



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.: 8/23/2018

45 Day Lock Exp.: 9/7/2018

60 Day Lock Exp.: 9/24/2018

W. Rate Sheet Dated: 7/24/2018

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	97.902	97.752	97.602	3.500	97.389	97.239	97.089	1.875	N/A	N/A	N/A	3.125	96.661	96.511	96.361
3.625	98.436	98.286	98.136	3.625	97.888	97.738	97.588	2.000	N/A	N/A	N/A	3.250	98.018	97.868	97.718
3.750	99.329	99.179	99.029	3.750	98.938	98.788	98.638	2.125	N/A	N/A	N/A	3.375	98.608	98.458	98.308
3.875	99.856	99.706	99.556	3.875	99.429	99.279	99.129	2.250	93.396	93.246	93.096	3.500	99.100	98.950	98.800
4.000	100.384	100.234	100.084	4.000	99.922	99.772	99.622	2.375	93.761	93.611	93.461	3.625	99.633	99.483	99.333
4.125	100.905	100.755	100.605	4.125	100.407	100.257	100.107	2.500	92.883	92.733	92.583	Margin = 2.250		Index = 2.360	
4.250	101.695	101.554	101.429	4.250	101.054	100.913	100.788	2.625	93.833	93.683	93.533				
4.375	102.208	102.068	101.943	4.375	101.532	101.391	101.266	2.750	96.545	96.395	96.245				
4.500	102.653	102.512	102.387	4.500	101.940	101.800	101.675	2.875	97.019	96.869	96.719				
4.625	103.052	102.912	102.787	4.625	102.304	102.164	102.039	3.000	97.493	97.343	97.193				
4.750	103.177	103.021	102.880	4.750	102.568	102.412	102.272	3.125	97.961	97.811	97.661				
4.875	103.545	103.388	103.248	4.875	102.968	102.812	102.671	3.250	98.632	98.482	98.332				
5.000	104.108	103.952	103.812	5.000	103.296	103.140	102.999	3.375	99.102	98.952	98.802				
5.125	104.579	104.423	104.282	5.125	103.551	103.395	103.254	3.500	99.567	99.417	99.267				
5.250	104.573	104.432	104.307	5.250	103.510	103.370	103.245	3.625	100.014	99.864	99.714				
5.375	104.823	104.682	104.557	5.375	103.842	103.702	103.577	3.750	100.103	99.953	99.803				
5.500	104.904	104.763	104.638	5.500	104.261	104.121	103.996	3.875	100.511	100.361	100.211				
5.625	105.094	104.954	104.829	5.625	104.616	104.476	104.351	4.000	100.874	100.724	100.574				
5.750	105.224	105.124	105.015	5.750	104.153	104.053	103.944	4.125	101.212	101.062	100.912				

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	96.702	96.552	96.402	3.500	96.389	96.239	96.089	1.875	N/A	N/A	N/A	3.125	95.661	95.511	95.361
3.625	97.236	97.086	96.936	3.625	96.888	96.738	96.588	2.000	N/A	N/A	N/A	3.250	97.018	96.868	96.718
3.750	98.129	97.979	97.829	3.750	97.938	97.788	97.638	2.125	N/A	N/A	N/A	3.375	97.608	97.458	97.308
3.875	98.656	98.506	98.356	3.875	98.429	98.279	98.129	2.250	92.396	92.246	92.096	3.500	98.100	97.950	97.800
4.000	99.184	99.034	98.884	4.000	98.922	98.772	98.622	2.375	92.761	92.611	92.461	3.625	98.633	98.483	98.333
4.125	99.705	99.555	99.405	4.125	99.407	99.257	99.107	2.500	91.883	91.733	91.583	Margin = 2.250		Index = 2.360	
4.250	100.495	100.354	100.229	4.250	100.054	99.913	99.788	2.625	92.833	92.683	92.533	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.008	100.868	100.743	4.375	100.532	100.391	100.266	2.750	95.545	95.395	95.245	Rate	30 Day	45 Day	60 Day
4.500	101.453	101.312	101.187	4.500	100.940	100.800	100.675	2.875	96.019	95.869	95.719	4.500	100.253	100.003	99.753
4.625	101.852	101.712	101.587	4.625	101.304	101.164	101.039	3.000	96.493	96.343	96.193	4.625	100.652	100.402	100.152
4.750	102.060	101.903	101.763	4.750	101.568	101.412	101.272	3.125	96.961	96.811	96.661	4.750	100.810	100.560	100.310
4.875	102.595	102.438	102.298	4.875	101.968	101.812	101.671	3.250	97.632	97.482	97.332	4.875	101.245	100.995	100.745
5.000	102.958	102.802	102.662	5.000	102.296	102.140	101.999	3.375	98.102	97.952	97.802	5.000	101.608	101.358	101.108
5.125	103.429	103.273	103.132	5.125	102.651	102.495	102.354	3.500	98.567	98.417	98.267	5.125	101.999	101.749	101.499
5.250	104.143	104.002	103.877	5.250	102.510	102.370	102.245	3.625	99.014	98.864	98.714	5.250	101.462	101.212	100.962
5.375	104.393	104.252	104.127	5.375	102.842	102.702	102.577	3.750	99.103	98.953	98.803	5.375	101.619	101.369	101.119
5.500	104.674	104.533	104.408	5.500	103.261	103.121	102.996	3.875	99.511	99.361	99.211	5.500	102.154	101.904	101.654
5.625	104.814	104.674	104.549	5.625	103.616	103.476	103.351	4.000	99.874	99.724	99.574	5.625	102.584	102.334	102.084
5.750	104.994	104.894	104.785	5.750	103.153	103.053	102.944	4.125	100.212	100.062	99.912	5.750	102.754	102.504	102.254

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	99.403	99.153	98.903	4.500	99.220	98.970	98.720
4.750	99.960	99.710	99.460	4.750	99.848	99.598	99.348
5.000	100.758	100.508	100.258	5.000	100.576	100.326	100.076
5.250	101.663	101.413	101.163	5.250	101.500	101.250	101.000
5.500	101.975	101.725	101.475	5.500	101.541	101.291	101.041
5.625	102.187	101.937	101.687	5.625	101.896	101.646	101.396
5.750	102.448	102.198	101.948	5.750	101.433	101.183	100.933
5.875	102.752	102.502	102.252	5.875	101.775	101.525	101.275

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:	7/24/2018	5.500%

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.:

8/23/2018

45 Day Lock Exp.:

9/7/2018

60 Day Lock Exp.:

9/24/2018

W. Rate Sheet Dated: 7/24/2018

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	96.964	96.814	96.664	3.500	96.452	96.302	96.152	1.875	N/A	N/A	N/A	3.125	94.97	94.824	94.674
3.625	97.498	97.348	97.198	3.625	96.950	96.800	96.650	2.000	N/A	N/A	N/A	3.250	97.08	96.930	96.780
3.750	98.079	97.929	97.779	3.750	97.688	97.538	97.388	2.125	N/A	N/A	N/A	3.375	97.67	97.520	97.370
3.875	98.606	98.456	98.306	3.875	98.179	98.029	97.879	2.250	89.896	89.746	89.596	3.500	98.16	98.012	97.862
4.000	99.134	98.984	98.834	4.000	98.672	98.522	98.372	2.375	90.261	90.111	89.961	3.625	98.70	98.546	98.396
4.125	99.655	99.505	99.355	4.125	99.157	99.007	98.857	2.500	89.383	89.233	89.083	Margin = 2.250		Index = 2.360	
4.250	100.507	100.367	100.242	4.250	99.866	99.725	99.600	2.625	90.333	90.183	90.033				
4.375	101.021	100.880	100.755	4.375	100.344	100.203	100.078	2.750	94.857	94.707	94.557				
4.500	101.465	101.325	101.200	4.500	100.753	100.612	100.487	2.875	95.332	95.182	95.032				
4.625	101.865	101.724	101.599	4.625	101.117	100.976	100.851	3.000	95.806	95.656	95.506				
4.750	101.552	101.396	101.255	4.750	100.943	100.787	100.647	3.125	96.273	96.123	95.973				
4.875	101.920	101.763	101.623	4.875	101.343	101.187	101.046	3.250	97.695	97.545	97.395				
5.000	102.483	102.327	102.187	5.000	101.671	101.515	101.374	3.375	98.165	98.015	97.865				
5.125	102.954	102.798	102.657	5.125	101.926	101.770	101.629	3.500	98.629	98.479	98.329				
5.250	101.885	101.744	101.619	5.250	100.823	100.682	100.557	3.625	99.076	98.926	98.776				
5.375	102.135	101.995	101.870	5.375	101.155	101.014	100.889	3.750	98.853	98.703	98.553				
5.500	102.216	102.076	101.951	5.500	101.574	101.433	101.308	3.875	99.261	99.111	98.961				
5.625	102.407	102.266	102.141	5.625	101.929	101.788	101.663	4.000	99.624	99.474	99.324				
5.750	101.787	101.687	101.578	5.750	100.716	100.616	100.506	4.125	99.962	99.812	99.662				

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	95.764	95.614	95.464	3.500	95.452	95.302	95.152	1.875	N/A	N/A	N/A	3.125	93.974	93.824	93.674
3.625	96.298	96.148	95.998	3.625	95.950	95.800	95.650	2.000	N/A	N/A	N/A	3.250	96.080	95.930	95.780
3.750	96.879	96.729	96.579	3.750	96.688	96.538	96.388	2.125	N/A	N/A	N/A	3.375	96.670	96.520	96.370
3.875	97.406	97.256	97.106	3.875	97.179	97.029	96.879	2.250	90.646	90.496	90.346	3.500	97.162	97.012	96.862
4.000	97.934	97.784	97.634	4.000	97.672	97.522	97.372	2.375	91.011	90.861	90.711	3.625	97.696	97.546	97.396
4.125	98.455	98.305	98.155	4.125	98.157	98.007	97.857	2.500	90.133	89.983	89.833	Margin = 2.250		Index = 2.360	
4.250	99.307	99.167	99.042	4.250	98.866	98.725	98.600	2.625	91.083	90.933	90.783	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.821	99.680	99.555	4.375	99.344	99.203	99.078	2.750	94.638	94.488	94.338	Rate	30 Day	45 Day	60 Day
4.500	100.265	100.125	100.000	4.500	99.753	99.612	99.487	2.875	95.113	94.963	94.813	4.500	99.065	98.815	98.565
4.625	100.665	100.524	100.399	4.625	100.117	99.976	99.851	3.000	95.587	95.437	95.287	4.625	99.465	99.215	98.965
4.750	100.435	100.278	100.138	4.750	99.943	99.787	99.647	3.125	96.054	95.904	95.754	4.750	99.185	98.935	98.685
4.875	100.970	100.813	100.673	4.875	100.343	100.187	100.046	3.250	96.163	96.013	95.863	4.875	99.620	99.370	99.120
5.000	101.333	101.177	101.037	5.000	100.671	100.515	100.374	3.375	96.633	96.483	96.333	5.000	99.983	99.733	99.483
5.125	101.804	101.648	101.507	5.125	101.026	100.870	100.729	3.500	97.098	96.948	96.798	5.125	100.374	100.124	99.874
5.250	101.455	101.314	101.189	5.250	99.823	99.682	99.557	3.625	97.545	97.395	97.245	5.250	98.774	98.524	98.274
5.375	101.705	101.565	101.440	5.375	100.155	100.014	99.889	3.750	96.915	96.765	96.615	5.375	98.931	98.681	98.431
5.500	101.986	101.846	101.721	5.500	100.574	100.433	100.308	3.875	97.324	97.174	97.024	5.500	99.466	99.216	98.966
5.625	102.127	101.986	101.861	5.625	100.929	100.788	100.663	4.000	97.687	97.537	97.387	5.625	99.897	99.647	99.397
5.750	101.557	101.457	101.348	5.750	99.716	99.616	99.506	4.125	98.024	97.874	97.724	5.750	99.317	99.067	98.817

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:	7/24/2018 5.500%

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	98.215	97.965	97.715	4.500	98.033	97.783	97.533
4.750	98.335	98.085	97.835	4.750	98.223	97.973	97.723
5.000	99.133	98.883	98.633	5.000	98.951	98.701	98.451
5.250	98.976	98.726	98.476	5.250	98.812	98.562	98.312
5.500	99.287	99.037	98.787	5.500	98.854	98.604	98.354
5.625	99.500	99.250	99.000	5.625	99.209	98.959	98.709
5.750	99.011	98.761	98.511	5.750	97.996	97.746	97.496
5.875	99.314	99.064	98.814	5.875	98.338	98.088	97.838

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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.	
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8/23/2018

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9/7/2018

60 Day Lock Exp.:

9/24/2018

W. Rate Sheet Dated: 7/24/2018

Release Time: 10:00 am ET

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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
4.125	99.309	99.209	99.109	4.625	101.844	101.744	101.644	3.000	96.388	96.288	96.188	3.000	96.923	96.823	96.723
4.250	99.935	99.835	99.735	4.750	102.308	102.208	102.108	3.125	96.906	96.806	96.706	3.125	97.307	97.207	97.107
4.375	100.482	100.382	100.282	4.875	102.756	102.656	102.556	3.250	97.877	97.777	97.677	3.250	98.113	98.013	97.913
4.500	101.022	100.922	100.822	4.990	102.759	102.659	102.559	3.375	98.398	98.298	98.198	3.375	98.502	98.402	98.302
4.625	101.618	101.518	101.418	5.000	102.859	102.759	102.659	3.500	98.877	98.777	98.677	3.500	98.866	98.766	98.666
4.750	102.166	102.066	101.966	5.125	103.347	103.247	103.147	3.625	99.409	99.309	99.209	3.625	99.222	99.122	99.022
4.875	102.656	102.556	102.456	5.250	103.839	103.739	103.639	3.750	99.747	99.647	99.547	3.750	99.906	99.806	99.706
4.990	102.605	102.505	102.405	5.375	104.130	104.030	103.930	3.875	100.145	100.045	99.945	3.875	100.256	100.156	100.056
5.000	102.705	102.605	102.505	5.500	104.466	104.366	104.266	3.990	100.485	100.385	100.285	3.990	100.478	100.378	100.278
5.125	103.181	103.081	102.981	5.625	104.711	104.611	104.511	4.000	100.585	100.485	100.385	4.000	100.578	100.478	100.378
5.250	103.842	103.742	103.642	5.750	105.265	105.165	105.065	4.125	100.952	100.852	100.752	4.125	100.878	100.778	100.678
5.375	104.237	104.137	104.037	5.875	105.420	105.315	105.215	4.250	101.246	101.146	101.046	4.250	101.092	100.992	100.892
5.500	104.611	104.511	104.411	5.990	105.506	105.401	105.297	4.375	101.529	101.429	101.329	4.375	101.375	101.275	101.175
5.625	104.885	104.785	104.685	6.000	105.606	105.501	105.397	4.500	101.913	101.813	101.713	4.500	101.652	101.552	101.452
5.750	105.508	105.406	105.289	6.125	106.133	106.028	105.894	4.625	102.322	102.222	102.122	4.625	101.916	101.816	101.716
5.875	105.708	105.606	105.489	6.250	106.269	106.158	106.024	4.750	102.482	102.382	102.282	4.750	102.083	101.983	101.883
5.990	105.835	105.733	105.616	6.375	106.561	106.450	106.316	4.875	102.730	102.630	102.530	4.875	102.232	102.132	102.032
6.000	105.935	105.833	105.716	6.500	N/A	N/A	N/A	4.990	102.878	102.778	102.678	4.990	102.288	102.188	102.088
6.125	106.543	106.441	106.324	6.625	N/A	N/A	N/A	5.000	102.978	102.878	102.778	5.000	102.388	102.288	102.188

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	97.685	97.585	97.485	2.875	95.601	95.501	95.401
4.250	98.427	98.327	98.227	2.990	95.915	95.815	95.715
4.375	99.048	98.948	98.848	3.000	96.015	95.915	95.815
4.500	99.618	99.518	99.418	3.125	96.431	96.331	96.231
4.625	100.121	100.021	99.921	3.250	97.306	97.206	97.106
4.750	100.787	100.687	100.587	3.375	97.726	97.626	97.526
4.875	101.346	101.246	101.146	3.500	98.156	98.056	97.956
4.990	101.783	101.683	101.583	3.625	98.566	98.466	98.366
5.000	101.883	101.783	101.683	3.750	98.845	98.745	98.645
5.125	102.127	102.027	101.927	3.875	99.257	99.157	99.057
5.250	102.340	102.240	102.140	3.990	99.565	99.465	99.365
5.375	102.618	102.518	102.418	4.000	99.665	99.565	99.465
5.500	103.100	103.000	102.900	4.125	100.055	99.955	99.855
5.625	103.322	103.222	103.122	4.250	100.256	100.156	100.056
5.750	103.543	103.443	103.343	4.375	100.447	100.347	100.247
5.875	102.572	102.466	102.332	4.500	100.587	100.487	100.387
5.990	102.947	102.842	102.708	4.625	100.675	100.575	100.475
6.000	103.047	102.942	102.808	4.750	100.776	100.676	100.576
6.125	103.303	103.198	103.064	4.875	100.939	100.839	100.739

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	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

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@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/23/2018

45 Day Lock Exp.:

9/7/2018

60 Day Lock Exp.:

9/24/2018

W. Rate Sheet Dated: 7/24/2018

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
4.125	97.031	96.931	96.831	4.125	95.894	95.794	95.694	4.625	100.161	100.061	99.961	4.625	98.886	98.786	98.686
4.250	97.789	97.689	97.589	4.250	96.918	96.818	96.718	4.750	100.692	100.592	100.492	4.750	99.770	99.670	99.570
4.375	98.336	98.236	98.136	4.375	97.534	97.434	97.334	4.875	101.062	100.962	100.862	4.875	100.272	100.172	100.072
4.500	98.874	98.774	98.674	4.500	98.187	98.087	97.987	4.990	101.309	101.209	101.109	4.990	100.642	100.542	100.442
4.625	99.602	99.502	99.402	4.625	99.168	99.068	98.968	5.000	101.409	101.309	101.209	5.000	100.742	100.642	100.542
4.750	100.301	100.201	100.101	4.750	100.118	100.018	99.918	5.125	101.897	101.797	101.697	5.125	101.110	101.010	100.910
4.875	100.795	100.695	100.595	4.875	100.677	100.577	100.477	5.250	102.389	102.289	102.189	5.250	101.680	101.580	101.480
4.990	101.155	101.055	100.955	4.990	101.086	100.986	100.886	5.375	102.680	102.580	102.480	5.375	102.097	101.997	101.897
5.000	101.255	101.155	101.055	5.000	101.186	101.086	100.986	5.500	103.016	102.916	102.816	5.500	102.517	102.417	102.317
5.125	101.731	101.631	101.531	5.125	101.564	101.464	101.364	5.625	103.261	103.161	103.061	5.625	102.847	102.747	102.647
5.250	102.392	102.292	102.192	5.250	102.445	102.345	102.245	5.750	103.815	103.709	103.575	5.750	103.278	103.176	103.058
5.375	102.787	102.687	102.587	5.375	102.897	102.797	102.697	5.875	103.970	103.865	103.731	5.875	103.488	103.386	103.268
5.500	103.161	103.061	102.961	5.500	103.312	103.212	103.112	5.990	104.056	103.951	103.817	5.990	103.641	103.539	103.422
5.625	103.435	103.335	103.235	5.625	103.620	103.520	103.420	6.000	104.156	104.051	103.917	6.000	103.741	103.639	103.522
5.750	104.058	103.956	103.839	5.750	104.502	104.400	104.283	6.125	104.683	104.578	104.444	6.125	104.442	104.340	104.223
5.875	104.258	104.156	104.039	5.875	104.737	104.635	104.517	6.250	104.819	104.708	104.574	6.250	104.329	104.217	104.083
5.990	104.385	104.283	104.166	5.990	104.888	104.786	104.669	6.375	105.111	105.000	104.866	6.375	104.721	104.610	104.476
6.000	104.485	104.383	104.266	6.000	104.988	104.886	104.769	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.125	105.093	104.991	104.874	6.125	105.658	105.556	105.439	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	95.601	95.501	95.401	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
2.990	95.915	95.815	95.715	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.000	96.015	95.915	95.815	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.125	96.431	96.331	96.231	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.250	97.306	97.206	97.106	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.375	97.726	97.626	97.526	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.500	98.156	98.056	97.956	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.625	98.566	98.466	98.366	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.750	98.845	98.745	98.645	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.875	99.257	99.157	99.057	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
3.990	99.565	99.465	99.365	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.000	99.665	99.565	99.465	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.125	100.055	99.955	99.855	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.250	100.256	100.156	100.056	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.375	100.447	100.347	100.247	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.500	100.587	100.487	100.387	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.625	100.675	100.575	100.475	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.750	100.776	100.676	100.576	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
4.875	100.939	100.839	100.739	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

All Loan Type Adjustments			
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 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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/23/2018

45 Day Lock Exp.:

9/7/2018

60 Day Lock Exp.:

9/24/2018

W. Rate Sheet Dated: 7/24/2018

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	99.935	99.835	99.735	3.750	97.776	97.676	97.576	2.750	95.133	95.033	94.933	
4.375	100.482	100.382	100.282	3.875	98.348	98.248	98.148	2.875	95.806	95.706	95.606	
4.500	101.022	100.922	100.822	3.990	98.869	98.769	98.669	2.990	96.368	96.268	96.168	
4.625	101.618	101.518	101.418	4.000	98.969	98.869	98.769	3.000	96.468	96.368	96.268	
4.750	102.166	102.066	101.966	4.125	99.500	99.400	99.300	3.125	97.068	96.968	96.868	
4.875	102.656	102.556	102.456	4.250	100.280	100.180	100.080	3.250	97.877	97.777	97.677	
4.990	102.947	102.847	102.747	4.375	100.769	100.669	100.569	3.375	98.398	98.298	98.198	
5.000	103.047	102.947	102.847	4.500	101.365	101.265	101.165	3.500	98.877	98.777	98.677	
5.125	103.592	103.492	103.392	4.625	101.916	101.816	101.716	3.625	99.409	99.309	99.209	
5.250	104.123	104.023	103.923	4.750	102.452	102.352	102.252	3.750	99.747	99.647	99.547	
5.375	104.551	104.451	104.351	4.875	102.779	102.679	102.579	3.875	100.221	100.121	100.021	
5.500	104.905	104.805	104.705	4.990	102.977	102.877	102.777	3.990	100.601	100.501	100.401	
5.625	105.209	105.094	105.009	5.000	103.077	102.977	102.877	4.000	100.701	100.601	100.501	
5.750	105.607	105.491	105.407	5.125	103.605	103.505	103.389	4.125	101.229	101.129	101.029	
5.875	105.956	105.856	105.756	5.250	104.005	103.905	103.789	4.250	101.550	101.450	101.350	
5.990	106.163	106.063	105.963	5.375	104.257	104.157	104.041	4.375	101.803	101.703	101.603	
6.000	106.263	106.163	106.063	5.500	104.479	104.379	104.263	4.500	102.118	102.018	101.918	
6.125	106.257	106.157	106.057	5.625	104.948	104.832	104.748	4.625	102.489	102.389	102.289	
6.250	106.929	106.829	106.729	5.750	105.400	105.285	105.200	4.750	102.788	102.688	102.588	

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	99.075	98.975	98.875	2.750	94.789	94.689
4.375	99.622	99.522	99.422	2.875	95.462	95.362
4.500	100.162	100.062	99.962	2.990	96.024	95.924
4.625	100.743	100.643	100.543	3.000	96.124	96.024
4.750	101.291	101.191	101.091	3.125	96.724	96.624
4.875	101.781	101.681	101.581	3.250	97.533	97.433
4.990	102.072	101.972	101.872	3.375	98.054	97.954
5.000	102.172	102.072	101.972	3.500	98.252	98.152
5.125	101.990	101.890	101.790	3.625	98.784	98.684
5.250	102.521	102.421	102.321	3.750	99.122	99.022
5.375	102.949	102.849	102.749	3.875	99.596	99.496
5.500	103.303	103.203	103.103	3.990	99.476	99.376
5.625	102.287	102.172	102.087	4.000	99.576	99.476
5.750	102.685	102.569	102.485	4.125	100.104	100.004
5.875	102.884	102.784	102.684	4.250	100.425	100.325
5.990	102.941	102.841	102.741	4.375	100.678	100.578
6.000	103.041	102.941	102.841	4.500	100.539	100.439
6.125	102.885	102.785	102.685	4.625	100.910	100.810
6.250	103.407	103.307	103.207	4.750	101.209	101.109

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			
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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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/23/2018

45 Day Lock Exp.:

9/7/2018

60 Day Lock Exp.:

9/24/2018

W. Rate Sheet Dated: 7/24/2018

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
4.250	98.155	98.055	97.955	4.250	98.055	97.955	97.855	3.750	96.105	96.005	95.905	3.750	96.005	95.905	95.805
4.375	98.694	98.594	98.494	4.375	98.594	98.494	98.394	3.875	96.669	96.569	96.469	3.875	96.569	96.469	96.369
4.500	99.352	99.252	99.152	4.500	99.252	99.152	99.052	3.990	97.266	97.166	97.066	3.990	97.166	97.066	96.966
4.625	100.085	99.985	99.885	4.625	99.985	99.885	99.785	4.000	97.366	97.266	97.166	4.000	97.266	97.166	97.066
4.750	100.667	100.567	100.467	4.750	100.567	100.467	100.367	4.125	98.034	97.934	97.834	4.125	97.934	97.834	97.734
4.875	101.161	101.061	100.961	4.875	101.061	100.961	100.861	4.250	98.603	98.503	98.403	4.250	98.503	98.403	98.303
4.990	101.497	101.397	101.297	4.990	101.397	101.297	101.197	4.375	99.212	99.112	99.012	4.375	99.112	99.012	98.912
5.000	101.597	101.497	101.397	5.000	101.497	101.397	101.297	4.500	99.867	99.767	99.667	4.500	99.767	99.667	99.567
5.125	102.142	102.042	101.942	5.125	102.042	101.942	101.842	4.625	100.466	100.366	100.266	4.625	100.366	100.266	100.166
5.250	102.673	102.573	102.473	5.250	102.573	102.473	102.373	4.750	101.002	100.902	100.802	4.750	100.902	100.802	100.702
5.375	103.101	103.001	102.901	5.375	103.001	102.901	102.801	4.875	101.329	101.229	101.129	4.875	101.229	101.129	101.029
5.500	103.455	103.355	103.255	5.500	103.355	103.255	103.155	4.990	101.527	101.427	101.327	4.990	101.427	101.327	101.227
5.625	103.759	103.644	103.559	5.625	103.659	103.544	103.459	5.000	101.627	101.527	101.427	5.000	101.527	101.427	101.327
5.750	104.157	104.041	103.957	5.750	104.057	103.941	103.857	5.125	102.155	102.055	101.939	5.125	102.055	101.955	101.839
5.875	104.506	104.406	104.306	5.875	104.406	104.306	104.206	5.250	102.555	102.455	102.339	5.250	102.455	102.355	102.239
5.990	104.713	104.613	104.513	5.990	104.613	104.513	104.413	5.375	102.807	102.707	102.591	5.375	102.707	102.607	102.491
6.000	104.813	104.713	104.613	6.000	104.713	104.613	104.513	5.500	103.029	102.929	102.813	5.500	102.929	102.829	102.713
6.125	104.807	104.707	104.607	6.125	104.707	104.607	104.507	5.625	103.498	103.398	103.298	5.625	103.398	103.298	103.198
6.250	105.479	105.379	105.279	6.250	105.379	105.279	105.179	5.750	103.950	103.835	103.750	5.750	103.850	103.735	103.650

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.633	93.533	93.433	2.750	93.533	93.433	93.333
2.875	94.306	94.206	94.106	2.875	94.206	94.106	94.006
2.990	94.868	94.768	94.668	2.990	94.768	94.668	94.568
3.000	94.968	94.868	94.768	3.000	94.868	94.768	94.668
3.125	95.568	95.468	95.368	3.125	95.468	95.368	95.268
3.250	96.054	95.954	95.854	3.250	95.954	95.854	95.754
3.375	96.556	96.456	96.356	3.375	96.456	96.356	96.256
3.500	97.214	97.114	97.014	3.500	97.114	97.014	96.914
3.625	97.769	97.669	97.569	3.625	97.669	97.569	97.469
3.750	98.231	98.131	98.031	3.750	98.131	98.031	97.931
3.875	98.721	98.621	98.521	3.875	98.621	98.521	98.421
3.990	99.101	99.001	98.901	3.990	99.001	98.901	98.801
4.000	99.201	99.101	99.001	4.000	99.101	99.001	98.901
4.125	99.729	99.629	99.529	4.125	99.629	99.529	99.429
4.250	100.050	99.950	99.850	4.250	99.950	99.850	99.750
4.375	100.303	100.203	100.103	4.375	100.203	100.103	100.003
4.500	100.618	100.518	100.418	4.500	100.518	100.418	100.318
4.625	100.989	100.889	100.789	4.625	100.889	100.789	100.689
4.750	101.288	101.188	101.088	4.750	101.188	101.088	100.988

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 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
4.250	97.295	97.195	97.095	4.250	97.195	97.095	96.995	2.750	93.289	93.189	93.089	2.750	93.189	93.089	92.989
4.375	97.834	97.734	97.634	4.375	97.734	97.634	97.534	2.875	93.962	93.862	93.762	2.875	93.862	93.762	93.662
4.500	98.492	98.392	98.292	4.500	98.392	98.292	98.192	2.990	94.524	94.424	94.324	2.990	94.424	94.324	94.224
4.625	99.210	99.110	99.010	4.625	99.110	99.010	98.910	3.000	94.624	94.524	94.424	3.000	94.524	94.424	94.324
4.750	99.792	99.692	99.592	4.750	99.692	99.592	99.492	3.125	95.224	95.124	95.024	3.125	95.124	95.024	94.924
4.875	100.286	100.186	100.086	4.875	100.186	100.086	99.986	3.250	95.710	95.610	95.510	3.250	95.610	95.510	95.410
4.990	100.622	100.522	100.422	4.990	100.522	100.422	100.322	3.375	96.212	96.112	96.012	3.375	96.112	96.012	95.912
5.000	100.722	100.622	100.522	5.000	100.622	100.522	100.422	3.500	96.589	96.489	96.389	3.500	96.489	96.389	96.289
5.125	100.540	100.440	100.340	5.125	100.440	100.340	100.240	3.625	97.144	97.044	96.944	3.625	97.044	96.944	96.844
5.250	101.071	100.971	100.871	5.250	100.971	100.871	100.771	3.750	97.606	97.506	97.406	3.750	97.506	97.406	97.306
5.375	101.499	101.399	101.299	5.375	101.399	101.299	101.199	3.875	98.096	97.996	97.896	3.875	97.996	97.896	97.796
5.500	101.853	101.753	101.653	5.500	101.753	101.653	101.553	3.990	97.976	97.876	97.776	3.990	97.876	97.776	97.676
5.625	100.837	100.722	100.637	5.625	100.737	100.622	100.537	4.000	98.076	97.976	97.876	4.000	97.976	97.876	97.776
5.750	101.235	101.119	101.035	5.750	101.135	101.019	100.935	4.125	98.604	98.504	98.404	4.125	98.504	98.404	98.304
5.875	101.434	101.334	101.234	5.875	101.334	101.234	101.134	4.250	98.925	98.825	98.725	4.250	98.825	98.725	98.625
5.990	101.491	101.391	101.291	5.990	101.391	101.291	101.191	4.375	99.178	99.078	98.978	4.375	99.078	98.978	98.878
6.000	101.591	101.491	101.391	6.000	101.491	101.391	101.291	4.500	99.039	98.939	98.839	4.500	98.939	98.839	98.739
6.125	101.435	101.335	101.235	6.125	101.335	101.235	101.135	4.625	99.410	99.310	99.210	4.625	99.310	99.210	99.110
6.250	101.957	101.857	101.757	6.250	101.857	101.757	101.657	4.750	99.709	99.609	99.509	4.750	99.609	99.509	99.409

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%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750

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

Product Features							
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
High-LTV	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	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000



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.:

8/23/2018

45 Day Lock Exp.:

9/7/2018

60 Day Lock Exp.:

9/24/2018

W. Rate Sheet Dated: 7/24/2018

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	99.605	99.505	99.405	3.750	97.555	97.455	97.355	2.750	95.133	95.033	94.933	4.250	98.745	98.645	98.545	2.750	94.789	94.689	94.589
4.375	100.144	100.044	99.944	3.875	98.119	98.019	97.919	2.875	95.806	95.706	95.606	4.375	99.284	99.184	99.084	2.875	95.462	95.362	95.262
4.500	100.802	100.702	100.602	3.990	98.716	98.616	98.516	2.990	96.368	96.268	96.168	4.500	99.942	99.842	99.742	2.990	96.024	95.924	95.824
4.625	101.535	101.435	101.335	4.000	98.816	98.716	98.616	3.000	96.468	96.368	96.268	4.625	100.660	100.560	100.460	3.000	96.124	96.024	95.924
4.750	102.117	102.017	101.917	4.125	99.484	99.384	99.284	3.125	97.068	96.968	96.868	4.750	101.242	101.142	101.042	3.125	96.724	96.624	96.524
4.875	102.611	102.511	102.411	4.250	100.053	99.953	99.853	3.250	97.554	97.454	97.354	4.875	101.736	101.636	101.536	3.250	97.210	97.110	97.010
4.990	102.947	102.847	102.747	4.375	100.662	100.562	100.462	3.375	98.056	97.956	97.856	4.990	102.072	101.972	101.872	3.375	97.712	97.612	97.512
5.000	103.047	102.947	102.847	4.500	101.317	101.217	101.117	3.500	98.714	98.614	98.514	5.000	102.172	102.072	101.972	3.500	98.089	97.989	97.889
5.125	103.592	103.492	103.392	4.625	101.916	101.816	101.716	3.625	99.269	99.169	99.069	5.125	101.990	101.890	101.790	3.625	98.644	98.544	98.444
5.250	104.123	104.023	103.923	4.750	102.452	102.352	102.252	3.750	99.731	99.631	99.531	5.250	102.521	102.421	102.321	3.750	99.106	99.006	98.906
5.375	104.551	104.451	104.351	4.875	102.779	102.679	102.579	3.875	100.221	100.121	100.021	5.375	102.949	102.849	102.749	3.875	99.596	99.496	99.396
5.500	104.905	104.805	104.705	4.990	102.977	102.877	102.777	3.990	100.601	100.501	100.401	5.500	103.303	103.203	103.103	3.990	99.476	99.376	99.276
5.625	105.209	105.094	105.009	5.000	103.077	102.977	102.877	4.000	100.701	100.601	100.501	5.625	102.287	102.172	102.087	4.000	99.576	99.476	99.376
5.750	105.607	105.491	105.407	5.125	103.605	103.505	103.389	4.125	101.229	101.129	101.029	5.750	102.685	102.569	102.485	4.125	100.104	100.004	99.904
5.875	105.956	105.856	105.756	5.250	104.005	103.905	103.789	4.250	101.550	101.450	101.350	5.875	102.884	102.784	102.684	4.250	100.425	100.325	100.225
5.990	106.163	106.063	105.963	5.375	104.257	104.157	104.041	4.375	101.803	101.703	101.603	5.990	102.941	102.841	102.741	4.375	100.678	100.578	100.478
6.000	106.263	106.163	106.063	5.500	104.479	104.379	104.263	4.500	102.118	102.018	101.918	6.000	103.041	102.941	102.841	4.500	100.539	100.439	100.339
6.125	106.257	106.157	106.057	5.625	104.948	104.832	104.748	4.625	102.489	102.389	102.289	6.125	102.885	102.785	102.685	4.625	100.910	100.810	100.710
6.250	106.929	106.829	106.729	5.750	105.400	105.285	105.200	4.750	102.788	102.688	102.588	6.250	103.407	103.307	103.207	4.750	101.209	101.109	101.009

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.: **8/23/2018**

45 Day Lock Exp.: **9/7/2018**

60 Day Lock Exp.: **9/24/2018**

W. Rate Sheet Dated: **7/24/2018**

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	95.779	95.654	95.529	
4.125	96.917	96.792	96.667	
4.250	97.772	97.647	97.522	
4.375	98.460	98.335	98.210	
4.500	99.065	98.940	98.815	
4.625	99.607	99.482	99.357	
4.750	100.079	99.954	99.829	
4.875	100.501	100.376	100.251	
5.000	100.852	100.727	100.602	
5.125	101.156	101.031	100.906	
5.250	101.368	101.243	101.118	
5.375	101.580	101.455	101.330	
5.500	101.720	101.595	101.470	

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	96.721	96.596	96.471	
3.625	97.193	97.068	96.943	
3.750	97.625	97.500	97.375	
3.875	98.235	98.110	97.985	
4.000	98.583	98.458	98.333	
4.125	98.843	98.718	98.593	
4.250	99.134	99.009	98.884	
4.375	99.399	99.274	99.149	
4.500	99.653	99.528	99.403	
4.625	99.922	99.797	99.672	
4.750	100.190	100.065	99.940	

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	97.189	97.064	96.939	
3.375	97.668	97.543	97.418	
3.500	98.116	97.991	97.866	
3.625	98.528	98.403	98.278	
3.750	98.908	98.783	98.658	
3.875	99.257	99.132	99.007	
4.000	99.578	99.453	99.328	
4.125	99.926	99.801	99.676	
4.250	100.254	100.129	100.004	
4.375	100.562	100.437	100.312	
4.500	100.870	100.745	100.620	
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)