



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.: 9/6/2018

45 Day Lock Exp.: 9/21/2018

60 Day Lock Exp.: 10/8/2018

W. Rate Sheet Dated: 8/7/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.999	97.849	97.699	3.500	97.487	97.337	97.187	1.875	N/A	N/A	N/A	3.125	96.665	96.515	96.365
3.625	98.533	98.383	98.233	3.625	97.985	97.835	97.685	2.000	N/A	N/A	N/A	3.250	98.021	97.871	97.721
3.750	99.395	99.245	99.095	3.750	99.004	98.854	98.704	2.125	N/A	N/A	N/A	3.375	98.611	98.461	98.311
3.875	99.922	99.772	99.622	3.875	99.495	99.345	99.195	2.250	93.400	93.250	93.100	3.500	99.103	98.953	98.803
4.000	100.451	100.301	100.151	4.000	99.988	99.838	99.688	2.375	93.761	93.611	93.461	3.625	99.637	99.487	99.337
4.125	100.972	100.822	100.672	4.125	100.474	100.324	100.174	2.500	92.887	92.737	92.587	Margin = 2.250		Index = 2.440	
4.250	101.792	101.652	101.527	4.250	101.151	101.010	100.885	2.625	93.837	93.687	93.537				
4.375	102.306	102.165	102.040	4.375	101.629	101.489	101.364	2.750	96.517	96.367	96.217				
4.500	102.750	102.610	102.485	4.500	102.038	101.897	101.772	2.875	97.082	96.932	96.782				
4.625	103.150	103.009	102.884	4.625	102.402	102.261	102.136	3.000	97.556	97.406	97.256				
4.750	103.275	103.103	102.962	4.750	102.666	102.494	102.353	3.125	98.030	97.880	97.730				
4.875	103.642	103.470	103.330	4.875	103.066	102.894	102.753	3.250	98.726	98.576	98.426				
5.000	104.206	104.034	103.893	5.000	103.394	103.222	103.081	3.375	99.193	99.043	98.893				
5.125	104.677	104.505	104.364	5.125	103.649	103.477	103.336	3.500	99.663	99.513	99.363				
5.250	104.733	104.592	104.467	5.250	103.671	103.530	103.405	3.625	100.124	99.974	99.824				
5.375	104.983	104.842	104.717	5.375	104.002	103.862	103.737	3.750	100.131	99.981	99.831				
5.500	105.064	104.923	104.798	5.500	104.421	104.281	104.156	3.875	100.585	100.435	100.285				
5.625	105.254	105.114	104.989	5.625	104.776	104.636	104.511	4.000	100.970	100.820	100.670				
5.750	105.681	105.525	105.385	5.750	104.610	104.454	104.313	4.125	101.310	101.160	101.010				

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	96.799	96.649	96.499	3.500	96.487	96.337	96.187	1.875	N/A	N/A	N/A	3.125	95.665	95.515	95.365
3.625	97.333	97.183	97.033	3.625	96.985	96.835	96.685	2.000	N/A	N/A	N/A	3.250	97.021	96.871	96.721
3.750	98.195	98.045	97.895	3.750	98.004	97.854	97.704	2.125	N/A	N/A	N/A	3.375	97.611	97.461	97.311
3.875	98.722	98.572	98.422	3.875	98.495	98.345	98.195	2.250	92.400	92.250	92.100	3.500	98.103	97.953	97.803
4.000	99.251	99.101	98.951	4.000	98.988	98.838	98.688	2.375	92.761	92.611	92.461	3.625	98.637	98.487	98.337
4.125	99.772	99.622	99.472	4.125	99.474	99.324	99.174	2.500	91.887	91.737	91.587	Margin = 2.250		Index = 2.440	
4.250	100.592	100.452	100.327	4.250	100.151	100.010	99.885	2.625	92.837	92.687	92.537	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.106	100.965	100.840	4.375	100.629	100.489	100.364	2.750	95.517	95.367	95.217	Rate	30 Day	45 Day	60 Day
4.500	101.550	101.410	101.285	4.500	101.038	100.897	100.772	2.875	96.082	95.932	95.782	4.500	100.350	100.100	99.850
4.625	101.950	101.809	101.684	4.625	101.402	101.261	101.136	3.000	96.556	96.406	96.256	4.625	100.750	100.500	100.250
4.750	102.157	101.985	101.845	4.750	101.666	101.494	101.353	3.125	97.030	96.880	96.730	4.750	100.907	100.657	100.407
4.875	102.692	102.520	102.380	4.875	102.066	101.894	101.753	3.250	97.726	97.576	97.426	4.875	101.342	101.092	100.842
5.000	103.056	102.884	102.743	5.000	102.394	102.222	102.081	3.375	98.193	98.043	97.893	5.000	101.706	101.456	101.206
5.125	103.527	103.355	103.214	5.125	102.749	102.577	102.436	3.500	98.663	98.513	98.363	5.125	102.097	101.847	101.597
5.250	104.303	104.162	104.037	5.250	102.671	102.530	102.405	3.625	99.124	98.974	98.824	5.250	101.622	101.372	101.122
5.375	104.553	104.412	104.287	5.375	103.002	102.862	102.737	3.750	99.131	98.981	98.831	5.375	101.779	101.529	101.279
5.500	104.834	104.693	104.568	5.500	103.421	103.281	103.156	3.875	99.585	99.435	99.285	5.500	102.314	102.064	101.814
5.625	104.974	104.834	104.709	5.625	103.776	103.636	103.511	4.000	99.970	99.820	99.670	5.625	102.544	102.294	102.044
5.750	105.451	105.295	105.155	5.750	103.610	103.454	103.313	4.125	100.310	100.160	100.010	5.750	102.761	102.511	102.261

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	99.500	99.250	99.000	4.500	99.318	99.068	98.818
4.750	100.057	99.807	99.557	4.750	99.946	99.696	99.446
5.000	100.856	100.606	100.356	5.000	100.674	100.424	100.174
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	102.551	102.301	102.051	5.750	101.890	101.640	101.390
5.875	102.779	102.529	102.279	5.875	102.232	101.982	101.732

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:	8/7/2018	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)



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.:

9/6/2018

45 Day Lock Exp.:

9/21/2018

60 Day Lock Exp.:

10/8/2018

W. Rate Sheet Dated: 8/7/2018

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	97.062	96.912	96.762	3.500	96.549	96.399	96.249	1.875	N/A	N/A	N/A	3.125	94.98	94.827	94.677
3.625	97.596	97.446	97.296	3.625	97.048	96.898	96.748	2.000	N/A	N/A	N/A	3.250	97.08	96.934	96.784
3.750	98.145	97.995	97.845	3.750	97.754	97.604	97.454	2.125	N/A	N/A	N/A	3.375	97.67	97.524	97.374
3.875	98.672	98.522	98.372	3.875	98.245	98.095	97.945	2.250	89.900	89.750	89.600	3.500	98.17	98.016	97.866
4.000	99.201	99.051	98.901	4.000	98.738	98.588	98.438	2.375	90.261	90.111	89.961	3.625	98.70	98.550	98.400
4.125	99.722	99.572	99.422	4.125	99.224	99.074	98.924	2.500	89.387	89.237	89.087	Margin = 2.250		Index = 2.440	
4.250	100.542	100.402	100.277	4.250	99.901	99.760	99.635	2.625	90.337	90.187	90.037				
4.375	101.056	100.915	100.790	4.375	100.379	100.239	100.114	2.750	94.830	94.680	94.530				
4.500	101.500	101.360	101.235	4.500	100.788	100.647	100.522	2.875	95.394	95.244	95.094				
4.625	101.900	101.759	101.634	4.625	101.152	101.011	100.886	3.000	95.868	95.718	95.568				
4.750	101.587	101.415	101.275	4.750	100.978	100.807	100.666	3.125	96.343	96.193	96.043				
4.875	101.955	101.783	101.642	4.875	101.378	101.206	101.066	3.250	97.788	97.638	97.488				
5.000	102.518	102.347	102.206	5.000	101.706	101.534	101.394	3.375	98.256	98.106	97.956				
5.125	102.989	102.817	102.677	5.125	101.961	101.789	101.649	3.500	98.725	98.575	98.425				
5.250	102.233	102.092	101.967	5.250	101.171	101.030	100.905	3.625	99.187	99.037	98.887				
5.375	102.483	102.342	102.217	5.375	101.502	101.362	101.237	3.750	98.881	98.731	98.581				
5.500	102.564	102.423	102.298	5.500	101.921	101.781	101.656	3.875	99.335	99.185	99.035				
5.625	102.754	102.614	102.489	5.625	102.276	102.136	102.011	4.000	99.720	99.570	99.420				
5.750	102.244	102.088	101.947	5.750	101.173	101.017	100.876	4.125	100.060	99.910	99.760				

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	95.862	95.712	95.562	3.500	95.549	95.399	95.249	1.875	N/A	N/A	N/A	3.125	93.977	93.827	93.677
3.625	96.396	96.246	96.096	3.625	96.048	95.898	95.748	2.000	N/A	N/A	N/A	3.250	96.084	95.934	95.784
3.750	96.945	96.795	96.645	3.750	96.754	96.604	96.454	2.125	N/A	N/A	N/A	3.375	96.674	96.524	96.374
3.875	97.472	97.322	97.172	3.875	97.245	97.095	96.945	2.250	90.650	90.500	90.350	3.500	97.166	97.016	96.866
4.000	98.001	97.851	97.701	4.000	97.738	97.588	97.438	2.375	91.011	90.861	90.711	3.625	97.700	97.550	97.400
4.125	98.522	98.372	98.222	4.125	98.224	98.074	97.924	2.500	90.137	89.987	89.837	Margin = 2.250		Index = 2.440	
4.250	99.342	99.202	99.077	4.250	98.901	98.760	98.635	2.625	91.087	90.937	90.787	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.856	99.715	99.590	4.375	99.379	99.239	99.114	2.750	94.611	94.461	94.311	Rate	30 Day	45 Day	60 Day
4.500	100.300	100.160	100.035	4.500	99.788	99.647	99.522	2.875	95.175	95.025	94.875	4.500	99.100	98.850	98.600
4.625	100.700	100.559	100.434	4.625	100.152	100.011	99.886	3.000	95.649	95.499	95.349	4.625	99.500	99.250	99.000
4.750	100.470	100.298	100.157	4.750	99.978	99.807	99.666	3.125	96.124	95.974	95.824	4.750	99.220	98.970	98.720
4.875	101.005	100.833	100.692	4.875	100.378	100.206	100.066	3.250	96.257	96.107	95.957	4.875	99.655	99.405	99.155
5.000	101.368	101.197	101.056	5.000	100.706	100.534	100.394	3.375	96.725	96.575	96.425	5.000	100.018	99.768	99.518
5.125	101.839	101.667	101.527	5.125	101.061	100.889	100.749	3.500	97.194	97.044	96.894	5.125	100.409	100.159	99.909
5.250	101.803	101.662	101.537	5.250	100.171	100.030	99.905	3.625	97.655	97.505	97.355	5.250	99.122	98.872	98.622
5.375	102.053	101.912	101.787	5.375	100.502	100.362	100.237	3.750	96.943	96.793	96.643	5.375	99.279	99.029	98.779
5.500	102.334	102.193	102.068	5.500	100.921	100.781	100.656	3.875	97.397	97.247	97.097	5.500	99.814	99.564	99.314
5.625	102.474	102.334	102.209	5.625	101.276	101.136	101.011	4.000	97.783	97.633	97.483	5.625	100.044	99.794	99.544
5.750	102.014	101.858	101.717	5.750	100.173	100.017	99.876	4.125	98.123	97.973	97.823	5.750	99.324	99.074	98.824

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:	8/7/2018 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	98.250	98.000	97.750	4.500	98.068	97.818	97.568
4.750	98.370	98.120	97.870	4.750	98.258	98.008	97.758
5.000	99.168	98.918	98.668	5.000	98.986	98.736	98.486
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	99.114	98.864	98.614	5.750	98.453	98.203	97.953
5.875	99.341	99.091	98.841	5.875	98.795	98.545	98.295

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)



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/6/2018

45 Day Lock Exp.:

9/21/2018

60 Day Lock Exp.:

10/8/2018

W. Rate Sheet Dated: 8/7/2018

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	99.112	99.012	98.912	4.625	101.775	101.675	101.575	3.000	96.373	96.273	96.173	2.875	96.591	96.491	96.391
4.250	99.756	99.656	99.556	4.750	102.238	102.138	102.038	3.125	96.885	96.785	96.685	2.990	96.871	96.771	96.671
4.375	100.330	100.230	100.130	4.875	102.710	102.610	102.510	3.250	97.783	97.683	97.583	3.000	96.971	96.871	96.771
4.500	100.844	100.744	100.644	4.990	102.828	102.728	102.628	3.375	98.305	98.205	98.105	3.125	97.348	97.248	97.148
4.625	101.494	101.394	101.294	5.000	102.928	102.828	102.728	3.500	98.783	98.683	98.583	3.250	98.040	97.940	97.840
4.750	102.047	101.947	101.847	5.125	103.360	103.260	103.160	3.625	99.315	99.215	99.115	3.375	98.424	98.324	98.224
4.875	102.556	102.456	102.356	5.250	103.853	103.753	103.653	3.750	99.653	99.553	99.453	3.500	98.785	98.685	98.585
4.990	102.608	102.508	102.408	5.375	104.145	104.045	103.945	3.875	100.051	99.951	99.851	3.625	99.141	99.041	98.941
5.000	102.708	102.608	102.508	5.500	104.483	104.383	104.283	3.990	100.391	100.291	100.191	3.750	99.887	99.787	99.687
5.125	103.126	103.026	102.926	5.625	104.725	104.625	104.525	4.000	100.491	100.391	100.291	3.875	100.239	100.139	100.039
5.250	103.789	103.689	103.589	5.750	105.410	105.285	105.163	4.125	100.933	100.833	100.733	3.990	100.461	100.361	100.261
5.375	104.186	104.086	103.986	5.875	105.563	105.437	105.315	4.250	101.226	101.126	101.026	4.000	100.561	100.461	100.361
5.500	104.552	104.452	104.352	5.990	105.643	105.518	105.396	4.375	101.575	101.475	101.375	4.125	100.859	100.759	100.659
5.625	104.851	104.751	104.651	6.000	105.743	105.618	105.496	4.500	101.997	101.897	101.797	4.250	101.290	101.165	101.031
5.750	105.637	105.528	105.418	6.125	106.257	106.131	106.009	4.625	102.407	102.307	102.207	4.375	101.570	101.444	101.310
5.875	105.834	105.726	105.615	6.250	106.484	106.350	106.223	4.750	102.568	102.468	102.368	4.500	101.846	101.720	101.586
5.990	105.957	105.848	105.737	6.375	106.768	106.634	106.507	4.875	102.817	102.717	102.617	4.625	102.110	101.985	101.851
6.000	106.057	105.948	105.837	6.500	N/A	N/A	N/A	4.990	102.967	102.867	102.767	4.750	102.278	102.153	102.019
6.125	106.648	106.539	106.429	6.625	N/A	N/A	N/A	5.000	103.067	102.967	102.867	4.875	102.429	102.303	102.169

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	97.736	97.636	97.536	3.000	95.998	95.898	95.798
4.250	98.488	98.388	98.288	3.125	96.410	96.310	96.210
4.375	99.096	98.996	98.896	3.250	97.357	97.257	97.157
4.500	99.661	99.561	99.461	3.375	97.770	97.670	97.570
4.625	100.143	100.043	99.943	3.500	98.199	98.099	97.999
4.750	100.804	100.704	100.604	3.625	98.610	98.510	98.410
4.875	101.364	101.264	101.164	3.750	98.845	98.745	98.645
4.990	101.783	101.683	101.583	3.875	99.240	99.140	99.040
5.000	101.883	101.783	101.683	3.990	99.547	99.447	99.347
5.125	102.128	102.028	101.928	4.000	99.647	99.547	99.447
5.250	102.345	102.245	102.145	4.125	100.036	99.936	99.836
5.375	102.563	102.463	102.363	4.250	100.236	100.136	100.036
5.500	103.037	102.937	102.837	4.375	100.428	100.328	100.228
5.625	103.282	103.182	103.082	4.500	100.571	100.471	100.371
5.750	103.495	103.395	103.295	4.625	100.776	100.665	100.548
5.875	102.690	102.565	102.443	4.750	100.878	100.767	100.650
5.990	103.053	102.928	102.806	4.875	101.042	100.931	100.814
6.000	103.153	103.028	102.906	4.990	101.103	100.992	100.875
6.125	103.401	103.275	103.154	5.000	101.203	101.092	100.975

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	-2.500	-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.:

9/6/2018

45 Day Lock Exp.:

9/21/2018

60 Day Lock Exp.:

10/8/2018

W. Rate Sheet Dated: 8/7/2018

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	97.087	96.987	96.887	4.000	95.035	94.935	94.835	4.625	100.231	100.131	100.031	4.625	98.930	98.830	98.730
4.250	97.853	97.753	97.653	4.125	95.854	95.754	95.654	4.750	100.760	100.660	100.560	4.750	99.810	99.710	99.610
4.375	98.388	98.288	98.188	4.250	96.889	96.789	96.689	4.875	101.131	101.031	100.931	4.875	100.313	100.213	100.113
4.500	98.913	98.813	98.713	4.375	97.492	97.392	97.292	4.990	101.378	101.278	101.178	4.990	100.686	100.586	100.486
4.625	99.626	99.526	99.426	4.500	98.131	98.031	97.931	5.000	101.478	101.378	101.278	5.000	100.786	100.686	100.586
4.750	100.322	100.222	100.122	4.625	99.099	98.999	98.899	5.125	101.910	101.810	101.710	5.125	101.154	101.054	100.954
4.875	100.815	100.715	100.615	4.750	100.045	99.945	99.845	5.250	102.403	102.303	102.203	5.250	101.666	101.566	101.466
4.990	101.158	101.058	100.958	4.875	100.604	100.504	100.404	5.375	102.695	102.595	102.495	5.375	102.086	101.986	101.886
5.000	101.258	101.158	101.058	4.990	100.996	100.896	100.796	5.500	103.033	102.933	102.833	5.500	102.509	102.409	102.309
5.125	101.676	101.576	101.476	5.000	101.096	100.996	100.896	5.625	103.275	103.175	103.075	5.625	102.830	102.730	102.630
5.250	102.339	102.239	102.139	5.125	101.474	101.374	101.274	5.750	103.960	103.835	103.713	5.750	103.426	103.317	103.207
5.375	102.736	102.636	102.536	5.250	102.298	102.198	102.098	5.875	104.113	103.987	103.865	5.875	103.634	103.525	103.414
5.500	103.102	103.002	102.902	5.375	102.752	102.652	102.552	5.990	104.193	104.068	103.946	5.990	103.779	103.670	103.560
5.625	103.401	103.301	103.201	5.500	103.159	103.059	102.959	6.000	104.293	104.168	104.046	6.000	103.879	103.770	103.660
5.750	104.187	104.078	103.968	5.625	103.489	103.389	103.289	6.125	104.807	104.681	104.559	6.125	104.565	104.456	104.346
5.875	104.384	104.276	104.165	5.750	104.444	104.335	104.224	6.250	105.034	104.900	104.773	6.250	104.543	104.409	104.282
5.990	104.507	104.398	104.287	5.875	104.676	104.567	104.456	6.375	105.318	105.184	105.057	6.375	104.927	104.793	104.666
6.000	104.607	104.498	104.387	5.990	104.820	104.711	104.601	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.125	105.198	105.089	104.979	6.000	104.920	104.811	104.701	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	95.998	95.898	95.798	3.000	N/A	N/A	N/A	2.875	95.091	94.991	94.891	3.000	N/A	N/A	N/A
3.125	96.410	96.310	96.210	3.125	93.881	93.781	93.681	2.990	95.371	95.271	95.171	3.125	93.668	93.568	93.468
3.250	97.357	97.257	97.157	3.250	94.422	94.322	94.222	3.000	95.471	95.371	95.271	3.250	94.199	94.099	93.999
3.375	97.770	97.670	97.570	3.375	95.091	94.991	94.891	3.125	95.848	95.748	95.648	3.375	94.878	94.778	94.678
3.500	98.199	98.099	97.999	3.500	95.747	95.647	95.547	3.250	96.540	96.440	96.340	3.500	95.524	95.424	95.324
3.625	98.610	98.510	98.410	3.625	96.394	96.294	96.194	3.375	96.924	96.824	96.724	3.625	96.180	96.080	95.980
3.750	98.845	98.745	98.645	3.750	96.762	96.662	96.562	3.500	97.285	97.185	97.085	3.750	96.539	96.439	96.339
3.875	99.240	99.140	99.040	3.875	97.303	97.203	97.103	3.625	97.641	97.541	97.441	3.875	97.080	96.980	96.880
3.990	99.547	99.447	99.347	3.990	97.829	97.729	97.629	3.750	98.387	98.287	98.187	3.990	97.595	97.495	97.395
4.000	99.647	99.547	99.447	4.000	97.929	97.829	97.729	3.875	98.739	98.639	98.539	4.000	97.695	97.595	97.495
4.125	100.036	99.936	99.836	4.125	98.538	98.438	98.338	3.990	98.961	98.861	98.761	4.125	98.305	98.205	98.105
4.250	100.236	100.136	100.036	4.250	98.862	98.762	98.662	4.000	99.061	98.961	98.861	4.250	98.629	98.529	98.429
4.375	100.428	100.328	100.228	4.375	99.196	99.096	98.996	4.125	99.359	99.259	99.159	4.375	98.943	98.843	98.743
4.500	100.571	100.471	100.371	4.500	99.747	99.636	99.519	4.250	99.790	99.665	99.531	4.500	99.494	99.383	99.265
4.625	100.776	100.676	100.576	4.625	100.278	100.167	100.050	4.375	100.070	99.944	99.810	4.625	100.025	99.914	99.797
4.750	100.878	100.778	100.678	4.750	100.459	100.348	100.231	4.500	100.346	100.220	100.086	4.750	100.206	100.095	99.978
4.875	101.042	100.942	100.842	4.875	100.737	100.626	100.509	4.625	100.610	100.485	100.351	4.875	100.474	100.363	100.245
4.990	101.103	101.003	100.903	4.990	100.916	100.805	100.688	4.750	100.778	100.653	100.519	4.990	100.683	100.572	100.455
5.000	101.203	101.103	101.003	5.000	101.016	100.905	100.788	4.875	100.929	100.803	100.669	5.000	100.783	100.672	100.555

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		



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/6/2018

45 Day Lock Exp.:

9/21/2018

60 Day Lock Exp.:

10/8/2018

W. Rate Sheet Dated: 8/7/2018

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	99.756	99.656	99.556	3.750	97.580	97.464	97.380	2.750	95.128	95.028	94.928	
4.375	100.330	100.230	100.130	3.875	98.177	98.060	97.977	2.875	95.797	95.697	95.597	
4.500	100.847	100.747	100.647	3.990	98.688	98.570	98.488	2.990	96.355	96.255	96.155	
4.625	101.504	101.404	101.304	4.000	98.788	98.670	98.588	3.000	96.455	96.355	96.255	
4.750	102.084	101.984	101.884	4.125	99.426	99.326	99.226	3.125	97.047	96.947	96.847	
4.875	102.583	102.483	102.383	4.250	100.220	100.120	100.020	3.250	97.783	97.683	97.583	
4.990	102.909	102.809	102.709	4.375	100.730	100.630	100.530	3.375	98.305	98.205	98.105	
5.000	103.009	102.909	102.809	4.500	101.347	101.244	101.147	3.500	98.795	98.695	98.595	
5.125	103.488	103.388	103.288	4.625	101.948	101.843	101.748	3.625	99.338	99.238	99.138	
5.250	104.014	103.914	103.814	4.750	102.437	102.329	102.237	3.750	99.795	99.695	99.595	
5.375	104.464	104.364	104.264	4.875	102.787	102.679	102.587	3.875	100.302	100.202	100.102	
5.500	104.812	104.712	104.612	4.990	103.012	102.903	102.812	3.990	100.529	100.429	100.329	
5.625	105.288	105.188	105.086	5.000	103.112	103.003	102.912	4.000	100.629	100.529	100.429	
5.750	105.699	105.599	105.499	5.125	103.567	103.447	103.332	4.125	101.159	101.059	100.959	
5.875	105.989	105.889	105.789	5.250	103.949	103.828	103.714	4.250	101.459	101.359	101.259	
5.990	106.182	106.082	105.982	5.375	104.225	104.104	103.990	4.375	101.794	101.694	101.594	
6.000	106.282	106.182	106.082	5.500	104.524	104.404	104.289	4.500	102.119	102.019	101.919	
6.125	106.415	106.315	106.215	5.625	105.082	104.982	104.880	4.625	102.499	102.399	102.299	
6.250	106.896	106.796	106.696	5.750	105.498	105.398	105.296	4.750	102.718	102.618	102.518	

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	98.896	98.796	98.696	2.750	94.753	94.653	94.553		
4.375	99.470	99.370	99.270	2.875	95.422	95.322	95.222		
4.500	99.987	99.887	99.787	2.990	95.980	95.880	95.780		
4.625	100.582	100.482	100.382	3.000	96.080	95.980	95.880		
4.750	101.162	101.062	100.962	3.125	96.672	96.572	96.472		
4.875	101.661	101.561	101.461	3.250	97.408	97.308	97.208		
4.990	101.987	101.887	101.787	3.375	97.930	97.830	97.730		
5.000	102.087	101.987	101.887	3.500	98.295	98.195	98.095		
5.125	101.816	101.716	101.616	3.625	98.838	98.738	98.638		
5.250	102.342	102.242	102.142	3.750	99.295	99.195	99.095		
5.375	102.792	102.692	102.592	3.875	99.802	99.702	99.602		
5.500	103.140	103.040	102.940	3.990	99.482	99.382	99.282		
5.625	102.334	102.234	102.132	4.000	99.582	99.482	99.382		
5.750	102.745	102.645	102.545	4.125	100.112	100.012	99.912		
5.875	102.885	102.785	102.685	4.250	100.412	100.312	100.212		
5.990	102.928	102.828	102.728	4.375	100.747	100.647	100.547		
6.000	103.028	102.928	102.828	4.500	100.540	100.440	100.340		
6.125	103.011	102.911	102.811	4.625	100.920	100.820	100.720		
6.250	103.342	103.242	103.142	4.750	101.139	101.039	100.939		

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	-0.750	-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	-2.500	
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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/6/2018

45 Day Lock Exp.:

9/21/2018

60 Day Lock Exp.:

10/8/2018

W. Rate Sheet Dated: 8/7/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.138	98.038	97.938	4.250	98.038	97.938	97.838	3.750	96.085	95.969	95.885	3.750	95.985	95.869	95.785
4.375	98.714	98.614	98.514	4.375	98.614	98.514	98.414	3.875	96.697	96.580	96.497	3.875	96.597	96.480	96.397
4.500	99.397	99.297	99.197	4.500	99.297	99.197	99.097	3.990	97.238	97.120	97.038	3.990	97.138	97.020	96.938
4.625	100.054	99.954	99.854	4.625	99.954	99.854	99.754	4.000	97.338	97.220	97.138	4.000	97.238	97.120	97.038
4.750	100.634	100.534	100.434	4.750	100.534	100.434	100.334	4.125	97.976	97.876	97.776	4.125	97.876	97.776	97.676
4.875	101.133	101.033	100.933	4.875	101.033	100.933	100.833	4.250	98.571	98.471	98.371	4.250	98.471	98.371	98.271
4.990	101.459	101.359	101.259	4.990	101.359	101.259	101.159	4.375	99.155	99.055	98.955	4.375	99.055	98.955	98.855
5.000	101.559	101.459	101.359	5.000	101.459	101.359	101.259	4.500	99.897	99.794	99.697	4.500	99.797	99.694	99.597
5.125	102.038	101.938	101.838	5.125	101.938	101.838	101.738	4.625	100.498	100.393	100.298	4.625	100.398	100.293	100.198
5.250	102.564	102.464	102.364	5.250	102.464	102.364	102.264	4.750	100.987	100.879	100.787	4.750	100.887	100.779	100.687
5.375	103.014	102.914	102.814	5.375	102.914	102.814	102.714	4.875	101.337	101.229	101.137	4.875	101.237	101.129	101.037
5.500	103.362	103.262	103.162	5.500	103.262	103.162	103.062	4.990	101.562	101.453	101.362	4.990	101.462	101.353	101.262
5.625	103.838	103.738	103.638	5.625	103.738	103.638	103.538	5.000	101.662	101.553	101.462	5.000	101.562	101.453	101.362
5.750	104.249	104.149	104.049	5.750	104.149	104.049	103.949	5.125	102.117	101.997	101.882	5.125	102.017	101.897	101.782
5.875	104.539	104.439	104.339	5.875	104.439	104.339	104.239	5.250	102.499	102.378	102.264	5.250	102.399	102.278	102.164
5.990	104.732	104.632	104.532	5.990	104.632	104.532	104.432	5.375	102.775	102.654	102.540	5.375	102.675	102.554	102.440
6.000	104.832	104.732	104.632	6.000	104.732	104.632	104.532	5.500	103.074	102.954	102.839	5.500	102.974	102.854	102.739
6.125	104.965	104.865	104.765	6.125	104.865	104.765	104.665	5.625	103.632	103.532	103.430	5.625	103.532	103.432	103.330
6.250	105.446	105.346	105.246	6.250	105.346	105.246	105.146	5.750	104.048	103.948	103.846	5.750	103.948	103.848	103.746

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.628	93.528	93.428	2.750	93.528	93.428	93.328
2.875	94.297	94.197	94.097	2.875	94.197	94.097	93.997
2.990	94.855	94.755	94.655	2.990	94.755	94.655	94.555
3.000	94.955	94.855	94.755	3.000	94.855	94.755	94.655
3.125	95.547	95.447	95.347	3.125	95.447	95.347	95.247
3.250	96.029	95.929	95.829	3.250	95.929	95.829	95.729
3.375	96.527	96.427	96.327	3.375	96.427	96.327	96.227
3.500	97.295	97.195	97.095	3.500	97.195	97.095	96.995
3.625	97.838	97.738	97.638	3.625	97.738	97.638	97.538
3.750	98.295	98.195	98.095	3.750	98.195	98.095	97.995
3.875	98.802	98.702	98.602	3.875	98.702	98.602	98.502
3.990	99.029	98.929	98.829	3.990	98.929	98.829	98.729
4.000	99.129	99.029	98.929	4.000	99.029	98.929	98.829
4.125	99.659	99.559	99.459	4.125	99.559	99.459	99.359
4.250	99.959	99.859	99.759	4.250	99.859	99.759	99.659
4.375	100.294	100.194	100.094	4.375	100.194	100.094	99.994
4.500	100.619	100.519	100.419	4.500	100.519	100.419	100.319
4.625	100.999	100.899	100.799	4.625	100.899	100.799	100.699
4.750	101.218	101.118	101.018	4.750	101.118	101.018	100.918

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.278	97.178	97.078	4.250	97.178	97.078	96.978	2.750	93.253	93.153	93.053	2.750	93.153	93.053	92.953
4.375	97.854	97.754	97.654	4.375	97.754	97.654	97.554	2.875	93.922	93.822	93.722	2.875	93.822	93.722	93.622
4.500	98.537	98.437	98.337	4.500	98.437	98.337	98.237	2.990	94.480	94.380	94.280	2.990	94.380	94.280	94.180
4.625	99.132	99.032	98.932	4.625	99.032	98.932	98.832	3.000	94.580	94.480	94.380	3.000	94.480	94.380	94.280
4.750	99.712	99.612	99.512	4.750	99.612	99.512	99.412	3.125	95.172	95.072	94.972	3.125	95.072	94.972	94.872
4.875	100.211	100.111	100.011	4.875	100.111	100.011	99.911	3.250	95.654	95.554	95.454	3.250	95.554	95.454	95.354
4.990	100.537	100.437	100.337	4.990	100.437	100.337	100.237	3.375	96.152	96.052	95.952	3.375	96.052	95.952	95.852
5.000	100.637	100.537	100.437	5.000	100.537	100.437	100.337	3.500	96.795	96.695	96.595	3.500	96.695	96.595	96.495
5.125	100.366	100.266	100.166	5.125	100.266	100.166	100.066	3.625	97.338	97.238	97.138	3.625	97.238	97.138	97.038
5.250	100.892	100.792	100.692	5.250	100.792	100.692	100.592	3.750	97.795	97.695	97.595	3.750	97.695	97.595	97.495
5.375	101.342	101.242	101.142	5.375	101.242	101.142	101.042	3.875	98.302	98.202	98.102	3.875	98.202	98.102	98.002
5.500	101.690	101.590	101.490	5.500	101.590	101.490	101.390	3.990	97.982	97.882	97.782	3.990	97.882	97.782	97.682
5.625	100.884	100.784	100.682	5.625	100.784	100.684	100.582	4.000	98.082	97.982	97.882	4.000	97.982	97.882	97.782
5.750	101.295	101.195	101.095	5.750	101.195	101.095	100.995	4.125	98.512	98.412	98.312	4.125	98.412	98.312	98.212
5.875	101.435	101.335	101.235	5.875	101.335	101.235	101.135	4.250	98.912	98.812	98.712	4.250	98.812	98.712	98.612
5.990	101.478	101.378	101.278	5.990	101.378	101.278	101.178	4.375	99.247	99.147	99.047	4.375	99.147	99.047	98.947
6.000	101.578	101.478	101.378	6.000	101.478	101.378	101.278	4.500	99.040	98.940	98.840	4.500	98.940	98.840	98.740
6.125	101.561	101.461	101.361	6.125	101.461	101.361	101.261	4.625	99.420	99.320	99.220	4.625	99.320	99.220	99.120
6.250	101.892	101.792	101.692	6.250	101.792	101.692	101.592	4.750	99.639	99.539	99.439	4.750	99.539	99.439	99.339

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
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/R Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250



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.:

9/6/2018

45 Day Lock Exp.:

9/21/2018

60 Day Lock Exp.:

10/8/2018

W. Rate Sheet Dated: 8/7/2018

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	99.588	99.488	99.388	3.750	97.535	97.419	97.335	2.750	95.128	95.028	94.928	4.250	98.728	98.628	98.528	2.750	94.753	94.653	94.553
4.375	100.164	100.064	99.964	3.875	98.147	98.030	97.947	2.875	95.797	95.697	95.597	4.375	99.304	99.204	99.104	2.875	95.422	95.322	95.222
4.500	100.847	100.747	100.647	3.990	98.688	98.570	98.488	2.990	96.355	96.255	96.155	4.500	99.987	99.887	99.787	2.990	95.980	95.880	95.780
4.625	101.504	101.404	101.304	4.000	98.788	98.670	98.588	3.000	96.455	96.355	96.255	4.625	100.582	100.482	100.382	3.000	96.080	95.980	95.880
4.750	102.084	101.984	101.884	4.125	99.426	99.326	99.226	3.125	97.047	96.947	96.847	4.750	101.162	101.062	100.962	3.125	96.672	96.572	96.472
4.875	102.583	102.483	102.383	4.250	100.021	99.921	99.821	3.250	97.529	97.429	97.329	4.875	101.661	101.561	101.461	3.250	97.154	97.054	96.954
4.990	102.909	102.809	102.709	4.375	100.605	100.505	100.405	3.375	98.027	97.927	97.827	4.990	101.987	101.887	101.787	3.375	97.652	97.552	97.452
5.000	103.009	102.909	102.809	4.500	101.347	101.244	101.147	3.500	98.795	98.695	98.595	5.000	102.087	101.987	101.887	3.500	98.295	98.195	98.095
5.125	103.488	103.388	103.288	4.625	101.948	101.843	101.748	3.625	99.338	99.238	99.138	5.125	101.816	101.716	101.616	3.625	98.838	98.738	98.638
5.250	104.014	103.914	103.814	4.750	102.437	102.329	102.237	3.750	99.795	99.695	99.595	5.250	102.342	102.242	102.142	3.750	99.295	99.195	99.095
5.375	104.464	104.364	104.264	4.875	102.787	102.679	102.587	3.875	100.302	100.202	100.102	5.375	102.792	102.692	102.592	3.875	99.802	99.702	99.602
5.500	104.812	104.712	104.612	4.990	103.012	102.903	102.812	3.990	100.529	100.429	100.329	5.500	103.140	103.040	102.940	3.990	99.482	99.382	99.282
5.625	105.288	105.188	105.086	5.000	103.112	103.003	102.912	4.000	100.629	100.529	100.429	5.625	102.334	102.234	102.132	4.000	99.582	99.482	99.382
5.750	105.699	105.599	105.499	5.125	103.567	103.447	103.332	4.125	101.159	101.059	100.959	5.750	102.745	102.645	102.545	4.125	100.112	100.012	99.912
5.875	105.989	105.889	105.789	5.250	103.949	103.828	103.714	4.250	101.459	101.359	101.259	5.875	102.885	102.785	102.685	4.250	100.412	100.312	100.212
5.990	106.182	106.082	105.982	5.375	104.225	104.104	103.990	4.375	101.794	101.694	101.594	5.990	102.928	102.828	102.728	4.375	100.747	100.647	100.547
6.000	106.282	106.182	106.082	5.500	104.524	104.404	104.289	4.500	102.119	102.019	101.919	6.000	103.028	102.928	102.828	4.500	100.540	100.440	100.340
6.125	106.415	106.315	106.215	5.625	105.082	104.982	104.880	4.625	102.499	102.399	102.299	6.125	103.011	102.911	102.811	4.625	100.920	100.820	100.720
6.250	106.896	106.796	106.696	5.750	105.498	105.398	105.296	4.750	102.718	102.618	102.518	6.250	103.342	103.242	103.142	4.750	101.139	101.039	100.939

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%
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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/6/2018**

45 Day Lock Exp.: **9/21/2018**

60 Day Lock Exp.: **10/8/2018**

W. Rate Sheet Dated: **8/7/2018**

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	96.180	96.055	95.930	
4.125	97.326	97.201	97.076	
4.250	98.185	98.060	97.935	
4.375	98.775	98.650	98.525	
4.500	99.396	99.271	99.146	
4.625	99.958	99.833	99.708	
4.750	100.450	100.325	100.200	
4.875	100.892	100.767	100.642	
5.000	101.295	101.170	101.045	
5.125	101.683	101.558	101.433	
5.250	102.005	101.880	101.755	
5.375	102.288	102.163	102.038	
5.500	102.422	102.297	102.172	

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	96.649	96.524	96.399	
3.625	97.124	96.999	96.874	
3.750	97.557	97.432	97.307	
3.875	98.172	98.047	97.922	
4.000	98.525	98.400	98.275	
4.125	98.788	98.663	98.538	
4.250	99.084	98.959	98.834	
4.375	99.354	99.229	99.104	
4.500	99.609	99.484	99.359	
4.625	99.853	99.728	99.603	
4.750	100.121	99.996	99.871	

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	97.048	96.923	96.798	
3.375	97.533	97.408	97.283	
3.500	97.987	97.862	97.737	
3.625	98.407	98.282	98.157	
3.750	98.794	98.669	98.544	
3.875	99.151	99.026	98.901	
4.000	99.479	99.354	99.229	
4.125	99.836	99.711	99.586	
4.250	100.167	100.042	99.917	
4.375	100.480	100.355	100.230	
4.500	100.793	100.668	100.543	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.500	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.375	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	-	-	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	-	-	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out Refi ¹	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	-	-	-	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.750	-0.750	-1.250	-1.250	-1.750	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

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)