



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.: **8/10/2018**45 Day Lock Exp.: **8/27/2018**60 Day Lock Exp.: **9/10/2018**W. Rate Sheet Dated: **7/11/2018**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	98.386	98.236	98.086	3.500	97.874	97.724	97.574	1.875	N/A	N/A	N/A	3.125	97.161	97.011	96.861
3.625	98.920	98.770	98.620	3.625	98.372	98.222	98.072	2.000	N/A	N/A	N/A	3.250	98.143	97.993	97.843
3.750	99.722	99.572	99.422	3.750	99.331	99.181	99.031	2.125	N/A	N/A	N/A	3.375	98.775	98.625	98.475
3.875	100.252	100.102	99.952	3.875	99.825	99.675	99.525	2.250	93.712	93.562	93.412	3.500	99.225	99.075	98.925
4.000	100.777	100.627	100.477	4.000	100.315	100.165	100.015	2.375	94.078	93.928	93.778	3.625	99.758	99.608	99.458
4.125	101.305	101.155	101.005	4.125	100.807	100.657	100.507	2.500	93.199	93.049	92.899	Margin = 2.250		Index = 2.330	
4.250	102.011	101.855	101.714	4.250	101.370	101.214	101.073	2.625	94.149	93.999	93.849				
4.375	102.529	102.373	102.232	4.375	101.852	101.696	101.555	2.750	96.783	96.633	96.483				
4.500	103.039	102.883	102.742	4.500	102.327	102.170	102.030	2.875	97.347	97.197	97.047				
4.625	103.460	103.304	103.163	4.625	102.712	102.556	102.415	3.000	97.821	97.671	97.521				
4.750	103.585	103.485	103.298	4.750	102.760	102.660	102.473	3.125	98.296	98.146	97.996				
4.875	103.735	103.635	103.448	4.875	103.158	103.058	102.871	3.250	98.953	98.803	98.653				
5.000	104.362	104.262	104.074	5.000	103.549	103.449	103.262	3.375	99.420	99.270	99.120				
5.125	104.780	104.680	104.492	5.125	103.752	103.652	103.464	3.500	99.889	99.739	99.589				
5.250	104.624	104.468	104.296	5.250	103.562	103.406	103.234	3.625	100.351	100.201	100.051				
5.375	104.901	104.745	104.573	5.375	103.920	103.764	103.592	3.750	100.338	100.188	100.038				
5.500	104.891	104.735	104.563	5.500	104.249	104.092	103.921	3.875	100.792	100.642	100.492				
5.625	105.170	105.014	104.842	5.625	104.692	104.536	104.364	4.000	101.177	101.027	100.877				
5.750	105.416	105.316	105.216	5.750	104.345	104.245	104.145	4.125	101.517	101.367	101.217				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.186	97.036	96.886	3.500	96.874	96.724	96.574	1.875	N/A	N/A	N/A	3.125	96.161	96.011	95.861
3.625	97.720	97.570	97.420	3.625	97.372	97.222	97.072	2.000	N/A	N/A	N/A	3.250	97.143	96.993	96.843
3.750	98.522	98.372	98.222	3.750	98.331	98.181	98.031	2.125	N/A	N/A	N/A	3.375	97.775	97.625	97.475
3.875	99.052	98.902	98.752	3.875	98.825	98.675	98.525	2.250	92.712	92.562	92.412	3.500	98.225	98.075	97.925
4.000	99.577	99.427	99.277	4.000	99.315	99.165	99.015	2.375	93.078	92.928	92.778	3.625	98.758	98.608	98.458
4.125	100.105	99.955	99.805	4.125	99.807	99.657	99.507	2.500	92.199	92.049	91.899	Margin = 2.250		Index = 2.330	
4.250	100.811	100.655	100.514	4.250	100.370	100.214	100.073	2.625	93.149	92.999	92.849	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.329	101.173	101.032	4.375	100.852	100.696	100.555	2.750	95.783	95.633	95.483	Rate	30 Day	45 Day	60 Day
4.500	101.839	101.683	101.542	4.500	101.327	101.170	101.030	2.875	96.347	96.197	96.047	4.500	100.639	100.389	100.139
4.625	102.260	102.104	101.963	4.625	101.712	101.556	101.415	3.000	96.821	96.671	96.521	4.625	101.060	100.810	100.560
4.750	102.385	102.285	102.098	4.750	101.760	101.660	101.473	3.125	97.296	97.146	96.996	4.750	101.001	100.751	100.501
4.875	102.785	102.685	102.498	4.875	102.158	102.058	101.871	3.250	97.953	97.803	97.653	4.875	101.435	101.185	100.935
5.000	103.212	103.112	102.924	5.000	102.549	102.449	102.262	3.375	98.420	98.270	98.120	5.000	101.862	101.612	101.362
5.125	103.630	103.530	103.342	5.125	102.852	102.752	102.564	3.500	98.889	98.739	98.589	5.125	102.200	101.950	101.700
5.250	104.194	104.038	103.866	5.250	102.562	102.406	102.234	3.625	99.351	99.201	99.051	5.250	101.513	101.263	101.013
5.375	104.471	104.315	104.143	5.375	102.920	102.764	102.592	3.750	99.338	99.188	99.038	5.375	101.697	101.447	101.197
5.500	104.661	104.505	104.333	5.500	103.249	103.092	102.921	3.875	99.792	99.642	99.492	5.500	101.941	101.691	101.441
5.625	104.890	104.734	104.562	5.625	103.692	103.536	103.364	4.000	100.177	100.027	99.877	5.625	102.260	102.010	101.760
5.750	105.186	105.086	104.986	5.750	103.345	103.245	103.145	4.125	100.517	100.367	100.217	5.750	102.776	102.526	102.276

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	99.789	99.539	99.289	4.500	99.607	99.357	99.107
4.750	100.151	99.901	99.651	4.750	100.040	99.790	99.540
5.000	101.012	100.762	100.512	5.000	100.829	100.579	100.329
5.250	101.732	101.482	101.232	5.250	101.568	101.318	101.068
5.500	101.962	101.712	101.462	5.500	101.529	101.279	101.029
5.625	102.213	101.963	101.713	5.625	101.972	101.722	101.472
5.750	102.540	102.290	102.040	5.750	101.625	101.375	101.125
5.875	102.770	102.520	102.270	5.875	101.994	101.744	101.494

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:	7/11/2018	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.:

8/10/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/11/2018

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	97.449	97.299	97.149	3.500	96.936	96.786	96.636	1.875	N/A	N/A	N/A	3.125	95.47	95.324	95.174
3.625	97.982	97.832	97.682	3.625	97.434	97.284	97.134	2.000	N/A	N/A	N/A	3.250	97.21	97.055	96.905
3.750	98.722	98.572	98.422	3.750	98.331	98.181	98.031	2.125	N/A	N/A	N/A	3.375	97.84	97.688	97.538
3.875	99.252	99.102	98.952	3.875	98.825	98.675	98.525	2.250	90.212	90.062	89.912	3.500	98.29	98.137	97.987
4.000	99.777	99.627	99.477	4.000	99.315	99.165	99.015	2.375	90.578	90.428	90.278	3.625	98.82	98.671	98.521
4.125	100.305	100.155	100.005	4.125	99.807	99.657	99.507	2.500	89.699	89.549	89.399	Margin = 2.250		Index = 2.330	
4.250	100.918	100.761	100.621	4.250	100.276	100.120	99.980	2.625	90.649	90.499	90.349				
4.375	101.435	101.279	101.138	4.375	100.758	100.602	100.462	2.750	95.096	94.946	94.796				
4.500	101.945	101.789	101.648	4.500	101.233	101.077	100.936	2.875	95.660	95.510	95.360				
4.625	102.366	102.210	102.069	4.625	101.618	101.462	101.321	3.000	96.134	95.984	95.834				
4.750	102.179	102.079	101.891	4.750	101.354	101.254	101.066	3.125	96.608	96.458	96.308				
4.875	102.329	102.229	102.041	4.875	101.752	101.652	101.465	3.250	98.015	97.865	97.715				
5.000	102.956	102.856	102.668	5.000	102.143	102.043	101.856	3.375	98.482	98.332	98.182				
5.125	103.373	103.273	103.086	5.125	102.345	102.245	102.058	3.500	98.952	98.802	98.652				
5.250	101.655	101.499	101.327	5.250	100.593	100.437	100.265	3.625	99.413	99.263	99.113				
5.375	101.932	101.776	101.604	5.375	100.951	100.795	100.623	3.750	99.338	99.188	99.038				
5.500	101.922	101.766	101.594	5.500	101.280	101.124	100.952	3.875	99.792	99.642	99.492				
5.625	102.201	102.045	101.873	5.625	101.723	101.567	101.395	4.000	100.177	100.027	99.877				
5.750	101.979	101.879	101.779	5.750	100.908	100.808	100.708	4.125	100.517	100.367	100.217				

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	96.249	96.099	95.949	3.500	95.936	95.786	95.636	1.875	N/A	N/A	N/A	3.125	94.474	94.324	94.174
3.625	96.782	96.632	96.482	3.625	96.434	96.284	96.134	2.000	N/A	N/A	N/A	3.250	96.205	96.055	95.905
3.750	97.522	97.372	97.222	3.750	97.331	97.181	97.031	2.125	N/A	N/A	N/A	3.375	96.838	96.688	96.538
3.875	98.052	97.902	97.752	3.875	97.825	97.675	97.525	2.250	90.962	90.812	90.662	3.500	97.287	97.137	96.987
4.000	98.577	98.427	98.277	4.000	98.315	98.165	98.015	2.375	91.328	91.178	91.028	3.625	97.821	97.671	97.521
4.125	99.105	98.955	98.805	4.125	98.807	98.657	98.507	2.500	90.449	90.299	90.149	Margin = 2.250		Index = 2.330	
4.250	99.718	99.561	99.421	4.250	99.276	99.120	98.980	2.625	91.399	91.249	91.099	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.235	100.079	99.938	4.375	99.758	99.602	99.462	2.750	94.877	94.727	94.577	Rate	30 Day	45 Day	60 Day
4.500	100.745	100.589	100.448	4.500	100.233	100.077	99.936	2.875	95.441	95.291	95.141	4.500	99.545	99.295	99.045
4.625	101.166	101.010	100.869	4.625	100.618	100.462	100.321	3.000	95.915	95.765	95.615	4.625	99.966	99.716	99.466
4.750	100.979	100.879	100.691	4.750	100.354	100.254	100.066	3.125	96.390	96.240	96.090	4.750	99.595	99.345	99.095
4.875	101.379	101.279	101.091	4.875	100.752	100.652	100.465	3.250	96.484	96.334	96.184	4.875	100.029	99.779	99.529
5.000	101.806	101.706	101.518	5.000	101.143	101.043	100.856	3.375	96.951	96.801	96.651	5.000	100.456	100.206	99.956
5.125	102.223	102.123	101.936	5.125	101.445	101.345	101.158	3.500	97.421	97.271	97.121	5.125	100.793	100.543	100.293
5.250	101.225	101.069	100.897	5.250	99.593	99.437	99.265	3.625	97.882	97.732	97.582	5.250	98.544	98.294	98.044
5.375	101.502	101.346	101.174	5.375	99.951	99.795	99.623	3.750	97.150	97.000	96.850	5.375	98.728	98.478	98.228
5.500	101.692	101.536	101.364	5.500	100.280	100.124	99.952	3.875	97.605	97.455	97.305	5.500	98.972	98.722	98.472
5.625	101.921	101.765	101.593	5.625	100.723	100.567	100.395	4.000	97.990	97.840	97.690	5.625	99.291	99.041	98.791
5.750	101.749	101.649	101.549	5.750	99.908	99.808	99.708	4.125	98.330	98.180	98.030	5.750	99.339	99.089	98.839

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:	7/11/2018 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	98.695	98.445	98.195	4.500	98.513	98.263	98.013
4.750	98.745	98.495	98.245	4.750	98.634	98.384	98.134
5.000	99.606	99.356	99.106	5.000	99.423	99.173	98.923
5.250	98.763	98.513	98.263	5.250	98.600	98.350	98.100
5.500	98.993	98.743	98.493	5.500	98.560	98.310	98.060
5.625	99.244	98.994	98.744	5.625	99.003	98.753	98.503
5.750	99.103	98.853	98.603	5.750	98.188	97.938	97.688
5.875	99.333	99.083	98.833	5.875	98.556	98.306	98.056

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



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9/10/2018

W. Rate Sheet Dated: 7/11/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.683	98.583	98.483	4.625	102.022	101.922	101.822	2.875	96.034	95.934	95.834	2.875	96.872	96.772	96.672
4.125	99.365	99.265	99.165	4.750	102.509	102.409	102.309	2.990	96.459	96.359	96.259	2.990	97.114	97.014	96.914
4.250	100.000	99.900	99.800	4.875	102.935	102.835	102.735	3.000	96.559	96.459	96.359	3.000	97.214	97.114	97.014
4.375	100.560	100.460	100.360	4.990	103.104	103.004	102.904	3.125	97.090	96.990	96.890	3.125	97.559	97.459	97.359
4.500	101.053	100.953	100.853	5.000	103.204	103.104	103.004	3.250	97.759	97.659	97.559	3.250	98.448	98.348	98.248
4.625	101.633	101.533	101.433	5.125	103.650	103.550	103.450	3.375	98.291	98.191	98.091	3.375	98.796	98.696	98.596
4.750	102.196	102.096	101.996	5.250	104.134	104.034	103.934	3.500	98.785	98.685	98.585	3.500	99.123	99.023	98.923
4.875	102.683	102.583	102.483	5.375	104.420	104.320	104.220	3.625	99.313	99.213	99.113	3.625	99.442	99.342	99.242
4.990	102.917	102.817	102.717	5.500	104.754	104.654	104.554	3.750	99.639	99.539	99.439	3.750	100.094	99.994	99.894
5.000	103.017	102.917	102.817	5.625	105.000	104.900	104.800	3.875	100.047	99.947	99.847	3.875	100.409	100.309	100.209
5.125	103.458	103.358	103.258	5.750	105.517	105.417	105.309	3.990	100.430	100.330	100.230	3.990	100.610	100.510	100.410
5.250	104.107	104.007	103.907	5.875	105.672	105.572	105.464	4.000	100.530	100.430	100.330	4.000	100.710	100.610	100.510
5.375	104.497	104.397	104.297	5.990	105.761	105.661	105.553	4.125	101.005	100.905	100.805	4.125	101.006	100.906	100.806
5.500	104.868	104.768	104.668	6.000	105.861	105.761	105.653	4.250	101.294	101.194	101.094	4.250	101.222	101.122	101.022
5.625	105.143	105.043	104.943	6.125	106.389	106.289	106.181	4.375	101.567	101.467	101.367	4.375	101.495	101.381	101.270
5.750	105.697	105.597	105.496	6.250	106.570	106.470	106.370	4.500	101.927	101.827	101.727	4.500	101.757	101.643	101.531
5.875	105.897	105.797	105.696	6.375	106.866	106.766	106.666	4.625	102.328	102.228	102.128	4.625	101.993	101.879	101.767
5.990	106.026	105.926	105.825	6.500	N/A	N/A	N/A	4.750	102.485	102.385	102.285	4.750	102.143	102.029	101.917
6.000	106.126	106.026	105.925	6.625	N/A	N/A	N/A	4.875	102.729	102.629	102.529	4.875	102.279	102.165	102.053

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.108	98.008	97.908	2.875	95.768	95.668	95.568
4.250	98.837	98.737	98.637	2.990	96.086	95.986	95.886
4.375	99.420	99.320	99.220	3.000	96.186	96.086	95.986
4.500	99.954	99.854	99.754	3.125	96.610	96.510	96.410
4.625	100.405	100.305	100.205	3.250	97.448	97.348	97.248
4.750	101.062	100.962	100.862	3.375	97.873	97.773	97.673
4.875	101.581	101.481	101.381	3.500	98.307	98.207	98.107
4.990	101.970	101.870	101.770	3.625	98.711	98.611	98.511
5.000	102.070	101.970	101.870	3.750	98.944	98.844	98.744
5.125	102.296	102.196	102.096	3.875	99.314	99.214	99.114
5.250	102.496	102.396	102.296	3.990	99.616	99.516	99.416
5.375	102.910	102.810	102.710	4.000	99.716	99.616	99.516
5.500	103.359	103.259	103.159	4.125	100.105	100.005	99.905
5.625	103.569	103.469	103.369	4.250	100.302	100.202	100.102
5.750	103.781	103.681	103.581	4.375	100.490	100.390	100.290
5.875	102.765	102.665	102.568	4.500	100.622	100.522	100.422
5.990	103.119	103.019	102.912	4.625	100.678	100.578	100.478
6.000	103.219	103.119	103.012	4.750	100.777	100.677	100.577
6.125	103.461	103.361	103.254	4.875	100.937	100.837	100.737

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/10/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/11/2018

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
4.000	96.755	96.655	96.555	4.125	96.347	96.247	96.147	4.625	100.533	100.433	100.333	4.625	99.302	99.202	99.102
4.125	97.482	97.382	97.282	4.250	97.359	97.259	97.159	4.750	101.059	100.959	100.859	4.750	100.137	100.037	99.937
4.250	98.229	98.129	98.029	4.375	97.968	97.868	97.768	4.875	101.420	101.320	101.220	4.875	100.627	100.527	100.427
4.375	98.770	98.670	98.570	4.500	98.533	98.433	98.333	4.990	101.654	101.554	101.454	4.990	100.981	100.881	100.781
4.500	99.259	99.159	99.059	4.625	99.514	99.414	99.314	5.000	101.754	101.654	101.554	5.000	101.081	100.981	100.881
4.625	99.945	99.845	99.745	4.750	100.455	100.355	100.255	5.125	102.200	102.100	102.000	5.125	101.441	101.341	101.241
4.750	100.638	100.538	100.438	4.875	101.003	100.903	100.803	5.250	102.684	102.584	102.484	5.250	101.975	101.875	101.775
4.875	101.122	101.022	100.922	4.990	101.396	101.296	101.196	5.375	102.970	102.870	102.770	5.375	102.386	102.286	102.186
4.990	101.467	101.367	101.267	5.000	101.496	101.396	101.296	5.500	103.304	103.204	103.104	5.500	102.803	102.703	102.603
5.000	101.567	101.467	101.367	5.125	101.866	101.766	101.666	5.625	103.550	103.450	103.350	5.625	103.132	103.032	102.932
5.125	102.008	101.908	101.808	5.250	102.710	102.610	102.510	5.750	104.067	103.967	103.859	5.750	103.529	103.429	103.329
5.250	102.657	102.557	102.457	5.375	103.156	103.056	102.956	5.875	104.222	104.122	104.014	5.875	103.739	103.639	103.539
5.375	103.047	102.947	102.847	5.500	103.567	103.467	103.367	5.990	104.311	104.211	104.103	5.990	103.895	103.795	103.695
5.500	103.418	103.318	103.218	5.625	103.874	103.774	103.674	6.000	104.411	104.311	104.203	6.000	103.995	103.895	103.795
5.625	103.693	103.593	103.493	5.750	104.722	104.622	104.522	6.125	104.939	104.839	104.731	6.125	104.701	104.601	104.500
5.750	104.247	104.147	104.046	5.875	104.957	104.857	104.756	6.250	105.120	104.939	104.780	6.250	104.665	104.560	104.446
5.875	104.447	104.347	104.246	5.990	105.111	105.011	104.910	6.375	105.416	105.235	105.076	6.375	105.063	104.957	104.843
5.990	104.576	104.476	104.375	6.000	105.211	105.111	105.010	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.676	104.576	104.475	6.125	105.885	105.785	105.684	6.625	N/A	N/A	N/A	6.625	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	95.768	95.668	95.568	3.000	93.405	93.305	93.205	3.000	95.714	95.614	95.514	3.000	93.260	93.160	93.060
2.990	96.086	95.986	95.886	3.125	94.082	93.982	93.882	3.125	96.059	95.959	95.859	3.125	93.947	93.847	93.747
3.000	96.186	96.086	95.986	3.250	94.497	94.397	94.297	3.250	96.948	96.848	96.748	3.250	94.353	94.253	94.153
3.125	96.610	96.510	96.410	3.375	95.195	95.095	94.995	3.375	97.296	97.196	97.096	3.375	95.061	94.961	94.861
3.250	97.448	97.348	97.248	3.500	95.858	95.758	95.658	3.500	97.623	97.523	97.423	3.500	95.714	95.614	95.514
3.375	97.873	97.773	97.673	3.625	96.495	96.395	96.295	3.625	97.942	97.842	97.742	3.625	96.360	96.260	96.160
3.500	98.307	98.207	98.107	3.750	96.858	96.758	96.658	3.750	98.594	98.494	98.394	3.750	96.714	96.614	96.514
3.625	98.711	98.611	98.511	3.875	97.377	97.277	97.177	3.875	98.909	98.809	98.709	3.875	97.232	97.132	97.032
3.750	98.944	98.844	98.744	3.990	97.898	97.798	97.698	3.990	99.110	99.010	98.910	3.990	97.743	97.643	97.543
3.875	99.314	99.214	99.114	4.000	97.998	97.898	97.798	4.000	99.210	99.110	99.010	4.000	97.843	97.743	97.643
3.990	99.616	99.516	99.416	4.125	98.607	98.507	98.407	4.125	99.506	99.406	99.306	4.125	98.452	98.352	98.252
4.000	99.716	99.616	99.516	4.250	98.926	98.826	98.726	4.250	99.722	99.622	99.522	4.250	98.771	98.671	98.571
4.125	100.105	100.005	99.905	4.375	99.228	99.128	99.028	4.375	99.995	99.895	99.795	4.375	99.053	98.953	98.853
4.250	100.302	100.202	100.102	4.500	99.660	99.560	99.460	4.500	100.257	100.143	100.031	4.500	99.486	99.386	99.286
4.375	100.490	100.390	100.290	4.625	100.180	100.080	99.980	4.625	100.493	100.379	100.267	4.625	100.005	99.905	99.805
4.500	100.622	100.522	100.422	4.750	100.356	100.256	100.156	4.750	100.643	100.529	100.417	4.750	100.182	100.082	99.982
4.625	100.678	100.578	100.478	4.875	100.629	100.529	100.429	4.875	100.779	100.665	100.553	4.875	100.445	100.345	100.245
4.750	100.777	100.677	100.577	4.990	100.804	100.704	100.604	4.990	100.822	100.708	100.596	4.990	100.650	100.550	100.450
4.875	100.937	100.837	100.737	5.000	100.904	100.804	100.704	5.000	100.922	100.808	100.696	5.000	100.750	100.650	100.550

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2										

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
*Not applicable to detached condominiums or site condominiums									

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

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.



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.:

8/10/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/11/2018

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	100.000	99.900	99.800	3.750	98.083	97.976	97.883	2.750	95.289	95.189	95.089
4.375	100.560	100.460	100.360	3.875	98.736	98.628	98.536	2.875	95.977	95.877	95.777
4.500	101.221	101.121	101.021	3.990	99.308	99.197	99.108	2.990	96.555	96.455	96.355
4.625	101.718	101.618	101.518	4.000	99.408	99.297	99.208	3.000	96.655	96.555	96.455
4.750	102.303	102.203	102.103	4.125	99.940	99.840	99.740	3.125	97.267	97.167	97.067
4.875	102.878	102.778	102.678	4.250	100.525	100.423	100.325	3.250	97.766	97.666	97.566
4.990	103.216	103.116	103.016	4.375	101.142	101.038	100.942	3.375	98.291	98.191	98.091
5.000	103.316	103.216	103.116	4.500	101.731	101.624	101.531	3.500	98.898	98.798	98.698
5.125	103.812	103.712	103.612	4.625	102.312	102.195	102.112	3.625	99.458	99.358	99.258
5.250	104.324	104.224	104.124	4.750	102.839	102.720	102.639	3.750	99.908	99.808	99.708
5.375	104.735	104.635	104.535	4.875	103.175	103.056	102.975	3.875	100.416	100.316	100.216
5.500	105.074	104.974	104.874	4.990	103.426	103.306	103.226	3.990	100.645	100.545	100.445
5.625	105.348	105.248	105.148	5.000	103.526	103.406	103.326	4.000	100.745	100.645	100.545
5.750	105.734	105.634	105.534	5.125	103.928	103.774	103.686	4.125	101.246	101.146	101.046
5.875	106.077	105.977	105.877	5.250	104.317	104.162	104.074	4.250	101.487	101.387	101.287
5.990	106.282	106.182	106.082	5.375	104.579	104.426	104.337	4.375	101.903	101.803	101.703
6.000	106.382	106.282	106.182	5.500	104.814	104.660	104.572	4.500	102.124	102.017	101.924
6.125	106.132	106.032	105.932	5.625	105.185	105.085	104.985	4.625	102.493	102.384	102.293
6.250	106.838	106.738	106.638	5.750	105.615	105.515	105.415	4.750	102.728	102.618	102.528

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	99.140	99.040	98.940	2.750	94.945	94.845
4.375	99.700	99.600	99.500	2.875	95.633	95.533
4.500	100.361	100.261	100.161	2.990	96.211	96.111
4.625	100.882	100.782	100.682	3.000	96.311	96.211
4.750	101.467	101.367	101.267	3.125	96.923	96.823
4.875	102.042	101.942	101.842	3.250	97.422	97.322
4.990	102.380	102.280	102.180	3.375	97.947	97.847
5.000	102.480	102.380	102.280	3.500	98.273	98.173
5.125	101.976	101.876	101.776	3.625	98.833	98.733
5.250	102.488	102.388	102.288	3.750	99.283	99.183
5.375	102.899	102.799	102.699	3.875	99.791	99.691
5.500	103.238	103.138	103.038	3.990	99.496	99.396
5.625	102.371	102.271	102.171	4.000	99.596	99.496
5.750	102.757	102.657	102.557	4.125	100.097	99.997
5.875	102.950	102.850	102.750	4.250	100.338	100.238
5.990	103.005	102.905	102.805	4.375	100.754	100.654
6.000	103.105	103.005	102.905	4.500	100.545	100.438
6.125	102.705	102.605	102.505	4.625	100.914	100.805
6.250	103.261	103.161	103.061	4.750	101.149	101.039

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	-2.500
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%
High-LTV	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
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-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
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only							

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

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

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

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



30 Day Lock Exp.: 8/10/2018
45 Day Lock Exp.: 8/27/2018
60 Day Lock Exp.: 9/10/2018

Prices are subject to change without notice.

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.:

8/10/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/11/2018

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	99.976	99.876	99.776	3.750	98.083	97.976	97.883	2.750	95.289	95.189	95.089	4.250	99.116	99.016	98.916	2.750	94.945	94.845	94.745
4.375	100.554	100.454	100.354	3.875	98.736	98.628	98.536	2.875	95.977	95.877	95.777	4.375	99.694	99.594	99.494	2.875	95.633	95.533	95.433
4.500	101.221	101.121	101.021	3.990	99.308	99.197	99.108	2.990	96.555	96.455	96.355	4.500	100.361	100.261	100.161	2.990	96.211	96.111	96.011
4.625	101.718	101.618	101.518	4.000	99.408	99.297	99.208	3.000	96.655	96.555	96.455	4.625	100.882	100.782	100.682	3.000	96.311	96.211	96.111
4.750	102.303	102.203	102.103	4.125	99.940	99.840	99.740	3.125	97.267	97.167	97.067	4.750	101.467	101.367	101.267	3.125	96.923	96.823	96.723
4.875	102.878	102.778	102.678	4.250	100.525	100.423	100.325	3.250	97.766	97.666	97.566	4.875	102.042	101.942	101.842	3.250	97.422	97.322	97.222
4.990	103.216	103.116	103.016	4.375	101.142	101.038	100.942	3.375	98.281	98.181	98.081	4.990	102.380	102.280	102.180	3.375	97.937	97.837	97.737
5.000	103.316	103.216	103.116	4.500	101.731	101.624	101.531	3.500	98.898	98.798	98.698	5.000	102.480	102.380	102.280	3.500	98.273	98.173	98.073
5.125	103.812	103.712	103.612	4.625	102.312	102.195	102.112	3.625	99.458	99.358	99.258	5.125	101.976	101.876	101.776	3.625	98.833	98.733	98.633
5.250	104.324	104.224	104.124	4.750	102.839	102.720	102.639	3.750	99.908	99.808	99.708	5.250	102.488	102.388	102.288	3.750	99.283	99.183	99.083
5.375	104.735	104.635	104.535	4.875	103.175	103.056	102.975	3.875	100.416	100.316	100.216	5.375	102.899	102.799	102.699	3.875	99.791	99.691	99.591
5.500	105.074	104.974	104.874	4.990	103.426	103.306	103.226	3.990	100.645	100.545	100.445	5.500	103.238	103.138	103.038	3.990	99.496	99.396	99.296
5.625	105.348	105.248	105.148	5.000	103.526	103.406	103.326	4.000	100.745	100.645	100.545	5.625	102.371	102.271	102.171	4.000	99.596	99.496	99.396
5.750	105.734	105.634	105.534	5.125	103.928	103.774	103.686	4.125	101.246	101.146	101.046	5.750	102.757	102.657	102.557	4.125	100.097	99.997	99.897
5.875	106.077	105.977	105.877	5.250	104.317	104.162	104.074	4.250	101.487	101.387	101.287	5.875	102.950	102.850	102.750	4.250	100.338	100.238	100.138
5.990	106.282	106.182	106.082	5.375	104.579	104.426	104.337	4.375	101.903	101.803	101.703	5.990	103.005	102.905	102.805	4.375	100.754	100.654	100.554
6.000	106.382	106.282	106.182	5.500	104.814	104.660	104.572	4.500	102.124	102.017	101.924	6.000	103.105	103.005	102.905	4.500	100.545	100.438	100.345
6.125	106.132	106.032	105.932	5.625	105.185	105.085	104.985	4.625	102.493	102.384	102.293	6.125	102.705	102.605	102.505	4.625	100.914	100.805	100.714
6.250	106.838	106.738	106.638	5.750	105.615	105.515	105.415	4.750	102.728	102.618	102.528	6.250	103.261	103.161	103.061	4.750	101.149	101.039	100.949

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **8/10/2018**

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

60 Day Lock Exp.: **9/10/2018**

W. Rate Sheet Dated: **7/11/2018**

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

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	96.015	95.890	95.765	
4.125	97.109	96.984	96.859	
4.250	97.921	97.796	97.671	
4.375	98.598	98.473	98.348	
4.500	99.175	99.050	98.925	
4.625	99.692	99.567	99.442	
4.750	100.143	100.018	99.893	
4.875	100.547	100.422	100.297	
5.000	100.881	100.756	100.631	
5.125	101.137	101.012	100.887	
5.250	101.339	101.214	101.089	
5.375	101.515	101.390	101.265	
5.500	101.652	101.527	101.402	

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	96.861	96.736	96.611	
3.625	97.320	97.195	97.070	
3.750	97.740	97.615	97.490	
3.875	98.343	98.218	98.093	
4.000	98.685	98.560	98.435	
4.125	98.939	98.814	98.689	
4.250	99.225	99.100	98.975	
4.375	99.487	99.362	99.237	
4.500	99.735	99.610	99.485	
4.625	99.982	99.857	99.732	
4.750	100.251	100.126	100.001	

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	97.356	97.231	97.106	
3.375	97.825	97.700	97.575	
3.500	98.265	98.140	98.015	
3.625	98.671	98.546	98.421	
3.750	99.045	98.920	98.795	
3.875	99.389	99.264	99.139	
4.000	99.706	99.581	99.456	
4.125	100.051	99.926	99.801	
4.250	100.373	100.248	100.123	
4.375	100.685	100.560	100.435	
4.500	100.998	100.873	100.748	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

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

Lock Desk Policy

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

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

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

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

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