



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 8/20/2018

45 Day Lock Exp.: 9/3/2018

60 Day Lock Exp.: 9/17/2018

W. Rate Sheet Dated: 7/19/2018

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	98.355	98.205	98.055	3.500	97.843	97.693	97.543	1.875	N/A	N/A	N/A	3.125	96.661	96.511	96.361
3.625	98.889	98.739	98.589	3.625	98.341	98.191	98.041	2.000	N/A	N/A	N/A	3.250	98.018	97.868	97.718
3.750	99.735	99.585	99.435	3.750	99.344	99.194	99.044	2.125	N/A	N/A	N/A	3.375	98.608	98.458	98.308
3.875	100.262	100.112	99.962	3.875	99.835	99.685	99.535	2.250	93.771	93.621	93.471	3.500	99.100	98.950	98.800
4.000	100.791	100.641	100.491	4.000	100.328	100.178	100.028	2.375	94.136	93.986	93.836	3.625	99.633	99.483	99.333
4.125	101.312	101.162	101.012	4.125	100.814	100.664	100.514	2.500	93.258	93.108	92.958	Margin = 2.250		Index = 2.360	
4.250	102.023	101.882	101.757	4.250	101.382	101.241	101.116	2.625	94.208	94.058	93.908				
4.375	102.537	102.396	102.271	4.375	101.860	101.719	101.594	2.750	96.912	96.762	96.612				
4.500	102.981	102.840	102.715	4.500	102.269	102.128	102.003	2.875	97.386	97.236	97.086				
4.625	103.380	103.240	103.115	4.625	102.632	102.492	102.367	3.000	97.861	97.711	97.561				
4.750	103.505	103.349	103.209	4.750	102.756	102.600	102.459	3.125	98.328	98.178	98.028				
4.875	103.732	103.576	103.435	4.875	103.155	102.999	102.859	3.250	98.933	98.783	98.633				
5.000	104.296	104.140	103.999	5.000	103.483	103.327	103.187	3.375	99.403	99.253	99.103				
5.125	104.767	104.610	104.470	5.125	103.739	103.582	103.442	3.500	99.867	99.717	99.567				
5.250	104.588	104.463	104.307	5.250	103.526	103.401	103.245	3.625	100.315	100.165	100.015				
5.375	104.839	104.714	104.557	5.375	103.858	103.733	103.577	3.750	100.337	100.187	100.037				
5.500	104.919	104.794	104.638	5.500	104.277	104.152	103.996	3.875	100.746	100.596	100.446				
5.625	105.110	104.985	104.829	5.625	104.632	104.507	104.351	4.000	101.108	100.958	100.808				
5.750	105.146	105.046	104.946	5.750	104.075	103.975	103.875	4.125	101.446	101.296	101.146				

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	97.155	97.005	96.855	3.500	96.843	96.693	96.543	1.875	N/A	N/A	N/A	3.125	95.661	95.511	95.361
3.625	97.689	97.539	97.389	3.625	97.341	97.191	97.041	2.000	N/A	N/A	N/A	3.250	97.018	96.868	96.718
3.750	98.535	98.385	98.235	3.750	98.344	98.194	98.044	2.125	N/A	N/A	N/A	3.375	97.608	97.458	97.308
3.875	99.062	98.912	98.762	3.875	98.835	98.685	98.535	2.250	92.771	92.621	92.471	3.500	98.100	97.950	97.800
4.000	99.591	99.441	99.291	4.000	99.328	99.178	99.028	2.375	93.136	92.986	92.836	3.625	98.633	98.483	98.333
4.125	100.112	99.962	99.812	4.125	99.814	99.664	99.514	2.500	92.258	92.108	91.958	Margin = 2.250		Index = 2.360	
4.250	100.823	100.682	100.557	4.250	100.382	100.241	100.116	2.625	93.208	93.058	92.908	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.337	101.196	101.071	4.375	100.860	100.719	100.594	2.750	95.912	95.762	95.612	Rate	30 Day	45 Day	60 Day
4.500	101.781	101.640	101.515	4.500	101.269	101.128	101.003	2.875	96.386	96.236	96.086	4.500	100.581	100.331	100.081
4.625	102.180	102.040	101.915	4.625	101.632	101.492	101.367	3.000	96.861	96.711	96.561	4.625	100.980	100.730	100.480
4.750	102.247	102.091	101.950	4.750	101.756	101.600	101.459	3.125	97.328	97.178	97.028	4.750	100.997	100.747	100.497
4.875	102.782	102.626	102.485	4.875	102.155	101.999	101.859	3.250	97.933	97.783	97.633	4.875	101.432	101.182	100.932
5.000	103.146	102.990	102.849	5.000	102.483	102.327	102.187	3.375	98.403	98.253	98.103	5.000	101.796	101.546	101.296
5.125	103.617	103.460	103.320	5.125	102.839	102.682	102.542	3.500	98.867	98.717	98.567	5.125	102.187	101.937	101.687
5.250	104.158	104.033	103.877	5.250	102.526	102.401	102.245	3.625	99.315	99.165	99.015	5.250	101.477	101.227	100.977
5.375	104.409	104.284	104.127	5.375	102.858	102.733	102.577	3.750	99.337	99.187	99.037	5.375	101.635	101.385	101.135
5.500	104.689	104.564	104.408	5.500	103.277	103.152	102.996	3.875	99.746	99.596	99.446	5.500	102.169	101.919	101.669
5.625	104.830	104.705	104.549	5.625	103.632	103.507	103.351	4.000	100.108	99.958	99.808	5.625	102.450	102.200	101.950
5.750	104.916	104.816	104.716	5.750	103.075	102.975	102.875	4.125	100.446	100.296	100.146	5.750	102.766	102.516	102.266

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	99.731	99.481	99.231	4.500	99.549	99.299	99.049
4.750	100.147	99.897	99.647	4.750	100.036	99.786	99.536
5.000	100.946	100.696	100.446	5.000	100.763	100.513	100.263
5.250	101.679	101.429	101.179	5.250	101.515	101.265	101.015
5.500	101.990	101.740	101.490	5.500	101.557	101.307	101.057
5.625	102.203	101.953	101.703	5.625	101.912	101.662	101.412
5.750	102.520	102.270	102.020	5.750	101.355	101.105	100.855
5.875	102.754	102.504	102.254	5.875	101.697	101.447	101.197

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:	7/19/2018	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.:

8/20/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/19/2018

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	97.417	97.267	97.117	3.500	96.905	96.755	96.605	1.875	N/A	N/A	N/A	3.125	94.97	94.824	94.674
3.625	97.951	97.801	97.651	3.625	97.403	97.253	97.103	2.000	N/A	N/A	N/A	3.250	97.08	96.930	96.780
3.750	98.485	98.335	98.185	3.750	98.094	97.944	97.794	2.125	N/A	N/A	N/A	3.375	97.67	97.520	97.370
3.875	99.012	98.862	98.712	3.875	98.585	98.435	98.285	2.250	90.271	90.121	89.971	3.500	98.16	98.012	97.862
4.000	99.541	99.391	99.241	4.000	99.078	98.928	98.778	2.375	90.636	90.486	90.336	3.625	98.70	98.546	98.396
4.125	100.062	99.912	99.762	4.125	99.564	99.414	99.264	2.500	89.758	89.608	89.458	Margin = 2.250		Index = 2.360	
4.250	100.835	100.695	100.570	4.250	100.194	100.054	99.929	2.625	90.708	90.558	90.408				
4.375	101.349	101.208	101.083	4.375	100.672	100.532	100.407	2.750	95.224	95.074	94.924				
4.500	101.794	101.653	101.528	4.500	101.081	100.940	100.815	2.875	95.699	95.549	95.399				
4.625	102.193	102.052	101.927	4.625	101.445	101.304	101.179	3.000	96.173	96.023	95.873				
4.750	101.880	101.724	101.584	4.750	101.131	100.975	100.834	3.125	96.640	96.490	96.340				
4.875	102.107	101.951	101.810	4.875	101.530	101.374	101.234	3.250	97.996	97.846	97.696				
5.000	102.671	102.515	102.374	5.000	101.858	101.702	101.562	3.375	98.465	98.315	98.165				
5.125	103.142	102.985	102.845	5.125	102.114	101.957	101.817	3.500	98.930	98.780	98.630				
5.250	101.901	101.776	101.619	5.250	100.839	100.714	100.557	3.625	99.377	99.227	99.077				
5.375	102.151	102.026	101.870	5.375	101.170	101.045	100.889	3.750	99.087	98.937	98.787				
5.500	102.232	102.107	101.951	5.500	101.589	101.464	101.308	3.875	99.496	99.346	99.196				
5.625	102.423	102.298	102.141	5.625	101.945	101.820	101.663	4.000	99.858	99.708	99.558				
5.750	101.709	101.609	101.509	5.750	100.638	100.538	100.438	4.125	100.196	100.046	99.896				

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	96.217	96.067	95.917	3.500	95.905	95.755	95.605	1.875	N/A	N/A	N/A	3.125	93.974	93.824	93.674
3.625	96.751	96.601	96.451	3.625	96.403	96.253	96.103	2.000	N/A	N/A	N/A	3.250	96.080	95.930	95.780
3.750	97.285	97.135	96.985	3.750	97.094	96.944	96.794	2.125	N/A	N/A	N/A	3.375	96.670	96.520	96.370
3.875	97.812	97.662	97.512	3.875	97.585	97.435	97.285	2.250	91.021	90.871	90.721	3.500	97.162	97.012	96.862
4.000	98.341	98.191	98.041	4.000	98.078	97.928	97.778	2.375	91.386	91.236	91.086	3.625	97.696	97.546	97.396
4.125	98.862	98.712	98.562	4.125	98.564	98.414	98.264	2.500	90.508	90.358	90.208	Margin = 2.250		Index = 2.360	
4.250	99.635	99.495	99.370	4.250	99.194	99.054	98.929	2.625	91.458	91.308	91.158	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.149	100.008	99.883	4.375	99.672	99.532	99.407	2.750	95.006	94.856	94.706	Rate	30 Day	45 Day	60 Day
4.500	100.594	100.453	100.328	4.500	100.081	99.940	99.815	2.875	95.480	95.330	95.180	4.500	99.394	99.144	98.894
4.625	100.993	100.852	100.727	4.625	100.445	100.304	100.179	3.000	95.954	95.804	95.654	4.625	99.793	99.543	99.293
4.750	100.622	100.466	100.325	4.750	100.131	99.975	99.834	3.125	96.422	96.272	96.122	4.750	99.372	99.122	98.872
4.875	101.157	101.001	100.860	4.875	100.530	100.374	100.234	3.250	96.464	96.314	96.164	4.875	99.807	99.557	99.307
5.000	101.521	101.365	101.224	5.000	100.858	100.702	100.562	3.375	96.934	96.784	96.634	5.000	100.171	99.921	99.671
5.125	101.992	101.835	101.695	5.125	101.214	101.057	100.917	3.500	97.399	97.249	97.099	5.125	100.562	100.312	100.062
5.250	101.471	101.346	101.189	5.250	99.839	99.714	99.557	3.625	97.846	97.696	97.546	5.250	98.790	98.540	98.290
5.375	101.721	101.596	101.440	5.375	100.170	100.045	99.889	3.750	97.150	97.000	96.850	5.375	98.947	98.697	98.447
5.500	102.002	101.877	101.721	5.500	100.589	100.464	100.308	3.875	97.558	97.408	97.258	5.500	99.482	99.232	98.982
5.625	102.143	102.018	101.861	5.625	100.945	100.820	100.663	4.000	97.921	97.771	97.621	5.625	99.763	99.513	99.263
5.750	101.479	101.379	101.279	5.750	99.638	99.538	99.438	4.125	98.259	98.109	97.959	5.750	99.329	99.079	98.829

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:	7/19/2018 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	98.544	98.294	98.044	4.500	98.361	98.111	97.861
4.750	98.522	98.272	98.022	4.750	98.411	98.161	97.911
5.000	99.321	99.071	98.821	5.000	99.138	98.888	98.638
5.250	98.991	98.741	98.491	5.250	98.828	98.578	98.328
5.500	99.303	99.053	98.803	5.500	98.869	98.619	98.369
5.625	99.516	99.266	99.016	5.625	99.225	98.975	98.725
5.750	99.083	98.833	98.583	5.750	97.918	97.668	97.418
5.875	99.316	99.066	98.816	5.875	98.259	98.009	97.759

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/20/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/19/2018

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	98.840	98.740	98.640	4.625	102.116	102.016	101.916	2.875	96.090	95.990	95.890	2.875	96.832	96.732	96.632
4.125	99.521	99.421	99.321	4.750	102.580	102.480	102.380	2.990	96.516	96.416	96.316	2.990	97.129	97.029	96.929
4.250	100.156	100.056	99.956	4.875	103.029	102.929	102.829	3.000	96.616	96.516	96.416	3.000	97.229	97.129	97.029
4.375	100.717	100.617	100.517	4.990	103.169	103.069	102.969	3.125	97.150	97.050	96.950	3.125	97.629	97.529	97.429
4.500	101.210	101.110	101.010	5.000	103.269	103.169	103.069	3.250	97.852	97.752	97.652	3.250	98.350	98.250	98.150
4.625	101.790	101.690	101.590	5.125	103.648	103.548	103.448	3.375	98.384	98.284	98.184	3.375	98.756	98.656	98.556
4.750	102.352	102.252	102.152	5.250	104.141	104.041	103.941	3.500	98.865	98.765	98.665	3.500	99.129	99.029	98.929
4.875	102.840	102.740	102.640	5.375	104.430	104.330	104.230	3.625	99.407	99.307	99.207	3.625	99.485	99.385	99.285
4.990	102.942	102.842	102.742	5.500	104.765	104.665	104.565	3.750	99.732	99.632	99.532	3.750	100.134	100.034	99.934
5.000	103.042	102.942	102.842	5.625	105.013	104.913	104.813	3.875	100.137	100.037	99.937	3.875	100.485	100.385	100.285
5.125	103.413	103.313	103.213	5.750	105.533	105.433	105.332	3.990	100.526	100.426	100.326	3.990	100.708	100.608	100.508
5.250	104.073	103.973	103.873	5.875	105.689	105.589	105.487	4.000	100.626	100.526	100.426	4.000	100.808	100.708	100.608
5.375	104.467	104.367	104.267	5.990	105.775	105.675	105.573	4.125	101.105	101.005	100.905	4.125	101.110	101.010	100.910
5.500	104.829	104.729	104.629	6.000	105.875	105.775	105.673	4.250	101.400	101.300	101.200	4.250	101.310	101.210	101.110
5.625	105.132	105.032	104.932	6.125	106.402	106.302	106.180	4.375	101.682	101.582	101.482	4.375	101.497	101.397	101.297
5.750	105.725	105.625	105.519	6.250	106.532	106.426	106.294	4.500	101.953	101.853	101.753	4.500	101.771	101.671	101.571
5.875	105.925	105.825	105.719	6.375	106.824	106.718	106.586	4.625	102.362	102.262	102.162	4.625	102.035	101.935	101.835
5.990	106.052	105.952	105.846	6.500	N/A	N/A	N/A	4.750	102.522	102.422	102.322	4.750	102.202	102.102	102.002
6.000	106.152	106.052	105.946	6.625	N/A	N/A	N/A	4.875	102.770	102.670	102.570	4.875	102.350	102.250	102.150

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	98.126	98.026	97.926	2.875	95.829	95.729	95.629
4.250	98.881	98.781	98.681	2.990	96.148	96.048	95.948
4.375	99.494	99.394	99.294	3.000	96.248	96.148	96.048
4.500	100.066	99.966	99.866	3.125	96.675	96.575	96.475
4.625	100.477	100.377	100.277	3.250	97.475	97.375	97.275
4.750	101.144	101.044	100.944	3.375	97.903	97.803	97.703
4.875	101.705	101.605	101.505	3.500	98.340	98.240	98.140
4.990	102.120	102.020	101.920	3.625	98.750	98.650	98.550
5.000	102.220	102.120	102.020	3.750	98.998	98.898	98.798
5.125	102.464	102.364	102.264	3.875	99.410	99.310	99.210
5.250	102.678	102.578	102.478	3.990	99.717	99.617	99.517
5.375	102.847	102.747	102.647	4.000	99.817	99.717	99.617
5.500	103.317	103.217	103.117	4.125	100.208	100.108	100.008
5.625	103.566	103.466	103.366	4.250	100.409	100.309	100.209
5.750	103.790	103.690	103.590	4.375	100.603	100.503	100.403
5.875	102.787	102.687	102.587	4.500	100.740	100.640	100.540
5.990	103.164	103.064	102.964	4.625	100.715	100.615	100.515
6.000	103.264	103.164	103.064	4.750	100.816	100.716	100.616
6.125	103.517	103.417	103.317	4.875	100.979	100.879	100.779

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.			
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.:

8/20/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/19/2018

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	96.742	96.642	96.542	4.125	96.334	96.234	96.134	4.625	100.570	100.470	100.370	4.625	99.342	99.242	99.142
4.125	97.473	97.373	97.273	4.250	97.371	97.271	97.171	4.750	101.101	101.001	100.901	4.750	100.179	100.079	99.979
4.250	98.242	98.142	98.042	4.375	97.980	97.880	97.780	4.875	101.473	101.373	101.273	4.875	100.683	100.583	100.483
4.375	98.782	98.682	98.582	4.500	98.546	98.446	98.346	4.990	101.719	101.619	101.519	4.990	101.051	100.951	100.851
4.500	99.275	99.175	99.075	4.625	99.525	99.425	99.325	5.000	101.819	101.719	101.619	5.000	101.151	101.051	100.951
4.625	99.958	99.858	99.758	4.750	100.475	100.375	100.275	5.125	102.198	102.098	101.998	5.125	101.519	101.419	101.319
4.750	100.658	100.558	100.458	4.875	101.036	100.936	100.836	5.250	102.691	102.591	102.491	5.250	101.981	101.881	101.781
4.875	101.152	101.052	100.952	4.990	101.424	101.324	101.224	5.375	102.980	102.880	102.780	5.375	102.398	102.298	102.198
4.990	101.492	101.392	101.292	5.000	101.524	101.424	101.324	5.500	103.315	103.215	103.115	5.500	102.817	102.717	102.617
5.000	101.592	101.492	101.392	5.125	101.901	101.801	101.701	5.625	103.563	103.463	103.363	5.625	103.145	103.045	102.945
5.125	101.963	101.863	101.763	5.250	102.675	102.575	102.475	5.750	104.083	103.983	103.883	5.750	103.546	103.446	103.346
5.250	102.623	102.523	102.423	5.375	103.126	103.026	102.926	5.875	104.239	104.139	104.017	5.875	103.756	103.656	103.556
5.375	103.017	102.917	102.817	5.500	103.530	103.430	103.330	5.990	104.325	104.225	104.103	5.990	103.910	103.810	103.703
5.500	103.379	103.279	103.179	5.625	103.867	103.767	103.667	6.000	104.425	104.325	104.203	6.000	104.010	103.910	103.803
5.625	103.682	103.582	103.482	5.750	104.719	104.619	104.513	6.125	104.952	104.852	104.730	6.125	104.711	104.611	104.505
5.750	104.275	104.175	104.069	5.875	104.953	104.853	104.747	6.250	105.082	104.976	104.844	6.250	104.592	104.486	104.354
5.875	104.475	104.375	104.269	5.990	105.105	105.005	104.899	6.375	105.374	105.268	105.136	6.375	104.984	104.878	104.746
5.990	104.602	104.502	104.396	6.000	105.205	105.105	104.999	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.702	104.602	104.496	6.125	105.875	105.775	105.669	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	95.829	95.729	95.629	3.000	93.465	93.365	93.265	3.000	95.729	95.629	95.529	3.000	93.321	93.221	93.121
2.990	96.148	96.048	95.948	3.125	94.146	94.046	93.946	3.125	96.129	96.029	95.929	3.125	94.012	93.912	93.812
3.000	96.248	96.148	96.048	3.250	94.541	94.441	94.341	3.250	96.850	96.750	96.650	3.250	94.396	94.296	94.196
3.125	96.675	96.575	96.475	3.375	95.217	95.117	95.017	3.375	97.256	97.156	97.056	3.375	95.082	94.982	94.882
3.250	97.475	97.375	97.275	3.500	95.887	95.787	95.687	3.500	97.629	97.529	97.429	3.500	95.742	95.642	95.542
3.375	97.903	97.803	97.703	3.625	96.534	96.434	96.334	3.625	97.985	97.885	97.785	3.625	96.399	96.299	96.199
3.500	98.340	98.240	98.140	3.750	96.905	96.805	96.705	3.750	98.634	98.534	98.434	3.750	96.760	96.660	96.560
3.625	98.750	98.650	98.550	3.875	97.468	97.368	97.268	3.875	98.985	98.885	98.785	3.875	97.323	97.223	97.123
3.750	98.998	98.898	98.798	3.990	97.996	97.896	97.796	3.990	99.208	99.108	99.008	3.990	97.842	97.742	97.642
3.875	99.410	99.310	99.210	4.000	98.096	97.996	97.896	4.000	99.308	99.208	99.108	4.000	97.942	97.842	97.742
3.990	99.717	99.617	99.517	4.125	98.710	98.610	98.510	4.125	99.610	99.510	99.410	4.125	98.556	98.456	98.356
4.000	99.817	99.717	99.617	4.250	99.036	98.936	98.836	4.250	99.810	99.710	99.610	4.250	98.881	98.781	98.681
4.125	100.208	100.108	100.008	4.375	99.349	99.249	99.149	4.375	99.997	99.897	99.797	4.375	99.174	99.074	98.974
4.250	100.409	100.309	100.209	4.500	99.686	99.586	99.486	4.500	100.271	100.171	100.071	4.500	99.512	99.412	99.312
4.375	100.603	100.503	100.403	4.625	100.217	100.117	100.017	4.625	100.535	100.435	100.335	4.625	100.043	99.943	99.843
4.500	100.740	100.640	100.540	4.750	100.397	100.297	100.197	4.750	100.702	100.602	100.502	4.750	100.223	100.123	100.023
4.625	100.715	100.615	100.515	4.875	100.671	100.571	100.471	4.875	100.850	100.750	100.650	4.875	100.487	100.387	100.287
4.750	100.816	100.716	100.616	4.990	100.848	100.748	100.648	4.990	100.903	100.803	100.703	4.990	100.694	100.594	100.494
4.875	100.979	100.879	100.779	5.000	100.948	100.848	100.748	5.000	101.003	100.903	100.803	5.000	100.794	100.694	100.594

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

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

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	0.000
Loan Size Adjuster		Texas Equity 50(a)(4)	0.000
\$0 - \$49,999	-2.500		
\$50,000 - \$85,000	-1.375		
\$85,001 - \$125,000	-0.500		
\$125,001 - \$175,000	-0.375		
\$175,001 - \$275,000	0.000		
\$275,001 up to HB	0.125		

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% - 75.00%	90.01% - 95.00%	-0.500	-0.250
75.01% - 95.00%	90.01% - 95.00%	-0.500	-0.250
75.01% - 90.00%	76.01% - 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buyout = \$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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/20/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/19/2018

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	100.156	100.056	99.956	3.750	98.142	98.042	97.942	2.750	95.328	95.228	95.128
4.375	100.717	100.617	100.517	3.875	98.672	98.572	98.472	2.875	96.012	95.912	95.812
4.500	101.210	101.110	101.010	3.990	99.198	99.098	98.998	2.990	96.586	96.486	96.386
4.625	101.836	101.736	101.636	4.000	99.298	99.198	99.098	3.000	96.686	96.586	96.486
4.750	102.408	102.308	102.208	4.125	99.864	99.764	99.664	3.125	97.296	97.196	97.096
4.875	102.884	102.784	102.684	4.250	100.532	100.432	100.332	3.250	97.852	97.752	97.652
4.990	103.189	103.089	102.989	4.375	101.028	100.928	100.828	3.375	98.384	98.284	98.184
5.000	103.289	103.189	103.089	4.500	101.674	101.574	101.474	3.500	98.880	98.780	98.680
5.125	103.773	103.673	103.573	4.625	102.242	102.142	102.042	3.625	99.445	99.345	99.245
5.250	104.288	104.188	104.088	4.750	102.771	102.671	102.571	3.750	99.915	99.815	99.715
5.375	104.700	104.600	104.500	4.875	103.087	102.987	102.887	3.875	100.400	100.300	100.200
5.500	105.030	104.930	104.830	4.990	103.277	103.177	103.077	3.990	100.718	100.618	100.518
5.625	105.349	105.234	105.149	5.000	103.377	103.277	103.177	4.000	100.818	100.718	100.618
5.750	105.733	105.618	105.533	5.125	103.853	103.753	103.603	4.125	101.335	101.235	101.135
5.875	106.071	105.971	105.871	5.250	104.243	104.143	103.993	4.250	101.650	101.550	101.450
5.990	106.269	106.169	106.069	5.375	104.487	104.387	104.237	4.375	101.904	101.804	101.704
6.000	106.369	106.269	106.169	5.500	104.703	104.603	104.453	4.500	102.143	102.043	101.943
6.125	106.322	106.222	106.122	5.625	105.140	105.026	104.940	4.625	102.511	102.411	102.311
6.250	107.036	106.936	106.836	5.750	105.583	105.469	105.383	4.750	102.807	102.707	102.607

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	99.296	99.196	99.096	2.750	94.953	94.853
4.375	99.857	99.757	99.657	2.875	95.637	95.537
4.500	100.350	100.250	100.150	2.990	96.211	96.111
4.625	100.976	100.876	100.776	3.000	96.311	96.211
4.750	101.548	101.448	101.348	3.125	96.921	96.821
4.875	102.024	101.924	101.824	3.250	97.477	97.377
4.990	102.329	102.229	102.129	3.375	98.009	97.909
5.000	102.429	102.329	102.229	3.500	98.380	98.280
5.125	102.163	102.063	101.963	3.625	98.945	98.845
5.250	102.678	102.578	102.478	3.750	99.415	99.315
5.375	103.090	102.990	102.890	3.875	99.900	99.800
5.500	103.420	103.320	103.220	3.990	99.538	99.438
5.625	102.395	102.280	102.195	4.000	99.638	99.538
5.750	102.779	102.664	102.579	4.125	100.155	100.055
5.875	102.967	102.867	102.767	4.250	100.470	100.370
5.990	103.015	102.915	102.815	4.375	100.724	100.624
6.000	103.115	103.015	102.915	4.500	100.564	100.464
6.125	102.918	102.818	102.718	4.625	100.932	100.832
6.250	103.482	103.382	103.282	4.750	101.228	101.128

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

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

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

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

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



60 Day Lock Exp.: 9/17/2018

Prices are subject to change without notice

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ TVT →	≤ 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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/20/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/19/2018

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	99.997	99.897	99.797	3.750	97.985	97.885	97.785	2.750	95.328	95.228	95.128	4.250	99.137	99.037	98.937	2.750	94.953	94.853	94.753
4.375	100.517	100.417	100.317	3.875	98.553	98.453	98.353	2.875	96.012	95.912	95.812	4.375	99.657	99.557	99.457	2.875	95.637	95.537	95.437
4.500	101.169	101.069	100.969	3.990	99.128	99.028	98.928	2.990	96.586	96.486	96.386	4.500	100.309	100.209	100.109	2.990	96.211	96.111	96.011
4.625	101.836	101.736	101.636	4.000	99.228	99.128	99.028	3.000	96.686	96.586	96.486	4.625	100.976	100.876	100.776	3.000	96.311	96.211	96.111
4.750	102.408	102.308	102.208	4.125	99.864	99.764	99.664	3.125	97.296	97.196	97.096	4.750	101.548	101.448	101.348	3.125	96.921	96.821	96.721
4.875	102.884	102.784	102.684	4.250	100.422	100.322	100.222	3.250	97.791	97.691	97.591	4.875	102.024	101.924	101.824	3.250	97.416	97.316	97.216
4.990	103.189	103.089	102.989	4.375	101.023	100.923	100.823	3.375	98.303	98.203	98.103	4.990	102.329	102.229	102.129	3.375	97.928	97.828	97.728
5.000	103.289	103.189	103.089	4.500	101.674	101.574	101.474	3.500	98.880	98.780	98.680	5.000	102.429	102.329	102.229	3.500	98.380	98.280	98.180
5.125	103.773	103.673	103.573	4.625	102.242	102.142	102.042	3.625	99.445	99.345	99.245	5.125	102.163	102.063	101.963	3.625	98.945	98.845	98.745
5.250	104.288	104.188	104.088	4.750	102.771	102.671	102.571	3.750	99.915	99.815	99.715	5.250	102.678	102.578	102.478	3.750	99.415	99.315	99.215
5.375	104.700	104.600	104.500	4.875	103.087	102.987	102.887	3.875	100.400	100.300	100.200	5.375	103.090	102.990	102.890	3.875	99.900	99.800	99.700
5.500	105.030	104.930	104.830	4.990	103.277	103.177	103.077	3.990	100.718	100.618	100.518	5.500	103.420	103.320	103.220	3.990	99.538	99.438	99.338
5.625	105.349	105.234	105.149	5.000	103.377	103.277	103.177	4.000	100.818	100.718	100.618	5.625	102.395	102.280	102.195	4.000	99.638	99.538	99.438
5.750	105.733	105.618	105.533	5.125	103.853	103.753	103.603	4.125	101.335	101.235	101.135	5.750	102.779	102.664	102.579	4.125	100.155	100.055	99.955
5.875	106.071	105.971	105.871	5.250	104.243	104.143	103.993	4.250	101.650	101.550	101.450	5.875	102.967	102.867	102.767	4.250	100.470	100.370	100.270
5.990	106.269	106.169	106.069	5.375	104.487	104.387	104.237	4.375	101.904	101.804	101.704	5.990	103.015	102.915	102.815	4.375	100.724	100.624	100.524
6.000	106.369	106.269	106.169	5.500	104.703	104.603	104.453	4.500	102.143	102.043	101.943	6.000	103.115	103.015	102.915	4.500	100.564	100.464	100.364
6.125	106.322	106.222	106.122	5.625	105.140	105.026	104.940	4.625	102.511	102.411	102.311	6.125	102.918	102.818	102.718	4.625	100.932	100.832	100.732
6.250	107.036	106.936	106.836	5.750	105.583	105.469	105.383	4.750	102.807	102.707	102.607	6.250	103.482	103.382	103.282	4.750	101.228	101.128	101.028

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.: 8/20/2018

45 Day Lock Exp.: 9/3/2018

60 Day Lock Exp.: 9/17/2018

W. Rate Sheet Dated: 7/19/2018

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	96.280	96.155	96.030	
4.125	97.351	97.226	97.101	
4.250	98.140	98.015	97.890	
4.375	98.787	98.662	98.537	
4.500	99.346	99.221	99.096	
4.625	99.849	99.724	99.599	
4.750	100.286	100.161	100.036	
4.875	100.680	100.555	100.430	
5.000	101.009	100.884	100.759	
5.125	101.293	101.168	101.043	
5.250	101.489	101.364	101.239	
5.375	101.686	101.561	101.436	
5.500	101.813	101.688	101.563	

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	96.776	96.651	96.526	
3.625	97.239	97.114	96.989	
3.750	97.663	97.538	97.413	
3.875	98.266	98.141	98.016	
4.000	98.609	98.484	98.359	
4.125	98.864	98.739	98.614	
4.250	99.150	99.025	98.900	
4.375	99.412	99.287	99.162	
4.500	99.662	99.537	99.412	
4.625	99.923	99.798	99.673	
4.750	100.191	100.066	99.941	

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	97.273	97.148	97.023	
3.375	97.744	97.619	97.494	
3.500	98.185	98.060	97.935	
3.625	98.591	98.466	98.341	
3.750	98.965	98.840	98.715	
3.875	99.309	99.184	99.059	
4.000	99.626	99.501	99.376	
4.125	99.971	99.846	99.721	
4.250	100.294	100.169	100.044	
4.375	100.603	100.478	100.353	
4.500	100.914	100.789	100.664	
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)