



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.: **8/30/2018**45 Day Lock Exp.: **9/14/2018**60 Day Lock Exp.: **10/1/2018**W. Rate Sheet Dated: **7/31/2018**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	97.996	97.846	97.696	3.500	97.483	97.333	97.183	1.875	N/A	N/A	N/A	3.125	96.661	96.511	96.361
3.625	98.529	98.379	98.229	3.625	97.981	97.831	97.681	2.000	N/A	N/A	N/A	3.250	98.018	97.868	97.718
3.750	99.423	99.273	99.123	3.750	99.032	98.882	98.732	2.125	N/A	N/A	N/A	3.375	98.608	98.458	98.308
3.875	99.950	99.800	99.650	3.875	99.523	99.373	99.223	2.250	93.411	93.261	93.111	3.500	99.100	98.950	98.800
4.000	100.478	100.328	100.178	4.000	100.016	99.866	99.716	2.375	93.777	93.627	93.477	3.625	99.633	99.483	99.333
4.125	100.999	100.849	100.699	4.125	100.501	100.351	100.201	2.500	92.898	92.748	92.598	Margin = 2.250		Index = 2.420	
4.250	101.773	101.632	101.507	4.250	101.132	100.991	100.866	2.625	93.848	93.698	93.548				
4.375	102.287	102.146	102.021	4.375	101.610	101.469	101.344	2.750	96.506	96.356	96.206				
4.500	102.731	102.590	102.465	4.500	102.019	101.878	101.753	2.875	97.070	96.920	96.770				
4.625	103.130	102.990	102.865	4.625	102.382	102.242	102.117	3.000	97.544	97.394	97.244				
4.750	103.255	103.099	102.974	4.750	102.615	102.459	102.334	3.125	98.019	97.869	97.719				
4.875	103.592	103.435	103.310	4.875	103.015	102.859	102.734	3.250	98.660	98.510	98.360				
5.000	104.155	103.999	103.874	5.000	103.343	103.187	103.062	3.375	99.127	98.977	98.827				
5.125	104.626	104.470	104.345	5.125	103.598	103.442	103.317	3.500	99.596	99.446	99.296				
5.250	104.557	104.385	104.260	5.250	103.495	103.323	103.198	3.625	100.058	99.908	99.758				
5.375	104.807	104.635	104.510	5.375	103.827	103.655	103.530	3.750	100.088	99.938	99.788				
5.500	104.888	104.716	104.591	5.500	104.246	104.074	103.949	3.875	100.542	100.392	100.242				
5.625	105.079	104.907	104.782	5.625	104.601	104.429	104.304	4.000	100.927	100.777	100.627				
5.750	105.256	105.156	105.046	5.750	104.185	104.085	103.975	4.125	101.267	101.117	100.967				

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	96.796	96.646	96.496	3.500	96.483	96.333	96.183	1.875	N/A	N/A	N/A	3.125	95.661	95.511	95.361
3.625	97.329	97.179	97.029	3.625	96.981	96.831	96.681	2.000	N/A	N/A	N/A	3.250	97.018	96.868	96.718
3.750	98.223	98.073	97.923	3.750	98.032	97.882	97.732	2.125	N/A	N/A	N/A	3.375	97.608	97.458	97.308
3.875	98.750	98.600	98.450	3.875	98.523	98.373	98.223	2.250	92.411	92.261	92.111	3.500	98.100	97.950	97.800
4.000	99.278	99.128	98.978	4.000	99.016	98.866	98.716	2.375	92.777	92.627	92.477	3.625	98.633	98.483	98.333
4.125	99.799	99.649	99.499	4.125	99.501	99.351	99.201	2.500	91.898	91.748	91.598	Margin = 2.250		Index = 2.420	
4.250	100.573	100.432	100.307	4.250	100.132	99.991	99.866	2.625	92.848	92.698	92.548	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.087	100.946	100.821	4.375	100.610	100.469	100.344	2.750	95.506	95.356	95.206	Rate	30 Day	45 Day	60 Day
4.500	101.531	101.390	101.265	4.500	101.019	100.878	100.753	2.875	96.070	95.920	95.770	4.500	100.331	100.081	99.831
4.625	101.930	101.790	101.665	4.625	101.382	101.242	101.117	3.000	96.544	96.394	96.244	4.625	100.730	100.480	100.230
4.750	102.106	101.950	101.825	4.750	101.615	101.459	101.334	3.125	97.019	96.869	96.719	4.750	100.856	100.606	100.356
4.875	102.642	102.485	102.360	4.875	102.015	101.859	101.734	3.250	97.660	97.510	97.360	4.875	101.292	101.042	100.792
5.000	103.005	102.849	102.724	5.000	102.343	102.187	102.062	3.375	98.127	97.977	97.827	5.000	101.655	101.405	101.155
5.125	103.476	103.320	103.195	5.125	102.698	102.542	102.417	3.500	98.596	98.446	98.296	5.125	102.046	101.796	101.546
5.250	104.127	103.955	103.830	5.250	102.495	102.323	102.198	3.625	99.058	98.908	98.758	5.250	101.446	101.196	100.946
5.375	104.377	104.205	104.080	5.375	102.827	102.655	102.530	3.750	99.088	98.938	98.788	5.375	101.603	101.353	101.103
5.500	104.658	104.486	104.361	5.500	103.246	103.074	102.949	3.875	99.542	99.392	99.242	5.500	102.138	101.888	101.638
5.625	104.799	104.627	104.502	5.625	103.601	103.429	103.304	4.000	99.927	99.777	99.627	5.625	102.469	102.219	101.969
5.750	105.026	104.926	104.816	5.750	103.185	103.085	102.975	4.125	100.267	100.117	99.967	5.750	102.786	102.536	102.286

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	99.481	99.231	98.981	4.500	99.299	99.049	98.799
4.750	100.006	99.756	99.506	4.750	99.895	99.645	99.395
5.000	100.805	100.555	100.305	5.000	100.623	100.373	100.123
5.250	101.648	101.398	101.148	5.250	101.484	101.234	100.984
5.500	101.959	101.709	101.459	5.500	101.526	101.276	101.026
5.625	102.272	102.022	101.772	5.625	101.881	101.631	101.381
5.750	102.580	102.330	102.080	5.750	101.465	101.215	100.965
5.875	102.763	102.513	102.263	5.875	101.806	101.556	101.306

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:	7/31/2018	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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/30/2018

45 Day Lock Exp.:

9/14/2018

60 Day Lock Exp.:

10/1/2018

W. Rate Sheet Dated: 7/31/2018

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	97.058	96.908	96.758	3.500	96.546	96.396	96.246	1.875	N/A	N/A	N/A	3.125	94.97	94.824	94.674
3.625	97.592	97.442	97.292	3.625	97.044	96.894	96.744	2.000	N/A	N/A	N/A	3.250	97.08	96.930	96.780
3.750	98.173	98.023	97.873	3.750	97.782	97.632	97.482	2.125	N/A	N/A	N/A	3.375	97.67	97.520	97.370
3.875	98.700	98.550	98.400	3.875	98.273	98.123	97.973	2.250	89.911	89.761	89.611	3.500	98.16	98.012	97.862
4.000	99.228	99.078	98.928	4.000	98.766	98.616	98.466	2.375	90.277	90.127	89.977	3.625	98.70	98.546	98.396
4.125	99.749	99.599	99.449	4.125	99.251	99.101	98.951	2.500	89.398	89.248	89.098	Margin = 2.250		Index = 2.420	
4.250	100.585	100.445	100.320	4.250	99.944	99.804	99.679	2.625	90.348	90.198	90.048				
4.375	101.099	100.958	100.833	4.375	100.422	100.282	100.157	2.750	94.818	94.668	94.518				
4.500	101.544	101.403	101.278	4.500	100.831	100.690	100.565	2.875	95.382	95.232	95.082				
4.625	101.943	101.802	101.677	4.625	101.195	101.054	100.929	3.000	95.857	95.707	95.557				
4.750	101.630	101.474	101.349	4.750	100.990	100.834	100.709	3.125	96.331	96.181	96.031				
4.875	101.967	101.810	101.685	4.875	101.390	101.234	101.109	3.250	97.722	97.572	97.422				
5.000	102.530	102.374	102.249	5.000	101.718	101.562	101.437	3.375	98.190	98.040	97.890				
5.125	103.001	102.845	102.720	5.125	101.973	101.817	101.692	3.500	98.659	98.509	98.359				
5.250	101.869	101.698	101.573	5.250	100.807	100.635	100.510	3.625	99.120	98.970	98.820				
5.375	102.120	101.948	101.823	5.375	101.139	100.967	100.842	3.750	98.838	98.688	98.538				
5.500	102.201	102.029	101.904	5.500	101.558	101.386	101.261	3.875	99.292	99.142	98.992				
5.625	102.391	102.219	102.094	5.625	101.913	101.741	101.616	4.000	99.677	99.527	99.377				
5.750	101.818	101.718	101.609	5.750	100.747	100.647	100.538	4.125	100.017	99.867	99.717				

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	95.858	95.708	95.558	3.500	95.546	95.396	95.246	1.875	N/A	N/A	N/A	3.125	93.974	93.824	93.674
3.625	96.392	96.242	96.092	3.625	96.044	95.894	95.744	2.000	N/A	N/A	N/A	3.250	96.080	95.930	95.780
3.750	96.973	96.823	96.673	3.750	96.782	96.632	96.482	2.125	N/A	N/A	N/A	3.375	96.670	96.520	96.370
3.875	97.500	97.350	97.200	3.875	97.273	97.123	96.973	2.250	90.661	90.511	90.361	3.500	97.162	97.012	96.862
4.000	98.028	97.878	97.728	4.000	97.766	97.616	97.466	2.375	91.027	90.877	90.727	3.625	97.696	97.546	97.396
4.125	98.549	98.399	98.249	4.125	98.251	98.101	97.951	2.500	90.148	89.998	89.848	Margin = 2.250		Index = 2.420	
4.250	99.385	99.245	99.120	4.250	98.944	98.804	98.679	2.625	91.098	90.948	90.798	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.899	99.758	99.633	4.375	99.422	99.282	99.157	2.750	94.600	94.450	94.300	Rate	30 Day	45 Day	60 Day
4.500	100.344	100.203	100.078	4.500	99.831	99.690	99.565	2.875	95.164	95.014	94.864	4.500	99.144	98.894	98.644
4.625	100.743	100.602	100.477	4.625	100.195	100.054	99.929	3.000	95.638	95.488	95.338	4.625	99.543	99.293	99.043
4.750	100.481	100.325	100.200	4.750	99.990	99.834	99.709	3.125	96.112	95.962	95.812	4.750	99.231	98.981	98.731
4.875	101.017	100.860	100.735	4.875	100.390	100.234	100.109	3.250	96.191	96.041	95.891	4.875	99.667	99.417	99.167
5.000	101.380	101.224	101.099	5.000	100.718	100.562	100.437	3.375	96.658	96.508	96.358	5.000	100.030	99.780	99.530
5.125	101.851	101.695	101.570	5.125	101.073	100.917	100.792	3.500	97.128	96.978	96.828	5.125	100.421	100.171	99.921
5.250	101.439	101.268	101.143	5.250	99.807	99.635	99.510	3.625	97.589	97.439	97.289	5.250	98.758	98.508	98.258
5.375	101.690	101.518	101.393	5.375	100.139	99.967	99.842	3.750	96.900	96.750	96.600	5.375	98.916	98.666	98.416
5.500	101.971	101.799	101.674	5.500	100.558	100.386	100.261	3.875	97.355	97.205	97.055	5.500	99.451	99.201	98.951
5.625	102.111	101.939	101.814	5.625	100.913	100.741	100.616	4.000	97.740	97.590	97.440	5.625	99.781	99.531	99.281
5.750	101.588	101.488	101.379	5.750	99.747	99.647	99.538	4.125	98.080	97.930	97.780	5.750	99.348	99.098	98.848

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

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	98.294	98.044	97.794	4.500	98.111	97.861	97.611
4.750	98.381	98.131	97.881	4.750	98.270	98.020	97.770
5.000	99.180	98.930	98.680	5.000	98.998	98.748	98.498
5.250	98.960	98.710	98.460	5.250	98.797	98.547	98.297
5.500	99.272	99.022	98.772	5.500	98.838	98.588	98.338
5.625	99.584	99.334	99.084	5.625	99.193	98.943	98.693
5.750	99.142	98.892	98.642	5.750	98.027	97.777	97.527
5.875	99.326	99.076	98.826	5.875	98.369	98.119	97.869

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:	7/31/2018 5.500%

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

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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)



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8/30/2018

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9/14/2018

60 Day Lock Exp.:

10/1/2018

W. Rate Sheet Dated: 7/31/2018

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	98.956	98.856	98.756	4.625	101.719	101.619	101.519	3.000	96.378	96.278	96.178	2.875	96.597	96.497	96.397
4.250	99.600	99.500	99.400	4.750	102.251	102.151	102.051	3.125	96.881	96.781	96.681	2.990	96.865	96.765	96.665
4.375	100.174	100.074	99.974	4.875	102.643	102.543	102.443	3.250	97.596	97.496	97.396	3.000	96.965	96.865	96.765
4.500	100.680	100.580	100.480	4.990	102.893	102.793	102.693	3.375	98.130	98.030	97.930	3.125	97.334	97.234	97.134
4.625	101.307	101.207	101.107	5.000	102.993	102.893	102.793	3.500	98.634	98.534	98.434	3.250	98.010	97.910	97.810
4.750	101.860	101.760	101.660	5.125	103.405	103.305	103.205	3.625	99.154	99.054	98.954	3.375	98.384	98.284	98.184
4.875	102.369	102.269	102.169	5.250	103.901	103.801	103.701	3.750	99.722	99.622	99.522	3.500	98.757	98.657	98.557
4.990	102.672	102.572	102.472	5.375	104.206	104.106	104.006	3.875	99.955	99.855	99.755	3.625	99.106	99.006	98.906
5.000	102.772	102.672	102.572	5.500	104.519	104.419	104.319	3.990	100.345	100.245	100.145	3.750	99.871	99.771	99.671
5.125	103.168	103.068	102.968	5.625	104.760	104.660	104.560	4.000	100.445	100.345	100.245	3.875	100.225	100.125	100.025
5.250	103.833	103.733	103.633	5.750	105.355	105.255	105.099	4.125	100.934	100.834	100.734	3.990	100.459	100.359	100.259
5.375	104.233	104.133	104.033	5.875	105.509	105.386	105.252	4.250	101.229	101.129	101.029	4.000	100.559	100.459	100.359
5.500	104.613	104.513	104.413	5.990	105.594	105.471	105.337	4.375	101.557	101.457	101.357	4.125	100.860	100.760	100.660
5.625	104.886	104.786	104.686	6.000	105.694	105.571	105.437	4.500	102.002	101.902	101.802	4.250	101.254	101.154	101.028
5.750	105.578	105.468	105.351	6.125	106.212	106.090	105.956	4.625	102.414	102.314	102.214	4.375	101.558	101.458	101.333
5.875	105.778	105.668	105.551	6.250	106.435	106.308	106.174	4.750	102.576	102.476	102.376	4.500	101.836	101.736	101.610
5.990	105.903	105.793	105.675	6.375	106.723	106.597	106.463	4.875	102.826	102.726	102.626	4.625	102.101	102.001	101.875
6.000	106.003	105.893	105.775	6.500	N/A	N/A	N/A	4.990	102.991	102.891	102.791	4.750	102.271	102.171	102.045
6.125	106.603	106.493	106.376	6.625	N/A	N/A	N/A	5.000	103.091	102.991	102.891	4.875	102.432	102.332	102.206

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	97.754	97.654	97.554	3.000	96.003	95.903	95.803
4.250	98.502	98.402	98.302	3.125	96.406	96.306	96.206
4.375	99.125	99.025	98.925	3.250	97.318	97.218	97.118
4.500	99.695	99.595	99.495	3.375	97.742	97.642	97.542
4.625	100.177	100.077	99.977	3.500	98.162	98.062	97.962
4.750	100.844	100.744	100.644	3.625	98.584	98.484	98.384
4.875	101.407	101.307	101.207	3.750	98.812	98.712	98.612
4.990	101.847	101.747	101.647	3.875	99.229	99.129	99.029
5.000	101.947	101.847	101.747	3.990	99.536	99.436	99.336
5.125	102.196	102.096	101.996	4.000	99.636	99.536	99.436
5.250	102.416	102.316	102.216	4.125	100.037	99.937	99.837
5.375	102.614	102.514	102.414	4.250	100.238	100.138	100.038
5.500	103.102	103.002	102.902	4.375	100.432	100.332	100.232
5.625	103.322	103.222	103.122	4.500	100.596	100.496	100.396
5.750	103.538	103.438	103.338	4.625	100.767	100.667	100.565
5.875	102.640	102.517	102.383	4.750	100.869	100.769	100.667
5.990	103.010	102.888	102.754	4.875	101.036	100.936	100.833
6.000	103.110	102.988	102.854	4.990	101.108	#REF!	#REF!
6.125	103.361	103.238	103.105	5.000	101.208	#REF!	#REF!

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.			

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/30/2018

45 Day Lock Exp.:

9/14/2018

60 Day Lock Exp.:

10/1/2018

W. Rate Sheet Dated: 7/31/2018

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	97.102	97.002	96.902	4.125	95.869	95.769	95.669	4.625	100.269	100.169	100.069	4.625	98.962	98.862	98.762
4.250	97.863	97.763	97.663	4.250	96.899	96.799	96.699	4.750	100.801	100.701	100.601	4.750	99.847	99.747	99.647
4.375	98.412	98.312	98.212	4.375	97.517	97.417	97.317	4.875	101.193	101.093	100.993	4.875	100.373	100.273	100.173
4.500	98.931	98.831	98.731	4.500	98.147	98.047	97.947	4.990	101.443	101.343	101.243	4.990	100.750	100.650	100.550
4.625	99.658	99.558	99.458	4.625	99.130	99.030	98.930	5.000	101.543	101.443	101.343	5.000	100.850	100.750	100.650
4.750	100.358	100.258	100.158	4.750	100.081	99.981	99.881	5.125	101.955	101.855	101.755	5.125	101.221	101.121	101.021
4.875	100.855	100.755	100.655	4.875	100.644	100.544	100.444	5.250	102.451	102.351	102.251	5.250	101.711	101.611	101.511
4.990	101.222	101.122	101.022	4.990	101.059	100.959	100.859	5.375	102.756	102.656	102.556	5.375	102.145	102.045	101.945
5.000	101.322	101.222	101.122	5.000	101.159	101.059	100.959	5.500	103.069	102.969	102.869	5.500	102.541	102.441	102.341
5.125	101.718	101.618	101.518	5.125	101.541	101.441	101.341	5.625	103.310	103.210	103.110	5.625	102.865	102.765	102.665
5.250	102.383	102.283	102.183	5.250	102.342	102.242	102.142	5.750	103.905	103.783	103.649	5.750	103.368	103.258	103.141
5.375	102.783	102.683	102.583	5.375	102.800	102.700	102.600	5.875	104.059	103.936	103.802	5.875	103.578	103.468	103.350
5.500	103.163	103.063	102.963	5.500	103.221	103.121	103.021	5.990	104.144	104.021	103.887	5.990	103.728	103.618	103.501
5.625	103.436	103.336	103.236	5.625	103.524	103.424	103.324	6.000	104.244	104.121	103.987	6.000	103.828	103.718	103.601
5.750	104.128	104.018	103.901	5.750	104.385	104.275	104.158	6.125	104.762	104.640	104.506	6.125	104.521	104.411	104.294
5.875	104.328	104.218	104.101	5.875	104.619	104.509	104.392	6.250	104.985	104.858	104.724	6.250	104.494	104.368	104.234
5.990	104.453	104.343	104.225	5.990	104.769	104.658	104.541	6.375	105.273	105.147	105.013	6.375	104.881	104.755	104.621
6.000	104.553	104.443	104.325	6.000	104.869	104.758	104.641	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.125	105.153	105.043	104.926	6.125	105.531	105.421	105.304	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
3.000	96.003	95.903	95.803	3.000	N/A	N/A	N/A	2.875	95.097	94.997	94.897	3.000	N/A	N/A	N/A
3.125	96.406	96.306	96.206	3.125	93.877	93.777	93.677	2.990	95.365	95.265	95.165	3.125	93.654	93.554	93.454
3.250	97.318	97.218	97.118	3.250	94.379	94.279	94.179	3.000	95.465	95.365	95.265	3.250	94.166	94.066	93.966
3.375	97.742	97.642	97.542	3.375	95.061	94.961	94.861	3.125	95.834	95.734	95.634	3.375	94.838	94.738	94.638
3.500	98.162	98.062	97.962	3.500	95.708	95.608	95.508	3.250	96.510	96.410	96.310	3.500	95.495	95.395	95.295
3.625	98.584	98.484	98.384	3.625	96.368	96.268	96.168	3.375	96.884	96.784	96.684	3.625	96.145	96.045	95.945
3.750	98.812	98.712	98.612	3.750	96.729	96.629	96.529	3.500	97.257	97.157	97.057	3.750	96.516	96.416	96.316
3.875	99.229	99.129	99.029	3.875	97.286	97.186	97.086	3.625	97.606	97.506	97.406	3.875	97.063	96.963	96.863
3.990	99.536	99.436	99.336	3.990	97.816	97.716	97.616	3.750	98.371	98.271	98.171	3.990	97.593	97.493	97.393
4.000	99.636	99.536	99.436	4.000	97.916	97.816	97.716	3.875	98.725	98.625	98.525	4.000	97.693	97.593	97.493
4.125	100.037	99.937	99.837	4.125	98.539	98.439	98.339	3.990	98.959	98.859	98.759	4.125	98.306	98.206	98.106
4.250	100.238	100.138	100.038	4.250	98.866	98.766	98.666	4.000	99.059	98.959	98.859	4.250	98.632	98.532	98.432
4.375	100.432	100.332	100.232	4.375	99.180	99.080	98.980	4.125	99.360	99.260	99.160	4.375	98.947	98.847	98.747
4.500	100.596	100.496	100.396	4.500	99.736	99.636	99.536	4.250	99.754	99.654	99.554	4.500	99.482	99.382	99.282
4.625	100.767	100.667	100.567	4.625	100.269	100.169	100.067	4.375	100.058	99.958	99.858	4.625	100.016	99.916	99.816
4.750	100.869	100.769	100.669	4.750	100.451	100.351	100.249	4.500	100.336	100.236	100.136	4.750	100.198	100.098	99.998
4.875	101.036	100.936	100.836	4.875	100.730	100.630	100.528	4.625	100.601	100.501	100.401	4.875	100.477	100.377	100.277
4.990	101.108	101.008	100.908	4.990	100.925	100.825	100.722	4.750	100.771	100.671	100.571	4.990	100.662	100.562	100.462
5.000	101.208	101.108	101.008	5.000	101.025	100.925	100.822	4.875	100.932	100.832	100.732	5.000	100.762	100.662	100.562

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

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

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
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	-1.000	-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

*Not applicable to detached condominiums or site condominiums

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

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

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

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

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/30/2018

45 Day Lock Exp.:

9/14/2018

60 Day Lock Exp.:

10/1/2018

W. Rate Sheet Dated: 7/31/2018

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	99.634	99.534	99.434	3.750	97.598	97.483	97.398	2.750	95.123	95.023	94.923	
4.375	100.203	100.103	100.003	3.875	98.147	98.030	97.947	2.875	95.791	95.691	95.591	
4.500	100.862	100.762	100.662	3.990	98.751	98.633	98.551	2.990	96.348	96.248	96.148	
4.625	101.531	101.431	101.331	4.000	98.851	98.733	98.651	3.000	96.448	96.348	96.248	
4.750	102.113	102.013	101.913	4.125	99.481	99.381	99.281	3.125	97.031	96.931	96.831	
4.875	102.634	102.534	102.434	4.250	100.063	99.963	99.863	3.250	97.503	97.403	97.303	
4.990	102.985	102.885	102.785	4.375	100.670	100.570	100.470	3.375	98.104	98.004	97.904	
5.000	103.085	102.985	102.885	4.500	101.334	101.234	101.134	3.500	98.751	98.651	98.551	
5.125	103.534	103.434	103.334	4.625	101.922	101.817	101.722	3.625	99.309	99.209	99.109	
5.250	104.075	103.975	103.875	4.750	102.459	102.352	102.259	3.750	99.778	99.678	99.578	
5.375	104.533	104.433	104.333	4.875	102.809	102.700	102.609	3.875	100.297	100.197	100.097	
5.500	104.912	104.812	104.712	4.990	103.016	102.907	102.816	3.990	100.566	100.466	100.366	
5.625	105.243	105.143	105.043	5.000	103.116	103.007	102.916	4.000	100.666	100.566	100.466	
5.750	105.641	105.541	105.441	5.125	103.597	103.477	103.368	4.125	101.207	101.107	101.007	
5.875	105.952	105.852	105.752	5.250	104.002	103.882	103.773	4.250	101.509	101.409	101.309	
5.990	106.152	106.052	105.952	5.375	104.270	104.149	104.041	4.375	101.803	101.703	101.603	
6.000	106.252	106.152	106.052	5.500	104.465	104.344	104.236	4.500	102.230	102.130	102.030	
6.125	106.142	106.042	105.942	5.625	104.990	104.890	104.790	4.625	102.601	102.501	102.401	
6.250	106.798	106.698	106.598	5.750	105.445	105.345	105.245	4.750	102.861	102.761	102.661	

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	98.774	98.674	98.574	2.750	94.779	94.679	94.579		
4.375	99.343	99.243	99.143	2.875	95.447	95.347	95.247		
4.500	100.002	99.902	99.802	2.990	96.004	95.904	95.804		
4.625	100.624	100.524	100.424	3.000	96.104	96.004	95.904		
4.750	101.206	101.106	101.006	3.125	96.687	96.587	96.487		
4.875	101.727	101.627	101.527	3.250	97.159	97.059	96.959		
4.990	102.078	101.978	101.878	3.375	97.760	97.660	97.560		
5.000	102.178	102.078	101.978	3.500	98.126	98.026	97.926		
5.125	101.909	101.809	101.709	3.625	98.684	98.584	98.484		
5.250	102.450	102.350	102.250	3.750	99.153	99.053	98.953		
5.375	102.908	102.808	102.708	3.875	99.672	99.572	99.472		
5.500	103.287	103.187	103.087	3.990	99.448	99.348	99.248		
5.625	102.305	102.205	102.105	4.000	99.548	99.448	99.348		
5.750	102.703	102.603	102.503	4.125	100.089	99.989	99.889		
5.875	102.864	102.764	102.664	4.250	100.391	100.291	100.191		
5.990	102.914	102.814	102.714	4.375	100.685	100.585	100.485		
6.000	103.014	102.914	102.814	4.500	100.651	100.551	100.451		
6.125	102.754	102.654	102.554	4.625	101.022	100.922	100.822		
6.250	103.260	103.160	103.060	4.750	101.282	101.182	101.082		

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

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

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

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

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

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



30 Day Lock Exp.: 8/30/2018
45 Day Lock Exp.: 9/14/2018
60 Day Lock Exp.: 10/1/2018

Prices are subject to change without notice.

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	97.324	97.224	97.124	4.250	97.224	97.124	97.024	2.750	93.279	93.179	93.079	2.750	93.179	93.079	92.979
4.375	97.893	97.793	97.693	4.375	97.793	97.693	97.593	2.875	93.947	93.847	93.747	2.875	93.847	93.747	93.647
4.500	98.552	98.452	98.352	4.500	98.452	98.352	98.252	2.990	94.504	94.404	94.304	2.990	94.404	94.304	94.204
4.625	99.174	99.074	98.974	4.625	99.074	98.974	98.874	3.000	94.604	94.504	94.404	3.000	94.504	94.404	94.304
4.750	99.756	99.656	99.556	4.750	99.656	99.556	99.456	3.125	95.167	95.067	94.967	3.125	95.067	94.967	94.867
4.875	100.277	100.177	100.077	4.875	100.177	100.077	99.977	3.250	95.659	95.559	95.459	3.250	95.559	95.459	95.359
4.990	100.628	100.528	100.428	4.990	100.528	100.428	100.328	3.375	96.168	96.068	95.968	3.375	96.068	95.968	95.868
5.000	100.728	100.628	100.528	5.000	100.628	100.528	100.428	3.500	96.626	96.526	96.426	3.500	96.526	96.426	96.326
5.125	100.459	100.359	100.259	5.125	100.359	100.259	100.159	3.625	97.184	97.084	96.984	3.625	97.084	96.984	96.884
5.250	100.000	100.900	100.800	5.250	100.900	100.800	100.700	3.750	97.653	97.553	97.453	3.750	97.553	97.453	97.353
5.375	101.458	101.358	101.258	5.375	101.358	101.258	101.158	3.875	98.172	98.072	97.972	3.875	98.072	97.972	97.872
5.500	101.837	101.737	101.637	5.500	101.737	101.637	101.537	3.990	97.948	97.848	97.748	3.990	97.848	97.748	97.648
5.625	100.895	100.795	100.695	5.625	100.795	100.695	100.595	4.000	98.048	97.948	97.848	4.000	97.948	97.848	97.748
5.750	101.253	101.153	101.053	5.750	101.153	101.053	100.953	4.125	98.400	98.300	98.200	4.125	98.300	98.200	98.100
5.875	101.414	101.314	101.214	5.875	101.314	101.214	101.114	4.250	98.891	98.791	98.691	4.250	98.791	98.691	98.591
5.990	101.464	101.364	101.264	5.990	101.364	101.264	101.164	4.375	99.185	99.085	98.985	4.375	99.085	98.985	98.885
6.000	101.564	101.464	101.364	6.000	101.464	101.364	101.264	4.500	99.151	99.051	98.951	4.500	99.051	98.951	98.851
6.125	101.304	101.204	101.104	6.125	101.204	101.104	101.004	4.625	99.522	99.422	99.322	4.625	99.422	99.322	99.222
6.250	101.810	101.710	101.610	6.250	101.710	101.610	101.510	4.750	99.782	99.682	99.582	4.750	99.682	99.582	99.482

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

All Loan Type Adjustments	
Adjusters	All Terms
NV	-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 ↓ TV ↓	≤ 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)
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# - 1356800006



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/30/2018

45 Day Lock Exp.:

9/14/2018

60 Day Lock Exp.:

10/1/2018

W. Rate Sheet Dated: 7/31/2018

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	99.634	99.534	99.434	3.750	97.598	97.483	97.398	2.750	95.123	95.023	94.923	4.250	98.774	98.674	98.574	2.750	94.779	94.679	94.579
4.375	100.203	100.103	100.003	3.875	98.147	98.030	97.947	2.875	95.791	95.691	95.591	4.375	99.343	99.243	99.143	2.875	95.447	95.347	95.247
4.500	100.862	100.762	100.662	3.990	98.751	98.633	98.551	2.990	96.348	96.248	96.148	4.500	100.002	99.902	99.802	2.990	96.004	95.904	95.804
4.625	101.531	101.431	101.331	4.000	98.851	98.733	98.651	3.000	96.448	96.348	96.248	4.625	100.624	100.524	100.424	3.000	96.104	96.004	95.904
4.750	102.113	102.013	101.913	4.125	99.481	99.381	99.281	3.125	97.031	96.931	96.831	4.750	101.206	101.106	101.006	3.125	96.687	96.587	96.487
4.875	102.634	102.534	102.434	4.250	100.060	99.960	99.860	3.250	97.503	97.403	97.303	4.875	101.727	101.627	101.527	3.250	97.159	97.059	96.959
4.990	102.985	102.885	102.785	4.375	100.670	100.570	100.470	3.375	98.012	97.912	97.812	4.990	102.078	101.978	101.878	3.375	97.668	97.568	97.468
5.000	103.085	102.985	102.885	4.500	101.334	101.234	101.134	3.500	98.751	98.651	98.551	5.000	102.178	102.078	101.978	3.500	98.126	98.026	97.926
5.125	103.534	103.434	103.334	4.625	101.922	101.817	101.722	3.625	99.309	99.209	99.109	5.125	101.909	101.809	101.709	3.625	98.684	98.584	98.484
5.250	104.075	103.975	103.875	4.750	102.459	102.352	102.259	3.750	99.778	99.678	99.578	5.250	102.450	102.350	102.250	3.750	99.153	99.053	98.953
5.375	104.533	104.433	104.333	4.875	102.809	102.700	102.609	3.875	100.297	100.197	100.097	5.375	102.908	102.808	102.708	3.875	99.672	99.572	99.472
5.500	104.912	104.812	104.712	4.990	103.016	102.907	102.816	3.990	100.566	100.466	100.366	5.500	103.287	103.187	103.087	3.990	99.448	99.348	99.248
5.625	105.243	105.143	105.043	5.000	103.116	103.007	102.916	4.000	100.666	100.566	100.466	5.625	102.305	102.205	102.105	4.000	99.548	99.448	99.348
5.750	105.641	105.541	105.441	5.125	103.597	103.477	103.368	4.125	101.207	101.107	101.007	5.750	102.703	102.603	102.503	4.125	100.089	99.989	99.889
5.875	105.952	105.852	105.752	5.250	104.002	103.882	103.773	4.250	101.509	101.409	101.309	5.875	102.864	102.764	102.664	4.250	100.391	100.291	100.191
5.990	106.152	106.052	105.952	5.375	104.270	104.149	104.041	4.375	101.803	101.703	101.603	5.990	102.914	102.814	102.714	4.375	100.685	100.585	100.485
6.000	106.252	106.152	106.052	5.500	104.465	104.344	104.236	4.500	102.230	102.130	102.030	6.000	103.014	102.914	102.814	4.500	100.651	100.551	100.451
6.125	106.142	106.042	105.942	5.625	104.990	104.890	104.790	4.625	102.601	102.501	102.401	6.125	102.754	102.654	102.554	4.625	101.022	100.922	100.822
6.250	106.798	106.698	106.598	5.750	105.445	105.345	105.245	4.750	102.861	102.761	102.661	6.250	103.260	103.160	103.060	4.750	101.282	101.182	101.082

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.: **8/30/2018**

45 Day Lock Exp.: **9/14/2018**

60 Day Lock Exp.: **10/1/2018**

W. Rate Sheet Dated: **7/31/2018**

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	95.874	95.749	95.624	
4.125	97.032	96.907	96.782	
4.250	97.896	97.771	97.646	
4.375	98.477	98.352	98.227	
4.500	99.104	98.979	98.854	
4.625	99.669	99.544	99.419	
4.750	100.164	100.039	99.914	
4.875	100.610	100.485	100.360	
5.000	101.018	100.893	100.768	
5.125	101.410	101.285	101.160	
5.250	101.737	101.612	101.487	
5.375	102.023	101.898	101.773	
5.500	102.160	102.035	101.910	

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	96.664	96.539	96.414	
3.625	97.133	97.008	96.883	
3.750	97.564	97.439	97.314	
3.875	98.171	98.046	97.921	
4.000	98.517	98.392	98.267	
4.125	98.776	98.651	98.526	
4.250	99.065	98.940	98.815	
4.375	99.329	99.204	99.079	
4.500	99.584	99.459	99.334	
4.625	99.865	99.740	99.615	
4.750	100.133	100.008	99.883	

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	97.127	97.002	96.877	
3.375	97.605	97.480	97.355	
3.500	98.050	97.925	97.800	
3.625	98.461	98.336	98.211	
3.750	98.838	98.713	98.588	
3.875	99.186	99.061	98.936	
4.000	99.505	99.380	99.255	
4.125	99.851	99.726	99.601	
4.250	100.179	100.054	99.929	
4.375	100.485	100.360	100.235	
4.500	100.791	100.666	100.541	
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)