.847 | 98.697 | 98.547 | | | | | |
| 4.500 | 102.255 | 102.114 | 101.958 | 4.500 | 102.016 | 101.876 | 101.719 | 3.125 | 99.173 | 99.023 | 98.873 | | | | | |
| 4.625 | 102.513 | 102.373 | 102.217 | 4.625 | 102.239 | 102.099 | 101.943 | 3.250 | 100.432 | 100.282 | 100.132 | | | | | |
| 4.750 | 101.284 | 101.184 | 101.043 | 4.750 | 101.116 | 101.016 | 100.876 | 3.375 | 100.755 | 100.605 | 100.455 | | | | | |
| 4.875 | 101.578 | 101.478 | 101.337 | 4.875 | 101.375 | 101.275 | 101.134 | 3.500 | 101.042 | 100.892 | 100.742 | | | | | |
| 5.000 | 101.838 | 101.738 | 101.597 | 5.000 | 101.599 | 101.499 | 101.359 | 3.625 | 101.257 | 101.107 | 100.957 | | | | | |
| 5.125 | 102.307 | 102.207 | 102.066 | 5.125 | 102.033 | 101.933 | 101.792 | 3.750 | 101.229 | 101.079 | 100.929 | | | | | |
| 5.250 | 99.874 | 99.774 | 99.618 | 5.250 | 99.707 | 99.607 | 99.451 | 3.875 | 101.481 | 101.331 | 101.181 | | | | | |
| 5.375 | 100.168 | 100.068 | 99.912 | 5.375 | 99.965 | 99.865 | 99.709 | 4.000 | 101.698 | 101.548 | 101.398 | | | | | |
| 5.500 | 100.428 | 100.328 | 100.172 | 5.500 | 100.190 | 100.090 | 99.933 | 4.125 | 101.853 | 101.703 | 101.553 | | | | | |

| SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj. | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **30/25 Year** | | | | **20 Year** | | | | **15/10 Year** | | | | **5/1 Arm** | | | |
| **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 3.250 | 97.480 | 97.330 | 97.180 | 3.250 | 97.313 | 97.163 | 97.013 | 1.875 | N/A | N/A | N/A | 3.125 | 98.830 | 98.680 | 98.530 |
| 3.375 | 97.931 | 97.781 | 97.631 | 3.375 | 97.728 | 97.578 | 97.428 | 2.000 | N/A | N/A | N/A | 3.250 | 98.912 | 98.762 | 98.612 |
| 3.500 | 98.377 | 98.227 | 98.077 | 3.500 | 98.138 | 97.988 | 97.838 | 2.125 | N/A | N/A | N/A | 3.375 | 99.320 | 99.170 | 99.020 |
| 3.625 | 98.779 | 98.629 | 98.479 | 3.625 | 98.505 | 98.355 | 98.205 | 2.250 | 93.974 | 93.824 | 93.674 | 3.500 | 99.725 | 99.575 | 99.425 |
| 3.750 | 99.614 | 99.458 | 99.302 | 3.750 | 99.447 | 99.291 | 99.135 | 2.375 | 94.367 | 94.217 | 94.067 | 3.625 | 100.127 | 99.977 | 99.827 |
| 3.875 | 100.054 | 99.897 | 99.741 | 3.875 | 99.851 | 99.695 | 99.538 | 2.500 | 94.757 | 94.607 | 94.457 | Margin = 2.250 | | Index = 1.220 | |
| 4.000 | 100.486 | 100.330 | 100.174 | 4.000 | 100.248 | 100.091 | 99.935 | 2.625 | 95.097 | 94.947 | 94.797 | **30 Year OTC** | | | |
| 4.125 | 100.808 | 100.651 | 100.495 | 4.125 | 100.534 | 100.377 | 100.221 | 2.750 | 98.007 | 97.857 | 97.707 | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 4.250 | 100.671 | 100.530 | 100.374 | 4.250 | 100.504 | 100.363 | 100.207 | 2.875 | 98.394 | 98.244 | 98.094 | 3.500 | 96.677 | 96.427 | 96.177 |
| 4.375 | 101.036 | 100.895 | 100.739 | 4.375 | 100.833 | 100.692 | 100.536 | 3.000 | 98.769 | 98.619 | 98.469 | 4.000 | 98.786 | 98.536 | 98.286 |
| 4.500 | 101.365 | 101.224 | 101.068 | 4.500 | 101.126 | 100.986 | 100.829 | 3.125 | 99.095 | 98.945 | 98.795 | 4.500 | 99.665 | 99.415 | 99.165 |
| 4.625 | 101.623 | 101.483 | 101.327 | 4.625 | 101.349 | 101.209 | 101.053 | 3.250 | 99.644 | 99.494 | 99.344 | 5.000 | 99.248 | 98.998 | 98.748 |
| 4.750 | 100.394 | 100.294 | 100.153 | 4.750 | 100.226 | 100.126 | 99.986 | 3.375 | 99.966 | 99.816 | 99.666 | 5.500 | 97.838 | 97.588 | 97.338 |
| 4.875 | 100.688 | 100.588 | 100.447 | 4.875 | 100.485 | 100.385 | 100.244 | 3.500 | 100.254 | 100.104 | 99.954 | **15 Year OTC** | | | |
| 5.000 | 100.948 | 100.848 | 100.707 | 5.000 | 100.709 | 100.609 | 100.469 | 3.625 | 100.469 | 100.319 | 100.169 | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 5.125 | 101.417 | 101.317 | 101.176 | 5.125 | 101.143 | 101.043 | 100.902 | 3.750 | 100.355 | 100.205 | 100.055 | 2.500 | 93.057 | 92.807 | 92.557 |
| 5.250 | 98.984 | 98.884 | 98.728 | 5.250 | 98.817 | 98.717 | 98.561 | 3.875 | 100.607 | 100.457 | 100.307 | 3.000 | 97.069 | 96.819 | 96.569 |
| 5.375 | 99.278 | 99.178 | 99.022 | 5.375 | 99.075 | 98.975 | 98.819 | 4.000 | 100.824 | 100.674 | 100.524 | 3.500 | 98.554 | 98.304 | 98.054 |
| 5.500 | 99.538 | 99.438 | 99.282 | 5.500 | 99.300 | 99.200 | 99.043 | 4.125 | 100.978 | 100.828 | 100.678 | 4.000 | 99.124 | 98.874 | 98.624 |

| GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs | | | | | | |
|---|---|---|---|---|---|---|
| **FICO Adjuster** | | **FICO Adjuster** | | **UW Fee Buy Out Option*†** | | |
| FICO 720 + | 0.500 | FICO 620 - 639 | -1.000 | **Loan Size** | **Standard** | **Streamline** |
| FICO 660 - 719 | 0.250 | FICO 600 - 619 | -1.500 | HB / VA Jumbo | -0.150 | -0.100 |
| FICO 640 - 659 | -0.500 | | | | | |
| NY | -0.250 | Non Owner Occupancy | -2.000 | | | |
| USDA Streamline-Assist Refinance Option | | | -0.250 | | | |

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

| Max USDA-GRH Rate | | |
|---|---|---|
| **Today:** | 7/7/2017 | 4.750% |

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

AFR Loan Center

| | | | | |
|---|---|---|---|---|
| Lockdesk e-mail: | Lockdesk@afrwholesale.com | | | |
| Lockdesk Phone: | 1-877-588-2706 | | 30 Day Lock Exp.: | 8/7/2017 |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | | 45 Day Lock Exp.: | 8/21/2017 |
| | | | 60 Day Lock Exp.: | 9/5/2017 |

**W. Rate Sheet Dated:** 7/7/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

**Conforming FNMA**

| 30/25 Year | | | | 20 Year | | | | 15 Year | | | | 10 Year | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 3.375 | 97.939 | 97.839 | 97.739 | 3.250 | 98.307 | 98.207 | 98.107 | 3.000 | 100.055 | 99.955 | 99.855 | 3.000 | 100.205 | 100.105 | 100.005 |
| 3.500 | 98.874 | 98.774 | 98.674 | 3.375 | 99.006 | 98.906 | 98.806 | 3.125 | 100.492 | 100.392 | 100.292 | 3.125 | 100.559 | 100.459 | 100.359 |
| 3.625 | 99.635 | 99.535 | 99.435 | 3.500 | 99.811 | 99.711 | 99.611 | 3.250 | 101.007 | 100.907 | 100.807 | 3.250 | 101.338 | 101.238 | 101.138 |
| 3.750 | 100.253 | 100.153 | 100.053 | 3.625 | 100.462 | 100.362 | 100.262 | 3.375 | 101.434 | 101.334 | 101.234 | 3.375 | 101.612 | 101.512 | 101.412 |
| 3.875 | 100.769 | 100.669 | 100.569 | 3.750 | 101.011 | 100.911 | 100.811 | 3.500 | 101.865 | 101.765 | 101.665 | 3.500 | 101.865 | 101.765 | 101.665 |
| 3.990 | 101.150 | 101.050 | 100.950 | 3.875 | 101.501 | 101.401 | 101.301 | 3.625 | 102.513 | 102.413 | 102.313 | 3.625 | 102.104 | 102.004 | 101.904 |
| 4.000 | 101.250 | 101.150 | 101.050 | 3.990 | 101.991 | 101.891 | 101.791 | 3.750 | 102.595 | 102.495 | 102.395 | 3.750 | 102.591 | 102.491 | 102.391 |
| 4.125 | 102.442 | 102.342 | 102.242 | 4.000 | 102.091 | 101.991 | 101.891 | 3.875 | 103.129 | 103.029 | 102.929 | 3.875 | 102.849 | 102.749 | 102.649 |
| 4.250 | 102.730 | 102.630 | 102.530 | 4.125 | 102.824 | 102.724 | 102.624 | 3.990 | 103.332 | 103.232 | 103.132 | 3.990 | 102.989 | 102.889 | 102.789 |
| 4.375 | 103.312 | 103.212 | 103.112 | 4.250 | 103.443 | 103.343 | 103.243 | 4.000 | 103.432 | 103.332 | 103.232 | 4.000 | 103.089 | 102.989 | 102.889 |
| 4.500 | 103.750 | 103.650 | 103.550 | 4.375 | 104.001 | 103.901 | 103.801 | 4.125 | 103.894 | 103.794 | 103.694 | 4.125 | 103.322 | 103.222 | 103.122 |
| 4.625 | 104.588 | 104.488 | 104.388 | 4.500 | 104.533 | 104.433 | 104.333 | 4.250 | 103.874 | 103.774 | 103.674 | 4.250 | 103.542 | 103.442 | 103.342 |
| 4.750 | 105.049 | 104.949 | 104.849 | 4.625 | 105.033 | 104.933 | 104.833 | 4.375 | 104.176 | 104.076 | 103.976 | 4.375 | 103.726 | 103.626 | 103.526 |
| 4.875 | 105.460 | 105.360 | 105.260 | 4.750 | 105.446 | 105.346 | 105.246 | 4.500 | 104.333 | 104.233 | 104.133 | 4.500 | 103.951 | 103.851 | 103.751 |
| 4.990 | 105.700 | 105.600 | 105.500 | 4.875 | 105.852 | 105.752 | 105.652 | 4.625 | 104.391 | 104.291 | 104.191 | 4.625 | 104.161 | 104.061 | 103.961 |
| 5.000 | 105.800 | 105.700 | 105.600 | 4.990 | 106.005 | 105.905 | 105.805 | 4.750 | 104.679 | 104.579 | 104.479 | 4.750 | 104.341 | 104.241 | 104.141 |
| 5.125 | 106.702 | 106.602 | 106.502 | 5.000 | 106.105 | 106.005 | 105.905 | 4.875 | 104.925 | 104.825 | 104.725 | 4.875 | 104.492 | 104.392 | 104.292 |
| 5.250 | 106.874 | 106.774 | 106.674 | 5.125 | 106.610 | 106.510 | 106.410 | 4.990 | 105.067 | 104.967 | 104.867 | 4.990 | 104.544 | 104.444 | 104.344 |
| 5.375 | 107.429 | 107.329 | 107.229 | 5.250 | 107.006 | 106.906 | 106.806 | 5.000 | 105.167 | 105.067 | 104.967 | 5.000 | 104.644 | 104.544 | 104.444 |

| 30/25 Year High Balance | | | | 15 Year High Balance | | | |
|---|---|---|---|---|---|---|---|
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 4.125 | 100.916 | 100.816 | 100.716 | 3.000 | 99.145 | 99.045 | 98.945 |
| 4.250 | 101.440 | 101.340 | 101.240 | 3.125 | 99.503 | 99.403 | 99.303 |
| 4.375 | 101.813 | 101.713 | 101.613 | 3.250 | 99.931 | 99.831 | 99.731 |
| 4.500 | 102.052 | 101.952 | 101.852 | 3.375 | 100.353 | 100.253 | 100.153 |
| 4.625 | 102.534 | 102.434 | 102.334 | 3.500 | 100.773 | 100.673 | 100.573 |
| 4.750 | 103.003 | 102.903 | 102.803 | 3.625 | 101.076 | 100.976 | 100.876 |
| 4.875 | 103.352 | 103.252 | 103.152 | 3.750 | 101.309 | 101.209 | 101.109 |
| 4.990 | 103.418 | 103.318 | 103.218 | 3.875 | 101.510 | 101.410 | 101.310 |
| 5.000 | 103.518 | 103.418 | 103.318 | 3.990 | 101.584 | 101.484 | 101.384 |
| 5.125 | 103.671 | 103.571 | 103.471 | 4.000 | 101.684 | 101.584 | 101.484 |
| 5.250 | 104.019 | 103.919 | 103.819 | 4.125 | 101.839 | 101.739 | 101.639 |
| 5.375 | 104.350 | 104.250 | 104.150 | 4.250 | 102.075 | 101.975 | 101.875 |
| 5.500 | 104.579 | 104.479 | 104.379 | 4.375 | 102.281 | 102.181 | 102.081 |
| 5.625 | 104.740 | 104.640 | 104.540 | 4.500 | 102.386 | 102.286 | 102.186 |
| 5.750 | 104.282 | 104.182 | 104.082 | 4.625 | 102.584 | 102.484 | 102.384 |
| 5.875 | 104.618 | 104.518 | 104.418 | 4.750 | 102.781 | 102.681 | 102.581 |
| 5.990 | 104.759 | 104.659 | 104.559 | 4.875 | 102.947 | 102.847 | 102.747 |
| 6.000 | 104.859 | 104.759 | 104.659 | 4.990 | 103.011 | 102.911 | 102.811 |
| 6.125 | 104.963 | 104.863 | 104.763 | 5.000 | 103.111 | 103.011 | 102.911 |

**All Loan Type Adjustments**

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

**Cash-Out Refinance**

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

80.01-85.00% Only available with DU v. 9.1

**Applicable for all mortgages with greater than 15 year terms**

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

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

**Mortgages with Subordinate Financing ***

| LTV Range | CLTV Range | Credit Score < 720 | Credit Score ≥ 720 |
|---|---|---|---|
| ≤ 65.00% | 80.01% – 95.00% | -0.500 | -0.250 |
| 65.01% – 75.00% | 80.01% – 95.00% | -0.750 | -0.500 |
| 75.01% – 95.00% | 90.01% – 95.00% | -1.000 | -0.750 |
| 75.01% – 90.00% | 76.01% – 90.00% | -1.000 | -0.750 |
| ≤ 95.00% | 95.01% – 97.00% | -1.500 | -1.500 |

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

**Product Features**

| Product Feature ↓ \ LTV → | ≤ 60.00% | 60.01 - 70.00% | 70.01 - 75.00% | 75.01 - 80.00% | 80.01 - 85.00% | 85.01 - 90.00% | 90.01 - 95.00% | 95.01 - 97.00% |
|---|---|---|---|---|---|---|---|---|
| High-LTV | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | -0.500 |
| Investment Property | -2.125 | -2.125 | -2.125 | -3.375 | -4.125 | N/A | N/A | N/A |
| Manufactured | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | -0.500 | N/A |
| 2-Unit Property | -1.000 | -1.000 | -1.000 | -1.000 | -1.000 | N/A | N/A | N/A |
| 3-4 Unit Property | -1.000 | -1.000 | -1.000 | N/A | N/A | N/A | N/A | N/A |
| Condo > 15 year* | 0.000 | 0.000 | 0.000 | -0.750 | -0.750 | -0.750 | -0.750 | -0.750 |
| HB C/O Refi | -1.000 | -1.000 | -1.000 | -1.000 | N/A | N/A | N/A | N/A |
| HB Purchase or R/T Refi | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | -0.250 | N/A |

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums

**HomeReady LLPA Caps***

| Product Feature | LLPA Cap |
|---|---|
| LTV > 80% and credit score≥ 680 | 0.000 |
| All other LTV & FICO combos | -1.500 |

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

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

**Additional LPMI Premium Adjustments**

| Product Feature ↓ \ FICO → | ≥ 760 | 740 - 759 | 720 - 739 | 700 - 719 | 680 - 699 |
|---|---|---|---|---|---|
| Rate/Term Refi | -0.150 | -0.240 | -0.300 | -0.530 | -0.540 |
| Cash-Out Refi | -0.540 | -0.600 | -0.700 | -1.000 | -1.050 |
| Second Home | -0.360 | -0.390 | -0.490 | -0.700 | -0.700 |
| Manufactured Home | -0.540 | -0.600 | -0.700 | -1.000 | -1.050 |
| Loan Amount > $424,100* | -0.600 | -0.660 | -0.880 | -1.400 | -1.400 |
| Employee Relocation | 0.100 | 0.100 | 0.140 | 0.250 | 0.250 |
| Investment Property | -1.190 | -1.190 | -1.330 | -1.750 | -1.750 |

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

**Lock Desk Policy**

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) FHA ID# - 1358600006

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

AFR Loan Center

| | | | |
|---|---|---|---|
| Lockdesk e-mail: | Lockdesk@afrwholesale.com | | |
| Lockdesk Phone: | 1-877-588-2706 | 30 Day Lock Exp.: | 8/7/2017 |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: | 8/21/2017 |
| | | 60 Day Lock Exp.: | 9/5/2017 |

**W. Rate Sheet Dated:** 7/7/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

## FNMA DU Refi Plus

| 30/25 Year | | | | | | | | 20 Year | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ≤ 105% LTV | | | | > 105% LTV | | | | ≤ 105% LTV | | | | > 105% LTV | | | |
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 3.375 | 95.079 | 94.979 | 94.879 | 3.125 | N/A | N/A | N/A | 3.250 | 96.050 | 95.950 | 95.850 | 3.375 | 94.503 | 94.403 | 94.303 |
| 3.500 | 96.053 | 95.953 | 95.853 | 3.250 | N/A | N/A | N/A | 3.375 | 96.756 | 96.656 | 96.556 | 3.500 | 95.791 | 95.691 | 95.591 |
| 3.625 | 96.788 | 96.688 | 96.588 | 3.375 | 93.128 | 93.028 | 92.928 | 3.500 | 97.561 | 97.461 | 97.361 | 3.625 | 96.808 | 96.708 | 96.608 |
| 3.750 | 97.572 | 97.472 | 97.372 | 3.500 | 94.449 | 94.349 | 94.249 | 3.625 | 98.200 | 98.100 | 98.000 | 3.750 | 97.503 | 97.403 | 97.303 |
| 3.875 | 98.306 | 98.206 | 98.106 | 3.625 | 95.449 | 95.349 | 95.249 | 3.750 | 98.728 | 98.628 | 98.528 | 3.875 | 98.076 | 97.976 | 97.876 |
| 3.990 | 98.889 | 98.789 | 98.689 | 3.750 | 96.345 | 96.245 | 96.145 | 3.875 | 99.251 | 99.151 | 99.051 | 3.990 | 98.444 | 98.344 | 98.244 |
| 4.000 | 98.989 | 98.889 | 98.789 | 3.875 | 97.346 | 97.246 | 97.146 | 3.990 | 99.741 | 99.641 | 99.541 | 4.000 | 98.544 | 98.444 | 98.344 |
| 4.125 | 99.669 | 99.569 | 99.469 | 3.990 | 98.184 | 98.084 | 97.984 | 4.000 | 99.841 | 99.741 | 99.641 | 4.125 | 99.368 | 99.268 | 99.168 |
| 4.250 | 100.252 | 100.152 | 100.052 | 4.000 | 98.284 | 98.184 | 98.084 | 4.125 | 100.411 | 100.311 | 100.211 | 4.250 | 99.970 | 99.870 | 99.770 |
| 4.375 | 100.864 | 100.764 | 100.664 | 4.125 | 99.213 | 99.113 | 99.013 | 4.250 | 101.193 | 101.093 | 100.993 | 4.375 | 100.480 | 100.380 | 100.280 |
| 4.500 | 101.500 | 101.400 | 101.300 | 4.250 | 100.048 | 99.948 | 99.848 | 4.375 | 101.751 | 101.651 | 101.551 | 4.500 | 100.958 | 100.858 | 100.758 |
| 4.625 | 102.099 | 101.999 | 101.899 | 4.375 | 100.959 | 100.859 | 100.759 | 4.500 | 102.283 | 102.183 | 102.083 | 4.625 | 101.777 | 101.677 | 101.577 |
| 4.750 | 102.623 | 102.523 | 102.423 | 4.500 | 101.830 | 101.730 | 101.630 | 4.625 | 102.783 | 102.683 | 102.583 | 4.750 | 102.331 | 102.231 | 102.131 |
| 4.875 | 103.073 | 102.973 | 102.873 | 4.625 | 102.653 | 102.553 | 102.453 | 4.750 | 103.196 | 103.096 | 102.996 | 4.875 | 102.832 | 102.732 | 102.632 |
| 4.990 | 103.395 | 103.295 | 103.195 | 4.750 | 103.288 | 103.188 | 103.088 | 4.875 | 103.602 | 103.502 | 103.402 | 4.990 | 102.996 | 102.896 | 102.796 |
| 5.000 | 103.495 | 103.395 | 103.295 | 4.875 | 103.762 | 103.662 | 103.562 | 4.990 | 103.755 | 103.655 | 103.555 | 5.000 | 103.096 | 102.996 | 102.896 |
| 5.125 | 104.085 | 103.985 | 103.885 | 4.990 | 104.012 | 103.912 | 103.812 | 5.000 | 103.855 | 103.755 | 103.655 | 5.125 | 103.632 | 103.532 | 103.432 |
| 5.250 | 104.600 | 104.500 | 104.400 | 5.000 | 104.112 | 104.012 | 103.912 | 5.125 | 104.360 | 104.260 | 104.160 | 5.250 | 104.160 | 104.060 | 103.960 |
| 5.375 | 105.018 | 104.918 | 104.818 | 5.125 | 104.916 | 104.816 | 104.716 | 5.250 | 104.756 | 104.656 | 104.556 | 5.375 | 104.601 | 104.501 | 104.401 |

| 15 Year | | | | | | | | 10 Year | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ≤ 105% LTV | | | | > 105% LTV | | | | ≤ 105% LTV | | | | > 105% LTV | | | |
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 3.000 | 99.145 | 99.045 | 98.945 | 3.000 | 95.954 | 95.854 | 95.754 | 3.000 | 97.955 | 97.855 | 97.755 | 3.000 | 95.774 | 95.674 | 95.574 |
| 3.125 | 99.503 | 99.403 | 99.303 | 3.125 | 96.468 | 96.368 | 96.268 | 3.125 | 98.209 | 98.109 | 98.009 | 3.125 | 96.258 | 96.158 | 96.058 |
| 3.250 | 99.931 | 99.831 | 99.731 | 3.250 | 97.535 | 97.435 | 97.335 | 3.250 | 99.088 | 98.988 | 98.888 | 3.250 | 97.345 | 97.245 | 97.145 |
| 3.375 | 100.353 | 100.253 | 100.153 | 3.375 | 98.093 | 97.993 | 97.893 | 3.375 | 99.362 | 99.262 | 99.162 | 3.375 | 97.903 | 97.803 | 97.703 |
| 3.500 | 100.773 | 100.673 | 100.573 | 3.500 | 98.652 | 98.552 | 98.452 | 3.500 | 99.615 | 99.515 | 99.415 | 3.500 | 98.442 | 98.342 | 98.242 |
| 3.625 | 101.076 | 100.976 | 100.876 | 3.625 | 99.095 | 98.995 | 98.895 | 3.625 | 99.854 | 99.754 | 99.654 | 3.625 | 98.895 | 98.795 | 98.695 |
| 3.750 | 101.309 | 101.209 | 101.109 | 3.750 | 99.464 | 99.364 | 99.264 | 3.750 | 100.341 | 100.241 | 100.141 | 3.750 | 99.264 | 99.164 | 99.064 |
| 3.875 | 101.510 | 101.410 | 101.310 | 3.875 | 99.886 | 99.786 | 99.686 | 3.875 | 100.599 | 100.499 | 100.399 | 3.875 | 99.686 | 99.586 | 99.486 |
| 3.990 | 101.584 | 101.484 | 101.384 | 3.990 | 100.305 | 100.205 | 100.105 | 3.990 | 100.739 | 100.639 | 100.539 | 3.990 | 100.095 | 99.995 | 99.895 |
| 4.000 | 101.684 | 101.584 | 101.484 | 4.000 | 100.405 | 100.305 | 100.205 | 4.000 | 100.839 | 100.739 | 100.639 | 4.000 | 100.195 | 100.095 | 99.995 |
| 4.125 | 101.839 | 101.739 | 101.639 | 4.125 | 100.814 | 100.714 | 100.614 | 4.125 | 101.072 | 100.972 | 100.872 | 4.125 | 100.634 | 100.534 | 100.434 |
| 4.250 | 102.075 | 101.975 | 101.875 | 4.250 | 101.179 | 101.079 | 100.979 | 4.250 | 101.292 | 101.192 | 101.092 | 4.250 | 100.999 | 100.899 | 100.799 |
| 4.375 | 102.281 | 102.181 | 102.081 | 4.375 | 101.495 | 101.395 | 101.295 | 4.375 | 101.476 | 101.376 | 101.276 | 4.375 | 101.315 | 101.215 | 101.115 |
| 4.500 | 102.386 | 102.286 | 102.186 | 4.500 | 101.660 | 101.560 | 101.460 | 4.500 | 101.701 | 101.601 | 101.501 | 4.500 | 101.480 | 101.380 | 101.280 |
| 4.625 | 102.584 | 102.484 | 102.384 | 4.625 | 101.956 | 101.856 | 101.756 | 4.625 | 101.911 | 101.811 | 101.711 | 4.625 | 101.776 | 101.676 | 101.576 |
| 4.750 | 102.781 | 102.681 | 102.581 | 4.750 | 102.259 | 102.159 | 102.059 | 4.750 | 102.091 | 101.991 | 101.891 | 4.750 | 102.079 | 101.979 | 101.879 |
| 4.875 | 102.947 | 102.847 | 102.747 | 4.875 | 102.520 | 102.420 | 102.320 | 4.875 | 102.242 | 102.142 | 102.042 | 4.875 | 102.339 | 102.239 | 102.139 |
| 4.990 | 103.011 | 102.911 | 102.811 | 4.990 | 102.674 | #REF! | #REF! | 4.990 | 102.294 | 102.194 | 102.094 | 4.990 | 102.494 | #REF! | #REF! |
| 5.000 | 103.111 | 103.011 | 102.911 | 5.000 | 102.774 | #REF! | #REF! | 5.000 | 102.394 | 102.294 | 102.194 | 5.000 | 102.594 | #REF! | #REF! |

## Applicable for all mortgages with greater than 15 year terms

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

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

## LLPA Cap

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

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

## Product Features

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

*Not applicable to detached condominiums

## All Loan Type Adjustments

| Adjusters | All Terms | Adjusters | All Terms |
|---|---|---|---|
| NY | -0.250 | High Balance | -1.500 |
| AZ, CA, FL, GA, LA, MA, NJ, NV, UT | 0.000 | Escrow Waiver | 0.000 |
| All Subordinate Financing | -0.375 | **UW Fee Buy Out Option** | |
| **Loan Size Adjuster** | | **Loan Size** | **Standard** |
| $0 - $49,999 | -2.500 | $0 - $49,999 | -1.500 |
| $50,000 - $85,000 | -1.375 | $50,000 - $85,000 | -1.000 |
| $85,001 - $125,000 | -0.500 | $85,001 - $125,000 | -0.750 |
| $125,001 - $175,000 | -0.375 | $125,001 - $175,000 | -0.500 |
| $175,001 - $275,000 | 0.000 | $175,001 - $275,000 | -0.300 |
| $275,001 up to HB | 0.125 | $275,001 - Up to HB | -0.200 |
| | | High Balance | -0.150 |

## Mortgages with Subordinate Financing *

| LTV Range | CLTV Range | Credit Score < 720 | Credit Score ≥ 720 |
|---|---|---|---|
| 65.01% – 75.00% | 90.01% – 95.00% | -0.500 | -0.250 |
| 75.01% – 95.00% | 90.01% – 95.00% | -0.500 | -0.250 |
| 75.01% – 90.00% | 76.01% – 90.00% | -0.250 | 0.000 |
| Any | >95.00% | -1.500 | -1.500 |

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

## Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) | FHA ID# - 1358600006

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

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

30 Day Lock Exp.: **8/7/2017**
45 Day Lock Exp.: **8/21/2017**
60 Day Lock Exp.: **9/5/2017**

**W. Rate Sheet Dated:** **7/7/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

| Conforming FHLMC | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 30/25 Year | | | | 20 Year | | | | 15 Year | | | |
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 3.750 | 100.253 | 100.153 | 100.053 | 3.750 | 101.179 | 101.026 | 100.962 | 2.750 | 98.920 | 98.820 | 98.720 |
| 3.875 | 100.769 | 100.669 | 100.569 | 3.875 | 101.771 | 101.614 | 101.551 | 2.875 | 99.578 | 99.478 | 99.378 |
| 3.990 | 101.247 | 101.147 | 101.047 | 3.990 | 102.253 | 102.092 | 102.029 | 2.990 | 99.955 | 99.855 | 99.755 |
| 4.000 | 101.347 | 101.247 | 101.147 | 4.000 | 102.353 | 102.192 | 102.129 | 3.000 | 100.055 | 99.955 | 99.855 |
| 4.125 | 102.442 | 102.342 | 102.242 | 4.125 | 102.824 | 102.679 | 102.596 | 3.125 | 100.492 | 100.392 | 100.292 |
| 4.250 | 102.730 | 102.630 | 102.530 | 4.250 | 103.281 | 103.134 | 103.051 | 3.250 | 100.911 | 100.811 | 100.711 |
| 4.375 | 103.312 | 103.212 | 103.112 | 4.375 | 103.730 | 103.581 | 103.498 | 3.375 | 101.397 | 101.297 | 101.197 |
| 4.500 | 103.829 | 103.729 | 103.629 | 4.500 | 104.205 | 104.056 | 103.973 | 3.500 | 101.864 | 101.764 | 101.664 |
| 4.625 | 104.588 | 104.488 | 104.388 | 4.625 | 104.936 | 104.795 | 104.693 | 3.625 | 102.513 | 102.413 | 102.313 |
| 4.750 | 105.049 | 104.949 | 104.849 | 4.750 | 105.317 | 105.176 | 105.073 | 3.750 | 102.846 | 102.746 | 102.646 |
| 4.875 | 105.463 | 105.363 | 105.263 | 4.875 | 105.829 | 105.688 | 105.586 | 3.875 | 103.336 | 103.236 | 103.136 |
| 4.990 | 105.829 | 105.729 | 105.629 | 4.990 | 106.210 | 106.071 | 105.969 | 3.990 | 103.332 | 103.232 | 103.132 |
| 5.000 | 105.929 | 105.829 | 105.729 | 5.000 | 106.310 | 106.171 | 106.069 | 4.000 | 103.432 | 103.332 | 103.232 |
| 5.125 | 106.702 | 106.602 | 106.502 | 5.125 | 106.497 | 106.397 | 106.297 | 4.125 | 103.894 | 103.793 | 103.694 |
| 5.250 | 106.931 | 106.831 | 106.731 | 5.250 | 106.739 | 106.639 | 106.539 | 4.250 | 104.141 | 104.038 | 103.941 |
| 5.375 | 107.429 | 107.329 | 107.229 | 5.375 | 107.165 | 107.065 | 106.965 | 4.375 | 104.547 | 104.444 | 104.347 |
| 5.500 | 107.799 | 107.699 | 107.599 | 5.500 | 107.563 | 107.463 | 107.363 | 4.500 | 105.097 | 104.993 | 104.897 |
| 5.625 | 108.836 | 108.736 | 108.636 | 5.625 | 108.050 | 107.950 | 107.850 | 4.625 | 105.491 | 105.384 | 105.291 |
| 5.750 | 109.281 | 109.181 | 109.081 | 5.750 | 108.473 | 108.373 | 108.273 | 4.750 | 103.428 | 103.328 | 103.228 |

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

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

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

| 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 |

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

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

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

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

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

30 Day Lock Exp.: **8/7/2017**
45 Day Lock Exp.: **8/21/2017**
60 Day Lock Exp.: **9/5/2017**

**W. Rate Sheet Dated:** **7/7/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

| FHLMC Open Access | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 30/25 Year | | | | | | | | 20 Year | | | | | | | | |
| ≤ 105% LTV | | | | > 105% LTV | | | | ≤ 105% LTV | | | | > 105% LTV | | | | |
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | |
| 3.750 | 97.707 | 97.607 | 97.507 | 3.750 | 97.607 | 97.507 | 97.407 | 3.750 | 99.099 | 98.946 | 98.882 | 3.750 | 98.999 | 98.846 | 98.782 | |
| 3.875 | 98.433 | 98.333 | 98.233 | 3.875 | 98.333 | 98.233 | 98.133 | 3.875 | 99.691 | 99.534 | 99.471 | 3.875 | 99.591 | 99.434 | 99.371 | |
| 3.990 | 99.041 | 98.941 | 98.841 | 3.990 | 98.941 | 98.841 | 98.741 | 3.990 | 100.173 | 100.012 | 99.949 | 3.990 | 100.073 | 99.912 | 99.849 | |
| 4.000 | 99.141 | 99.041 | 98.941 | 4.000 | 99.041 | 98.941 | 98.841 | 4.000 | 100.273 | 100.112 | 100.049 | 4.000 | 100.173 | 100.012 | 99.949 | |
| 4.125 | 99.857 | 99.757 | 99.657 | 4.125 | 99.757 | 99.657 | 99.557 | 4.125 | 100.472 | 100.327 | 100.244 | 4.125 | 100.372 | 100.227 | 100.144 | |
| 4.250 | 100.501 | 100.401 | 100.301 | 4.250 | 100.401 | 100.301 | 100.201 | 4.250 | 101.054 | 100.907 | 100.824 | 4.250 | 100.954 | 100.807 | 100.724 | |
| 4.375 | 101.086 | 100.986 | 100.886 | 4.375 | 100.986 | 100.886 | 100.786 | 4.375 | 101.607 | 101.458 | 101.375 | 4.375 | 101.507 | 101.358 | 101.275 | |
| 4.500 | 101.623 | 101.523 | 101.423 | 4.500 | 101.523 | 101.423 | 101.323 | 4.500 | 102.125 | 101.976 | 101.893 | 4.500 | 102.025 | 101.876 | 101.793 | |
| 4.625 | 102.219 | 102.119 | 102.019 | 4.625 | 102.119 | 102.019 | 101.919 | 4.625 | 102.708 | 102.567 | 102.465 | 4.625 | 102.608 | 102.467 | 102.365 | |
| 4.750 | 102.767 | 102.667 | 102.567 | 4.750 | 102.667 | 102.567 | 102.467 | 4.750 | 103.237 | 103.096 | 102.993 | 4.750 | 103.137 | 102.996 | 102.893 | |
| 4.875 | 103.257 | 103.157 | 103.057 | 4.875 | 103.157 | 103.057 | 102.957 | 4.875 | 103.749 | 103.608 | 103.506 | 4.875 | 103.649 | 103.508 | 103.406 | |
| 4.990 | 103.623 | 103.523 | 103.423 | 4.990 | 103.523 | 103.423 | 103.323 | 4.990 | 104.130 | 103.991 | 103.889 | 4.990 | 104.030 | 103.891 | 103.789 | |
| 5.000 | 103.723 | 103.623 | 103.523 | 5.000 | 103.623 | 103.523 | 103.423 | 5.000 | 104.230 | 104.091 | 103.989 | 5.000 | 104.130 | 103.991 | 103.889 | |
| 5.125 | 104.210 | 104.110 | 104.010 | 5.125 | 104.110 | 104.010 | 103.910 | 5.125 | 104.153 | 104.053 | 103.953 | 5.125 | 104.053 | 103.953 | 103.853 | |
| 5.250 | 104.725 | 104.625 | 104.525 | 5.250 | 104.625 | 104.525 | 104.425 | 5.250 | 104.659 | 104.559 | 104.459 | 5.250 | 104.559 | 104.459 | 104.359 | |
| 5.375 | 105.134 | 105.034 | 104.934 | 5.375 | 105.034 | 104.934 | 104.834 | 5.375 | 105.085 | 104.985 | 104.885 | 5.375 | 104.985 | 104.885 | 104.785 | |
| 5.500 | 105.489 | 105.389 | 105.289 | 5.500 | 105.389 | 105.289 | 105.189 | 5.500 | 105.471 | 105.371 | 105.271 | 5.500 | 105.371 | 105.271 | 105.171 | |
| 5.625 | 105.736 | 105.636 | 105.536 | 5.625 | 105.636 | 105.536 | 105.436 | 5.625 | 105.797 | 105.697 | 105.597 | 5.625 | 105.697 | 105.597 | 105.497 | |
| 5.750 | 106.166 | 106.066 | 105.966 | 5.750 | 106.066 | 105.966 | 105.866 | 5.750 | 106.237 | 106.137 | 106.037 | 5.750 | 106.137 | 106.037 | 105.937 | |

| 15 Year | | | | | | | |
|---|---|---|---|---|---|---|---|
| ≤ 105% LTV | | | | > 105% LTV | | | |
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 2.750 | 96.460 | 96.360 | 96.260 | 2.750 | 96.360 | 96.260 | 96.160 |
| 2.875 | 97.075 | 96.975 | 96.875 | 2.875 | 96.975 | 96.875 | 96.775 |
| 2.990 | 97.597 | 97.497 | 97.397 | 2.990 | 97.497 | 97.397 | 97.297 |
| 3.000 | 97.697 | 97.597 | 97.497 | 3.000 | 97.597 | 97.497 | 97.397 |
| 3.125 | 98.267 | 98.167 | 98.067 | 3.125 | 98.167 | 98.067 | 97.967 |
| 3.250 | 98.793 | 98.693 | 98.593 | 3.250 | 98.693 | 98.593 | 98.493 |
| 3.375 | 99.317 | 99.217 | 99.117 | 3.375 | 99.217 | 99.117 | 99.017 |
| 3.500 | 99.784 | 99.684 | 99.584 | 3.500 | 99.684 | 99.584 | 99.484 |
| 3.625 | 100.257 | 100.157 | 100.057 | 3.625 | 100.157 | 100.057 | 99.957 |
| 3.750 | 100.766 | 100.666 | 100.566 | 3.750 | 100.666 | 100.566 | 100.466 |
| 3.875 | 101.256 | 101.156 | 101.056 | 3.875 | 101.156 | 101.056 | 100.956 |
| 3.990 | 101.068 | 100.968 | 100.868 | 3.990 | 100.968 | 100.868 | 100.768 |
| 4.000 | 101.168 | 101.068 | 100.968 | 4.000 | 101.068 | 100.968 | 100.868 |
| 4.125 | 101.657 | 101.556 | 101.457 | 4.125 | 101.557 | 101.456 | 101.357 |
| 4.250 | 102.061 | 101.958 | 101.861 | 4.250 | 101.961 | 101.858 | 101.761 |
| 4.375 | 102.467 | 102.364 | 102.267 | 4.375 | 102.367 | 102.264 | 102.167 |
| 4.500 | 103.017 | 102.913 | 102.817 | 4.500 | 102.917 | 102.813 | 102.717 |
| 4.625 | 103.411 | 103.304 | 103.211 | 4.625 | 103.311 | 103.204 | 103.111 |
| 4.750 | 101.348 | 101.248 | 101.148 | 4.750 | 101.248 | 101.148 | 101.048 |

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

| 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 |

| Applicable for all mortgages with greater than 15 year terms | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FICO ↓ \ LTV → | ≤ 60.00% | 60.01 - 70.00% | 70.01 - 75.00% | 75.01 - 80.00% | 80.01 - 85.00% | 85.01 - 90.00% | 90.01 - 95.00% | > 95.00% |
| ≥ 740 | 0.000 | -0.250 | -0.250 | -0.500 | 0.000 | 0.000 | 0.000 | 0.000 |
| 720 - 739 | 0.000 | -0.250 | -0.500 | -0.750 | 0.000 | 0.000 | 0.000 | 0.000 |
| 700 - 719 | 0.000 | -0.500 | -1.000 | -1.250 | -0.500 | -0.500 | -0.500 | -0.500 |
| 680 - 699 | 0.000 | -0.500 | -1.250 | -1.750 | -1.000 | -0.750 | -0.750 | -0.750 |
| 660 - 679 | 0.000 | -1.000 | -2.250 | -2.750 | -2.250 | -1.750 | -1.750 | -1.750 |
| 640 - 659 | -0.500 | -1.250 | -2.750 | -3.000 | -2.750 | -2.250 | -2.250 | -2.250 |
| 620 - 639 | -0.500 | -1.500 | -3.000 | -3.000 | -2.750 | -2.750 | -2.750 | -2.750 |
| < 620 * | -0.500 | -1.500 | -3.000 | -3.000 | -2.750 | -2.750 | -2.750 | -2.750 |
| * A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide | | | | | | | | |

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

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

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

AFR Loan Center

| | | | |
|---|---|---|---|
| Lockdesk e-mail: | Lockdesk@afrwholesale.com | | |
| Lockdesk Phone: | 1-877-588-2706 | 30 Day Lock Exp.: | 8/7/2017 |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: | 8/21/2017 |
| | | 60 Day Lock Exp.: | 9/5/2017 |

**W. Rate Sheet Dated:** 7/7/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

**Home Possible & Home Possible Advantage**

| 30/25 Year | | | | 20 Year | | | | 15 Year | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 3.750 | 98.237 | 98.137 | 98.037 | 3.750 | 99.629 | 99.476 | 99.412 | 2.750 | 96.990 | 96.890 | 96.790 |
| 3.875 | 98.963 | 98.863 | 98.763 | 3.875 | 100.221 | 100.064 | 100.001 | 2.875 | 97.605 | 97.505 | 97.405 |
| 3.990 | 99.571 | 99.471 | 99.371 | 3.990 | 100.703 | 100.542 | 100.479 | 2.990 | 98.127 | 98.027 | 97.927 |
| 4.000 | 99.671 | 99.571 | 99.471 | 4.000 | 100.803 | 100.642 | 100.579 | 3.000 | 98.227 | 98.127 | 98.027 |
| 4.125 | 100.387 | 100.287 | 100.187 | 4.125 | 101.002 | 100.857 | 100.774 | 3.125 | 98.797 | 98.697 | 98.597 |
| 4.250 | 101.031 | 100.931 | 100.831 | 4.250 | 101.584 | 101.437 | 101.354 | 3.250 | 99.323 | 99.223 | 99.123 |
| 4.375 | 101.616 | 101.516 | 101.416 | 4.375 | 102.137 | 101.988 | 101.905 | 3.375 | 99.847 | 99.747 | 99.647 |
| 4.500 | 102.153 | 102.053 | 101.953 | 4.500 | 102.655 | 102.506 | 102.423 | 3.500 | 100.314 | 100.214 | 100.114 |
| 4.625 | 102.749 | 102.649 | 102.549 | 4.625 | 103.238 | 103.097 | 102.995 | 3.625 | 100.787 | 100.687 | 100.587 |
| 4.750 | 103.297 | 103.197 | 103.097 | 4.750 | 103.767 | 103.626 | 103.523 | 3.750 | 101.296 | 101.196 | 101.096 |
| 4.875 | 103.787 | 103.687 | 103.587 | 4.875 | 104.279 | 104.138 | 104.036 | 3.875 | 101.786 | 101.686 | 101.586 |
| 4.990 | 104.153 | 104.053 | 103.953 | 4.990 | 104.660 | 104.521 | 104.419 | 3.990 | 101.598 | 101.498 | 101.398 |
| 5.000 | 104.253 | 104.153 | 104.053 | 5.000 | 104.760 | 104.621 | 104.519 | 4.000 | 101.698 | 101.598 | 101.498 |
| 5.125 | 104.740 | 104.640 | 104.540 | 5.125 | 104.683 | 104.583 | 104.483 | 4.125 | 102.187 | 102.086 | 101.987 |
| 5.250 | 105.255 | 105.155 | 105.055 | 5.250 | 105.189 | 105.089 | 104.989 | 4.250 | 102.591 | 102.488 | 102.391 |
| 5.375 | 105.664 | 105.564 | 105.464 | 5.375 | 105.615 | 105.515 | 105.415 | 4.375 | 102.997 | 102.894 | 102.797 |
| 5.500 | 106.019 | 105.919 | 105.819 | 5.500 | 106.001 | 105.901 | 105.801 | 4.500 | 103.547 | 103.443 | 103.347 |
| 5.625 | 106.266 | 106.166 | 106.066 | 5.625 | 106.327 | 106.227 | 106.127 | 4.625 | 103.941 | 103.834 | 103.741 |
| 5.750 | 106.696 | 106.596 | 106.496 | 5.750 | 106.767 | 106.667 | 106.567 | 4.750 | 101.878 | 101.778 | 101.678 |

**Applicable for all mortgages with greater than 15 year terms**

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

**Mortgages with Subordinate Financing**

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

**HP & HPA LLPA Cap**

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

**Product Features**

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

**All Loan Type Adjustments**

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

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

**Additional LPMI Premium Adjustments**

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

**Lock Desk Policy**

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) | FHA ID# - 1358600006