AFR Loan Center		
Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **9/5/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **9/18/2017**
		60 Day Lock Exp.: **10/3/2017**

W. Rate Sheet Dated: **8/4/2017** **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	100.620	100.470	100.314	3.250	100.453	100.303	100.147	1.875	N/A	N/A	N/A	3.125	101.595	101.445	101.295
3.375	101.071	100.921	100.765	3.375	100.868	100.718	100.562	2.000	N/A	N/A	N/A	3.250	101.333	101.183	101.033
3.500	101.517	101.367	101.211	3.500	101.278	101.128	100.972	2.125	N/A	N/A	N/A	3.375	101.742	101.592	101.442
3.625	101.919	101.769	101.613	3.625	101.645	101.495	101.339	2.250	97.364	97.214	97.064	3.500	102.146	101.996	101.846
3.750	102.958	102.801	102.629	3.750	102.790	102.634	102.462	2.375	97.757	97.607	97.457	3.625	102.549	102.399	102.249
3.875	103.397	103.241	103.069	3.875	103.194	103.038	102.866	2.500	98.147	97.997	97.847	Margin = 2.250		Index = 1.230	
4.000	103.829	103.673	103.501	4.000	103.591	103.434	103.263	2.625	98.487	98.337	98.187				
4.125	104.151	103.995	103.823	4.125	103.877	103.721	103.549	2.750	100.604	100.440	100.275				
4.250	104.327	104.186	104.061	4.250	104.159	104.019	103.894	2.875	100.991	100.827	100.663				
4.375	104.691	104.551	104.426	4.375	104.488	104.348	104.223	3.000	101.366	101.202	101.038				
4.500	105.020	104.880	104.755	4.500	104.782	104.641	104.516	3.125	101.692	101.528	101.364				
4.625	105.279	105.138	105.013	4.625	105.005	104.864	104.739	3.250	102.448	102.298	102.148				
4.750	105.143	105.043	104.934	4.750	104.976	104.876	104.766	3.375	102.770	102.620	102.470				
4.875	105.437	105.337	105.228	4.875	105.234	105.134	105.025	3.500	103.058	102.908	102.758				
5.000	105.697	105.597	105.488	5.000	105.459	105.359	105.249	3.625	103.273	103.123	102.973				
5.125	106.166	106.066	105.957	5.125	105.892	105.792	105.683	3.750	103.432	103.282	103.132				
5.250	106.343	106.155	106.055	5.250	106.176	105.988	105.888	3.875	103.684	103.534	103.384				
5.375	106.637	106.449	106.349	5.375	106.434	106.247	106.147	4.000	103.901	103.751	103.601				
5.500	106.897	106.709	106.609	5.500	106.658	106.471	106.371	4.125	104.056	103.906	103.756				

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	99.730	99.580	99.424	3.250	99.563	99.413	99.257	1.875	N/A	N/A	N/A	3.125	100.705	100.555	100.405
3.375	100.181	100.031	99.875	3.375	99.978	99.828	99.672	2.000	N/A	N/A	N/A	3.250	100.443	100.293	100.143
3.500	100.627	100.477	100.321	3.500	100.388	100.238	100.082	2.125	N/A	N/A	N/A	3.375	100.852	100.702	100.552
3.625	101.029	100.879	100.723	3.625	100.755	100.605	100.449	2.250	96.474	96.324	96.174	3.500	101.256	101.106	100.956
3.750	102.068	101.911	101.739	3.750	101.900	101.744	101.572	2.375	96.867	96.717	96.567	3.625	101.659	101.509	101.359
3.875	102.507	102.351	102.179	3.875	102.304	102.148	101.976	2.500	97.257	97.107	96.957	Margin = 2.250		Index = 1.230	
4.000	102.939	102.783	102.611	4.000	102.701	102.544	102.373	2.625	97.597	97.447	97.297	30 Year OTC			
4.125	103.261	103.105	102.933	4.125	102.987	102.831	102.659	2.750	99.714	99.550	99.385	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.437	103.296	103.171	4.250	103.269	103.129	103.004	2.875	100.101	99.937	99.773	3.500	98.927	98.677	98.427
4.375	103.801	103.661	103.536	4.375	103.598	103.458	103.333	3.000	100.476	100.312	100.148	4.000	101.239	100.989	100.739
4.500	104.130	103.990	103.865	4.500	103.892	103.751	103.626	3.125	100.802	100.638	100.474	4.500	102.430	102.180	101.930
4.625	104.389	104.248	104.123	4.625	104.115	103.974	103.849	3.250	101.558	101.408	101.258	5.000	103.107	102.857	102.607
4.750	104.253	104.153	104.044	4.750	104.086	103.986	103.876	3.375	101.880	101.730	101.580	5.500	104.307	104.057	103.807
4.875	104.547	104.447	104.338	4.875	104.344	104.244	104.135	3.500	102.168	102.018	101.868	15 Year OTC			
5.000	104.807	104.707	104.598	5.000	104.569	104.469	104.359	3.625	102.383	102.233	102.083	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.276	105.176	105.067	5.125	105.002	104.902	104.793	3.750	102.542	102.392	102.242	2.500	95.557	95.307	95.057
5.250	105.453	105.265	105.165	5.250	105.286	105.098	104.998	3.875	102.794	102.644	102.494	3.000	98.776	98.526	98.276
5.375	105.747	105.559	105.459	5.375	105.544	105.357	105.257	4.000	103.011	102.861	102.711	3.500	100.468	100.218	99.968
5.500	106.007	105.819	105.719	5.500	105.768	105.581	105.481	4.125	103.166	103.016	102.866	4.000	101.311	101.061	100.811

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	$0 - $49,999	-2.500	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	$50,000 - $85,000	-1.375	$0 - $49,999	-1.500	-0.900
FICO 640 - 659	0.000	$85,001 - $125,000	-0.500	$50,000 - $85,000	-1.000	-0.650
FICO 620 - 639	-1.000	$125,001 - $175,000	-0.375	$85,001 - $125,000	-0.750	-0.500
FICO 600 - 619	-1.500	$175,001 - $275,000	0.000	$125,001 - $175,000	-0.500	-0.300
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:	8/4/2017	4.500%

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

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.: **9/5/2017**
45 Day Lock Exp.: **9/18/2017**
60 Day Lock Exp.: **10/3/2017**

W. Rate Sheet Dated: **8/4/2017** **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	99.277	99.127	98.970	3.250	99.109	98.959	98.803	1.875	N/A	N/A	N/A	3.125	99.91	99.758	99.608
3.375	99.727	99.577	99.421	3.375	99.524	99.374	99.218	2.000	N/A	N/A	N/A	3.250	99.99	99.839	99.689
3.500	100.173	100.023	99.867	3.500	99.935	99.785	99.628	2.125	N/A	N/A	N/A	3.375	100.40	100.248	100.098
3.625	100.575	100.425	100.269	3.625	100.301	100.151	99.995	2.250	95.364	95.214	95.064	3.500	100.80	100.652	100.502
3.750	101.333	101.176	101.004	3.750	101.165	101.009	100.837	2.375	95.757	95.607	95.457	3.625	101.20	101.055	100.905
3.875	101.772	101.616	101.444	3.875	101.569	101.413	101.241	2.500	96.147	95.997	95.847	Margin = 2.250		Index = 1.230	
4.000	102.204	102.048	101.876	4.000	101.966	101.809	101.638	2.625	96.487	96.337	96.187				
4.125	102.526	102.370	102.198	4.125	102.252	102.096	101.924	2.750	98.916	98.752	98.588				
4.250	102.108	101.967	101.842	4.250	101.941	101.800	101.675	2.875	99.304	99.140	98.975				
4.375	102.473	102.332	102.207	4.375	102.270	102.129	102.004	3.000	99.679	99.515	99.351				
4.500	102.802	102.661	102.536	4.500	102.563	102.422	102.297	3.125	100.005	99.841	99.677				
4.625	103.060	102.920	102.795	4.625	102.786	102.646	102.521	3.250	101.104	100.954	100.804				
4.750	102.487	102.387	102.277	4.750	102.320	102.220	102.110	3.375	101.427	101.277	101.127				
4.875	102.781	102.681	102.571	4.875	102.578	102.478	102.369	3.500	101.714	101.564	101.414				
5.000	103.041	102.941	102.831	5.000	102.802	102.702	102.593	3.625	101.929	101.779	101.629				
5.125	103.510	103.410	103.301	5.125	103.236	103.136	103.027	3.750	101.807	101.657	101.507				
5.250	100.093	99.905	99.805	5.250	99.926	99.738	99.638	3.875	102.059	101.909	101.759				
5.375	100.387	100.199	100.099	5.375	100.184	99.997	99.897	4.000	102.276	102.126	101.976				
5.500	100.647	100.459	100.359	5.500	100.408	100.221	100.121	4.125	102.431	102.281	102.131				

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	98.387	98.237	98.080	3.250	98.219	98.069	97.913	1.875	N/A	N/A	N/A	3.125	99.018	98.868	98.718
3.375	98.837	98.687	98.531	3.375	98.634	98.484	98.328	2.000	N/A	N/A	N/A	3.250	99.099	98.949	98.799
3.500	99.283	99.133	98.977	3.500	99.045	98.895	98.738	2.125	N/A	N/A	N/A	3.375	99.508	99.358	99.208
3.625	99.685	99.535	99.379	3.625	99.411	99.261	99.105	2.250	94.724	94.574	94.424	3.500	99.912	99.762	99.612
3.750	100.443	100.286	100.114	3.750	100.275	100.119	99.947	2.375	95.117	94.967	94.817	3.625	100.315	100.165	100.015
3.875	100.882	100.726	100.554	3.875	100.679	100.523	100.351	2.500	95.507	95.357	95.207	Margin = 2.250		Index = 1.230	
4.000	101.314	101.158	100.986	4.000	101.076	100.919	100.748	2.625	95.847	95.697	95.547	30 Year OTC			
4.125	101.636	101.480	101.308	4.125	101.362	101.206	101.034	2.750	98.651	98.487	98.323	Rate	30 Day	45 Day	60 Day
4.250	101.218	101.077	100.952	4.250	101.051	100.910	100.785	2.875	99.039	98.875	98.710	3.500	97.583	97.333	97.083
4.375	101.583	101.442	101.317	4.375	101.380	101.239	101.114	3.000	99.414	99.250	99.086	4.000	99.614	99.364	99.114
4.500	101.912	101.771	101.646	4.500	101.673	101.532	101.407	3.125	99.740	99.576	99.412	4.500	100.212	99.962	99.712
4.625	102.170	102.030	101.905	4.625	101.896	101.756	101.631	3.250	100.128	99.978	99.828	5.000	100.451	100.201	99.951
4.750	101.597	101.497	101.387	4.750	101.430	101.330	101.220	3.375	100.451	100.301	100.151	5.500	98.057	97.807	97.557
4.875	101.891	101.791	101.681	4.875	101.688	101.588	101.479	3.500	100.738	100.588	100.438	15 Year OTC			
5.000	102.151	102.051	101.941	5.000	101.912	101.812	101.703	3.625	100.953	100.803	100.653	Rate	30 Day	45 Day	60 Day
5.125	102.620	102.520	102.411	5.125	102.346	102.246	102.137	3.750	100.652	100.502	100.352	2.500	93.807	93.557	93.307
5.250	99.203	99.015	98.915	5.250	99.036	98.848	98.748	3.875	100.904	100.754	100.604	3.000	97.714	97.464	97.214
5.375	99.497	99.309	99.209	5.375	99.294	99.107	99.007	4.000	101.121	100.971	100.821	3.500	99.038	98.788	98.538
5.500	99.757	99.569	99.469	5.500	99.518	99.331	99.231	4.125	101.275	101.125	100.975	4.000	99.421	99.171	98.921

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	Streamline
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
FICO 640 - 659	0.000					
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:	8/4/2017	4.500%

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
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30 Day Lock Exp.: **9/5/2017**
45 Day Lock Exp.: **9/18/2017**
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W. Rate Sheet Dated: **8/4/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.321	98.221	98.121	3.125	97.572	97.472	97.372	3.000	100.616	100.516	100.416	3.000	100.775	100.675	100.575
3.375	99.190	99.090	98.990	3.250	99.449	99.349	99.249	3.125	101.094	100.994	100.894	3.125	101.066	100.966	100.866
3.500	99.881	99.781	99.681	3.375	100.184	100.084	99.984	3.250	101.787	101.687	101.587	3.250	101.865	101.765	101.665
3.625	100.552	100.452	100.352	3.500	100.773	100.673	100.573	3.375	102.184	102.084	101.984	3.375	102.136	102.036	101.936
3.750	101.225	101.125	101.025	3.625	101.345	101.245	101.145	3.500	102.540	102.440	102.340	3.500	102.403	102.303	102.203
3.875	101.878	101.778	101.678	3.750	101.856	101.756	101.656	3.625	102.807	102.707	102.607	3.625	102.632	102.532	102.432
3.990	102.420	102.320	102.220	3.875	102.396	102.296	102.196	3.750	103.153	103.053	102.953	3.750	103.038	102.938	102.838
4.000	102.520	102.420	102.320	3.990	102.831	102.731	102.631	3.875	103.417	103.317	103.217	3.875	103.278	103.178	103.078
4.125	103.076	102.976	102.876	4.000	102.931	102.831	102.731	3.990	103.574	103.474	103.374	3.990	103.409	103.309	103.209
4.250	103.597	103.497	103.397	4.125	103.439	103.339	103.239	4.000	103.674	103.574	103.474	4.000	103.509	103.409	103.309
4.375	104.098	103.998	103.898	4.250	104.146	104.046	103.946	4.125	103.998	103.898	103.798	4.125	103.699	103.599	103.499
4.500	104.392	104.292	104.192	4.375	104.606	104.506	104.406	4.250	104.325	104.225	104.125	4.250	103.926	103.826	103.726
4.625	104.951	104.851	104.751	4.500	105.081	104.981	104.881	4.375	104.624	104.524	104.424	4.375	104.110	104.010	103.910
4.750	105.458	105.358	105.258	4.625	105.531	105.431	105.331	4.500	104.742	104.642	104.542	4.500	104.360	104.260	104.160
4.875	105.917	105.817	105.717	4.750	105.908	105.808	105.708	4.625	104.794	104.694	104.594	4.625	104.562	104.462	104.362
4.990	106.089	105.989	105.889	4.875	106.285	106.185	106.085	4.750	105.072	104.972	104.872	4.750	104.735	104.635	104.535
5.000	106.189	106.089	105.989	4.990	106.481	106.381	106.281	4.875	105.308	105.208	105.108	4.875	104.879	104.779	104.679
5.125	106.762	106.662	106.562	5.000	106.581	106.481	106.381	4.990	105.443	105.343	105.243	4.990	104.924	104.824	104.724
5.250	107.260	107.160	107.060	5.125	107.053	106.953	106.853	5.000	105.543	105.443	105.343	5.000	105.024	104.924	104.824

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	101.579	101.479	101.379	3.000	99.833	99.733	99.633
4.250	102.100	102.000	101.900	3.125	100.199	100.099	99.999
4.375	102.516	102.416	102.316	3.250	100.630	100.530	100.430
4.500	102.764	102.664	102.564	3.375	101.055	100.955	100.855
4.625	103.042	102.942	102.842	3.500	101.474	101.374	101.274
4.750	103.514	103.414	103.314	3.625	101.796	101.696	101.596
4.875	103.907	103.807	103.707	3.750	102.028	101.928	101.828
4.990	103.926	103.826	103.726	3.875	102.197	102.097	101.997
5.000	104.026	103.926	103.826	3.990	102.262	102.162	102.062
5.125	104.187	104.087	103.987	4.000	102.362	102.262	102.162
5.250	104.230	104.130	104.030	4.125	102.250	102.150	102.050
5.375	104.577	104.477	104.377	4.250	102.464	102.364	102.264
5.500	104.820	104.720	104.620	4.375	102.667	102.567	102.467
5.625	104.997	104.897	104.797	4.500	102.745	102.645	102.545
5.750	104.642	104.542	104.442	4.625	102.990	102.890	102.790
5.875	105.006	104.906	104.806	4.750	103.178	103.078	102.978
5.990	105.172	105.072	104.972	4.875	103.339	103.239	103.139
6.000	105.272	105.172	105.072	4.990	103.397	103.297	103.197
6.125	105.389	105.289	105.189	5.000	103.497	103.397	103.297

All Loan Type Adjustments

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

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

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

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	0.000
All other LTV & FICO combos	-1.500

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

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

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

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.: 9/5/2017
45 Day Lock Exp.: 9/18/2017
60 Day Lock Exp.: 10/3/2017

W. Rate Sheet Dated: 8/4/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.073	94.973	94.873	3.125	N/A	N/A	N/A	3.125	95.322	95.222	95.122	3.250	94.214	94.114	94.014
3.375	95.919	95.819	95.719	3.250	92.949	92.849	92.749	3.250	96.892	96.792	96.692	3.375	95.357	95.257	95.157
3.500	96.941	96.841	96.741	3.375	94.093	93.993	93.893	3.375	97.701	97.601	97.501	3.500	96.698	96.598	96.498
3.625	97.665	97.565	97.465	3.500	95.474	95.374	95.274	3.500	98.497	98.397	98.297	3.625	97.674	97.574	97.474
3.750	98.401	98.301	98.201	3.625	96.455	96.355	96.255	3.625	99.071	98.971	98.871	3.750	98.377	98.277	98.177
3.875	99.125	99.025	98.925	3.750	97.241	97.141	97.041	3.750	99.579	99.479	99.379	3.875	98.972	98.872	98.772
3.990	99.714	99.614	99.514	3.875	98.105	98.005	97.905	3.875	100.146	100.046	99.946	3.990	99.333	99.233	99.133
4.000	99.814	99.714	99.614	3.990	98.939	98.839	98.739	3.990	100.581	100.481	100.381	4.000	99.433	99.333	99.233
4.125	100.457	100.357	100.257	4.000	99.039	98.939	98.839	4.000	100.681	100.581	100.481	4.125	100.112	100.012	99.912
4.250	101.013	100.913	100.813	4.125	99.914	99.814	99.714	4.125	101.189	101.089	100.989	4.250	100.707	100.607	100.507
4.375	101.549	101.449	101.349	4.250	100.598	100.498	100.398	4.250	101.896	101.796	101.696	4.375	101.213	101.113	101.013
4.500	102.142	102.042	101.942	4.375	101.462	101.362	101.262	4.375	102.356	102.256	102.156	4.500	101.601	101.501	101.401
4.625	102.701	102.601	102.501	4.500	102.275	102.175	102.075	4.500	102.831	102.731	102.631	4.625	102.244	102.144	102.044
4.750	103.208	103.108	103.008	4.625	103.042	102.942	102.842	4.625	103.281	103.181	103.081	4.750	102.807	102.707	102.607
4.875	103.667	103.567	103.467	4.750	103.668	103.568	103.468	4.750	103.658	103.558	103.458	4.875	103.332	103.232	103.132
4.990	103.839	103.739	103.639	4.875	104.176	104.076	103.976	4.875	104.035	103.935	103.835	4.990	103.462	103.362	103.262
5.000	103.939	103.839	103.739	4.990	104.318	104.218	104.118	4.990	104.231	104.131	104.031	5.000	103.562	103.462	103.362
5.125	104.512	104.412	104.312	5.000	104.418	104.318	104.218	5.000	104.331	104.231	104.131	5.125	104.042	103.942	103.842
5.250	105.010	104.910	104.810	5.125	105.127	105.027	104.927	5.125	104.803	104.703	104.603	5.250	104.568	104.468	104.368

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.833	99.733	99.633	3.000	96.648	96.548	96.448	3.000	98.525	98.425	98.325	3.000	96.473	96.373	96.273
3.125	100.199	100.099	99.999	3.125	97.177	97.077	96.977	3.125	98.816	98.716	98.616	3.125	97.002	96.902	96.802
3.250	100.630	100.530	100.430	3.250	98.310	98.210	98.110	3.250	99.615	99.515	99.415	3.250	98.126	98.026	97.926
3.375	101.055	100.955	100.855	3.375	98.855	98.755	98.655	3.375	99.886	99.786	99.686	3.375	98.670	98.570	98.470
3.500	101.474	101.374	101.274	3.500	99.393	99.293	99.193	3.500	100.153	100.053	99.953	3.500	99.209	99.109	99.009
3.625	101.796	101.696	101.596	3.625	99.856	99.756	99.656	3.625	100.382	100.282	100.182	3.625	99.651	99.551	99.451
3.750	102.028	101.928	101.828	3.750	100.242	100.142	100.042	3.750	100.788	100.688	100.588	3.750	100.038	99.938	99.838
3.875	102.197	102.097	101.997	3.875	100.596	100.496	100.396	3.875	101.028	100.928	100.828	3.875	100.391	100.291	100.191
3.990	102.262	102.162	102.062	3.990	100.979	100.879	100.779	3.990	101.159	101.059	100.959	3.990	100.774	100.674	100.574
4.000	102.362	102.262	102.162	4.000	101.079	100.979	100.879	4.000	101.259	101.159	101.059	4.000	100.874	100.774	100.674
4.125	102.250	102.150	102.050	4.125	101.481	101.381	101.281	4.125	101.449	101.349	101.249	4.125	101.266	101.166	101.066
4.250	102.464	102.364	102.264	4.250	101.846	101.746	101.646	4.250	101.676	101.576	101.476	4.250	101.661	101.561	101.461
4.375	102.667	102.567	102.467	4.375	102.178	102.078	101.978	4.375	101.860	101.760	101.660	4.375	101.994	101.894	101.794
4.500	102.745	102.645	102.545	4.500	102.307	102.207	102.107	4.500	102.110	102.010	101.910	4.500	102.123	102.023	101.923
4.625	102.990	102.890	102.790	4.625	102.556	102.456	102.356	4.625	102.312	102.212	102.112	4.625	102.371	102.271	102.171
4.750	103.178	103.078	102.978	4.750	102.864	102.764	102.664	4.750	102.485	102.385	102.285	4.750	102.679	102.579	102.479
4.875	103.339	103.239	103.139	4.875	103.125	103.025	102.925	4.875	102.629	102.529	102.429	4.875	102.940	102.840	102.740
4.990	103.397	103.297	103.197	4.990	103.286	103.186	103.086	4.990	102.674	102.574	102.474	4.990	103.101	103.001	102.901
5.000	103.497	103.397	103.297	5.000	103.386	103.286	103.186	5.000	102.774	102.674	102.574	5.000	103.201	103.101	103.001

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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 = $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.: **9/5/2017**
45 Day Lock Exp.: **9/18/2017**
60 Day Lock Exp.: **10/3/2017**

W. Rate Sheet Dated: **8/4/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.225	101.125	101.025	3.750	101.882	101.720	101.658	2.750	99.777	99.677	99.577
3.875	101.878	101.778	101.678	3.875	102.521	102.358	102.295	2.875	100.261	100.161	100.061
3.990	102.420	102.320	102.220	3.990	103.022	102.856	102.794	2.990	100.516	100.416	100.316
4.000	102.520	102.420	102.320	4.000	103.122	102.956	102.894	3.000	100.616	100.516	100.416
4.125	103.076	102.976	102.876	4.125	103.435	103.277	103.195	3.125	101.094	100.994	100.894
4.250	103.597	103.496	103.397	4.250	104.079	103.919	103.837	3.250	101.787	101.687	101.587
4.375	104.098	103.998	103.898	4.375	104.566	104.404	104.322	3.375	102.184	102.084	101.984
4.500	104.611	104.511	104.411	4.500	104.864	104.706	104.624	3.500	102.540	102.440	102.340
4.625	105.061	104.961	104.861	4.625	105.319	105.161	105.060	3.625	102.932	102.832	102.732
4.750	105.587	105.487	105.387	4.750	105.835	105.678	105.577	3.750	103.431	103.331	103.231
4.875	106.055	105.955	105.855	4.875	106.333	106.178	106.077	3.875	103.921	103.821	103.721
4.990	106.350	106.250	106.150	4.990	106.685	106.534	106.432	3.990	103.605	103.505	103.405
5.000	106.450	106.350	106.250	5.000	106.785	106.634	106.532	4.000	103.705	103.605	103.505
5.125	106.894	106.794	106.694	5.125	106.640	106.540	106.440	4.125	104.193	104.093	103.993
5.250	107.373	107.273	107.173	5.250	107.119	107.019	106.919	4.250	104.550	104.450	104.350
5.375	107.750	107.650	107.550	5.375	107.518	107.418	107.318	4.375	104.935	104.835	104.735
5.500	108.079	107.979	107.879	5.500	107.888	107.788	107.688	4.500	105.473	105.373	105.273
5.625	108.609	108.509	108.409	5.625	108.475	108.375	108.275	4.625	105.853	105.753	105.653
5.750	109.013	108.913	108.813	5.750	108.897	108.797	108.697	4.750	103.616	103.516	103.416

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 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
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								

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

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

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					

	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

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	30 Day Lock Exp.:	9/5/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	9/18/2017
		60 Day Lock Exp.:	10/3/2017

W. Rate Sheet Dated: 8/4/2017 **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	98.616	98.516	98.416	3.750	98.516	98.416	98.316	3.750	99.802	99.640	99.578	3.750	99.702	99.540	99.478
3.875	99.303	99.203	99.103	3.875	99.203	99.103	99.003	3.875	100.441	100.278	100.215	3.875	100.341	100.178	100.115
3.990	99.851	99.751	99.651	3.990	99.751	99.651	99.551	3.990	100.942	100.776	100.714	3.990	100.842	100.676	100.614
4.000	99.951	99.851	99.751	4.000	99.851	99.751	99.651	4.000	101.042	100.876	100.814	4.000	100.942	100.776	100.714
4.125	100.646	100.546	100.446	4.125	100.546	100.446	100.346	4.125	101.158	101.000	100.918	4.125	101.058	100.900	100.818
4.250	101.281	101.180	101.081	4.250	101.181	101.080	100.981	4.250	101.740	101.580	101.498	4.250	101.640	101.480	101.398
4.375	101.864	101.764	101.664	4.375	101.764	101.664	101.564	4.375	102.279	102.117	102.035	4.375	102.179	102.017	101.935
4.500	102.382	102.282	102.182	4.500	102.282	102.182	102.082	4.500	102.784	102.626	102.544	4.500	102.684	102.526	102.444
4.625	102.832	102.732	102.632	4.625	102.732	102.632	102.532	4.625	103.239	103.081	102.980	4.625	103.139	102.981	102.880
4.750	103.358	103.258	103.158	4.750	103.258	103.158	103.058	4.750	103.755	103.598	103.497	4.750	103.655	103.498	103.397
4.875	103.826	103.726	103.626	4.875	103.726	103.626	103.526	4.875	104.253	104.098	103.997	4.875	104.153	103.998	103.897
4.990	104.121	104.021	103.921	4.990	104.021	103.921	103.821	4.990	104.605	104.454	104.352	4.990	104.505	104.354	104.252
5.000	104.221	104.121	104.021	5.000	104.121	104.021	103.921	5.000	104.705	104.554	104.452	5.000	104.605	104.454	104.352
5.125	104.665	104.565	104.465	5.125	104.565	104.465	104.365	5.125	104.560	104.460	104.360	5.125	104.460	104.360	104.260
5.250	105.144	105.044	104.944	5.250	105.044	104.944	104.844	5.250	105.039	104.939	104.839	5.250	104.939	104.839	104.739
5.375	105.521	105.421	105.321	5.375	105.421	105.321	105.221	5.375	105.438	105.338	105.238	5.375	105.338	105.238	105.138
5.500	105.850	105.750	105.650	5.500	105.750	105.650	105.550	5.500	105.808	105.708	105.608	5.500	105.708	105.608	105.508
5.625	106.380	106.280	106.180	5.625	106.280	106.180	106.080	5.625	106.395	106.295	106.195	5.625	106.295	106.195	106.095
5.750	106.784	106.684	106.584	5.750	106.684	106.584	106.484	5.750	106.817	106.717	106.617	5.750	106.717	106.617	106.517

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.063	96.963	96.863	2.750	96.963	96.863	96.763
2.875	97.689	97.589	97.489	2.875	97.589	97.489	97.389
2.990	98.208	98.108	98.008	2.990	98.108	98.008	97.908
3.000	98.308	98.208	98.108	3.000	98.208	98.108	98.008
3.125	98.884	98.784	98.684	3.125	98.784	98.684	98.584
3.250	99.441	99.341	99.241	3.250	99.341	99.241	99.141
3.375	99.969	99.869	99.769	3.375	99.869	99.769	99.669
3.500	100.358	100.258	100.158	3.500	100.258	100.158	100.058
3.625	100.852	100.752	100.652	3.625	100.752	100.652	100.552
3.750	101.351	101.251	101.151	3.750	101.251	101.151	101.051
3.875	101.841	101.741	101.641	3.875	101.741	101.641	101.541
3.990	101.525	101.425	101.325	3.990	101.425	101.325	101.225
4.000	101.625	101.525	101.425	4.000	101.525	101.425	101.325
4.125	102.113	102.013	101.913	4.125	102.013	101.913	101.813
4.250	102.470	102.370	102.270	4.250	102.370	102.270	102.170
4.375	102.855	102.755	102.655	4.375	102.755	102.655	102.555
4.500	103.393	103.293	103.193	4.500	103.293	103.193	103.093
4.625	103.773	103.673	103.573	4.625	103.673	103.573	103.473
4.750	101.536	101.436	101.336	4.750	101.436	101.336	101.236

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

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

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

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	9/5/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	9/18/2017
		60 Day Lock Exp.:	10/3/2017

W. Rate Sheet Dated: 8/4/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible & Home Possible Advantage

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.146	99.046	98.946	3.750	100.332	100.170	100.108	2.750	97.593	97.493	97.393
3.875	99.833	99.733	99.633	3.875	100.971	100.808	100.745	2.875	98.219	98.119	98.019
3.990	100.381	100.281	100.181	3.990	101.472	101.306	101.244	2.990	98.738	98.638	98.538
4.000	100.481	100.381	100.281	4.000	101.572	101.406	101.344	3.000	98.838	98.738	98.638
4.125	101.176	101.076	100.976	4.125	101.688	101.530	101.448	3.125	99.414	99.314	99.214
4.250	101.811	101.710	101.611	4.250	102.270	102.110	102.028	3.250	99.971	99.871	99.771
4.375	102.394	102.294	102.194	4.375	102.809	102.647	102.565	3.375	100.499	100.399	100.299
4.500	102.912	102.812	102.712	4.500	103.314	103.156	103.074	3.500	100.888	100.788	100.688
4.625	103.362	103.262	103.162	4.625	103.769	103.611	103.510	3.625	101.382	101.282	101.182
4.750	103.888	103.788	103.688	4.750	104.285	104.128	104.027	3.750	101.881	101.781	101.681
4.875	104.356	104.256	104.156	4.875	104.783	104.628	104.527	3.875	102.371	102.271	102.171
4.990	104.651	104.551	104.451	4.990	105.135	104.984	104.882	3.990	102.055	101.955	101.855
5.000	104.751	104.651	104.551	5.000	105.235	105.084	104.982	4.000	102.155	102.055	101.955
5.125	105.195	105.095	104.995	5.125	105.090	104.990	104.890	4.125	102.643	102.543	102.443
5.250	105.674	105.574	105.474	5.250	105.569	105.469	105.369	4.250	103.000	102.900	102.800
5.375	106.051	105.951	105.851	5.375	105.968	105.868	105.768	4.375	103.385	103.285	103.185
5.500	106.380	106.280	106.180	5.500	106.338	106.238	106.138	4.500	103.923	103.823	103.723
5.625	106.910	106.810	106.710	5.625	106.925	106.825	106.725	4.625	104.303	104.203	104.103
5.750	107.314	107.214	107.114	5.750	107.347	107.247	107.147	4.750	102.066	101.966	101.866

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

	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