



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.: **8/31/2017**45 Day Lock Exp.: **9/15/2017**60 Day Lock Exp.: **10/2/2017**W. Rate Sheet Dated: **8/1/2017**Release Time: **10:00 am ET**

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.402	100.245	100.095	3.250	100.234	100.078	99.928	1.875	N/A	N/A	N/A	3.125	101.595	101.445	101.295
3.375	100.852	100.696	100.546	3.375	100.649	100.493	100.343	2.000	N/A	N/A	N/A	3.250	101.333	101.183	101.033
3.500	101.298	101.142	100.992	3.500	101.060	100.903	100.753	2.125	N/A	N/A	N/A	3.375	101.742	101.592	101.442
3.625	101.700	101.544	101.394	3.625	101.426	101.270	101.120	2.250	97.067	96.917	96.767	3.500	102.146	101.996	101.846
3.750	102.833	102.661	102.504	3.750	102.665	102.493	102.337	2.375	97.460	97.310	97.160	3.625	102.549	102.399	102.249
3.875	103.272	103.100	102.944	3.875	103.069	102.897	102.741	2.500	97.850	97.700	97.550	Margin = 2.250		Index = 1.230	
4.000	103.704	103.532	103.376	4.000	103.466	103.294	103.138	2.625	98.191	98.041	97.891				
4.125	104.026	103.854	103.698	4.125	103.752	103.580	103.424	2.750	100.393	100.243	100.093				
4.250	104.295	104.170	104.030	4.250	104.128	104.003	103.863	2.875	100.780	100.630	100.480				
4.375	104.660	104.535	104.394	4.375	104.457	104.332	104.192	3.000	101.155	101.005	100.855				
4.500	104.989	104.864	104.723	4.500	104.751	104.626	104.485	3.125	101.481	101.331	101.181				
4.625	105.248	105.123	104.982	4.625	104.974	104.849	104.708	3.250	102.292	102.142	101.992				
4.750	105.065	104.965	104.777	4.750	104.898	104.798	104.610	3.375	102.614	102.464	102.314				
4.875	105.359	105.259	105.071	4.875	105.156	105.056	104.869	3.500	102.902	102.752	102.602				
5.000	105.619	105.519	105.331	5.000	105.381	105.281	105.093	3.625	103.117	102.967	102.817				
5.125	106.088	105.988	105.801	5.125	105.814	105.714	105.527	3.750	103.315	103.165	103.015				
5.250	106.327	106.227	106.127	5.250	106.160	106.060	105.960	3.875	103.567	103.417	103.267				
5.375	106.621	106.521	106.421	5.375	106.418	106.318	106.218	4.000	103.784	103.634	103.484				
5.500	106.881	106.781	106.681	5.500	106.643	106.543	106.443	4.125	103.939	103.789	103.639				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.512	99.355	99.205	3.250	99.344	99.188	99.038	1.875	N/A	N/A	N/A	3.125	100.705	100.555	100.405
3.375	99.962	99.806	99.656	3.375	99.759	99.603	99.453	2.000	N/A	N/A	N/A	3.250	100.443	100.293	100.143
3.500	100.408	100.252	100.102	3.500	100.170	100.013	99.863	2.125	N/A	N/A	N/A	3.375	100.852	100.702	100.552
3.625	100.810	100.654	100.504	3.625	100.536	100.380	100.230	2.250	96.177	96.027	95.877	3.500	101.256	101.106	100.956
3.750	101.943	101.771	101.614	3.750	101.775	101.603	101.447	2.375	96.570	96.420	96.270	3.625	101.659	101.509	101.359
3.875	102.382	102.210	102.054	3.875	102.179	102.007	101.851	2.500	96.960	96.810	96.660	Margin = 2.250		Index = 1.230	
4.000	102.814	102.642	102.486	4.000	102.576	102.404	102.248	2.625	97.301	97.151	97.001	30 Year OTC			
4.125	103.136	102.964	102.808	4.125	102.862	102.690	102.534	2.750	99.503	99.353	99.203	Rate	30 Day	45 Day	60 Day
4.250	103.405	103.280	103.140	4.250	103.238	103.113	102.973	2.875	99.890	99.740	99.590	3.500	98.708	98.458	98.208
4.375	103.770	103.645	103.504	4.375	103.567	103.442	103.302	3.000	100.265	100.115	99.965	4.000	101.114	100.864	100.614
4.500	104.099	103.974	103.833	4.500	103.861	103.736	103.595	3.125	100.591	100.441	100.291	4.500	102.399	102.149	101.899
4.625	104.358	104.233	104.092	4.625	104.084	103.959	103.818	3.250	101.402	101.252	101.102	5.000	103.029	102.779	102.529
4.750	104.175	104.075	103.887	4.750	104.008	103.908	103.720	3.375	101.724	101.574	101.424	5.500	104.291	104.041	103.791
4.875	104.469	104.369	104.181	4.875	104.266	104.166	103.979	3.500	102.012	101.862	101.712	15 Year OTC			
5.000	104.729	104.629	104.441	5.000	104.491	104.391	104.203	3.625	102.227	102.077	101.927	Rate	30 Day	45 Day	60 Day
5.125	105.198	105.098	104.911	5.125	104.924	104.824	104.637	3.750	102.425	102.275	102.125	2.500	95.260	95.010	94.760
5.250	105.437	105.337	105.237	5.250	105.270	105.170	105.070	3.875	102.677	102.527	102.377	3.000	98.565	98.315	98.065
5.375	105.731	105.631	105.531	5.375	105.528	105.428	105.328	4.000	102.894	102.744	102.594	3.500	100.312	100.062	99.812
5.500	105.991	105.891	105.791	5.500	105.753	105.653	105.553	4.125	103.049	102.899	102.749	4.000	101.194	100.944	100.694

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

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

Max USDA-GRH Rate		
Today:	8/1/2017	4.750%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
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30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

8/31/2017

9/15/2017

10/2/2017

W. Rate Sheet Dated: 8/1/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.058	98.902	98.752	3.250	98.891	98.734	98.584	1.875	N/A	N/A	N/A	3.125	99.91	99.758	99.608
3.375	99.508	99.352	99.202	3.375	99.305	99.149	98.999	2.000	N/A	N/A	N/A	3.250	99.99	99.839	99.689
3.500	99.954	99.798	99.648	3.500	99.716	99.560	99.410	2.125	N/A	N/A	N/A	3.375	100.40	100.248	100.098
3.625	100.357	100.200	100.050	3.625	100.083	99.926	99.776	2.250	95.067	94.917	94.767	3.500	100.80	100.652	100.502
3.750	101.208	101.036	100.879	3.750	101.040	100.868	100.712	2.375	95.460	95.310	95.160	3.625	101.20	101.055	100.905
3.875	101.647	101.475	101.319	3.875	101.444	101.272	101.116	2.500	95.850	95.700	95.550	Margin = 2.250		Index = 1.230	
4.000	102.079	101.907	101.751	4.000	101.841	101.669	101.513	2.625	96.191	96.041	95.891				
4.125	102.401	102.229	102.073	4.125	102.127	101.955	101.799	2.750	98.705	98.555	98.405				
4.250	102.077	101.952	101.811	4.250	101.909	101.784	101.644	2.875	99.093	98.943	98.793				
4.375	102.441	102.316	102.176	4.375	102.238	102.113	101.973	3.000	99.468	99.318	99.168				
4.500	102.770	102.645	102.505	4.500	102.532	102.407	102.266	3.125	99.794	99.644	99.494				
4.625	103.029	102.904	102.763	4.625	102.755	102.630	102.489	3.250	100.948	100.798	100.648				
4.750	102.409	102.309	102.121	4.750	102.241	102.141	101.954	3.375	101.270	101.120	100.970				
4.875	102.703	102.603	102.415	4.875	102.500	102.400	102.212	3.500	101.558	101.408	101.258				
5.000	102.963	102.863	102.675	5.000	102.724	102.624	102.437	3.625	101.773	101.623	101.473				
5.125	103.432	103.332	103.144	5.125	103.158	103.058	102.870	3.750	101.690	101.540	101.390				
5.250	100.077	99.977	99.877	5.250	99.910	99.810	99.710	3.875	101.942	101.792	101.642				
5.375	100.371	100.271	100.171	5.375	100.168	100.068	99.968	4.000	102.159	102.009	101.859				
5.500	100.631	100.531	100.431	5.500	100.393	100.293	100.193	4.125	102.314	102.164	102.014				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.168	98.012	97.862	3.250	98.001	97.844	97.694	1.875	N/A	N/A	N/A	3.125	99.018	98.868	98.718
3.375	98.618	98.462	98.312	3.375	98.415	98.259	98.109	2.000	N/A	N/A	N/A	3.250	99.099	98.949	98.799
3.500	99.064	98.908	98.758	3.500	98.826	98.670	98.520	2.125	N/A	N/A	N/A	3.375	99.508	99.358	99.208
3.625	99.467	99.310	99.160	3.625	99.193	99.036	98.886	2.250	94.427	94.277	94.127	3.500	99.912	99.762	99.612
3.750	100.318	100.146	99.989	3.750	100.150	99.978	99.822	2.375	94.820	94.670	94.520	3.625	100.315	100.165	100.015
3.875	100.757	100.585	100.429	3.875	100.554	100.382	100.226	2.500	95.210	95.060	94.910	Margin = 2.250		Index = 1.230	
4.000	101.189	101.017	100.861	4.000	100.951	100.779	100.623	2.625	95.551	95.401	95.251	30 Year OTC			
4.125	101.511	101.339	101.183	4.125	101.237	101.065	100.909	2.750	98.440	98.290	98.140	Rate	30 Day	45 Day	60 Day
4.250	101.187	101.062	100.921	4.250	101.019	100.894	100.754	2.875	98.828	98.678	98.528	3.500	97.364	97.114	96.864
4.375	101.551	101.426	101.286	4.375	101.348	101.223	101.083	3.000	99.203	99.053	98.903	4.000	99.489	99.239	98.989
4.500	101.880	101.755	101.615	4.500	101.642	101.517	101.376	3.125	99.529	99.379	99.229	4.500	100.180	99.930	99.680
4.625	102.139	102.014	101.873	4.625	101.865	101.740	101.599	3.250	99.972	99.822	99.672	5.000	100.373	100.123	99.873
4.750	101.519	101.419	101.231	4.750	101.351	101.251	101.064	3.375	100.294	100.144	99.994	5.500	98.041	97.791	97.541
4.875	101.813	101.713	101.525	4.875	101.610	101.510	101.322	3.500	100.582	100.432	100.282	15 Year OTC			
5.000	102.073	101.973	101.785	5.000	101.834	101.734	101.547	3.625	100.797	100.647	100.497	Rate	30 Day	45 Day	60 Day
5.125	102.542	102.442	102.254	5.125	102.268	102.168	101.980	3.750	100.534	100.384	100.234	2.500	93.510	93.260	93.010
5.250	99.187	99.087	98.987	5.250	99.020	98.920	98.820	3.875	100.786	100.636	100.486	3.000	97.503	97.253	97.003
5.375	99.481	99.381	99.281	5.375	99.278	99.178	99.078	4.000	101.004	100.854	100.704	3.500	98.882	98.632	98.382
5.500	99.741	99.641	99.541	5.500	99.503	99.403	99.303	4.125	101.158	101.008	100.858	4.000	99.304	99.054	98.804

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

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

Max USDA-GRH Rate	
Today:	8/1/2017 4.750%

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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
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60 Day Lock Exp.:

10/2/2017

W. Rate Sheet Dated: 8/1/2017

Release Time: 10:00 am ET

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Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.037	100.937	100.837	3.750	101.675	101.513	101.442	2.750	99.683	99.583	99.483
3.875	101.690	101.590	101.490	3.875	102.318	102.154	102.083	2.875	100.167	100.067	99.967
3.990	102.232	102.132	102.032	3.990	102.825	102.658	102.587	2.990	100.422	100.322	100.222
4.000	102.332	102.232	102.132	4.000	102.925	102.758	102.687	3.000	100.522	100.422	100.322
4.125	102.888	102.788	102.688	4.125	103.278	103.121	103.028	3.125	101.000	100.900	100.800
4.250	103.433	103.332	103.233	4.250	104.017	103.858	103.765	3.250	101.662	101.562	101.462
4.375	104.005	103.905	103.805	4.375	104.503	104.342	104.249	3.375	102.059	101.959	101.859
4.500	104.446	104.346	104.246	4.500	104.671	104.513	104.420	3.500	102.415	102.315	102.215
4.625	104.959	104.859	104.759	4.625	105.175	105.035	104.920	3.625	102.810	102.710	102.610
4.750	105.494	105.394	105.294	4.750	105.698	105.559	105.444	3.750	103.311	103.211	103.111
4.875	105.974	105.874	105.774	4.875	106.203	106.065	105.950	3.875	103.805	103.705	103.605
4.990	106.281	106.181	106.081	4.990	106.563	106.428	106.313	3.990	103.616	103.516	103.416
5.000	106.381	106.281	106.181	5.000	106.663	106.528	106.413	4.000	103.716	103.616	103.516
5.125	106.826	106.703	106.566	5.125	106.573	106.389	106.251	4.125	104.207	104.107	104.007
5.250	107.315	107.196	107.059	5.250	107.059	106.878	106.740	4.250	104.569	104.469	104.369
5.375	107.701	107.586	107.448	5.375	107.464	107.287	107.150	4.375	104.959	104.859	104.759
5.500	108.036	107.925	107.787	5.500	107.838	107.663	107.526	4.500	105.501	105.401	105.301
5.625	108.521	108.417	108.257	5.625	108.388	108.284	108.125	4.625	105.886	105.786	105.686
5.750	108.932	108.832	108.672	5.750	108.814	108.713	108.553	4.750	103.643	103.529	103.443

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/31/2017

45 Day Lock Exp.:

9/15/2017

60 Day Lock Exp.:

10/2/2017

W. Rate Sheet Dated: 8/1/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.353	98.253	98.153	3.750	98.253	98.153	98.053	3.750	99.595	99.433	99.362	3.750	99.495	99.333	99.262
3.875	99.049	98.949	98.849	3.875	98.949	98.849	98.749	3.875	100.238	100.074	100.003	3.875	100.138	99.974	99.903
3.990	99.651	99.551	99.451	3.990	99.551	99.451	99.351	3.990	100.745	100.578	100.507	3.990	100.645	100.478	100.407
4.000	99.751	99.651	99.551	4.000	99.651	99.551	99.451	4.000	100.845	100.678	100.607	4.000	100.745	100.578	100.507
4.125	100.455	100.355	100.255	4.125	100.355	100.255	100.155	4.125	100.946	100.789	100.696	4.125	100.846	100.689	100.596
4.250	101.100	100.999	100.900	4.250	101.000	100.899	100.800	4.250	101.533	101.374	101.281	4.250	101.433	101.274	101.181
4.375	101.691	101.591	101.491	4.375	101.591	101.491	101.391	4.375	102.078	101.917	101.824	4.375	101.978	101.817	101.724
4.500	102.217	102.117	102.017	4.500	102.117	102.017	101.917	4.500	102.591	102.433	102.340	4.500	102.491	102.333	102.240
4.625	102.730	102.630	102.530	4.625	102.630	102.530	102.430	4.625	103.095	102.955	102.840	4.625	102.995	102.855	102.740
4.750	103.265	103.165	103.065	4.750	103.165	103.065	102.965	4.750	103.618	103.479	103.364	4.750	103.518	103.379	103.264
4.875	103.745	103.645	103.545	4.875	103.645	103.545	103.445	4.875	104.123	103.985	103.870	4.875	104.023	103.885	103.770
4.990	104.052	103.952	103.852	4.990	103.952	103.852	103.752	4.990	104.483	104.348	104.233	4.990	104.383	104.248	104.133
5.000	104.152	104.052	103.952	5.000	104.052	103.952	103.852	5.000	104.583	104.448	104.333	5.000	104.483	104.348	104.233
5.125	104.597	104.474	104.337	5.125	104.497	104.374	104.237	5.125	104.493	104.309	104.171	5.125	104.393	104.209	104.071
5.250	105.086	104.964	104.830	5.250	104.986	104.867	104.730	5.250	104.979	104.798	104.660	5.250	104.879	104.698	104.560
5.375	105.472	105.357	105.219	5.375	105.372	105.257	105.119	5.375	105.384	105.207	105.070	5.375	105.284	105.107	104.970
5.500	105.807	105.696	105.558	5.500	105.707	105.596	105.458	5.500	105.758	105.583	105.446	5.500	105.658	105.483	105.346
5.625	106.292	106.188	106.028	5.625	106.192	106.088	105.928	5.625	106.308	106.204	106.045	5.625	106.208	106.104	105.945
5.750	106.703	106.603	106.443	5.750	106.603	106.503	106.343	5.750	106.734	106.633	106.473	5.750	106.634	106.533	106.373

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.886	96.786	96.686	2.750	96.786	96.686	96.586
2.875	97.512	97.412	97.312	2.875	97.412	97.312	97.212
2.990	98.033	97.933	97.833	2.990	97.933	97.833	97.733
3.000	98.133	98.033	97.933	3.000	98.033	97.933	97.833
3.125	98.712	98.612	98.512	3.125	98.612	98.512	98.412
3.250	99.272	99.172	99.072	3.250	99.172	99.072	98.972
3.375	99.803	99.703	99.603	3.375	99.703	99.603	99.503
3.500	100.233	100.133	100.033	3.500	100.133	100.033	99.933
3.625	100.730	100.630	100.530	3.625	100.630	100.530	100.430
3.750	101.231	101.131	101.031	3.750	101.131	101.031	100.931
3.875	101.725	101.625	101.525	3.875	101.625	101.525	101.425
3.990	101.536	101.436	101.336	3.990	101.436	101.336	101.236
4.000	101.636	101.536	101.436	4.000	101.536	101.436	101.336
4.125	102.127	102.027	101.927	4.125	102.027	101.927	101.827
4.250	102.489	102.389	102.289	4.250	102.389	102.289	102.189
4.375	102.879	102.779	102.679	4.375	102.779	102.679	102.579
4.500	103.421	103.321	103.221	4.500	103.321	103.221	103.121
4.625	103.806	103.706	103.606	4.625	103.706	103.606	103.506
4.750	101.563	101.449	101.363	4.750	101.463	101.349	101.263

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

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

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	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
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 C/O Refi	-1.000	-1.000	-1.000	-1.000	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

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 135860006
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.:

8/31/2017

45 Day Lock Exp.:

9/15/2017

60 Day Lock Exp.:

10/2/2017

W. Rate Sheet Dated: 8/1/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.883	98.783	98.683	3.750	100.125	99.963	99.892	2.750	97.416	97.316	97.216
3.875	99.579	99.479	99.379	3.875	100.768	100.604	100.533	2.875	98.042	97.942	97.842
3.990	100.181	100.081	99.981	3.990	101.275	101.108	101.037	2.990	98.563	98.463	98.363
4.000	100.281	100.181	100.081	4.000	101.375	101.208	101.137	3.000	98.663	98.563	98.463
4.125	100.985	100.885	100.785	4.125	101.476	101.319	101.226	3.125	99.242	99.142	99.042
4.250	101.630	101.529	101.430	4.250	102.063	101.904	101.811	3.250	99.802	99.702	99.602
4.375	102.221	102.121	102.021	4.375	102.608	102.447	102.354	3.375	100.333	100.233	100.133
4.500	102.747	102.647	102.547	4.500	103.121	102.963	102.870	3.500	100.763	100.663	100.563
4.625	103.260	103.160	103.060	4.625	103.625	103.485	103.370	3.625	101.260	101.160	101.060
4.750	103.795	103.695	103.595	4.750	104.148	104.009	103.894	3.750	101.761	101.661	101.561
4.875	104.275	104.175	104.075	4.875	104.653	104.515	104.400	3.875	102.255	102.155	102.055
4.990	104.582	104.482	104.382	4.990	105.013	104.878	104.763	3.990	102.066	101.966	101.866
5.000	104.682	104.582	104.482	5.000	105.113	104.978	104.863	4.000	102.166	102.066	101.966
5.125	105.127	105.004	104.867	5.125	105.023	104.839	104.701	4.125	102.657	102.557	102.457
5.250	105.616	105.497	105.360	5.250	105.509	105.328	105.190	4.250	103.019	102.919	102.819
5.375	106.002	105.887	105.749	5.375	105.914	105.737	105.600	4.375	103.409	103.309	103.209
5.500	106.337	106.226	106.088	5.500	106.288	106.113	105.976	4.500	103.951	103.851	103.751
5.625	106.822	106.718	106.558	5.625	106.838	106.734	106.575	4.625	104.336	104.236	104.136
5.750	107.233	107.133	106.973	5.750	107.264	107.163	107.003	4.750	102.093	101.979	101.893

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

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

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

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

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

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

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

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