



AFR Loan Center

Lockdesk e-mail:

Lockdesk@af wholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 8/21/2017

45 Day Lock Exp.: 9/5/2017

60 Day Lock Exp.: 9/19/2017

W. Rate Sheet Dated: 7/21/2017

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
3.250	100.511	100.361	100.205	3.250	100.344	100.194	100.037	1.875	N/A	N/A	N/A	3.125	101.595	101.445	101.295
3.375	100.961	100.811	100.655	3.375	100.759	100.609	100.452	2.000	N/A	N/A	N/A	3.250	101.333	101.183	101.033
3.500	101.407	101.257	101.101	3.500	101.169	101.019	100.863	2.125	N/A	N/A	N/A	3.375	101.742	101.592	101.442
3.625	101.810	101.660	101.504	3.625	101.536	101.386	101.230	2.250	97.020	96.870	96.720	3.500	102.146	101.996	101.846
3.750	102.864	102.708	102.551	3.750	102.697	102.540	102.384	2.375	97.414	97.264	97.114	3.625	102.549	102.399	102.249
3.875	103.303	103.147	102.991	3.875	103.100	102.944	102.788	2.500	97.803	97.653	97.503	Margin = 2.250		Index = 1.220	
4.000	103.735	103.579	103.423	4.000	103.497	103.341	103.184	2.625	98.144	97.994	97.844				
4.125	104.057	103.901	103.745	4.125	103.783	103.627	103.471	2.750	100.479	100.329	100.179				
4.250	104.264	104.139	104.014	4.250	104.097	103.972	103.847	2.875	100.866	100.716	100.566				
4.375	104.629	104.504	104.379	4.375	104.426	104.301	104.176	3.000	101.241	101.091	100.941				
4.500	104.958	104.833	104.708	4.500	104.719	104.594	104.469	3.125	101.567	101.417	101.267				
4.625	105.217	105.092	104.967	4.625	104.943	104.818	104.693	3.250	102.389	102.239	102.089				
4.750	105.206	105.106	105.006	4.750	105.038	104.938	104.838	3.375	102.712	102.562	102.412				
4.875	105.500	105.400	105.300	4.875	105.297	105.197	105.097	3.500	102.999	102.849	102.699				
5.000	105.760	105.660	105.560	5.000	105.521	105.421	105.321	3.625	103.215	103.065	102.915				
5.125	106.229	106.129	106.029	5.125	105.955	105.855	105.755	3.750	103.354	103.204	103.054				
5.250	106.390	106.290	106.190	5.250	106.222	106.122	106.022	3.875	103.606	103.456	103.306				
5.375	106.684	106.584	106.484	5.375	106.481	106.381	106.281	4.000	103.823	103.673	103.523				
5.500	106.944	106.844	106.744	5.500	106.705	106.605	106.505	4.125	103.978	103.828	103.678				

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
3.250	99.621	99.471	99.315	3.250	99.454	99.304	99.147	1.875	N/A	N/A	N/A	3.125	100.705	100.555	100.405
3.375	100.071	99.921	99.765	3.375	99.869	99.719	99.562	2.000	N/A	N/A	N/A	3.250	100.443	100.293	100.143
3.500	100.517	100.367	100.211	3.500	100.279	100.129	99.973	2.125	N/A	N/A	N/A	3.375	100.852	100.702	100.552
3.625	100.920	100.770	100.614	3.625	100.646	100.496	100.340	2.250	96.130	95.980	95.830	3.500	101.256	101.106	100.956
3.750	101.974	101.818	101.661	3.750	101.807	101.650	101.494	2.375	96.524	96.374	96.224	3.625	101.659	101.509	101.359
3.875	102.413	102.257	102.101	3.875	102.210	102.054	101.898	2.500	96.913	96.763	96.613	Margin = 2.250		Index = 1.220	
4.000	102.845	102.689	102.533	4.000	102.607	102.451	102.294	2.625	97.254	97.104	96.954	30 Year OTC			
4.125	103.167	103.011	102.855	4.125	102.893	102.737	102.581	2.750	99.589	99.439	99.289	Rate	30 Day	45 Day	60 Day
4.250	103.374	103.249	103.124	4.250	103.207	103.082	102.957	2.875	99.976	99.826	99.676	3.500	98.817	98.567	98.317
4.375	103.739	103.614	103.489	4.375	103.536	103.411	103.286	3.000	100.351	100.201	100.051	4.000	101.145	100.895	100.645
4.500	104.068	103.943	103.818	4.500	103.829	103.704	103.579	3.125	100.677	100.527	100.377	4.500	102.368	102.118	101.868
4.625	104.327	104.202	104.077	4.625	104.053	103.928	103.803	3.250	101.499	101.349	101.199	5.000	103.170	102.920	102.670
4.750	104.316	104.216	104.116	4.750	104.148	104.048	103.948	3.375	101.822	101.672	101.522	5.500	104.354	104.104	103.854
4.875	104.610	104.510	104.410	4.875	104.407	104.307	104.207	3.500	102.109	101.959	101.809	15 Year OTC			
5.000	104.870	104.770	104.670	5.000	104.631	104.531	104.431	3.625	102.325	102.175	102.025	Rate	30 Day	45 Day	60 Day
5.125	105.339	105.239	105.139	5.125	105.065	104.965	104.865	3.750	102.464	102.314	102.164	2.500	95.213	94.963	94.713
5.250	105.500	105.400	105.300	5.250	105.332	105.232	105.132	3.875	102.716	102.566	102.416	3.000	98.651	98.401	98.151
5.375	105.794	105.694	105.594	5.375	105.591	105.491	105.391	4.000	102.933	102.783	102.633	3.500	100.409	100.159	99.909
5.500	106.054	105.954	105.854	5.500	105.815	105.715	105.615	4.125	103.088	102.938	102.788	4.000	101.233	100.983	100.733

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

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

Max USDA-GRH Rate		
Today:	7/21/2017	4.750%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in <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		
For use by mortgage professionals only and should not be distributed to borrowers.		



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30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

8/21/2017

9/5/2017

9/19/2017

W. Rate Sheet Dated: 7/21/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.120	98.970	98.814	3.250	98.953	98.803	98.647	1.875	N/A	N/A	N/A	3.125	99.91	99.758	99.608
3.375	99.571	99.421	99.265	3.375	99.368	99.218	99.062	2.000	N/A	N/A	N/A	3.250	99.94	99.792	99.642
3.500	100.017	99.867	99.711	3.500	99.778	99.628	99.472	2.125	N/A	N/A	N/A	3.375	100.35	100.201	100.051
3.625	100.419	100.269	100.113	3.625	100.145	99.995	99.839	2.250	95.020	94.870	94.720	3.500	100.76	100.606	100.456
3.750	101.192	101.036	100.879	3.750	101.025	100.868	100.712	2.375	95.414	95.264	95.114	3.625	101.16	101.008	100.858
3.875	101.631	101.475	101.319	3.875	101.428	101.272	101.116	2.500	95.803	95.653	95.503	Margin = 2.250		Index = 1.220	
4.000	102.064	101.907	101.751	4.000	101.825	101.669	101.513	2.625	96.144	95.994	95.844				
4.125	102.385	102.229	102.073	4.125	102.111	101.955	101.799	2.750	98.791	98.641	98.491				
4.250	102.264	102.139	102.014	4.250	102.097	101.972	101.847	2.875	99.179	99.029	98.879				
4.375	102.629	102.504	102.379	4.375	102.426	102.301	102.176	3.000	99.554	99.404	99.254				
4.500	102.958	102.833	102.708	4.500	102.719	102.594	102.469	3.125	99.880	99.730	99.580				
4.625	103.217	103.092	102.967	4.625	102.943	102.818	102.693	3.250	100.999	100.849	100.699				
4.750	102.549	102.449	102.349	4.750	102.382	102.282	102.182	3.375	101.321	101.171	101.021				
4.875	102.843	102.743	102.643	4.875	102.641	102.541	102.441	3.500	101.609	101.459	101.309				
5.000	103.103	103.003	102.903	5.000	102.865	102.765	102.665	3.625	101.824	101.674	101.524				
5.125	103.573	103.473	103.373	5.125	103.299	103.199	103.099	3.750	101.682	101.532	101.382				
5.250	100.140	100.040	99.940	5.250	99.972	99.872	99.772	3.875	101.934	101.784	101.634				
5.375	100.434	100.334	100.234	5.375	100.231	100.131	100.031	4.000	102.151	102.001	101.851				
5.500	100.694	100.594	100.494	5.500	100.455	100.355	100.255	4.125	102.306	102.156	102.006				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.230	98.080	97.924	3.250	98.063	97.913	97.757	1.875	N/A	N/A	N/A	3.125	99.018	98.868	98.718
3.375	98.681	98.531	98.375	3.375	98.478	98.328	98.172	2.000	N/A	N/A	N/A	3.250	99.052	98.902	98.752
3.500	99.127	98.977	98.821	3.500	98.888	98.738	98.582	2.125	N/A	N/A	N/A	3.375	99.461	99.311	99.161
3.625	99.529	99.379	99.223	3.625	99.255	99.105	98.949	2.250	94.380	94.230	94.080	3.500	99.866	99.716	99.566
3.750	100.302	100.146	99.989	3.750	100.135	99.978	99.822	2.375	94.774	94.624	94.474	3.625	100.268	100.118	99.968
3.875	100.741	100.585	100.429	3.875	100.538	100.382	100.226	2.500	95.163	95.013	94.863	Margin = 2.250		Index = 1.220	
4.000	101.174	101.017	100.861	4.000	100.935	100.779	100.623	2.625	95.504	95.354	95.204	30 Year OTC			
4.125	101.495	101.339	101.183	4.125	101.221	101.065	100.909	2.750	98.526	98.376	98.226	Rate	30 Day	45 Day	60 Day
4.250	101.374	101.249	101.124	4.250	101.207	101.082	100.957	2.875	98.914	98.764	98.614	3.500	97.427	97.177	96.927
4.375	101.739	101.614	101.489	4.375	101.536	101.411	101.286	3.000	99.289	99.139	98.989	4.000	99.474	99.224	98.974
4.500	102.068	101.943	101.818	4.500	101.829	101.704	101.579	3.125	99.615	99.465	99.315	4.500	100.368	100.118	99.868
4.625	102.327	102.202	102.077	4.625	102.053	101.928	101.803	3.250	100.070	99.920	99.770	5.000	100.513	100.263	100.013
4.750	101.659	101.559	101.459	4.750	101.492	101.392	101.292	3.375	100.392	100.242	100.092	5.500	98.104	97.854	97.604
4.875	101.953	101.853	101.753	4.875	101.751	101.651	101.551	3.500	100.680	100.530	100.380	15 Year OTC			
5.000	102.213	102.113	102.013	5.000	101.975	101.875	101.775	3.625	100.895	100.745	100.595	Rate	30 Day	45 Day	60 Day
5.125	102.683	102.583	102.483	5.125	102.409	102.309	102.209	3.750	100.573	100.423	100.273	2.500	93.463	93.213	92.963
5.250	99.250	99.150	99.050	5.250	99.082	98.982	98.882	3.875	100.825	100.675	100.525	3.000	97.589	97.339	97.089
5.375	99.544	99.444	99.344	5.375	99.341	99.241	99.141	4.000	101.043	100.893	100.743	3.500	98.980	98.730	98.480
5.500	99.804	99.704	99.604	5.500	99.565	99.465	99.365	4.125	101.197	101.047	100.897	4.000	99.343	99.093	98.843

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

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

Max USDA-GRH Rate	
Today:	7/21/2017 4.750%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <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	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.		



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/21/2017

45 Day Lock Exp.:

9/5/2017

60 Day Lock Exp.:

9/19/2017

W. Rate Sheet Dated: 7/21/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.040	97.940	97.840	3.250	99.261	99.161	99.061	3.000	100.397	100.297	100.197	3.000	100.801	100.701	100.601
3.375	98.909	98.809	98.709	3.375	100.009	99.909	99.809	3.125	100.875	100.775	100.675	3.125	101.097	100.997	100.897
3.500	99.600	99.500	99.400	3.500	100.762	100.662	100.562	3.250	101.630	101.530	101.430	3.250	101.792	101.692	101.592
3.625	100.271	100.171	100.071	3.625	101.374	101.274	101.174	3.375	102.028	101.928	101.828	3.375	102.077	101.977	101.877
3.750	101.006	100.906	100.806	3.750	101.875	101.775	101.675	3.500	102.384	102.284	102.184	3.500	102.365	102.265	102.165
3.875	101.659	101.559	101.459	3.875	102.331	102.231	102.131	3.625	102.829	102.729	102.629	3.625	102.602	102.502	102.402
3.990	102.201	102.101	102.001	3.990	102.759	102.659	102.559	3.750	103.200	103.100	103.000	3.750	103.036	102.936	102.836
4.000	102.301	102.201	102.101	4.000	102.859	102.759	102.659	3.875	103.489	103.389	103.289	3.875	103.296	103.196	103.096
4.125	102.857	102.757	102.657	4.125	103.405	103.305	103.205	3.990	103.877	103.777	103.677	3.990	103.447	103.347	103.247
4.250	103.433	103.333	103.233	4.250	104.064	103.964	103.864	4.000	103.977	103.877	103.777	4.000	103.547	103.447	103.347
4.375	104.005	103.905	103.805	4.375	104.563	104.463	104.363	4.125	104.112	104.012	103.912	4.125	103.754	103.654	103.554
4.500	104.564	104.464	104.364	4.500	105.070	104.970	104.870	4.250	104.452	104.352	104.252	4.250	103.985	103.885	103.785
4.625	105.102	105.002	104.902	4.625	105.564	105.464	105.364	4.375	104.756	104.656	104.556	4.375	104.199	104.099	103.999
4.750	105.575	105.475	105.375	4.750	105.960	105.860	105.760	4.500	105.005	104.905	104.805	4.500	104.447	104.347	104.247
4.875	105.973	105.873	105.773	4.875	106.352	106.252	106.152	4.625	104.853	104.753	104.653	4.625	104.619	104.519	104.419
4.990	106.324	106.224	106.124	4.990	106.503	106.403	106.303	4.750	105.139	105.039	104.939	4.750	104.799	104.699	104.599
5.000	106.424	106.324	106.224	5.000	106.603	106.503	106.403	4.875	105.380	105.280	105.180	4.875	104.945	104.845	104.745
5.125	107.018	106.918	106.818	5.125	107.024	106.924	106.824	4.990	105.518	105.418	105.318	4.990	104.994	104.894	104.794
5.250	107.513	107.413	107.313	5.250	107.380	107.280	107.180	5.000	105.618	105.518	105.418	5.000	105.094	104.994	104.894

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	100.800	100.700	100.600	3.000	99.767	99.667	99.567
4.125	101.500	101.400	101.300	3.125	100.136	100.036	99.936
4.250	102.057	101.957	101.857	3.250	100.580	100.480	100.380
4.375	102.498	102.398	102.298	3.375	101.005	100.905	100.805
4.500	102.761	102.661	102.561	3.500	101.437	101.337	101.237
4.625	102.924	102.824	102.724	3.625	101.766	101.666	101.566
4.750	103.407	103.307	103.207	3.750	102.002	101.902	101.802
4.875	103.816	103.716	103.616	3.875	102.203	102.103	102.003
4.990	103.840	103.740	103.640	3.990	102.281	102.181	102.081
5.000	103.940	103.840	103.740	4.000	102.381	102.281	102.181
5.125	104.107	104.007	103.907	4.125	102.304	102.204	102.104
5.250	104.208	104.108	104.008	4.250	102.524	102.424	102.324
5.375	104.565	104.465	104.365	4.375	102.735	102.635	102.535
5.500	104.810	104.710	104.610	4.500	102.817	102.717	102.617
5.625	104.988	104.888	104.788	4.625	103.047	102.947	102.847
5.750	104.980	104.680	104.580	4.750	103.241	103.141	103.041
5.875	105.149	105.049	104.949	4.875	103.404	103.304	103.204
5.990	105.317	105.217	105.117	4.990	103.463	103.363	103.263
6.000	105.417	105.317	105.217	5.000	103.563	103.463	103.363

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

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	-2.250	-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% or purchase or R/T refi with LTV over 90.00% eligible with DU 9.3 or later only applicable to detached condominiums								
*Not applicable to detached condominiums								

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

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

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



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.:

8/21/2017

45 Day Lock Exp.:

9/5/2017

60 Day Lock Exp.:

9/19/2017

W. Rate Sheet Dated: 7/21/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.066	94.966	94.866	3.125	N/A	N/A	N/A	3.250	96.949	96.849	96.749	3.375	95.346	95.246	95.146
3.375	95.911	95.811	95.711	3.250	92.818	92.718	92.618	3.375	97.759	97.659	97.559	3.500	96.621	96.521	96.421
3.500	96.870	96.770	96.670	3.375	93.957	93.857	93.757	3.500	98.512	98.412	98.312	3.625	97.659	97.559	97.459
3.625	97.641	97.541	97.441	3.500	95.257	95.157	95.057	3.625	99.124	99.024	98.924	3.750	98.390	98.290	98.190
3.750	98.316	98.216	98.116	3.625	96.299	96.199	96.099	3.750	99.625	99.525	99.425	3.875	99.026	98.926	98.826
3.875	98.983	98.883	98.783	3.750	97.125	97.025	96.925	3.875	100.081	99.981	99.881	3.990	99.416	99.316	99.216
3.990	99.618	99.518	99.418	3.875	97.895	97.795	97.695	3.990	100.509	100.409	100.309	4.000	99.516	99.416	99.316
4.000	99.718	99.618	99.518	3.990	98.786	98.686	98.586	4.000	100.609	100.509	100.409	4.125	100.104	100.004	99.904
4.125	100.410	100.310	100.210	4.000	98.886	98.786	98.686	4.125	101.155	101.055	100.955	4.250	100.738	100.638	100.538
4.250	101.003	100.903	100.803	4.125	99.829	99.729	99.629	4.250	101.814	101.714	101.614	4.375	101.277	101.177	101.077
4.375	101.513	101.413	101.313	4.250	100.559	100.459	100.359	4.375	102.313	102.213	102.113	4.500	101.688	101.588	101.488
4.500	102.044	101.944	101.844	4.375	101.251	101.151	101.051	4.500	102.820	102.720	102.620	4.625	102.302	102.202	102.102
4.625	102.657	102.557	102.457	4.500	102.118	102.018	101.918	4.625	103.314	103.214	103.114	4.750	102.894	102.794	102.694
4.750	103.196	103.096	102.996	4.625	102.959	102.859	102.759	4.750	103.710	103.610	103.510	4.875	103.439	103.339	103.239
4.875	103.672	103.572	103.472	4.750	103.625	103.525	103.425	4.875	104.102	104.002	103.902	4.990	103.578	103.478	103.378
4.990	103.805	103.705	103.605	4.875	104.153	104.053	103.953	4.990	104.189	104.089	103.989	5.000	103.678	103.578	103.478
5.000	103.905	103.805	103.705	4.990	104.410	104.310	104.210	5.000	104.289	104.189	104.089	5.125	104.039	103.939	103.839
5.125	104.479	104.379	104.279	5.000	104.510	104.410	104.310	5.125	104.774	104.674	104.574	5.250	104.552	104.452	104.352
5.250	104.990	104.890	104.790	5.125	105.311	105.211	105.111	5.250	105.130	105.030	104.930	5.375	105.008	104.908	104.808

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.767	99.667	99.567	3.000	96.570	96.470	96.370	3.000	98.551	98.451	98.351	3.000	96.395	96.295	96.195
3.125	100.136	100.036	99.936	3.125	97.114	97.014	96.914	3.125	98.847	98.747	98.647	3.125	96.940	96.840	96.740
3.250	100.580	100.480	100.380	3.250	98.007	97.907	97.807	3.250	99.542	99.442	99.342	3.250	97.822	97.722	97.622
3.375	101.005	100.905	100.805	3.375	98.583	98.483	98.383	3.375	99.827	99.727	99.627	3.375	98.398	98.298	98.198
3.500	101.437	101.337	101.237	3.500	99.158	99.058	98.958	3.500	100.115	100.015	99.915	3.500	98.973	98.873	98.773
3.625	101.766	101.666	101.566	3.625	99.639	99.539	99.439	3.625	100.352	100.252	100.152	3.625	99.435	99.335	99.235
3.750	102.002	101.902	101.802	3.750	100.031	99.931	99.831	3.750	100.786	100.686	100.586	3.750	99.826	99.726	99.626
3.875	102.203	102.103	102.003	3.875	100.371	100.271	100.171	3.875	101.046	100.946	100.846	3.875	100.167	100.067	99.967
3.990	102.281	102.181	102.081	3.990	100.756	100.656	100.556	3.990	101.197	101.097	100.997	3.990	100.551	100.451	100.351
4.000	102.381	102.281	102.181	4.000	100.856	100.756	100.656	4.000	101.297	101.197	101.097	4.000	100.651	100.551	100.451
4.125	102.304	102.204	102.104	4.125	101.291	101.191	101.091	4.125	101.504	101.404	101.304	4.125	101.076	100.976	100.876
4.250	102.524	102.424	102.324	4.250	101.662	101.562	101.462	4.250	101.735	101.635	101.535	4.250	101.477	101.377	101.277
4.375	102.735	102.635	102.535	4.375	102.007	101.907	101.807	4.375	101.926	101.826	101.726	4.375	101.822	101.722	101.622
4.500	102.817	102.717	102.617	4.500	102.147	102.047	101.947	4.500	102.161	102.061	101.961	4.500	101.962	101.862	101.762
4.625	103.047	102.947	102.847	4.625	102.428	102.328	102.228	4.625	102.369	102.269	102.169	4.625	102.243	102.143	102.043
4.750	103.241	103.141	103.041	4.750	102.744	102.644	102.544	4.750	102.549	102.449	102.349	4.750	102.559	102.459	102.359
4.875	103.404	103.304	103.204	4.875	103.009	102.909	102.809	4.875	102.695	102.595	102.495	4.875	102.824	102.724	102.624
4.990	103.463	103.363	103.263	4.990	103.173	103.073	102.973	4.990	102.744	102.644	102.544	4.990	102.988	102.888	102.788
5.000	103.563	103.463	103.363	5.000	103.273	103.173	103.073	5.000	102.844	102.744	102.644	5.000	103.088	102.988	102.888

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

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

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

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

*Not applicable to detached condominiums

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

Mortgages with Subordinate Financing *			
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AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/21/2017

45 Day Lock Exp.:

9/5/2017

60 Day Lock Exp.:

9/19/2017

W. Rate Sheet Dated: 7/21/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.006	100.906	100.806	3.750	101.907	101.807	101.703	2.750	99.558	99.458	99.358
3.875	101.659	101.559	101.459	3.875	102.550	102.450	102.343	2.875	100.042	99.942	99.842
3.990	102.201	102.101	101.998	3.990	103.056	102.956	102.847	2.990	100.297	100.197	100.097
4.000	102.301	102.201	102.098	4.000	103.156	103.056	102.947	3.000	100.397	100.297	100.197
4.125	102.888	102.788	102.683	4.125	103.247	103.147	102.982	3.125	100.875	100.775	100.675
4.250	103.531	103.431	103.323	4.250	104.048	103.948	103.782	3.250	101.630	101.530	101.430
4.375	104.122	104.022	103.920	4.375	104.535	104.435	104.266	3.375	102.028	101.928	101.828
4.500	104.647	104.547	104.445	4.500	105.011	104.911	104.744	3.500	102.471	102.371	102.271
4.625	105.105	105.003	104.905	4.625	105.469	105.368	105.220	3.625	102.968	102.868	102.768
4.750	105.640	105.538	105.440	4.750	105.892	105.791	105.643	3.750	103.469	103.369	103.269
4.875	106.118	106.016	105.918	4.875	106.309	106.208	106.061	3.875	103.962	103.862	103.762
4.990	106.425	106.323	106.225	4.990	106.669	106.568	106.424	3.990	103.877	103.777	103.677
5.000	106.525	106.423	106.325	5.000	106.769	106.668	106.524	4.000	103.977	103.877	103.777
5.125	107.018	106.897	106.818	5.125	106.835	106.714	106.635	4.125	104.323	104.223	104.123
5.250	107.513	107.391	107.313	5.250	107.251	107.130	107.051	4.250	104.685	104.585	104.485
5.375	107.865	107.744	107.665	5.375	107.606	107.485	107.406	4.375	105.075	104.975	104.875
5.500	108.217	108.096	108.017	5.500	107.939	107.817	107.739	4.500	105.617	105.517	105.417
5.625	108.849	108.708	108.649	5.625	108.447	108.306	108.247	4.625	106.002	105.902	105.802
5.750	109.355	109.214	109.155	5.750	108.873	108.732	108.673	4.750	103.664	103.561	103.464

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.500	-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
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/21/2017

45 Day Lock Exp.:

9/5/2017

60 Day Lock Exp.:

9/19/2017

W. Rate Sheet Dated: 7/21/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.582	98.482	98.382	3.750	98.482	98.382	98.282	3.750	99.827	99.727	99.623	3.750	99.727	99.627	99.523
3.875	99.278	99.178	99.078	3.875	99.178	99.078	98.978	3.875	100.470	100.370	100.263	3.875	100.370	100.270	100.163
3.990	99.854	99.754	99.651	3.990	99.754	99.654	99.551	3.990	100.976	100.876	100.767	3.990	100.876	100.776	100.667
4.000	99.954	99.854	99.751	4.000	99.854	99.754	99.651	4.000	101.076	100.976	100.867	4.000	100.976	100.876	100.767
4.125	100.659	100.559	100.454	4.125	100.559	100.459	100.354	4.125	101.059	100.959	100.794	4.125	100.959	100.859	100.694
4.250	101.302	101.202	101.094	4.250	101.202	101.102	100.994	4.250	101.646	101.546	101.380	4.250	101.546	101.446	101.280
4.375	101.893	101.793	101.691	4.375	101.793	101.693	101.591	4.375	102.191	102.091	101.922	4.375	102.091	101.991	101.822
4.500	102.418	102.318	102.216	4.500	102.318	102.218	102.116	4.500	102.703	102.603	102.436	4.500	102.603	102.503	102.336
4.625	102.876	102.774	102.676	4.625	102.776	102.674	102.576	4.625	103.201	103.100	102.952	4.625	103.101	103.000	102.852
4.750	103.411	103.309	103.211	4.750	103.311	103.209	103.111	4.750	103.724	103.623	103.475	4.750	103.624	103.523	103.375
4.875	103.889	103.787	103.689	4.875	103.789	103.687	103.589	4.875	104.229	104.128	103.981	4.875	104.129	104.028	103.881
4.990	104.196	104.094	103.996	4.990	104.096	103.994	103.896	4.990	104.589	104.488	104.344	4.990	104.489	104.388	104.244
5.000	104.296	104.194	104.096	5.000	104.196	104.094	103.996	5.000	104.689	104.588	104.444	5.000	104.589	104.488	104.344
5.125	104.701	104.580	104.501	5.125	104.601	104.480	104.401	5.125	104.593	104.472	104.393	5.125	104.493	104.372	104.293
5.250	105.190	105.068	104.990	5.250	105.090	104.968	104.890	5.250	105.079	104.958	104.879	5.250	104.979	104.858	104.779
5.375	105.575	105.454	105.375	5.375	105.475	105.354	105.275	5.375	105.485	105.364	105.285	5.375	105.385	105.264	105.185
5.500	105.911	105.790	105.711	5.500	105.811	105.690	105.611	5.500	105.859	105.737	105.659	5.500	105.759	105.637	105.559
5.625	106.355	106.214	106.155	5.625	106.255	106.114	106.055	5.625	106.367	106.226	106.167	5.625	106.267	106.126	106.067
5.750	106.765	106.624	106.565	5.750	106.665	106.524	106.465	5.750	106.793	106.652	106.593	5.750	106.693	106.552	106.493

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.898	96.798	96.698	2.750	96.798	96.698	96.598
2.875	97.524	97.424	97.324	2.875	97.424	97.324	97.224
2.990	98.046	97.946	97.846	2.990	97.946	97.846	97.746
3.000	98.146	98.046	97.946	3.000	98.046	97.946	97.846
3.125	98.724	98.624	98.524	3.125	98.624	98.524	98.424
3.250	99.284	99.184	99.084	3.250	99.184	99.084	98.984
3.375	99.816	99.716	99.616	3.375	99.716	99.616	99.516
3.500	100.391	100.291	100.191	3.500	100.291	100.191	100.091
3.625	100.888	100.788	100.688	3.625	100.788	100.688	100.588
3.750	101.389	101.289	101.189	3.750	101.289	101.189	101.089
3.875	101.882	101.782	101.682	3.875	101.782	101.682	101.582
3.990	101.652	101.552	101.452	3.990	101.552	101.452	101.352
4.000	101.752	101.652	101.552	4.000	101.652	101.552	101.452
4.125	102.243	102.143	102.043	4.125	102.143	102.043	101.943
4.250	102.605	102.505	102.405	4.250	102.505	102.405	102.305
4.375	102.995	102.895	102.795	4.375	102.895	102.795	102.695
4.500	103.537	103.437	103.337	4.500	103.437	103.337	103.237
4.625	103.922	103.822	103.722	4.625	103.822	103.722	103.622
4.750	101.584	101.481	101.384	4.750	101.484	101.381	101.284

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

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

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/21/2017

45 Day Lock Exp.:

9/5/2017

60 Day Lock Exp.:

9/19/2017

W. Rate Sheet Dated: 7/21/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.112	99.012	98.912	3.750	100.357	100.257	100.153	2.750	97.428	97.328	97.228
3.875	99.808	99.708	99.608	3.875	101.000	100.900	100.793	2.875	98.054	97.954	97.854
3.990	100.384	100.284	100.181	3.990	101.506	101.406	101.297	2.990	98.576	98.476	98.376
4.000	100.484	100.384	100.281	4.000	101.606	101.506	101.397	3.000	98.676	98.576	98.476
4.125	101.189	101.089	100.984	4.125	101.589	101.489	101.324	3.125	99.254	99.154	99.054
4.250	101.832	101.732	101.624	4.250	102.176	102.076	101.910	3.250	99.814	99.714	99.614
4.375	102.423	102.323	102.221	4.375	102.721	102.621	102.452	3.375	100.346	100.246	100.146
4.500	102.948	102.848	102.746	4.500	103.233	103.133	102.966	3.500	100.921	100.821	100.721
4.625	103.406	103.304	103.206	4.625	103.731	103.630	103.482	3.625	101.418	101.318	101.218
4.750	103.941	103.839	103.741	4.750	104.254	104.153	104.005	3.750	101.919	101.819	101.719
4.875	104.419	104.317	104.219	4.875	104.759	104.658	104.511	3.875	102.412	102.312	102.212
4.990	104.726	104.624	104.526	4.990	105.119	105.018	104.874	3.990	102.182	102.082	101.982
5.000	104.826	104.724	104.626	5.000	105.219	105.118	104.974	4.000	102.282	102.182	102.082
5.125	105.231	105.110	105.031	5.125	105.123	105.002	104.923	4.125	102.773	102.673	102.573
5.250	105.720	105.598	105.520	5.250	105.609	105.488	105.409	4.250	103.135	103.035	102.935
5.375	106.105	105.984	105.905	5.375	106.015	105.894	105.815	4.375	103.525	103.425	103.325
5.500	106.441	106.320	106.241	5.500	106.389	106.267	106.189	4.500	104.067	103.967	103.867
5.625	106.885	106.744	106.685	5.625	106.897	106.756	106.697	4.625	104.452	104.352	104.252
5.750	107.295	107.154	107.095	5.750	107.323	107.182	107.123	4.750	102.114	102.011	101.914

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

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

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

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

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

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

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

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