



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.: 9/5/2018

45 Day Lock Exp.: 9/20/2018

60 Day Lock Exp.: 10/5/2018

W. Rate Sheet Dated: 8/6/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	98.031	97.881	97.731	3.500	97.518	97.368	97.218	1.875	N/A	N/A	N/A	3.125	96.665	96.515	96.365
3.625	98.564	98.414	98.264	3.625	98.016	97.866	97.716	2.000	N/A	N/A	N/A	3.250	98.021	97.871	97.721
3.750	99.489	99.339	99.189	3.750	99.098	98.948	98.798	2.125	N/A	N/A	N/A	3.375	98.611	98.461	98.311
3.875	100.016	99.866	99.716	3.875	99.589	99.439	99.289	2.250	93.540	93.390	93.240	3.500	99.103	98.953	98.803
4.000	100.545	100.395	100.245	4.000	100.082	99.932	99.782	2.375	93.902	93.752	93.602	3.625	99.637	99.487	99.337
4.125	101.066	100.916	100.766	4.125	100.567	100.417	100.267	2.500	93.027	92.877	92.727	Margin = 2.250		Index = 2.420	
4.250	101.870	101.730	101.605	4.250	101.229	101.089	100.964	2.625	93.977	93.827	93.677				
4.375	102.384	102.243	102.118	4.375	101.707	101.567	101.442	2.750	96.615	96.465	96.315				
4.500	102.829	102.688	102.563	4.500	102.116	101.976	101.851	2.875	97.179	97.029	96.879				
4.625	103.228	103.087	102.962	4.625	102.480	102.339	102.214	3.000	97.653	97.503	97.353				
4.750	103.353	103.181	103.025	4.750	102.728	102.557	102.400	3.125	98.128	97.978	97.828				
4.875	103.705	103.533	103.377	4.875	103.128	102.956	102.800	3.250	98.812	98.662	98.512				
5.000	104.268	104.097	103.940	5.000	103.456	103.284	103.128	3.375	99.279	99.129	98.979				
5.125	104.739	104.567	104.411	5.125	103.711	103.539	103.383	3.500	99.749	99.599	99.449				
5.250	104.733	104.576	104.451	5.250	103.671	103.514	103.389	3.625	100.210	100.060	99.910				
5.375	104.983	104.827	104.702	5.375	104.002	103.846	103.721	3.750	100.228	100.078	99.928				
5.500	105.064	104.908	104.783	5.500	104.421	104.265	104.140	3.875	100.683	100.533	100.383				
5.625	105.254	105.098	104.973	5.625	104.776	104.620	104.495	4.000	101.068	100.918	100.768				
5.750	105.525	105.425	105.325	5.750	104.454	104.354	104.254	4.125	101.408	101.258	101.108				

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	96.831	96.681	96.531	3.500	96.518	96.368	96.218	1.875	N/A	N/A	N/A	3.125	95.665	95.515	95.365
3.625	97.364	97.214	97.064	3.625	97.016	96.866	96.716	2.000	N/A	N/A	N/A	3.250	97.021	96.871	96.721
3.750	98.289	98.139	97.989	3.750	98.098	97.948	97.798	2.125	N/A	N/A	N/A	3.375	97.611	97.461	97.311
3.875	98.816	98.666	98.516	3.875	98.589	98.439	98.289	2.250	92.540	92.390	92.240	3.500	98.103	97.953	97.803
4.000	99.345	99.195	99.045	4.000	99.082	98.932	98.782	2.375	92.902	92.752	92.602	3.625	98.637	98.487	98.337
4.125	99.866	99.716	99.566	4.125	99.567	99.417	99.267	2.500	92.027	91.877	91.727	Margin = 2.250		Index = 2.420	
4.250	100.670	100.530	100.405	4.250	100.229	100.089	99.964	2.625	92.977	92.827	92.677	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.184	101.043	100.918	4.375	100.707	100.567	100.442	2.750	95.615	95.465	95.315	Rate	30 Day	45 Day	60 Day
4.500	101.629	101.488	101.363	4.500	101.116	100.976	100.851	2.875	96.179	96.029	95.879	4.500	100.429	100.179	99.929
4.625	102.028	101.887	101.762	4.625	101.480	101.339	101.214	3.000	96.653	96.503	96.353	4.625	100.828	100.578	100.328
4.750	102.220	102.048	101.891	4.750	101.728	101.557	101.400	3.125	97.128	96.978	96.828	4.750	100.970	100.720	100.470
4.875	102.755	102.583	102.427	4.875	102.128	101.956	101.800	3.250	97.812	97.662	97.512	4.875	101.405	101.155	100.905
5.000	103.118	102.947	102.790	5.000	102.456	102.284	102.128	3.375	98.279	98.129	97.979	5.000	101.768	101.518	101.268
5.125	103.589	103.417	103.261	5.125	102.811	102.639	102.483	3.500	98.749	98.599	98.449	5.125	102.159	101.909	101.659
5.250	104.303	104.146	104.021	5.250	102.671	102.514	102.389	3.625	99.210	99.060	98.910	5.250	101.622	101.372	101.122
5.375	104.553	104.397	104.272	5.375	103.002	102.846	102.721	3.750	99.228	99.078	98.928	5.375	101.779	101.529	101.279
5.500	104.834	104.678	104.553	5.500	103.421	103.265	103.140	3.875	99.683	99.533	99.383	5.500	102.314	102.064	101.814
5.625	104.974	104.818	104.693	5.625	103.776	103.620	103.495	4.000	100.068	99.918	99.768	5.625	102.644	102.394	102.144
5.750	105.295	105.195	105.095	5.750	103.454	103.354	103.254	4.125	100.408	100.258	100.108	5.750	102.755	102.505	102.255

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	99.579	99.329	99.079	4.500	99.396	99.146	98.896
4.750	100.120	99.870	99.620	4.750	100.008	99.758	99.508
5.000	100.918	100.668	100.418	5.000	100.736	100.486	100.236
5.250	101.822	101.572	101.322	5.250	101.659	101.409	101.159
5.500	102.084	101.834	101.584	5.500	101.701	101.451	101.201
5.625	102.274	102.024	101.774	5.625	102.056	101.806	101.556
5.750	102.495	102.245	101.995	5.750	101.734	101.484	101.234
5.875	102.773	102.523	102.273	5.875	102.076	101.826	101.576

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:	8/6/2018	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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30 Day Lock Exp.:

9/5/2018

45 Day Lock Exp.:

9/20/2018

60 Day Lock Exp.:

10/5/2018

W. Rate Sheet Dated: 8/6/2018

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	97.093	96.943	96.793	3.500	96.581	96.431	96.281	1.875	N/A	N/A	N/A	3.125	94.98	94.827	94.677
3.625	97.627	97.477	97.327	3.625	97.079	96.929	96.779	2.000	N/A	N/A	N/A	3.250	97.08	96.934	96.784
3.750	98.239	98.089	97.939	3.750	97.848	97.698	97.548	2.125	N/A	N/A	N/A	3.375	97.67	97.524	97.374
3.875	98.766	98.616	98.466	3.875	98.339	98.189	98.039	2.250	90.040	89.890	89.740	3.500	98.17	98.016	97.866
4.000	99.295	99.145	98.995	4.000	98.832	98.682	98.532	2.375	90.402	90.252	90.102	3.625	98.70	98.550	98.400
4.125	99.816	99.666	99.516	4.125	99.317	99.167	99.017	2.500	89.527	89.377	89.227	Margin = 2.250		Index = 2.420	
4.250	100.620	100.480	100.355	4.250	99.979	99.839	99.714	2.625	90.477	90.327	90.177				
4.375	101.134	100.993	100.868	4.375	100.457	100.317	100.192	2.750	94.928	94.778	94.628				
4.500	101.579	101.438	101.313	4.500	100.866	100.726	100.601	2.875	95.492	95.342	95.192				
4.625	101.978	101.837	101.712	4.625	101.230	101.089	100.964	3.000	95.966	95.816	95.666				
4.750	101.665	101.494	101.337	4.750	101.041	100.869	100.713	3.125	96.440	96.290	96.140				
4.875	102.017	101.845	101.689	4.875	101.441	101.269	101.112	3.250	97.874	97.724	97.574				
5.000	102.581	102.409	102.253	5.000	101.769	101.597	101.440	3.375	98.342	98.192	98.042				
5.125	103.052	102.880	102.723	5.125	102.024	101.852	101.695	3.500	98.811	98.661	98.511				
5.250	102.233	102.076	101.951	5.250	101.171	101.014	100.889	3.625	99.273	99.123	98.973				
5.375	102.483	102.327	102.202	5.375	101.502	101.346	101.221	3.750	98.978	98.828	98.678				
5.500	102.564	102.408	102.283	5.500	101.921	101.765	101.640	3.875	99.433	99.283	99.133				
5.625	102.754	102.598	102.473	5.625	102.276	102.120	101.995	4.000	99.818	99.668	99.518				
5.750	102.088	101.988	101.888	5.750	101.017	100.917	100.817	4.125	100.158	100.008	99.858				

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	95.893	95.743	95.593	3.500	95.581	95.431	95.281	1.875	N/A	N/A	N/A	3.125	93.977	93.827	93.677
3.625	96.427	96.277	96.127	3.625	96.079	95.929	95.779	2.000	N/A	N/A	N/A	3.250	96.084	95.934	95.784
3.750	97.039	96.889	96.739	3.750	96.848	96.698	96.548	2.125	N/A	N/A	N/A	3.375	96.674	96.524	96.374
3.875	97.566	97.416	97.266	3.875	97.339	97.189	97.039	2.250	90.790	90.640	90.490	3.500	97.166	97.016	96.866
4.000	98.095	97.945	97.795	4.000	97.832	97.682	97.532	2.375	91.152	91.002	90.852	3.625	97.700	97.550	97.400
4.125	98.616	98.466	98.316	4.125	98.317	98.167	98.017	2.500	90.277	90.127	89.977	Margin = 2.250		Index = 2.420	
4.250	99.420	99.280	99.155	4.250	98.979	98.839	98.714	2.625	91.227	91.077	90.927	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.934	99.793	99.668	4.375	99.457	99.317	99.192	2.750	94.709	94.559	94.409	Rate	30 Day	45 Day	60 Day
4.500	100.379	100.238	100.113	4.500	99.866	99.726	99.601	2.875	95.273	95.123	94.973	4.500	99.179	98.929	98.679
4.625	100.778	100.637	100.512	4.625	100.230	100.089	99.964	3.000	95.747	95.597	95.447	4.625	99.578	99.328	99.078
4.750	100.532	100.360	100.204	4.750	100.041	99.869	99.713	3.125	96.222	96.072	95.922	4.750	99.282	99.032	98.782
4.875	101.067	100.895	100.739	4.875	100.441	100.269	100.112	3.250	96.343	96.193	96.043	4.875	99.717	99.467	99.217
5.000	101.431	101.259	101.103	5.000	100.769	100.597	100.440	3.375	96.811	96.661	96.511	5.000	100.081	99.831	99.581
5.125	101.902	101.730	101.573	5.125	101.124	100.952	100.795	3.500	97.280	97.130	96.980	5.125	100.472	100.222	99.972
5.250	101.803	101.646	101.521	5.250	100.171	100.014	99.889	3.625	97.741	97.591	97.441	5.250	99.122	98.872	98.622
5.375	102.053	101.897	101.772	5.375	100.502	100.346	100.221	3.750	97.041	96.891	96.741	5.375	99.279	99.029	98.779
5.500	102.334	102.178	102.053	5.500	100.921	100.765	100.640	3.875	97.495	97.345	97.195	5.500	99.814	99.564	99.314
5.625	102.474	102.318	102.193	5.625	101.276	101.120	100.995	4.000	97.880	97.730	97.580	5.625	100.144	99.894	99.644
5.750	101.858	101.758	101.658	5.750	100.017	99.917	99.817	4.125	98.220	98.070	97.920	5.750	99.318	99.068	98.818

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

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

Max USDA-GRH Rate	
Today:	8/6/2018 5.500%

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.329	98.079	97.829	4.500	98.146	97.896	97.646
4.750	98.432	98.182	97.932	4.750	98.321	98.071	97.821
5.000	99.231	98.981	98.731	5.000	99.049	98.799	98.549
5.250	99.322	99.072	98.822	5.250	99.159	98.909	98.659
5.500	99.584	99.334	99.084	5.500	99.201	98.951	98.701
5.625	99.774	99.524	99.274	5.625	99.556	99.306	99.056
5.750	99.058	98.808	98.558	5.750	98.297	98.047	97.797
5.875	99.335	99.085	98.835	5.875	98.638	98.388	98.138

DPA Advantage Adjustment	
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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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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/5/2018

45 Day Lock Exp.:

9/20/2018

60 Day Lock Exp.:

10/5/2018

W. Rate Sheet Dated: 8/6/2018

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	99.019	98.919	98.819	4.625	101.734	101.634	101.534	3.000	96.437	96.337	96.237	2.875	96.656	96.556	96.456
4.250	99.663	99.563	99.463	4.750	102.263	102.163	102.063	3.125	96.950	96.850	96.750	2.990	96.935	96.835	96.735
4.375	100.236	100.136	100.036	4.875	102.647	102.547	102.447	3.250	97.689	97.589	97.489	3.000	97.035	96.935	96.835
4.500	100.750	100.650	100.550	4.990	102.883	102.783	102.683	3.375	98.211	98.111	98.011	3.125	97.413	97.313	97.213
4.625	101.400	101.300	101.200	5.000	102.983	102.883	102.783	3.500	98.691	98.591	98.491	3.250	98.059	97.959	97.859
4.750	101.953	101.853	101.753	5.125	103.443	103.343	103.243	3.625	99.222	99.122	99.022	3.375	98.443	98.343	98.243
4.875	102.462	102.362	102.262	5.250	103.937	103.837	103.737	3.750	99.559	99.459	99.359	3.500	98.804	98.704	98.604
4.990	102.662	102.562	102.462	5.375	104.230	104.130	104.030	3.875	100.004	99.904	99.804	3.625	99.161	99.061	98.961
5.000	102.762	102.662	102.562	5.500	104.570	104.470	104.370	3.990	100.391	100.291	100.191	3.750	99.922	99.822	99.722
5.125	103.208	103.108	103.008	5.625	104.809	104.709	104.609	4.000	100.491	100.391	100.291	3.875	100.273	100.173	100.073
5.250	103.872	103.772	103.672	5.750	105.464	105.330	105.202	4.125	100.967	100.867	100.767	3.990	100.494	100.394	100.294
5.375	104.269	104.169	104.069	5.875	105.617	105.483	105.354	4.250	101.261	101.161	101.061	4.000	100.594	100.494	100.394
5.500	104.637	104.537	104.437	5.990	105.700	105.566	105.438	4.375	101.595	101.495	101.395	4.125	100.893	100.793	100.693
5.625	104.935	104.835	104.735	6.000	105.800	105.666	105.538	4.500	102.017	101.917	101.817	4.250	101.307	101.185	101.051
5.750	105.690	105.573	105.456	6.125	106.314	106.180	106.052	4.625	102.428	102.328	102.228	4.375	101.590	101.469	101.335
5.875	105.887	105.770	105.654	6.250	106.540	106.406	106.277	4.750	102.588	102.488	102.388	4.500	101.866	101.745	101.611
5.990	106.010	105.892	105.776	6.375	106.826	106.692	106.563	4.875	102.837	102.737	102.637	4.625	102.130	102.009	101.875
6.000	106.110	105.992	105.876	6.500	N/A	N/A	N/A	4.990	102.987	102.887	102.787	4.750	102.299	102.177	102.044
6.125	106.705	106.587	106.471	6.625	N/A	N/A	N/A	5.000	103.087	102.987	102.887	4.875	102.449	102.328	102.194

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	97.789	97.689	97.589	3.000	96.063	95.963	95.863
4.250	98.541	98.441	98.341	3.125	96.475	96.375	96.275
4.375	99.151	99.051	98.951	3.250	97.377	97.277	97.177
4.500	99.717	99.617	99.517	3.375	97.789	97.689	97.589
4.625	100.194	100.094	99.994	3.500	98.219	98.119	98.019
4.750	100.857	100.757	100.657	3.625	98.629	98.529	98.429
4.875	101.417	101.317	101.217	3.750	98.865	98.765	98.665
4.990	101.837	101.737	101.637	3.875	99.275	99.175	99.075
5.000	101.937	101.837	101.737	3.990	99.582	99.482	99.382
5.125	102.183	102.083	101.983	4.000	99.682	99.582	99.482
5.250	102.401	102.301	102.201	4.125	100.070	99.970	99.870
5.375	102.647	102.547	102.447	4.250	100.270	100.170	100.070
5.500	103.124	103.024	102.924	4.375	100.465	100.365	100.265
5.625	103.369	103.269	103.169	4.500	100.606	100.506	100.406
5.750	103.583	103.483	103.383	4.625	100.796	100.688	100.571
5.875	102.746	102.612	102.483	4.750	100.898	100.791	100.673
5.990	103.110	102.976	102.847	4.875	101.062	100.954	100.837
6.000	103.210	103.076	102.947	4.990	101.124	101.016	100.898
6.125	103.458	103.324	103.196	5.000	101.224	101.116	100.998

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

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/5/2018

45 Day Lock Exp.:

9/20/2018

60 Day Lock Exp.:

10/5/2018

W. Rate Sheet Dated: 8/6/2018

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	97.137	97.037	96.937	4.000	95.072	94.972	94.872	4.625	100.284	100.184	100.084	4.625	98.981	98.881	98.781
4.250	97.905	97.805	97.705	4.125	95.906	95.806	95.706	4.750	100.813	100.713	100.613	4.750	99.862	99.762	99.662
4.375	98.441	98.341	98.241	4.250	96.940	96.840	96.740	4.875	101.185	101.085	100.985	4.875	100.365	100.265	100.165
4.500	98.964	98.864	98.764	4.375	97.544	97.444	97.344	4.990	101.433	101.333	101.233	4.990	100.740	100.640	100.540
4.625	99.676	99.576	99.476	4.500	98.183	98.083	97.983	5.000	101.533	101.433	101.333	5.000	100.840	100.740	100.640
4.750	100.373	100.273	100.173	4.625	99.149	99.049	98.949	5.125	101.993	101.893	101.793	5.125	101.209	101.109	101.009
4.875	100.868	100.768	100.668	4.750	100.096	99.996	99.896	5.250	102.487	102.387	102.287	5.250	101.749	101.649	101.549
4.990	101.212	101.112	101.012	4.875	100.657	100.557	100.457	5.375	102.780	102.680	102.580	5.375	102.169	102.069	101.969
5.000	101.312	101.212	101.112	4.990	101.049	100.949	100.849	5.500	103.120	103.020	102.920	5.500	102.595	102.495	102.395
5.125	101.758	101.658	101.558	5.000	101.149	101.049	100.949	5.625	103.359	103.259	103.159	5.625	102.916	102.816	102.716
5.250	102.422	102.322	102.222	5.125	101.529	101.429	101.329	5.750	104.014	103.880	103.752	5.750	103.479	103.362	103.246
5.375	102.819	102.719	102.619	5.250	102.381	102.281	102.181	5.875	104.167	104.033	103.904	5.875	103.687	103.569	103.453
5.500	103.187	103.087	102.987	5.375	102.835	102.735	102.635	5.990	104.250	104.116	103.988	5.990	103.835	103.718	103.601
5.625	103.485	103.385	103.285	5.500	103.245	103.145	103.045	6.000	104.350	104.216	104.088	6.000	103.935	103.818	103.701
5.750	104.240	104.123	104.006	5.625	103.576	103.476	103.376	6.125	104.864	104.730	104.602	6.125	104.622	104.505	104.388
5.875	104.437	104.320	104.204	5.750	104.497	104.379	104.263	6.250	105.090	104.956	104.827	6.250	104.599	104.465	104.337
5.990	104.560	104.442	104.326	5.875	104.729	104.611	104.495	6.375	105.376	105.242	105.113	6.375	104.982	104.849	104.720
6.000	104.660	104.542	104.426	5.990	104.875	104.758	104.642	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.125	105.255	105.137	105.021	6.000	104.975	104.858	104.742	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	96.063	95.963	95.863	3.000	N/A	#N/A	#N/A	2.875	95.156	95.056	94.956	3.000	N/A	#N/A	#N/A
3.125	96.475	96.375	96.275	3.125	93.946	93.846	93.746	2.990	95.435	95.335	95.235	3.125	93.733	93.633	93.533
3.250	97.377	97.277	97.177	3.250	94.438	94.338	94.238	3.000	95.535	95.435	95.335	3.250	94.215	94.115	94.015
3.375	97.789	97.689	97.589	3.375	95.111	95.011	94.911	3.125	95.913	95.813	95.713	3.375	94.898	94.798	94.698
3.500	98.219	98.119	98.019	3.500	95.766	95.666	95.566	3.250	96.559	96.459	96.359	3.500	95.542	95.442	95.342
3.625	98.629	98.529	98.429	3.625	96.413	96.313	96.213	3.375	96.943	96.843	96.743	3.625	96.200	96.100	96.000
3.750	98.865	98.765	98.665	3.750	96.781	96.681	96.581	3.500	97.304	97.204	97.104	3.750	96.558	96.458	96.358
3.875	99.275	99.175	99.075	3.875	97.335	97.235	97.135	3.625	97.661	97.561	97.461	3.875	97.112	97.012	96.912
3.990	99.582	99.482	99.382	3.990	97.862	97.762	97.662	3.750	98.422	98.322	98.222	3.990	97.629	97.529	97.429
4.000	99.682	99.582	99.482	4.000	97.962	97.862	97.762	3.875	98.773	98.673	98.573	4.000	97.729	97.629	97.529
4.125	100.070	99.970	99.870	4.125	98.572	98.472	98.372	3.990	98.994	98.894	98.794	4.125	98.339	98.239	98.139
4.250	100.270	100.170	100.070	4.250	98.897	98.797	98.697	4.000	99.094	98.994	98.894	4.250	98.663	98.563	98.463
4.375	100.465	100.365	100.265	4.375	99.215	99.115	99.015	4.125	99.393	99.293	99.193	4.375	98.962	98.862	98.762
4.500	100.606	100.506	100.406	4.500	99.766	99.666	99.566	4.250	99.807	99.685	99.551	4.500	99.513	99.405	99.288
4.625	100.796	100.696	100.596	4.625	100.298	100.198	100.098	4.375	100.090	99.969	99.835	4.625	100.045	99.937	99.820
4.750	100.898	100.798	100.698	4.750	100.479	100.371	100.254	4.500	100.366	100.245	100.111	4.750	100.226	100.118	100.001
4.875	101.062	100.962	100.862	4.875	100.757	100.649	100.532	4.625	100.630	100.509	100.375	4.875	100.494	100.386	100.269
4.990	101.124	101.024	100.924	4.990	100.937	100.829	100.711	4.750	100.799	100.677	100.544	4.990	100.703	100.595	100.478
5.000	101.224	101.124	101.024	5.000	101.037	100.929	100.811	4.875	100.949	100.828	100.694	5.000	100.803	100.695	100.578

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%
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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/5/2018

45 Day Lock Exp.:

9/20/2018

60 Day Lock Exp.:

10/5/2018

W. Rate Sheet Dated: 8/6/2018

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	99.663	99.563	99.463	3.750	97.594	97.483	97.394	2.750	95.199	95.099	94.999	
4.375	100.236	100.136	100.036	3.875	98.150	98.038	97.950	2.875	95.867	95.767	95.667	
4.500	100.859	100.759	100.659	3.990	98.738	98.624	98.538	2.990	96.423	96.323	96.223	
4.625	101.547	101.447	101.347	4.000	98.838	98.724	98.638	3.000	96.523	96.423	96.323	
4.750	102.124	102.024	101.924	4.125	99.501	99.401	99.301	3.125	97.115	97.015	96.915	
4.875	102.640	102.540	102.440	4.250	100.157	100.057	99.957	3.250	97.689	97.589	97.489	
4.990	102.969	102.869	102.769	4.375	100.671	100.571	100.471	3.375	98.211	98.111	98.011	
5.000	103.069	102.969	102.869	4.500	101.377	101.277	101.177	3.500	98.801	98.701	98.601	
5.125	103.552	103.452	103.352	4.625	101.974	101.874	101.774	3.625	99.347	99.247	99.147	
5.250	104.089	103.989	103.889	4.750	102.507	102.407	102.307	3.750	99.824	99.724	99.624	
5.375	104.543	104.443	104.343	4.875	102.834	102.734	102.634	3.875	100.329	100.229	100.129	
5.500	104.903	104.803	104.703	4.990	103.038	102.938	102.838	3.990	100.599	100.499	100.399	
5.625	105.338	105.238	105.138	5.000	103.138	103.038	102.938	4.000	100.699	100.599	100.499	
5.750	105.730	105.630	105.530	5.125	103.623	103.515	103.420	4.125	101.226	101.126	101.026	
5.875	106.036	105.936	105.836	5.250	104.024	103.916	103.821	4.250	101.524	101.424	101.324	
5.990	106.231	106.131	106.031	5.375	104.277	104.169	104.074	4.375	101.818	101.718	101.618	
6.000	106.331	106.231	106.131	5.500	104.498	104.390	104.295	4.500	102.163	102.063	101.963	
6.125	106.212	106.112	106.012	5.625	105.114	105.014	104.914	4.625	102.539	102.439	102.339	
6.250	106.929	106.829	106.729	5.750	105.563	105.463	105.363	4.750	102.797	102.697	102.597	

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	98.803	98.703	98.603	2.750	94.824	94.724	94.624		
4.375	99.376	99.276	99.176	2.875	95.492	95.392	95.292		
4.500	99.999	99.899	99.799	2.990	96.048	95.948	95.848		
4.625	100.625	100.525	100.425	3.000	96.148	96.048	95.948		
4.750	101.202	101.102	101.002	3.125	96.740	96.640	96.540		
4.875	101.718	101.618	101.518	3.250	97.314	97.214	97.114		
4.990	102.047	101.947	101.847	3.375	97.836	97.736	97.636		
5.000	102.147	102.047	101.947	3.500	98.301	98.201	98.101		
5.125	101.880	101.780	101.680	3.625	98.847	98.747	98.647		
5.250	102.417	102.317	102.217	3.750	99.324	99.224	99.124		
5.375	102.871	102.771	102.671	3.875	99.829	99.729	99.629		
5.500	103.231	103.131	103.031	3.990	99.552	99.452	99.352		
5.625	102.384	102.284	102.184	4.000	99.652	99.552	99.452		
5.750	102.776	102.676	102.576	4.125	100.179	100.079	99.979		
5.875	102.932	102.832	102.732	4.250	100.477	100.377	100.277		
5.990	102.977	102.877	102.777	4.375	100.771	100.671	100.571		
6.000	103.077	102.977	102.877	4.500	100.584	100.484	100.384		
6.125	102.808	102.708	102.608	4.625	100.960	100.860	100.760		
6.250	103.375	103.275	103.175	4.750	101.218	101.118	101.018		

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.:	9/5/2018
45 Day Lock Exp.:	9/20/2018
60 Day Lock Exp.:	10/5/2018

Prices are subject to change without notice.

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

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.:

9/5/2018

45 Day Lock Exp.:

9/20/2018

60 Day Lock Exp.:

10/5/2018

W. Rate Sheet Dated: 8/6/2018

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	99.655	99.555	99.455	3.750	97.594	97.483	97.394	2.750	95.199	95.099	94.999	4.250	98.795	98.695	98.595	2.750	94.824	94.724	94.624
4.375	100.207	100.107	100.007	3.875	98.150	98.038	97.950	2.875	95.867	95.767	95.667	4.375	99.347	99.247	99.147	2.875	95.492	95.392	95.292
4.500	100.859	100.759	100.659	3.990	98.738	98.624	98.538	2.990	96.423	96.323	96.223	4.500	99.999	99.899	99.799	2.990	96.048	95.948	95.848
4.625	101.547	101.447	101.347	4.000	98.838	98.724	98.638	3.000	96.523	96.423	96.323	4.625	100.625	100.525	100.425	3.000	96.148	96.048	95.948
4.750	102.124	102.024	101.924	4.125	99.501	99.401	99.301	3.125	97.115	97.015	96.915	4.750	101.202	101.102	101.002	3.125	96.740	96.640	96.540
4.875	102.640	102.540	102.440	4.250	100.065	99.965	99.865	3.250	97.596	97.496	97.396	4.875	101.718	101.618	101.518	3.250	97.221	97.121	97.021
4.990	102.969	102.869	102.769	4.375	100.671	100.571	100.471	3.375	98.093	97.993	97.893	4.990	102.047	101.947	101.847	3.375	97.718	97.618	97.518
5.000	103.069	102.969	102.869	4.500	101.377	101.277	101.177	3.500	98.801	98.701	98.601	5.000	102.147	102.047	101.947	3.500	98.301	98.201	98.101
5.125	103.552	103.452	103.352	4.625	101.974	101.874	101.774	3.625	99.347	99.247	99.147	5.125	101.880	101.780	101.680	3.625	98.847	98.747	98.647
5.250	104.089	103.989	103.889	4.750	102.507	102.407	102.307	3.750	99.824	99.724	99.624	5.250	102.417	102.317	102.217	3.750	99.324	99.224	99.124
5.375	104.543	104.443	104.343	4.875	102.834	102.734	102.634	3.875	100.329	100.229	100.129	5.375	102.871	102.771	102.671	3.875	99.829	99.729	99.629
5.500	104.903	104.803	104.703	4.990	103.038	102.938	102.838	3.990	100.599	100.499	100.399	5.500	103.231	103.131	103.031	3.990	99.552	99.452	99.352
5.625	105.338	105.238	105.138	5.000	103.138	103.038	102.938	4.000	100.699	100.599	100.499	5.625	102.384	102.284	102.184	4.000	99.652	99.552	99.452
5.750	105.730	105.630	105.530	5.125	103.623	103.515	103.420	4.125	101.226	101.126	101.026	5.750	102.776	102.676	102.576	4.125	100.179	100.079	99.979
5.875	106.036	105.936	105.836	5.250	104.024	103.916	103.821	4.250	101.524	101.424	101.324	5.875	102.932	102.832	102.732	4.250	100.477	100.377	100.277
5.990	106.231	106.131	106.031	5.375	104.277	104.169	104.074	4.375	101.818	101.718	101.618	5.990	102.977	102.877	102.777	4.375	100.771	100.671	100.571
6.000	106.331	106.231	106.131	5.500	104.498	104.390	104.295	4.500	102.163	102.063	101.963	6.000	103.077	102.977	102.877	4.500	100.584	100.484	100.384
6.125	106.212	106.112	106.012	5.625	105.114	105.014	104.914	4.625	102.539	102.439	102.339	6.125	102.808	102.708	102.608	4.625	100.960	100.860	100.760
6.250	106.929	106.829	106.729	5.750	105.563	105.463	105.363	4.750	102.797	102.697	102.597	6.250	103.375	103.275	103.175	4.750	101.218	101.118	101.018

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.: 9/5/2018

45 Day Lock Exp.: 9/20/2018

60 Day Lock Exp.: 10/5/2018

W. Rate Sheet Dated: 8/6/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	96.084	95.959	95.834	
4.125	97.241	97.116	96.991	
4.250	98.111	97.986	97.861	
4.375	98.713	98.588	98.463	
4.500	99.341	99.216	99.091	
4.625	99.908	99.783	99.658	
4.750	100.405	100.280	100.155	
4.875	100.851	100.726	100.601	
5.000	101.263	101.138	101.013	
5.125	101.658	101.533	101.408	
5.250	101.985	101.860	101.735	
5.375	102.272	102.147	102.022	
5.500	102.410	102.285	102.160	

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	96.637	96.512	96.387	
3.625	97.117	96.992	96.867	
3.750	97.554	97.429	97.304	
3.875	98.171	98.046	97.921	
4.000	98.527	98.402	98.277	
4.125	98.792	98.667	98.542	
4.250	99.090	98.965	98.840	
4.375	99.362	99.237	99.112	
4.500	99.617	99.492	99.367	
4.625	99.860	99.735	99.610	
4.750	100.128	100.003	99.878	

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	97.076	96.951	96.826	
3.375	97.563	97.438	97.313	
3.500	98.019	97.894	97.769	
3.625	98.440	98.315	98.190	
3.750	98.828	98.703	98.578	
3.875	99.185	99.060	98.935	
4.000	99.514	99.389	99.264	
4.125	99.871	99.746	99.621	
4.250	100.203	100.078	99.953	
4.375	100.516	100.391	100.266	
4.500	100.829	100.704	100.579	
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)