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.: **8/24/2018**
45 Day Lock Exp.: **9/10/2018**
60 Day Lock Exp.: **9/24/2018**

W. Rate Sheet Dated: **7/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	98.089	97.939	97.789	3.500	97.577	97.427	97.277	1.875	N/A	N/A	N/A	3.125	96.661	96.511	96.361
3.625	98.623	98.473	98.323	3.625	98.075	97.925	97.775	2.000	N/A	N/A	N/A	3.250	98.018	97.868	97.718
3.750	99.532	99.382	99.232	3.750	99.141	98.991	98.841	2.125	N/A	N/A	N/A	3.375	98.608	98.458	98.308
3.875	100.059	99.909	99.759	3.875	99.632	99.482	99.332	2.250	93.552	93.402	93.252	3.500	99.100	98.950	98.800
4.000	100.588	100.438	100.288	4.000	100.125	99.975	99.825	2.375	93.918	93.768	93.618	3.625	99.633	99.483	99.333
4.125	101.109	100.959	100.809	4.125	100.611	100.461	100.311	2.500	93.039	92.889	92.739	Margin = 2.250		Index = 2.400	
4.250	101.835	101.679	101.554	4.250	101.194	101.038	100.913	2.625	93.989	93.839	93.689				
4.375	102.349	102.193	102.068	4.375	101.672	101.516	101.391	2.750	96.596	96.446	96.296				
4.500	102.794	102.637	102.512	4.500	102.081	101.925	101.800	2.875	97.160	97.010	96.860				
4.625	103.193	103.037	102.912	4.625	102.445	102.289	102.164	3.000	97.634	97.484	97.334				
4.750	103.318	103.146	103.021	4.750	102.678	102.506	102.381	3.125	98.108	97.958	97.808				
4.875	103.654	103.482	103.357	4.875	103.077	102.905	102.780	3.250	98.777	98.627	98.477				
5.000	104.218	104.046	103.921	5.000	103.405	103.233	103.108	3.375	99.244	99.094	98.944				
5.125	104.688	104.517	104.392	5.125	103.660	103.489	103.364	3.500	99.713	99.563	99.413				
5.250	104.588	104.448	104.276	5.250	103.526	103.385	103.214	3.625	100.175	100.025	99.875				
5.375	104.839	104.698	104.526	5.375	103.858	103.717	103.545	3.750	100.217	100.067	99.917				
5.500	104.919	104.779	104.607	5.500	104.277	104.136	103.964	3.875	100.671	100.521	100.371				
5.625	105.110	104.969	104.798	5.625	104.632	104.491	104.320	4.000	101.056	100.906	100.756				
5.750	105.349	105.249	105.149	5.750	104.278	104.178	104.078	4.125	101.396	101.246	101.096				

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	96.889	96.739	96.589	3.500	96.577	96.427	96.277	1.875	N/A	N/A	N/A	3.125	95.661	95.511	95.361
3.625	97.423	97.273	97.123	3.625	97.075	96.925	96.775	2.000	N/A	N/A	N/A	3.250	97.018	96.868	96.718
3.750	98.332	98.182	98.032	3.750	98.141	97.991	97.841	2.125	N/A	N/A	N/A	3.375	97.608	97.458	97.308
3.875	98.859	98.709	98.559	3.875	98.632	98.482	98.332	2.250	92.552	92.402	92.252	3.500	98.100	97.950	97.800
4.000	99.388	99.238	99.088	4.000	99.125	98.975	98.825	2.375	92.918	92.768	92.618	3.625	98.633	98.483	98.333
4.125	99.909	99.759	99.609	4.125	99.611	99.461	99.311	2.500	92.039	91.889	91.739	Margin = 2.250		Index = 2.400	
4.250	100.635	100.479	100.354	4.250	100.194	100.038	99.913	2.625	92.989	92.839	92.689	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.149	100.993	100.868	4.375	100.672	100.516	100.391	2.750	95.596	95.446	95.296	Rate	30 Day	45 Day	60 Day
4.500	101.594	101.437	101.312	4.500	101.081	100.925	100.800	2.875	96.160	96.010	95.860	4.500	100.394	100.144	99.894
4.625	101.993	101.837	101.712	4.625	101.445	101.289	101.164	3.000	96.634	96.484	96.334	4.625	100.793	100.543	100.293
4.750	102.169	101.997	101.872	4.750	101.678	101.506	101.381	3.125	97.108	96.958	96.808	4.750	100.919	100.669	100.419
4.875	102.704	102.532	102.407	4.875	102.077	101.905	101.780	3.250	97.777	97.627	97.477	4.875	101.354	101.104	100.854
5.000	103.068	102.896	102.771	5.000	102.405	102.233	102.108	3.375	98.244	98.094	97.944	5.000	101.718	101.468	101.218
5.125	103.538	103.367	103.242	5.125	102.760	102.589	102.464	3.500	98.713	98.563	98.413	5.125	102.108	101.858	101.608
5.250	104.158	104.018	103.846	5.250	102.526	102.385	102.214	3.625	99.175	99.025	98.875	5.250	101.477	101.227	100.977
5.375	104.409	104.268	104.096	5.375	102.858	102.717	102.545	3.750	99.217	99.067	98.917	5.375	101.635	101.385	101.135
5.500	104.689	104.549	104.377	5.500	103.277	103.136	102.964	3.875	99.671	99.521	99.371	5.500	102.169	101.919	101.669
5.625	104.830	104.689	104.518	5.625	103.632	103.491	103.320	4.000	100.056	99.906	99.756	5.625	102.600	102.350	102.100
5.750	105.119	105.019	104.919	5.750	103.278	103.178	103.078	4.125	100.396	100.246	100.096	5.750	102.779	102.529	102.279

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

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:	7/25/2018	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	99.544	99.294	99.044	4.500	99.361	99.111	98.861
4.750	100.069	99.819	99.569	4.750	99.958	99.708	99.458
5.000	100.868	100.618	100.368	5.000	100.685	100.435	100.185
5.250	101.679	101.429	101.179	5.250	101.515	101.265	101.015
5.500	101.990	101.740	101.490	5.500	101.557	101.307	101.057
5.625	102.203	101.953	101.703	5.625	101.912	101.662	101.412
5.750	102.573	102.323	102.073	5.750	101.558	101.308	101.058
5.875	102.777	102.527	102.277	5.875	101.900	101.650	101.400

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 *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)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**8/24/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**9/10/2018**
		60 Day Lock Exp.:	**9/24/2018**

W. Rate Sheet Dated: **7/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.500	97.152	97.002	96.852	3.500	96.639	96.489	96.339	1.875	N/A	N/A	N/A	3.125	94.97	94.824	94.674
3.625	97.686	97.536	97.386	3.625	97.138	96.988	96.838	2.000	N/A	N/A	N/A	3.250	97.08	96.930	96.780
3.750	98.282	98.132	97.982	3.750	97.891	97.741	97.591	2.125	N/A	N/A	N/A	3.375	97.67	97.520	97.370
3.875	98.809	98.659	98.509	3.875	98.382	98.232	98.082	2.250	90.052	89.902	89.752	3.500	98.16	98.012	97.862
4.000	99.338	99.188	99.038	4.000	98.875	98.725	98.575	2.375	90.418	90.268	90.118	3.625	98.70	98.546	98.396
4.125	99.859	99.709	99.559	4.125	99.361	99.211	99.061	2.500	89.539	89.389	89.239	Margin = 2.250		Index = 2.400	
4.250	100.648	100.492	100.367	4.250	100.007	99.850	99.725	2.625	90.489	90.339	90.189				
4.375	101.162	101.005	100.880	4.375	100.485	100.328	100.203	2.750	94.908	94.758	94.608				
4.500	101.606	101.450	101.325	4.500	100.894	100.737	100.612	2.875	95.472	95.322	95.172				
4.625	102.005	101.849	101.724	4.625	101.257	101.101	100.976	3.000	95.946	95.796	95.646				
4.750	101.693	101.521	101.396	4.750	101.053	100.881	100.756	3.125	96.421	96.271	96.121				
4.875	102.029	101.857	101.732	4.875	101.452	101.280	101.155	3.250	97.839	97.689	97.539				
5.000	102.593	102.421	102.296	5.000	101.780	101.608	101.483	3.375	98.307	98.157	98.007				
5.125	103.063	102.892	102.767	5.125	102.035	101.864	101.739	3.500	98.776	98.626	98.476				
5.250	101.901	101.760	101.588	5.250	100.839	100.698	100.526	3.625	99.238	99.088	98.938				
5.375	102.151	102.010	101.839	5.375	101.170	101.030	100.858	3.750	98.967	98.817	98.667				
5.500	102.232	102.091	101.919	5.500	101.589	101.449	101.277	3.875	99.421	99.271	99.121				
5.625	102.423	102.282	102.110	5.625	101.945	101.804	101.632	4.000	99.806	99.656	99.506				
5.750	101.912	101.812	101.712	5.750	100.841	100.741	100.641	4.125	100.146	99.996	99.846				

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	95.952	95.802	95.652	3.500	95.639	95.489	95.339	1.875	N/A	N/A	N/A	3.125	93.974	93.824	93.674
3.625	96.486	96.336	96.186	3.625	96.138	95.988	95.838	2.000	N/A	N/A	N/A	3.250	96.080	95.930	95.780
3.750	97.082	96.932	96.782	3.750	96.891	96.741	96.591	2.125	N/A	N/A	N/A	3.375	96.670	96.520	96.370
3.875	97.609	97.459	97.309	3.875	97.382	97.232	97.082	2.250	90.802	90.652	90.502	3.500	97.162	97.012	96.862
4.000	98.138	97.988	97.838	4.000	97.875	97.725	97.575	2.375	91.168	91.018	90.868	3.625	97.696	97.546	97.396
4.125	98.659	98.509	98.359	4.125	98.361	98.211	98.061	2.500	90.289	90.139	89.989	Margin = 2.250		Index = 2.400	
4.250	99.448	99.292	99.167	4.250	99.007	98.850	98.725	2.625	91.239	91.089	90.939	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	99.962	99.805	99.680	4.375	99.485	99.328	99.203	2.750	94.689	94.539	94.389	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	100.406	100.250	100.125	4.500	99.894	99.737	99.612	2.875	95.253	95.103	94.953	4.500	99.206	98.956	98.706
4.625	100.805	100.649	100.524	4.625	100.257	100.101	99.976	3.000	95.728	95.578	95.428	4.625	99.605	99.355	99.105
4.750	100.544	100.372	100.247	4.750	100.053	99.881	99.756	3.125	96.202	96.052	95.902	4.750	99.294	99.044	98.794
4.875	101.079	100.907	100.782	4.875	100.452	100.280	100.155	3.250	96.308	96.158	96.008	4.875	99.729	99.479	99.229
5.000	101.443	101.271	101.146	5.000	100.780	100.608	100.483	3.375	96.775	96.625	96.475	5.000	100.093	99.843	99.593
5.125	101.913	101.742	101.617	5.125	101.135	100.964	100.839	3.500	97.245	97.095	96.945	5.125	100.483	100.233	99.983
5.250	101.471	101.330	101.158	5.250	99.839	99.698	99.526	3.625	97.706	97.556	97.406	5.250	98.790	98.540	98.290
5.375	101.721	101.580	101.409	5.375	100.170	100.030	99.858	3.750	97.029	96.879	96.729	5.375	98.947	98.697	98.447
5.500	102.002	101.861	101.689	5.500	100.589	100.449	100.277	3.875	97.483	97.333	97.183	5.500	99.482	99.232	98.982
5.625	102.143	102.002	101.830	5.625	100.945	100.804	100.632	4.000	97.869	97.719	97.569	5.625	99.913	99.663	99.413
5.750	101.682	101.582	101.482	5.750	99.841	99.741	99.641	4.125	98.209	98.059	97.909	5.750	99.342	99.092	98.842

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680- 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment

Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate

Today:	7/25/2018	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	98.356	98.106	97.856	4.500	98.174	97.924	97.674
4.750	98.444	98.194	97.944	4.750	98.333	98.083	97.833
5.000	99.243	98.993	98.743	5.000	99.060	98.810	98.560
5.250	98.991	98.741	98.491	5.250	98.828	98.578	98.328
5.500	99.303	99.053	98.803	5.500	98.869	98.619	98.369
5.625	99.516	99.266	99.016	5.625	99.225	98.975	98.725
5.750	99.136	98.886	98.636	5.750	98.121	97.871	97.621
5.875	99.339	99.089	98.839	5.875	98.463	98.213	97.963

DPA Advantage Adjustment

203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

Lock Desk Policy

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

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center
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.: **8/24/2018**
45 Day Lock Exp.: **9/10/2018**
60 Day Lock Exp.: **9/24/2018**

W. Rate Sheet Dated: **7/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.987	98.887	98.787	4.625	101.762	101.662	101.562	3.000	96.496	96.396	96.296	3.000	97.021	96.921	96.821
4.250	99.631	99.531	99.431	4.750	102.294	102.194	102.094	3.125	97.005	96.905	96.805	3.125	97.396	97.296	97.196
4.375	100.205	100.105	100.005	4.875	102.686	102.586	102.486	3.250	97.658	97.558	97.458	3.250	98.182	98.082	97.982
4.500	100.719	100.619	100.519	4.990	102.936	102.836	102.736	3.375	98.180	98.080	97.980	3.375	98.561	98.461	98.361
4.625	101.369	101.269	101.169	5.000	103.036	102.936	102.836	3.500	98.688	98.588	98.488	3.500	98.936	98.836	98.736
4.750	101.922	101.822	101.722	5.125	103.468	103.368	103.268	3.625	99.208	99.108	99.008	3.625	99.285	99.185	99.085
4.875	102.431	102.331	102.231	5.250	103.963	103.863	103.763	3.750	99.536	99.436	99.336	3.750	99.944	99.844	99.744
4.990	102.744	102.644	102.544	5.375	104.267	104.167	104.067	3.875	100.025	99.925	99.825	3.875	100.295	100.195	100.095
5.000	102.844	102.744	102.644	5.500	104.578	104.478	104.378	3.990	100.416	100.316	100.216	3.990	100.529	100.429	100.329
5.125	103.262	103.162	103.062	5.625	104.826	104.726	104.626	4.000	100.516	100.416	100.316	4.000	100.629	100.529	100.429
5.250	103.926	103.826	103.726	5.750	105.365	105.255	105.121	4.125	101.004	100.904	100.804	4.125	100.930	100.830	100.730
5.375	104.326	104.226	104.126	5.875	105.522	105.412	105.278	4.250	101.299	101.199	101.099	4.250	101.148	101.048	100.948
5.500	104.704	104.604	104.504	5.990	105.609	105.499	105.365	4.375	101.583	101.483	101.383	4.375	101.452	101.352	101.252
5.625	104.979	104.879	104.779	6.000	105.709	105.599	105.465	4.500	101.990	101.890	101.790	4.500	101.729	101.629	101.529
5.750	105.589	105.484	105.367	6.125	106.237	106.127	105.993	4.625	102.402	102.302	102.202	4.625	101.995	101.895	101.795
5.875	105.790	105.685	105.568	6.250	106.369	106.254	106.120	4.750	102.564	102.464	102.364	4.750	102.164	102.064	101.964
5.990	105.918	105.813	105.696	6.375	106.662	106.547	106.413	4.875	102.814	102.714	102.614	4.875	102.326	102.226	102.126
6.000	106.018	105.913	105.796	6.500	N/A	N/A	N/A	4.990	102.975	102.875	102.775	4.990	102.354	102.254	102.154
6.125	106.631	106.526	106.409	6.625	N/A	N/A	N/A	5.000	103.075	102.975	102.875	5.000	102.454	102.354	102.254

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	97.843	97.743	97.643	2.875	95.715	95.615	95.515
4.250	98.591	98.491	98.391	2.990	96.023	95.923	95.823
4.375	99.213	99.113	99.013	3.000	96.123	96.023	95.923
4.500	99.782	99.682	99.582	3.125	96.530	96.430	96.330
4.625	100.253	100.153	100.053	3.250	97.365	97.265	97.165
4.750	100.918	100.818	100.718	3.375	97.794	97.694	97.594
4.875	101.480	101.380	101.280	3.500	98.217	98.117	98.017
4.990	101.919	101.819	101.719	3.625	98.639	98.539	98.439
5.000	102.019	101.919	101.819	3.750	98.877	98.777	98.677
5.125	102.268	102.168	102.068	3.875	99.299	99.199	99.099
5.250	102.487	102.387	102.287	3.990	99.607	99.507	99.407
5.375	102.706	102.606	102.506	4.000	99.707	99.607	99.507
5.500	103.193	103.093	102.993	4.125	100.107	100.007	99.907
5.625	103.415	103.315	103.215	4.250	100.308	100.208	100.108
5.750	103.642	103.542	103.442	4.375	100.502	100.402	100.302
5.875	102.656	102.546	102.412	4.500	100.662	100.562	100.462
5.990	103.035	102.925	102.791	4.625	100.755	100.655	100.555
6.000	103.135	103.025	102.891	4.750	100.857	100.757	100.657
6.125	103.390	103.280	103.146	4.875	101.021	100.921	100.821

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								

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				

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 *Not applicable to detached condominiums or site condominiums								

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; 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) 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.: **8/24/2018**
45 Day Lock Exp.: **9/10/2018**
60 Day Lock Exp.: **9/24/2018**

W. Rate Sheet Dated: **7/25/2018** **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	97.191	97.091	96.991	4.125	96.052	95.952	95.852	4.625	100.312	100.212	100.112	4.625	99.040	98.940	98.840
4.250	97.953	97.853	97.753	4.250	97.082	96.982	96.882	4.750	100.844	100.744	100.644	4.750	99.922	99.822	99.722
4.375	98.501	98.401	98.301	4.375	97.699	97.599	97.499	4.875	101.236	101.136	101.036	4.875	100.446	100.346	100.246
4.500	99.009	98.909	98.809	4.500	98.318	98.218	98.118	4.990	101.486	101.386	101.286	4.990	100.822	100.722	100.622
4.625	99.734	99.634	99.534	4.625	99.300	99.200	99.100	5.000	101.586	101.486	101.386	5.000	100.922	100.822	100.722
4.750	100.432	100.332	100.232	4.750	100.250	100.150	100.050	5.125	102.018	101.918	101.818	5.125	101.292	101.192	101.092
4.875	100.929	100.829	100.729	4.875	100.811	100.711	100.611	5.250	102.513	102.413	102.313	5.250	101.804	101.704	101.604
4.990	101.294	101.194	101.094	4.990	101.225	101.125	101.025	5.375	102.817	102.717	102.617	5.375	102.237	102.137	102.037
5.000	101.394	101.294	101.194	5.000	101.325	101.225	101.125	5.500	103.128	103.028	102.928	5.500	102.632	102.532	102.432
5.125	101.812	101.712	101.612	5.125	101.705	101.605	101.505	5.625	103.376	103.276	103.176	5.625	102.962	102.862	102.762
5.250	102.476	102.376	102.276	5.250	102.529	102.429	102.329	5.750	103.915	103.805	103.671	5.750	103.378	103.274	103.157
5.375	102.876	102.776	102.676	5.375	102.986	102.886	102.786	5.875	104.072	103.962	103.828	5.875	103.591	103.487	103.369
5.500	103.254	103.154	103.054	5.500	103.405	103.305	103.205	5.990	104.159	104.049	103.915	5.990	103.747	103.642	103.525
5.625	103.529	103.429	103.329	5.625	103.714	103.614	103.514	6.000	104.259	104.149	104.015	6.000	103.847	103.742	103.625
5.750	104.139	104.034	103.917	5.750	104.583	104.478	104.361	6.125	104.787	104.677	104.543	6.125	104.550	104.445	104.328
5.875	104.340	104.235	104.118	5.875	104.820	104.715	104.598	6.250	104.919	104.804	104.670	6.250	104.429	104.314	104.180
5.990	104.468	104.363	104.246	5.990	104.974	104.869	104.752	6.375	105.212	105.097	104.963	6.375	104.824	104.708	104.574
6.000	104.568	104.463	104.346	6.000	105.074	104.969	104.852	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.125	105.181	105.076	104.959	6.125	105.746	105.641	105.524	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	95.715	95.615	95.515	3.000	N/A	#N/A	#N/A	3.000	95.521	95.421	95.321	3.000	N/A	#N/A	#N/A
2.990	96.023	95.923	95.823	3.125	94.001	93.901	93.801	3.125	95.896	95.796	95.696	3.125	93.778	93.678	93.578
3.000	96.123	96.023	95.923	3.250	94.422	94.322	94.222	3.250	96.682	96.582	96.482	3.250	94.209	94.109	94.009
3.125	96.530	96.430	96.330	3.375	95.110	95.010	94.910	3.375	97.061	96.961	96.861	3.375	94.887	94.787	94.687
3.250	97.365	97.265	97.165	3.500	95.763	95.663	95.563	3.500	97.436	97.336	97.236	3.500	95.549	95.449	95.349
3.375	97.794	97.694	97.594	3.625	96.423	96.323	96.223	3.625	97.785	97.685	97.585	3.625	96.199	96.099	95.999
3.500	98.217	98.117	98.017	3.750	96.783	96.683	96.583	3.750	98.444	98.344	98.244	3.750	96.570	96.470	96.370
3.625	98.639	98.539	98.439	3.875	97.356	97.256	97.156	3.875	98.795	98.695	98.595	3.875	97.133	97.033	96.933
3.750	98.877	98.777	98.677	3.990	97.887	97.787	97.687	3.990	99.029	98.929	98.829	3.990	97.664	97.564	97.464
3.875	99.299	99.199	99.099	4.000	97.987	97.887	97.787	4.000	99.129	99.029	98.929	4.000	97.764	97.664	97.564
3.990	99.607	99.507	99.407	4.125	98.609	98.509	98.409	4.125	99.430	99.330	99.230	4.125	98.376	98.276	98.176
4.000	99.707	99.607	99.507	4.250	98.934	98.834	98.734	4.250	99.648	99.548	99.448	4.250	98.701	98.601	98.501
4.125	100.107	100.007	99.907	4.375	99.247	99.147	99.047	4.375	99.952	99.852	99.752	4.375	99.014	98.914	98.814
4.250	100.308	100.208	100.108	4.500	99.724	99.624	99.524	4.500	100.229	100.129	100.029	4.500	99.471	99.371	99.271
4.375	100.502	100.402	100.302	4.625	100.257	100.157	100.057	4.625	100.495	100.395	100.295	4.625	100.004	99.904	99.804
4.500	100.662	100.562	100.462	4.750	100.439	100.339	100.239	4.750	100.664	100.564	100.464	4.750	100.186	100.086	99.986
4.625	100.755	100.655	100.555	4.875	100.718	100.618	100.518	4.875	100.826	100.726	100.626	4.875	100.465	100.365	100.265
4.750	100.857	100.757	100.657	4.990	100.909	100.809	100.709	4.990	100.854	100.754	100.654	4.990	100.646	100.546	100.446
4.875	101.021	100.921	100.821	5.000	101.009	100.909	100.809	5.000	100.954	100.854	100.754	5.000	100.746	100.646	100.546

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA

Product Features

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only

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

All Loan Type Adjustments

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	30 Day Lock Exp.:	**8/24/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**9/10/2018**
		60 Day Lock Exp.:	**9/24/2018**

W. Rate Sheet Dated: **7/25/2018** **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	99.731	99.631	99.531	3.750	97.699	97.599	97.499	2.750	95.230	95.130	95.030
4.375	100.263	100.163	100.063	3.875	98.249	98.149	98.049	2.875	95.902	95.802	95.702
4.500	100.910	100.810	100.710	3.990	98.846	98.746	98.646	2.990	96.464	96.364	96.264
4.625	101.634	101.534	101.434	4.000	98.946	98.846	98.746	3.000	96.564	96.464	96.364
4.750	102.208	102.108	102.008	4.125	99.610	99.510	99.410	3.125	97.152	97.052	96.952
4.875	102.698	102.598	102.498	4.250	100.184	100.084	99.984	3.250	97.658	97.558	97.458
4.990	103.039	102.939	102.839	4.375	100.788	100.688	100.588	3.375	98.180	98.080	97.980
5.000	103.139	103.039	102.939	4.500	101.446	101.346	101.246	3.500	98.787	98.687	98.587
5.125	103.658	103.549	103.458	4.625	102.024	101.924	101.824	3.625	99.351	99.251	99.151
5.250	104.187	104.078	103.987	4.750	102.555	102.455	102.355	3.750	99.802	99.702	99.602
5.375	104.615	104.506	104.415	4.875	102.900	102.800	102.700	3.875	100.297	100.197	100.097
5.500	104.968	104.859	104.768	4.990	103.101	103.001	102.901	3.990	100.634	100.534	100.434
5.625	105.314	105.183	105.114	5.000	103.201	103.101	103.001	4.000	100.734	100.634	100.534
5.750	105.708	105.577	105.508	5.125	103.707	103.598	103.485	4.125	101.269	101.169	101.069
5.875	106.052	105.952	105.852	5.250	104.106	103.997	103.883	4.250	101.587	101.487	101.387
5.990	106.255	106.155	106.055	5.375	104.368	104.259	104.145	4.375	101.840	101.740	101.640
6.000	106.355	106.255	106.155	5.500	104.560	104.451	104.338	4.500	102.183	102.083	101.983
6.125	106.242	106.142	106.042	5.625	105.038	104.908	104.838	4.625	102.551	102.451	102.351
6.250	106.945	106.845	106.745	5.750	105.490	105.360	105.290	4.750	102.849	102.749	102.649

Conforming FHLMC Super Conforming							
SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.871	98.771	98.671	2.750	94.886	94.786	94.686
4.375	99.403	99.303	99.203	2.875	95.558	95.458	95.358
4.500	100.050	99.950	99.850	2.990	96.120	96.020	95.920
4.625	100.743	100.643	100.543	3.000	96.220	96.120	96.020
4.750	101.317	101.217	101.117	3.125	96.808	96.708	96.608
4.875	101.807	101.707	101.607	3.250	97.314	97.214	97.114
4.990	102.148	102.048	101.948	3.375	97.836	97.736	97.636
5.000	102.248	102.148	102.048	3.500	98.162	98.062	97.962
5.125	102.040	101.931	101.840	3.625	98.726	98.626	98.526
5.250	102.569	102.460	102.369	3.750	99.177	99.077	98.977
5.375	102.997	102.888	102.797	3.875	99.672	99.572	99.472
5.500	103.350	103.241	103.150	3.990	99.516	99.416	99.316
5.625	102.384	102.253	102.184	4.000	99.616	99.516	99.416
5.750	102.778	102.647	102.578	4.125	100.151	100.051	99.951
5.875	102.972	102.872	102.772	4.250	100.469	100.369	100.269
5.990	103.025	102.925	102.825	4.375	100.722	100.622	100.522
6.000	103.125	103.025	102.925	4.500	100.604	100.504	100.404
6.125	102.862	102.762	102.662	4.625	100.972	100.872	100.772
6.250	103.415	103.315	103.215	4.750	101.270	101.170	101.070

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	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

Program Feataures								
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	-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								

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

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	8/24/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	9/10/2018
		60 Day Lock Exp.:	9/24/2018

W. Rate Sheet Dated: 7/25/2018 **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	98.281	98.181	98.081	4.250	98.181	98.081	97.981	3.750	96.249	96.149	96.049	3.750	96.149	96.049	95.949
4.375	98.813	98.713	98.613	4.375	98.713	98.613	98.513	3.875	96.799	96.699	96.599	3.875	96.699	96.599	96.499
4.500	99.460	99.360	99.260	4.500	99.360	99.260	99.160	3.990	97.396	97.296	97.196	3.990	97.296	97.196	97.096
4.625	100.184	100.084	99.984	4.625	100.084	99.984	99.884	4.000	97.496	97.396	97.296	4.000	97.396	97.296	97.196
4.750	100.758	100.658	100.558	4.750	100.658	100.558	100.458	4.125	98.160	98.060	97.960	4.125	98.060	97.960	97.860
4.875	101.248	101.148	101.048	4.875	101.148	101.048	100.948	4.250	98.734	98.634	98.534	4.250	98.634	98.534	98.434
4.990	101.589	101.489	101.389	4.990	101.489	101.389	101.289	4.375	99.338	99.238	99.138	4.375	99.238	99.138	99.038
5.000	101.689	101.589	101.489	5.000	101.589	101.489	101.389	4.500	99.996	99.896	99.796	4.500	99.896	99.796	99.696
5.125	102.208	102.099	102.008	5.125	102.108	101.999	101.908	4.625	100.574	100.474	100.374	4.625	100.474	100.374	100.274
5.250	102.737	102.628	102.537	5.250	102.637	102.528	102.437	4.750	101.105	101.005	100.905	4.750	101.005	100.905	100.805
5.375	103.165	103.056	102.965	5.375	103.065	102.956	102.865	4.875	101.450	101.350	101.250	4.875	101.350	101.250	101.150
5.500	103.518	103.409	103.318	5.500	103.418	103.309	103.218	4.990	101.651	101.551	101.451	4.990	101.551	101.451	101.351
5.625	103.864	103.733	103.664	5.625	103.764	103.633	103.564	5.000	101.751	101.651	101.551	5.000	101.651	101.551	101.451
5.750	104.258	104.127	104.058	5.750	104.158	104.027	103.958	5.125	102.257	102.148	102.035	5.125	102.157	102.048	101.935
5.875	104.602	104.502	104.402	5.875	104.502	104.402	104.302	5.250	102.656	102.547	102.433	5.250	102.556	102.447	102.333
5.990	104.805	89.805	74.805	5.990	104.705	89.705	74.705	5.375	102.918	102.809	102.695	5.375	102.818	102.709	102.595
6.000	104.905	89.905	74.905	6.000	104.805	89.805	74.805	5.500	103.110	103.001	102.888	5.500	103.010	102.901	102.788
6.125	104.792	89.792	74.792	6.125	104.692	89.692	74.692	5.625	103.588	103.458	103.388	5.625	103.488	103.358	103.288
6.250	105.495	90.495	75.495	6.250	105.395	90.395	75.395	5.750	104.040	103.910	103.840	5.750	103.940	103.810	103.740

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.730	93.630	93.530	2.750	93.630	93.530	93.430
2.875	94.402	94.302	94.202	2.875	94.302	94.202	94.102
2.990	94.964	94.864	94.764	2.990	94.864	94.764	94.664
3.000	95.064	94.964	94.864	3.000	94.964	94.864	94.764
3.125	95.652	95.552	95.452	3.125	95.552	95.452	95.352
3.250	96.128	96.028	95.928	3.250	96.028	95.928	95.828
3.375	96.639	96.539	96.439	3.375	96.539	96.439	96.339
3.500	97.287	97.187	97.087	3.500	97.187	97.087	96.987
3.625	97.851	97.751	97.651	3.625	97.751	97.651	97.551
3.750	98.302	98.202	98.102	3.750	98.202	98.102	98.002
3.875	98.797	98.697	98.597	3.875	98.697	98.597	98.497
3.990	99.134	99.034	98.934	3.990	99.034	98.934	98.834
4.000	99.234	99.134	99.034	4.000	99.134	99.034	98.934
4.125	99.769	99.669	99.569	4.125	99.669	99.569	99.469
4.250	100.087	99.987	99.887	4.250	99.987	99.887	99.787
4.375	100.340	100.240	100.140	4.375	100.240	100.140	100.040
4.500	100.683	100.583	100.483	4.500	100.583	100.483	100.383
4.625	101.051	100.951	100.851	4.625	100.951	100.851	100.751
4.750	101.349	101.249	101.149	4.750	101.249	101.149	101.049

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	97.421	97.321	97.221	4.250	97.321	97.221	97.121	2.750	93.386	93.286	93.186	2.750	93.286	93.186	93.086
4.375	97.953	97.853	97.753	4.375	97.853	97.753	97.653	2.875	94.058	93.958	93.858	2.875	93.958	93.858	93.758
4.500	98.600	98.500	98.400	4.500	98.500	98.400	98.300	2.990	94.620	94.520	94.420	2.990	94.520	94.420	94.320
4.625	99.293	99.193	99.093	4.625	99.193	99.093	98.993	3.000	94.720	94.620	94.520	3.000	94.620	94.520	94.420
4.750	99.867	99.767	99.667	4.750	99.767	99.667	99.567	3.125	95.308	95.208	95.108	3.125	95.208	95.108	95.008
4.875	100.357	100.257	100.157	4.875	100.257	100.157	100.057	3.250	95.784	95.684	95.584	3.250	95.684	95.584	95.484
4.990	100.698	100.598	100.498	4.990	100.598	100.498	100.398	3.375	96.295	96.195	96.095	3.375	96.195	96.095	95.995
5.000	100.798	100.698	100.598	5.000	100.698	100.598	100.498	3.500	96.662	96.562	96.462	3.500	96.562	96.462	96.362
5.125	100.590	100.481	100.390	5.125	100.490	100.381	100.290	3.625	97.226	97.126	97.026	3.625	97.126	97.026	96.926
5.250	101.119	101.010	100.919	5.250	101.019	100.910	100.819	3.750	97.677	97.577	97.477	3.750	97.577	97.477	97.377
5.375	101.547	101.438	101.347	5.375	101.447	101.338	101.247	3.875	98.172	98.072	97.972	3.875	98.072	97.972	97.872
5.500	101.900	101.791	101.700	5.500	101.800	101.691	101.600	3.990	98.016	97.916	97.816	3.990	97.916	97.816	97.716
5.625	100.934	100.803	100.734	5.625	100.834	100.703	100.634	4.000	98.116	98.016	97.916	4.000	98.016	97.916	97.816
5.750	101.328	101.197	101.128	5.750	101.228	101.097	101.028	4.125	98.651	98.551	98.451	4.125	98.551	98.451	98.351
5.875	101.522	101.422	101.322	5.875	101.422	101.322	101.222	4.250	98.969	98.869	98.769	4.250	98.869	98.769	98.669
5.990	101.575	86.575	71.575	5.990	101.475	86.475	71.475	4.375	99.222	99.122	99.022	4.375	99.122	99.022	98.922
6.000	101.675	86.675	71.675	6.000	101.575	86.575	71.575	4.500	99.104	99.004	98.904	4.500	99.004	98.904	98.804
6.125	101.412	86.412	71.412	6.125	101.312	86.312	71.312	4.625	99.472	99.372	99.272	4.625	99.372	99.272	99.172
6.250	101.965	86.965	71.965	6.250	101.865	86.865	71.865	4.750	99.770	99.670	99.570	4.750	99.670	99.570	99.470

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

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		

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
Second Home	0.000	0.000	0.000	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	-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

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 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

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.: **8/24/2018**
45 Day Lock Exp.: **9/10/2018**
60 Day Lock Exp.: **9/24/2018**

W. Rate Sheet Dated: **7/25/2018** **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	99.731	99.631	99.531	3.750	97.699	97.599	97.499	2.750	95.230	95.130	95.030	4.250	98.871	98.771	98.671	2.750	94.886	94.786	94.686
4.375	100.263	100.163	100.063	3.875	98.249	98.149	98.049	2.875	95.902	95.802	95.702	4.375	99.403	99.303	99.203	2.875	95.558	95.458	95.358
4.500	100.910	100.810	100.710	3.990	98.846	98.746	98.646	2.990	96.464	96.364	96.264	4.500	100.050	99.950	99.850	2.990	96.120	96.020	95.920
4.625	101.634	101.534	101.434	4.000	98.946	98.846	98.746	3.000	96.564	96.464	96.364	4.625	100.743	100.643	100.543	3.000	96.220	96.120	96.020
4.750	102.208	102.108	102.008	4.125	99.610	99.510	99.410	3.125	97.152	97.052	96.952	4.750	101.317	101.217	101.117	3.125	96.808	96.708	96.608
4.875	102.698	102.598	102.498	4.250	100.184	100.084	99.984	3.250	97.628	97.528	97.428	4.875	101.807	101.707	101.607	3.250	97.284	97.184	97.084
4.990	103.039	102.939	102.839	4.375	100.788	100.688	100.588	3.375	98.139	98.039	97.939	4.990	102.148	102.048	101.948	3.375	97.795	97.695	97.595
5.000	103.139	103.039	102.939	4.500	101.446	101.346	101.246	3.500	98.787	98.687	98.587	5.000	102.248	102.148	102.048	3.500	98.162	98.062	97.962
5.125	103.658	103.549	103.458	4.625	102.024	101.924	101.824	3.625	99.351	99.251	99.151	5.125	102.040	101.931	101.840	3.625	98.726	98.626	98.526
5.250	104.187	104.078	103.987	4.750	102.555	102.455	102.355	3.750	99.802	99.702	99.602	5.250	102.569	102.460	102.369	3.750	99.177	99.077	98.977
5.375	104.615	104.506	104.415	4.875	102.900	102.800	102.700	3.875	100.297	100.197	100.097	5.375	102.997	102.888	102.797	3.875	99.672	99.572	99.472
5.500	104.968	104.859	104.768	4.990	103.101	103.001	102.901	3.990	100.634	100.534	100.434	5.500	103.350	103.241	103.150	3.990	99.516	99.416	99.316
5.625	105.314	105.183	105.114	5.000	103.201	103.101	103.001	4.000	100.734	100.634	100.534	5.625	102.384	102.253	102.184	4.000	99.616	99.516	99.416
5.750	105.708	105.577	105.508	5.125	103.707	103.598	103.485	4.125	101.269	101.169	101.069	5.750	102.778	102.647	102.578	4.125	100.151	100.051	99.951
5.875	106.052	105.952	105.852	5.250	104.106	103.997	103.883	4.250	101.587	101.487	101.387	5.875	102.972	102.872	102.772	4.250	100.469	100.369	100.269
5.990	106.255	106.155	106.055	5.375	104.368	104.259	104.145	4.375	101.840	101.740	101.640	5.990	103.025	102.925	102.825	4.375	100.722	100.622	100.522
6.000	106.355	106.255	106.155	5.500	104.560	104.451	104.338	4.500	102.183	102.083	101.983	6.000	103.125	103.025	102.925	4.500	100.604	100.504	100.404
6.125	106.242	106.142	106.042	5.625	105.038	104.908	104.838	4.625	102.551	102.451	102.351	6.125	102.862	102.762	102.662	4.625	100.972	100.872	100.772
6.250	106.945	106.845	106.745	5.750	105.490	105.360	105.290	4.750	102.849	102.749	102.649	6.250	103.415	103.315	103.215	4.750	101.270	101.170	101.070

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

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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.

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AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **8/24/2018**
45 Day Lock Exp.: **9/10/2018**
60 Day Lock Exp.: **9/24/2018**

W. Rate Sheet Dated: **7/25/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
4.000	96.028	95.903	95.778
4.125	97.134	97.009	96.884
4.250	97.955	97.830	97.705
4.375	98.618	98.493	98.368
4.500	99.201	99.076	98.951
4.625	99.725	99.600	99.475
4.750	100.182	100.057	99.932
4.875	100.591	100.466	100.341
5.000	100.932	100.807	100.682
5.125	101.227	101.102	100.977
5.250	101.432	101.307	101.182
5.375	101.638	101.513	101.388
5.500	101.773	101.648	101.523

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	96.726	96.601	96.476
3.625	97.195	97.070	96.945
3.750	97.624	97.499	97.374
3.875	98.232	98.107	97.982
4.000	98.579	98.454	98.329
4.125	98.837	98.712	98.587
4.250	99.126	99.001	98.876
4.375	99.390	99.265	99.140
4.500	99.645	99.520	99.395
4.625	99.915	99.790	99.665
4.750	100.183	100.058	99.933

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	97.191	97.066	96.941
3.375	97.667	97.542	97.417
3.500	98.113	97.988	97.863
3.625	98.524	98.399	98.274
3.750	98.903	98.778	98.653
3.875	99.250	99.125	99.000
4.000	99.570	99.445	99.320
4.125	99.917	99.792	99.667
4.250	100.244	100.119	99.994
4.375	100.552	100.427	100.302
4.500	100.860	100.735	100.610

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 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

[1]Full Am. [2]ARMs 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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)