



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.: **8/13/2018**45 Day Lock Exp.: **8/27/2018**60 Day Lock Exp.: **9/10/2018**W. Rate Sheet Dated: **7/12/2018**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	98.397	98.247	98.097	3.500	97.885	97.735	97.585	1.875	N/A	N/A	N/A	3.125	97.156	97.006	96.856
3.625	98.931	98.781	98.631	3.625	98.383	98.233	98.083	2.000	N/A	N/A	N/A	3.250	98.138	97.988	97.838
3.750	99.795	99.645	99.495	3.750	99.404	99.254	99.104	2.125	N/A	N/A	N/A	3.375	98.775	98.625	98.475
3.875	100.325	100.175	100.025	3.875	99.898	99.748	99.598	2.250	93.786	93.636	93.486	3.500	99.220	99.070	98.920
4.000	100.851	100.701	100.551	4.000	100.388	100.238	100.088	2.375	94.156	94.006	93.856	3.625	99.754	99.604	99.454
4.125	101.378	101.228	101.078	4.125	100.880	100.730	100.580	2.500	93.273	93.123	92.973	Margin = 2.250		Index = 2.330	
4.250	102.085	101.944	101.803	4.250	101.444	101.303	101.162	2.625	94.223	94.073	93.923				
4.375	102.602	102.462	102.321	4.375	101.926	101.785	101.644	2.750	96.790	96.640	96.490				
4.500	103.112	102.972	102.831	4.500	102.400	102.259	102.119	2.875	97.354	97.204	97.054				
4.625	103.533	103.393	103.252	4.625	102.785	102.645	102.504	3.000	97.828	97.678	97.528				
4.750	103.658	103.502	103.330	4.750	102.802	102.646	102.474	3.125	98.303	98.153	98.003				
4.875	103.777	103.621	103.449	4.875	103.201	103.044	102.872	3.250	98.963	98.813	98.663				
5.000	104.404	104.248	104.076	5.000	103.591	103.435	103.263	3.375	99.431	99.281	99.131				
5.125	104.822	104.666	104.494	5.125	103.794	103.638	103.466	3.500	99.900	99.750	99.600				
5.250	104.619	104.479	104.260	5.250	103.557	103.416	103.198	3.625	100.362	100.212	100.062				
5.375	104.896	104.756	104.537	5.375	103.915	103.775	103.556	3.750	100.329	100.179	100.029				
5.500	104.886	104.746	104.527	5.500	104.244	104.103	103.885	3.875	100.783	100.633	100.483				
5.625	105.165	105.025	104.806	5.625	104.687	104.547	104.328	4.000	101.169	101.019	100.869				
5.750	105.193	105.093	104.993	5.750	104.122	104.022	103.922	4.125	101.509	101.359	101.209				

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	97.197	97.047	96.897	3.500	96.885	96.735	96.585	1.875	N/A	N/A	N/A	3.125	96.156	96.006	95.856
3.625	97.731	97.581	97.431	3.625	97.383	97.233	97.083	2.000	N/A	N/A	N/A	3.250	97.138	96.988	96.838
3.750	98.595	98.445	98.295	3.750	98.404	98.254	98.104	2.125	N/A	N/A	N/A	3.375	97.775	97.625	97.475
3.875	99.125	98.975	98.825	3.875	98.898	98.748	98.598	2.250	92.786	92.636	92.486	3.500	98.220	98.070	97.920
4.000	99.651	99.501	99.351	4.000	99.388	99.238	99.088	2.375	93.156	93.006	92.856	3.625	98.754	98.604	98.454
4.125	100.178	100.028	99.878	4.125	99.880	99.730	99.580	2.500	92.273	92.123	91.973	Margin = 2.250		Index = 2.330	
4.250	100.885	100.744	100.603	4.250	100.444	100.303	100.162	2.625	93.223	93.073	92.923	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.402	101.262	101.121	4.375	100.926	100.785	100.644	2.750	95.790	95.640	95.490	Rate	30 Day	45 Day	60 Day
4.500	101.912	101.772	101.631	4.500	101.400	101.259	101.119	2.875	96.354	96.204	96.054	4.500	100.712	100.462	100.212
4.625	102.333	102.193	102.052	4.625	101.785	101.645	101.504	3.000	96.828	96.678	96.528	4.625	101.133	100.883	100.633
4.750	102.458	102.302	102.130	4.750	101.802	101.646	101.474	3.125	97.303	97.153	97.003	4.750	101.043	100.793	100.543
4.875	102.827	102.671	102.499	4.875	102.201	102.044	101.872	3.250	97.963	97.813	97.663	4.875	101.477	101.227	100.977
5.000	103.254	103.098	102.926	5.000	102.591	102.435	102.263	3.375	98.431	98.281	98.131	5.000	101.904	101.654	101.404
5.125	103.672	103.516	103.344	5.125	102.894	102.738	102.566	3.500	98.900	98.750	98.600	5.125	102.242	101.992	101.742
5.250	104.189	104.049	103.830	5.250	102.557	102.416	102.198	3.625	99.362	99.212	99.062	5.250	101.508	101.258	101.008
5.375	104.466	104.326	104.107	5.375	102.915	102.775	102.556	3.750	99.329	99.179	99.029	5.375	101.692	101.442	101.192
5.500	104.656	104.516	104.297	5.500	103.244	103.103	102.885	3.875	99.783	99.633	99.483	5.500	101.936	101.686	101.436
5.625	104.885	104.745	104.526	5.625	103.687	103.547	103.328	4.000	100.169	100.019	99.869	5.625	102.455	102.205	101.955
5.750	104.963	104.863	104.763	5.750	103.122	103.022	102.922	4.125	100.509	100.359	100.209	5.750	102.763	102.513	102.263

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	99.862	99.612	99.362	4.500	99.680	99.430	99.180
4.750	100.193	99.943	99.693	4.750	100.082	99.832	99.582
5.000	101.054	100.804	100.554	5.000	100.871	100.621	100.371
5.250	101.728	101.478	101.228	5.250	101.565	101.315	101.065
5.500	101.957	101.707	101.457	5.500	101.524	101.274	101.024
5.625	102.208	101.958	101.708	5.625	101.967	101.717	101.467
5.750	102.517	102.267	102.017	5.750	101.402	101.152	100.902
5.875	102.757	102.507	102.257	5.875	101.770	101.520	101.270

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:	7/12/2018	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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30 Day Lock Exp.:

8/13/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/12/2018

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	97.460	97.310	97.160	3.500	96.947	96.797	96.647	1.875	N/A	N/A	N/A	3.125	95.47	95.319	95.169
3.625	97.993	97.843	97.693	3.625	97.445	97.295	97.145	2.000	N/A	N/A	N/A	3.250	97.20	97.050	96.900
3.750	98.795	98.645	98.495	3.750	98.404	98.254	98.104	2.125	N/A	N/A	N/A	3.375	97.84	97.688	97.538
3.875	99.325	99.175	99.025	3.875	98.898	98.748	98.598	2.250	90.286	90.136	89.986	3.500	98.28	98.132	97.982
4.000	99.851	99.701	99.551	4.000	99.388	99.238	99.088	2.375	90.656	90.506	90.356	3.625	98.82	98.666	98.516
4.125	100.378	100.228	100.078	4.125	99.880	99.730	99.580	2.500	89.773	89.623	89.473	Margin = 2.250		Index = 2.330	
4.250	100.991	100.850	100.710	4.250	100.350	100.209	100.069	2.625	90.723	90.573	90.423				
4.375	101.509	101.368	101.227	4.375	100.832	100.691	100.551	2.750	95.103	94.953	94.803				
4.500	102.019	101.878	101.737	4.500	101.306	101.166	101.025	2.875	95.667	95.517	95.367				
4.625	102.440	102.299	102.158	4.625	101.692	101.551	101.410	3.000	96.141	95.991	95.841				
4.750	102.252	102.096	101.924	4.750	101.396	101.240	101.068	3.125	96.615	96.465	96.315				
4.875	102.371	102.215	102.043	4.875	101.794	101.638	101.466	3.250	98.026	97.876	97.726				
5.000	102.998	102.841	102.670	5.000	102.185	102.029	101.857	3.375	98.493	98.343	98.193				
5.125	103.416	103.259	103.087	5.125	102.388	102.231	102.059	3.500	98.963	98.813	98.663				
5.250	101.650	101.510	101.291	5.250	100.588	100.448	100.229	3.625	99.424	99.274	99.124				
5.375	101.927	101.787	101.568	5.375	100.947	100.806	100.587	3.750	99.329	99.179	99.029				
5.500	101.918	101.777	101.558	5.500	101.275	101.135	100.916	3.875	99.783	99.633	99.483				
5.625	102.197	102.056	101.837	5.625	101.719	101.578	101.359	4.000	100.169	100.019	99.869				
5.750	101.755	101.655	101.555	5.750	100.684	100.584	100.484	4.125	100.509	100.359	100.209				

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	96.260	96.110	95.960	3.500	95.947	95.797	95.647	1.875	N/A	N/A	N/A	3.125	94.469	94.319	94.169
3.625	96.793	96.643	96.493	3.625	96.445	96.295	96.145	2.000	N/A	N/A	N/A	3.250	96.200	96.050	95.900
3.750	97.595	97.445	97.295	3.750	97.404	97.254	97.104	2.125	N/A	N/A	N/A	3.375	96.838	96.688	96.538
3.875	98.125	97.975	97.825	3.875	97.898	97.748	97.598	2.250	91.036	90.886	90.736	3.500	97.282	97.132	96.982
4.000	98.651	98.501	98.351	4.000	98.388	98.238	98.088	2.375	91.406	91.256	91.106	3.625	97.816	97.666	97.516
4.125	99.178	99.028	98.878	4.125	98.880	98.730	98.580	2.500	90.523	90.373	90.223	Margin = 2.250		Index = 2.330	
4.250	99.791	99.650	99.510	4.250	99.350	99.209	99.069	2.625	91.473	91.323	91.173	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.309	100.168	100.027	4.375	99.832	99.691	99.551	2.750	94.884	94.734	94.584	Rate	30 Day	45 Day	60 Day
4.500	100.819	100.678	100.537	4.500	100.306	100.166	100.025	2.875	95.448	95.298	95.148	4.500	99.619	99.369	99.119
4.625	101.240	101.099	100.958	4.625	100.692	100.551	100.410	3.000	95.922	95.772	95.622	4.625	100.040	99.790	99.540
4.750	101.052	100.896	100.724	4.750	100.396	100.240	100.068	3.125	96.397	96.247	96.097	4.750	99.637	99.387	99.137
4.875	101.421	101.265	101.093	4.875	100.794	100.638	100.466	3.250	96.495	96.345	96.195	4.875	100.071	99.821	99.571
5.000	101.848	101.691	101.520	5.000	101.185	101.029	100.857	3.375	96.962	96.812	96.662	5.000	100.498	100.248	99.998
5.125	102.266	102.109	101.937	5.125	101.488	101.331	101.159	3.500	97.431	97.281	97.131	5.125	100.836	100.586	100.336
5.250	101.220	101.080	100.861	5.250	99.588	99.448	99.229	3.625	97.893	97.743	97.593	5.250	98.539	98.289	98.039
5.375	101.497	101.357	101.138	5.375	99.947	99.806	99.587	3.750	97.142	96.992	96.842	5.375	98.723	98.473	98.223
5.500	101.688	101.547	101.328	5.500	100.275	100.135	99.916	3.875	97.596	97.446	97.296	5.500	98.968	98.718	98.468
5.625	101.917	101.776	101.557	5.625	100.719	100.578	100.359	4.000	97.981	97.831	97.681	5.625	99.487	99.237	98.987
5.750	101.525	101.425	101.325	5.750	99.684	99.584	99.484	4.125	98.321	98.171	98.021	5.750	99.325	99.075	98.825

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 AVM	-0.750

Max USDA-GRH Rate	
Today:	7/12/2018 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	98.769	98.519	98.269	4.500	98.586	98.336	98.086
4.750	98.787	98.537	98.287	4.750	98.676	98.426	98.176
5.000	99.648	99.398	99.148	5.000	99.465	99.215	98.965
5.250	98.759	98.509	98.259	5.250	98.596	98.346	98.096
5.500	98.989	98.739	98.489	5.500	98.555	98.305	98.055
5.625	99.240	98.990	98.740	5.625	98.999	98.749	98.499
5.750	99.079	98.829	98.579	5.750	97.964	97.714	97.464
5.875	99.319	99.069	98.819	5.875	98.333	98.083	97.833

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

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10:00 am ET - 11:00 pm ET

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60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/12/2018

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	98.715	98.615	98.515	4.625	102.022	101.922	101.822	2.875	96.016	95.916	95.816	2.875	96.852	96.752	96.652
4.125	99.396	99.296	99.196	4.750	102.505	102.405	102.305	2.990	96.439	96.339	96.239	2.990	97.094	96.994	96.894
4.250	100.031	99.931	99.831	4.875	102.935	102.835	102.735	3.000	96.539	96.439	96.339	3.000	97.194	97.094	96.994
4.375	100.592	100.492	100.392	4.990	103.107	103.007	102.907	3.125	97.071	96.971	96.871	3.125	97.539	97.439	97.339
4.500	101.085	100.985	100.885	5.000	103.207	103.107	103.007	3.250	97.790	97.690	97.590	3.250	98.421	98.321	98.221
4.625	101.665	101.565	101.465	5.125	103.626	103.526	103.426	3.375	98.322	98.222	98.122	3.375	98.771	98.671	98.571
4.750	102.227	102.127	102.027	5.250	104.114	104.014	103.914	3.500	98.802	98.702	98.602	3.500	99.098	98.998	98.898
4.875	102.715	102.615	102.515	5.375	104.404	104.304	104.204	3.625	99.344	99.244	99.144	3.625	99.418	99.318	99.218
4.990	102.923	102.823	102.723	5.500	104.742	104.642	104.542	3.750	99.670	99.570	99.470	3.750	100.070	99.970	99.870
5.000	103.023	102.923	102.823	5.625	104.994	104.894	104.794	3.875	100.074	99.974	99.874	3.875	100.383	100.283	100.183
5.125	103.432	103.332	103.232	5.750	105.545	105.445	105.344	3.990	100.409	100.309	100.209	3.990	100.587	100.487	100.387
5.250	104.086	103.986	103.886	5.875	105.702	105.602	105.500	4.000	100.509	100.409	100.309	4.000	100.687	100.587	100.487
5.375	104.480	104.380	104.280	5.990	105.795	105.695	105.593	4.125	100.986	100.886	100.786	4.125	100.986	100.886	100.786
5.500	104.855	104.755	104.655	6.000	105.895	105.795	105.693	4.250	101.277	101.177	101.077	4.250	101.177	101.077	100.977
5.625	105.136	105.036	104.936	6.125	106.432	106.332	106.230	4.375	101.553	101.453	101.353	4.375	101.433	101.333	101.199
5.750	105.726	105.626	105.526	6.250	106.559	106.377	106.222	4.500	101.870	101.770	101.670	4.500	101.698	101.577	101.460
5.875	105.928	105.828	105.728	6.375	106.860	106.679	106.523	4.625	102.274	102.174	102.074	4.625	101.936	101.816	101.699
5.990	106.062	105.962	105.862	6.500	N/A	N/A	N/A	4.750	102.432	102.332	102.232	4.750	102.088	101.968	101.851
6.000	106.162	106.062	105.962	6.625	N/A	N/A	N/A	4.875	102.679	102.579	102.479	4.875	102.225	102.104	101.987

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.083	97.983	97.883	2.875	95.748	95.648	95.548
4.250	98.817	98.717	98.617	2.990	96.065	95.965	95.865
4.375	99.403	99.303	99.203	3.000	96.165	96.065	95.965
4.500	99.942	99.842	99.742	3.125	96.591	96.491	96.391
4.625	100.395	100.295	100.195	3.250	97.422	97.322	97.222
4.750	101.057	100.957	100.857	3.375	97.849	97.749	97.649
4.875	101.580	101.480	101.380	3.500	98.283	98.183	98.083
4.990	101.973	101.873	101.773	3.625	98.689	98.589	98.489
5.000	102.073	101.973	101.873	3.750	98.923	98.823	98.723
5.125	102.304	102.204	102.104	3.875	99.289	99.189	99.089
5.250	102.506	102.406	102.306	3.990	99.595	99.495	99.395
5.375	102.894	102.794	102.694	4.000	99.695	99.595	99.495
5.500	103.351	103.251	103.151	4.125	100.084	99.984	99.884
5.625	103.561	103.461	103.361	4.250	100.283	100.183	100.083
5.750	103.779	103.679	103.579	4.375	100.472	100.372	100.272
5.875	102.801	102.701	102.599	4.500	100.606	100.506	100.406
5.990	103.160	103.060	102.958	4.625	100.622	100.516	100.411
6.000	103.260	103.160	103.058	4.750	100.722	100.616	100.511
6.125	103.509	103.409	103.307	4.875	100.883	100.777	100.672

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	-0.750	-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

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.			



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.:

8/13/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/12/2018

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	96.726	96.626	96.526	4.125	96.323	96.223	96.123	4.625	100.526	100.426	100.326	4.625	99.293	99.193	99.093
4.125	97.459	97.359	97.259	4.250	97.339	97.239	97.139	4.750	101.055	100.955	100.855	4.750	100.133	100.033	99.933
4.250	98.209	98.109	98.009	4.375	97.952	97.852	97.752	4.875	101.420	101.320	101.220	4.875	100.627	100.527	100.427
4.375	98.754	98.654	98.554	4.500	98.519	98.419	98.319	4.990	101.657	101.557	101.457	4.990	100.987	100.887	100.787
4.500	99.247	99.147	99.047	4.625	99.504	99.404	99.304	5.000	101.757	101.657	101.557	5.000	101.087	100.987	100.887
4.625	99.937	99.837	99.737	4.750	100.450	100.350	100.250	5.125	102.176	102.076	101.976	5.125	101.451	101.351	101.251
4.750	100.633	100.533	100.433	4.875	101.002	100.902	100.802	5.250	102.664	102.564	102.464	5.250	101.954	101.854	101.754
4.875	101.121	101.021	100.921	4.990	101.401	101.301	101.201	5.375	102.954	102.854	102.754	5.375	102.371	102.271	102.171
4.990	101.473	101.373	101.273	5.000	101.501	101.401	101.301	5.500	103.292	103.192	103.092	5.500	102.793	102.693	102.593
5.000	101.573	101.473	101.373	5.125	101.875	101.775	101.675	5.625	103.544	103.444	103.344	5.625	103.126	103.026	102.926
5.125	101.982	101.882	101.782	5.250	102.689	102.589	102.489	5.750	104.095	103.995	103.894	5.750	103.558	103.458	103.358
5.250	102.636	102.536	102.436	5.375	103.140	103.040	102.940	5.875	104.252	104.152	104.050	5.875	103.773	103.673	103.573
5.375	103.030	102.930	102.830	5.500	103.556	103.456	103.356	5.990	104.345	104.245	104.143	5.990	103.932	103.832	103.732
5.500	103.405	103.305	103.205	5.625	103.867	103.767	103.667	6.000	104.445	104.345	104.243	6.000	104.032	103.932	103.832
5.625	103.686	103.586	103.486	5.750	104.751	104.651	104.551	6.125	104.982	104.882	104.780	6.125	104.748	104.648	104.548
5.750	104.276	104.176	104.076	5.875	104.989	104.889	104.789	6.250	105.109	104.927	104.772	6.250	104.659	104.553	104.438
5.875	104.478	104.378	104.278	5.990	105.147	105.047	104.947	6.375	105.410	105.229	105.073	6.375	105.063	104.957	104.842
5.990	104.612	104.512	104.412	6.000	105.247	105.147	105.047	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.712	104.612	104.512	6.125	105.931	105.831	105.731	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	95.748	95.648	95.548	3.000	93.384	93.284	93.184	3.000	95.694	95.594	95.494	3.000	93.240	93.140	93.040
2.990	96.065	95.965	95.865	3.125	94.062	93.962	93.862	3.125	96.039	95.939	95.839	3.125	93.928	93.828	93.728
3.000	96.165	96.065	95.965	3.250	94.473	94.373	94.273	3.250	96.921	96.821	96.721	3.250	94.328	94.228	94.128
3.125	96.591	96.491	96.391	3.375	95.168	95.068	94.968	3.375	97.271	97.171	97.071	3.375	95.034	94.934	94.834
3.250	97.422	97.322	97.222	3.500	95.834	95.734	95.634	3.500	97.598	97.498	97.398	3.500	95.689	95.589	95.489
3.375	97.849	97.749	97.649	3.625	96.472	96.372	96.272	3.625	97.918	97.818	97.718	3.625	96.338	96.238	96.138
3.500	98.283	98.183	98.083	3.750	96.838	96.738	96.638	3.750	98.570	98.470	98.370	3.750	96.694	96.594	96.494
3.625	98.689	98.589	98.489	3.875	97.352	97.252	97.152	3.875	98.883	98.783	98.683	3.875	97.207	97.107	97.007
3.750	98.923	98.823	98.723	3.990	97.875	97.775	97.675	3.990	99.087	98.987	98.887	3.990	97.721	97.621	97.521
3.875	99.289	99.189	99.089	4.000	97.975	97.875	97.775	4.000	99.187	99.087	98.987	4.000	97.821	97.721	97.621
3.990	99.595	99.495	99.395	4.125	98.587	98.487	98.387	4.125	99.486	99.386	99.286	4.125	98.432	98.332	98.232
4.000	99.695	99.595	99.495	4.250	98.908	98.808	98.708	4.250	99.677	99.577	99.477	4.250	98.754	98.654	98.554
4.125	100.084	99.984	99.884	4.375	99.215	99.115	99.015	4.375	99.933	99.833	99.699	4.375	99.040	98.940	98.840
4.250	100.283	100.183	100.083	4.500	99.601	99.499	99.389	4.500	100.198	100.077	99.960	4.500	99.426	99.320	99.215
4.375	100.472	100.372	100.272	4.625	100.124	100.018	99.913	4.625	100.436	100.316	100.199	4.625	99.950	99.843	99.739
4.500	100.606	100.506	100.406	4.750	100.302	100.195	100.091	4.750	100.588	100.468	100.351	4.750	100.127	100.021	99.916
4.625	100.622	100.522	100.422	4.875	100.578	100.472	100.367	4.875	100.725	100.604	100.487	4.875	100.394	100.287	100.183
4.750	100.722	100.622	100.522	4.990	100.755	100.649	100.544	4.990	100.772	100.651	100.535	4.990	100.601	100.494	100.390
4.875	100.883	100.783	100.683	5.000	100.855	100.749	100.644	5.000	100.872	100.751	100.635	5.000	100.701	100.594	100.490

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
*Not applicable to detached condominiums or site condominiums										

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

All Loan Type Adjustments	
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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.:

8/13/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/12/2018

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	100.031	99.931	99.831	3.750	98.111	98.011	97.911	2.750	95.080	94.980	94.880
4.375	100.592	100.492	100.392	3.875	98.641	98.541	98.441	2.875	95.764	95.664	95.564
4.500	101.191	101.091	100.991	3.990	99.174	99.074	98.974	2.990	96.337	96.237	96.137
4.625	101.688	101.588	101.488	4.000	99.274	99.174	99.074	3.000	96.437	96.337	96.237
4.750	102.273	100.729	102.073	4.125	99.850	99.750	99.650	3.125	97.045	96.945	96.845
4.875	102.850	102.750	102.650	4.250	100.439	100.339	100.239	3.250	97.790	97.690	97.590
4.990	103.193	103.093	102.993	4.375	101.047	100.947	100.847	3.375	98.322	98.222	98.122
5.000	103.293	103.193	103.093	4.500	101.634	101.534	101.434	3.500	98.883	98.783	98.683
5.125	103.779	103.679	103.579	4.625	102.230	102.130	102.030	3.625	99.439	99.339	99.239
5.250	104.294	104.194	104.094	4.750	102.756	102.656	102.556	3.750	99.887	99.787	99.687
5.375	104.708	104.608	104.508	4.875	103.092	102.992	102.892	3.875	100.394	100.294	100.194
5.500	105.052	104.952	104.852	4.990	103.343	103.243	103.143	3.990	100.601	100.501	100.401
5.625	105.288	105.182	105.075	5.000	103.443	103.343	103.243	4.000	100.701	100.601	100.501
5.750	105.690	105.584	105.477	5.125	103.830	103.730	103.630	4.125	101.202	101.102	101.002
5.875	106.041	105.941	105.841	5.250	104.220	104.120	104.020	4.250	101.441	101.341	101.241
5.990	106.254	106.154	106.054	5.375	104.484	104.384	104.284	4.375	101.856	101.756	101.656
6.000	106.354	106.254	106.154	5.500	104.719	104.619	104.519	4.500	102.019	101.919	101.819
6.125	106.384	106.284	106.184	5.625	105.209	105.103	104.997	4.625	102.386	102.286	102.186
6.250	106.922	106.822	106.722	5.750	105.640	105.534	105.428	4.750	102.621	102.521	102.421

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	99.171	99.071	98.971	2.750	94.736	94.636
4.375	99.732	99.632	99.532	2.875	95.420	95.320
4.500	100.331	100.231	100.131	2.990	95.993	95.893
4.625	100.852	100.752	100.652	3.000	96.093	95.993
4.750	101.437	99.893	101.237	3.125	96.701	96.601
4.875	102.014	101.914	101.814	3.250	97.446	97.346
4.990	102.357	102.257	102.157	3.375	97.978	97.878
5.000	102.457	102.357	102.257	3.500	98.258	98.158
5.125	101.943	101.843	101.743	3.625	98.814	98.714
5.250	102.458	102.358	102.258	3.750	99.262	99.162
5.375	102.872	102.772	102.672	3.875	99.769	99.669
5.500	103.216	103.116	103.016	3.990	99.452	99.352
5.625	102.311	102.205	102.098	4.000	99.552	99.452
5.750	102.713	102.607	102.500	4.125	100.053	99.953
5.875	102.914	102.814	102.714	4.250	100.292	100.192
5.990	102.977	102.877	102.777	4.375	100.707	100.607
6.000	103.077	102.977	102.877	4.500	100.440	100.340
6.125	102.957	102.857	102.757	4.625	100.807	100.707
6.250	103.345	103.245	103.145	4.750	101.042	100.942

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-0.750	-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%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

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

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



30 Day Lock Exp.: 8/13/2018
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.:

8/13/2018

45 Day Lock Exp.:

8/27/2018

60 Day Lock Exp.:

9/10/2018

W. Rate Sheet Dated: 7/12/2018

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	99.946	99.846	99.746	3.750	97.951	97.851	97.751	2.750	95.080	94.980	94.880	4.250	99.086	98.986	98.886	2.750	94.736	94.636	94.536
4.375	100.523	100.423	100.323	3.875	98.602	98.502	98.402	2.875	95.764	95.664	95.564	4.375	99.663	99.563	99.463	2.875	95.420	95.320	95.220
4.500	101.191	101.091	100.991	3.990	99.174	99.074	98.974	2.990	96.337	96.237	96.137	4.500	100.331	100.231	100.131	2.990	95.993	95.893	95.793
4.625	101.688	101.588	101.488	4.000	99.274	99.174	99.074	3.000	96.437	96.337	96.237	4.625	100.852	100.752	100.652	3.000	96.093	95.993	95.893
4.750	102.273	100.729	102.073	4.125	99.850	99.750	99.650	3.125	97.045	96.945	96.845	4.750	101.437	99.893	101.237	3.125	96.701	96.601	96.501
4.875	102.850	102.750	102.650	4.250	100.433	100.333	100.233	3.250	97.540	97.440	97.340	4.875	102.014	101.914	101.814	3.250	97.196	97.096	96.996
4.990	103.193	103.093	102.993	4.375	101.047	100.947	100.847	3.375	98.051	97.951	97.851	4.990	102.357	102.257	102.157	3.375	97.707	97.607	97.507
5.000	103.293	103.193	103.093	4.500	101.634	101.534	101.434	3.500	98.883	98.783	98.683	5.000	102.457	102.357	102.257	3.500	98.258	98.158	98.058
5.125	103.779	103.679	103.579	4.625	102.230	102.130	102.030	3.625	99.439	99.339	99.239	5.125	101.943	101.843	101.743	3.625	98.814	98.714	98.614
5.250	104.294	104.194	104.094	4.750	102.756	102.656	102.556	3.750	99.887	99.787	99.687	5.250	102.458	102.358	102.258	3.750	99.262	99.162	99.062
5.375	104.708	104.608	104.508	4.875	103.092	102.992	102.892	3.875	100.394	100.294	100.194	5.375	102.872	102.772	102.672	3.875	99.769	99.669	99.569
5.500	105.052	104.952	104.852	4.990	103.343	103.243	103.143	3.990	100.601	100.501	100.401	5.500	103.216	103.116	103.016	3.990	99.452	99.352	99.252
5.625	105.288	105.182	105.075	5.000	103.443	103.343	103.243	4.000	100.701	100.601	100.501	5.625	102.311	102.205	102.098	4.000	99.552	99.452	99.352
5.750	105.690	105.584	105.477	5.125	103.830	103.730	103.630	4.125	101.202	101.102	101.002	5.750	102.713	102.607	102.500	4.125	100.053	99.953	99.853
5.875	106.041	105.941	105.841	5.250	104.220	104.120	104.020	4.250	101.441	101.341	101.241	5.875	102.914	102.814	102.714	4.250	100.292	100.192	100.092
5.990	106.254	106.154	106.054	5.375	104.484	104.384	104.284	4.375	101.856	101.756	101.656	5.990	102.977	102.877	102.777	4.375	100.707	100.607	100.507
6.000	106.354	106.254	106.154	5.500	104.719	104.619	104.519	4.500	102.019	101.919	101.819	6.000	103.077	102.977	102.877	4.500	100.440	100.340	100.240
6.125	106.384	106.284	106.184	5.625	105.209	105.103	104.997	4.625	102.386	102.286	102.186	6.125	102.957	102.857	102.757	4.625	100.807	100.707	100.607
6.250	106.922	106.822	106.722	5.750	105.640	105.534	105.428	4.750	102.621	102.521	102.421	6.250	103.345	103.245	103.145	4.750	101.042	100.942	100.842

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

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

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

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

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

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.: **8/13/2018**

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

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

W. Rate Sheet Dated: **7/12/2018**

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	96.196	96.071	95.946	
4.125	97.267	97.142	97.017	
4.250	98.064	97.939	97.814	
4.375	98.723	98.598	98.473	
4.500	99.286	99.161	99.036	
4.625	99.793	99.668	99.543	
4.750	100.235	100.110	99.985	
4.875	100.632	100.507	100.382	
5.000	100.958	100.833	100.708	
5.125	101.207	101.082	100.957	
5.250	101.403	101.278	101.153	
5.375	101.573	101.448	101.323	
5.500	101.706	101.581	101.456	

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	96.826	96.701	96.576	
3.625	97.286	97.161	97.036	
3.750	97.706	97.581	97.456	
3.875	98.309	98.184	98.059	
4.000	98.651	98.526	98.401	
4.125	98.904	98.779	98.654	
4.250	99.191	99.066	98.941	
4.375	99.453	99.328	99.203	
4.500	99.702	99.577	99.452	
4.625	99.951	99.826	99.701	
4.750	100.219	100.094	99.969	

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	97.321	97.196	97.071	
3.375	97.790	97.665	97.540	
3.500	98.230	98.105	97.980	
3.625	98.635	98.510	98.385	
3.750	99.009	98.884	98.759	
3.875	99.354	99.229	99.104	
4.000	99.671	99.546	99.421	
4.125	100.016	99.891	99.766	
4.250	100.339	100.214	100.089	
4.375	100.650	100.525	100.400	
4.500	100.963	100.838	100.713	
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)