



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.: 9/11/2017

45 Day Lock Exp.: 9/25/2017

60 Day Lock Exp.: 10/9/2017

W. Rate Sheet Dated: 8/10/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.730	100.580	100.423	3.250	100.562	100.412	100.256	1.875	N/A	N/A	N/A	3.125	101.595	101.445	101.295
3.375	101.180	101.030	100.874	3.375	100.977	100.827	100.671	2.000	N/A	N/A	N/A	3.250	101.333	101.183	101.033
3.500	101.626	101.476	101.320	3.500	101.388	101.238	101.081	2.125	N/A	N/A	N/A	3.375	101.742	101.592	101.442
3.625	102.029	101.879	101.722	3.625	101.755	101.605	101.448	2.250	97.430	97.280	97.130	3.500	102.146	101.996	101.846
3.750	103.020	102.817	102.661	3.750	102.853	102.650	102.493	2.375	97.824	97.674	97.524	3.625	102.549	102.399	102.249
3.875	103.459	103.256	103.100	3.875	103.257	103.053	102.897	2.500	98.213	98.063	97.913	Margin = 2.250		Index = 1.230	
4.000	103.892	103.689	103.532	4.000	103.653	103.450	103.294	2.625	98.554	98.404	98.254				
4.125	104.213	104.010	103.854	4.125	103.939	103.736	103.580	2.750	100.815	100.639	100.463				
4.250	104.358	104.202	104.092	4.250	104.191	104.034	103.925	2.875	101.202	101.026	100.850				
4.375	104.723	104.566	104.457	4.375	104.520	104.363	104.254	3.000	101.577	101.402	101.226				
4.500	105.052	104.895	104.786	4.500	104.813	104.657	104.547	3.125	101.903	101.727	101.552				
4.625	105.310	105.154	105.045	4.625	105.036	104.880	104.771	3.250	102.639	102.489	102.339				
4.750	105.190	105.090	104.990	4.750	105.023	104.923	104.823	3.375	102.962	102.812	102.662				
4.875	105.484	105.384	105.284	4.875	105.281	105.181	105.081	3.500	103.249	103.099	102.949				
5.000	105.744	105.644	105.544	5.000	105.506	105.406	105.306	3.625	103.465	103.315	103.165				
5.125	106.213	106.113	106.013	5.125	105.939	105.839	105.739	3.750	103.514	103.364	103.214				
5.250	106.374	106.274	106.174	5.250	106.207	106.107	106.007	3.875	103.766	103.616	103.466				
5.375	106.668	106.568	106.468	5.375	106.465	106.365	106.265	4.000	103.983	103.833	103.683				
5.500	106.928	106.828	106.728	5.500	106.690	106.590	106.490	4.125	104.138	103.988	103.838				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.840	99.690	99.533	3.250	99.672	99.522	99.366	1.875	N/A	N/A	N/A	3.125	100.705	100.555	100.405
3.375	100.290	100.140	99.984	3.375	100.087	99.937	99.781	2.000	N/A	N/A	N/A	3.250	100.443	100.293	100.143
3.500	100.736	100.586	100.430	3.500	100.498	100.348	100.191	2.125	N/A	N/A	N/A	3.375	100.852	100.702	100.552
3.625	101.139	100.989	100.832	3.625	100.865	100.715	100.558	2.250	96.540	96.390	96.240	3.500	101.256	101.106	100.956
3.750	102.130	101.927	101.771	3.750	101.963	101.760	101.603	2.375	96.934	96.784	96.634	3.625	101.659	101.509	101.359
3.875	102.569	102.366	102.210	3.875	102.367	102.163	102.007	2.500	97.323	97.173	97.023	Margin = 2.250		Index = 1.230	
4.000	103.002	102.799	102.642	4.000	102.763	102.560	102.404	2.625	97.664	97.514	97.364	30 Year OTC			
4.125	103.323	103.120	102.964	4.125	103.049	102.846	102.690	2.750	99.925	99.749	99.573	Rate	30 Day	45 Day	60 Day
4.250	103.468	103.312	103.202	4.250	103.301	103.144	103.035	2.875	100.312	100.136	99.960	3.500	99.036	98.786	98.536
4.375	103.833	103.676	103.567	4.375	103.630	103.473	103.364	3.000	100.687	100.512	100.336	4.000	101.302	101.052	100.802
4.500	104.162	104.005	103.896	4.500	103.923	103.767	103.657	3.125	101.013	100.837	100.662	4.500	102.462	102.212	101.962
4.625	104.420	104.264	104.155	4.625	104.146	103.990	103.881	3.250	101.749	101.599	101.449	5.000	103.154	102.904	102.654
4.750	104.300	104.200	104.100	4.750	104.133	104.033	103.933	3.375	102.072	101.922	101.772	5.500	104.338	104.088	103.838
4.875	104.594	104.494	104.394	4.875	104.391	104.291	104.191	3.500	102.359	102.209	102.059	15 Year OTC			
5.000	104.854	104.754	104.654	5.000	104.616	104.516	104.416	3.625	102.575	102.425	102.275	Rate	30 Day	45 Day	60 Day
5.125	105.323	105.223	105.123	5.125	105.049	104.949	104.849	3.750	102.624	102.474	102.324	2.500	95.623	95.373	95.123
5.250	105.484	105.384	105.284	5.250	105.317	105.217	105.117	3.875	102.876	102.726	102.576	3.000	98.987	98.737	98.487
5.375	105.778	105.678	105.578	5.375	105.575	105.475	105.375	4.000	103.093	102.943	102.793	3.500	100.659	100.409	100.159
5.500	106.038	105.938	105.838	5.500	105.800	105.700	105.600	4.125	103.248	103.098	102.948	4.000	101.393	101.143	100.893

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

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-0.500
203(k) / 203(k)s / 203(h) / Repair Escrow / 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:	8/10/2017	4.500%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in <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		
For use by mortgage professionals only and should not be distributed to borrowers.		



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

9/11/2017

9/25/2017

10/9/2017

W. Rate Sheet Dated: 8/10/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.386	99.236	99.080	3.250	99.219	99.069	98.912	1.875	N/A	N/A	N/A	3.125	99.91	99.758	99.608
3.375	99.836	99.686	99.530	3.375	99.634	99.484	99.327	2.000	N/A	N/A	N/A	3.250	99.99	99.839	99.689
3.500	100.282	100.132	99.976	3.500	100.044	99.894	99.738	2.125	N/A	N/A	N/A	3.375	100.40	100.248	100.098
3.625	100.685	100.535	100.379	3.625	100.411	100.261	100.105	2.250	95.430	95.280	95.130	3.500	100.80	100.652	100.502
3.750	101.395	101.192	101.036	3.750	101.228	101.025	100.868	2.375	95.824	95.674	95.524	3.625	101.20	101.055	100.905
3.875	101.834	101.631	101.475	3.875	101.632	101.428	101.272	2.500	96.213	96.063	95.913	Margin = 2.250		Index = 1.230	
4.000	102.267	102.064	101.907	4.000	102.028	101.825	101.669	2.625	96.554	96.404	96.254				
4.125	102.588	102.385	102.229	4.125	102.314	102.111	101.955	2.750	99.127	98.951	98.775				
4.250	102.139	101.983	101.874	4.250	101.972	101.816	101.706	2.875	99.515	99.339	99.163				
4.375	102.504	102.348	102.238	4.375	102.301	102.145	102.035	3.000	99.890	99.714	99.538				
4.500	102.833	102.677	102.567	4.500	102.594	102.438	102.329	3.125	100.216	100.040	99.864				
4.625	103.092	102.935	102.826	4.625	102.818	102.661	102.552	3.250	101.296	101.146	100.996				
4.750	102.534	102.434	102.334	4.750	102.366	102.266	102.166	3.375	101.618	101.468	101.318				
4.875	102.828	102.728	102.628	4.875	102.625	102.525	102.425	3.500	101.906	101.756	101.606				
5.000	103.088	102.988	102.888	5.000	102.849	102.749	102.649	3.625	102.121	101.971	101.821				
5.125	103.557	103.457	103.357	5.125	103.283	103.183	103.083	3.750	101.889	101.739	101.589				
5.250	100.124	100.024	99.924	5.250	99.957	99.857	99.757	3.875	102.141	101.991	101.841				
5.375	100.418	100.318	100.218	5.375	100.215	100.115	100.015	4.000	102.358	102.208	102.058				
5.500	100.678	100.578	100.478	5.500	100.440	100.340	100.240	4.125	102.513	102.363	102.213				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.496	98.346	98.190	3.250	98.329	98.179	98.022	1.875	N/A	N/A	N/A	3.125	99.018	98.868	98.718
3.375	98.946	98.796	98.640	3.375	98.744	98.594	98.437	2.000	N/A	N/A	N/A	3.250	99.099	98.949	98.799
3.500	99.392	99.242	99.086	3.500	99.154	99.004	98.848	2.125	N/A	N/A	N/A	3.375	99.508	99.358	99.208
3.625	99.795	99.645	99.489	3.625	99.521	99.371	99.215	2.250	94.790	94.640	94.490	3.500	99.912	99.762	99.612
3.750	100.505	100.302	100.146	3.750	100.338	100.135	99.978	2.375	95.184	95.034	94.884	3.625	100.315	100.165	100.015
3.875	100.944	100.741	100.585	3.875	100.742	100.538	100.382	2.500	95.573	95.423	95.273	Margin = 2.250		Index = 1.230	
4.000	101.377	101.174	101.017	4.000	101.138	100.935	100.779	2.625	95.914	95.764	95.614	30 Year OTC			
4.125	101.698	101.495	101.339	4.125	101.424	101.221	101.065	2.750	98.862	98.686	98.510	Rate	30 Day	45 Day	60 Day
4.250	101.249	101.093	100.984	4.250	101.082	100.926	100.816	2.875	99.250	99.074	98.898	3.500	97.692	97.442	97.192
4.375	101.614	101.458	101.348	4.375	101.411	101.255	101.145	3.000	99.625	99.449	99.273	4.000	99.677	99.427	99.177
4.500	101.943	101.787	101.677	4.500	101.704	101.548	101.439	3.125	99.951	99.775	99.599	4.500	100.243	99.993	99.743
4.625	102.202	102.045	101.936	4.625	101.928	101.771	101.662	3.250	100.320	100.170	100.020	5.000	100.498	100.248	99.998
4.750	101.644	101.544	101.444	4.750	101.476	101.376	101.276	3.375	100.642	100.492	100.342	5.500	98.088	97.838	97.588
4.875	101.938	101.838	101.738	4.875	101.735	101.635	101.535	3.500	100.930	100.780	100.630	15 Year OTC			
5.000	102.198	102.098	101.998	5.000	101.959	101.859	101.759	3.625	101.145	100.995	100.845	Rate	30 Day	45 Day	60 Day
5.125	102.667	102.567	102.467	5.125	102.393	102.293	102.193	3.750	100.734	100.584	100.434	2.500	93.873	93.623	93.373
5.250	99.234	99.134	99.034	5.250	99.067	98.967	98.867	3.875	100.986	100.836	100.686	3.000	97.925	97.675	97.425
5.375	99.528	99.428	99.328	5.375	99.325	99.225	99.125	4.000	101.203	101.053	100.903	3.500	99.230	98.980	98.730
5.500	99.788	99.688	99.588	5.500	99.550	99.450	99.350	4.125	101.357	101.207	101.057	4.000	99.503	99.253	99.003

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

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

Max USDA-GRH Rate	
Today:	8/10/2017 4.500%

Lock Desk Policy		
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/11/2017

45 Day Lock Exp.:

9/25/2017

60 Day Lock Exp.:

10/9/2017

W. Rate Sheet Dated: 8/10/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.662	98.562	98.462	3.125	97.766	97.666	97.566	3.000	100.842	100.742	100.642	3.000	100.913	100.813	100.713
3.375	99.364	99.264	99.164	3.250	99.739	99.639	99.539	3.125	101.320	101.220	101.120	3.125	101.205	101.105	101.005
3.500	100.053	99.953	99.853	3.375	100.337	100.237	100.137	3.250	101.982	101.882	101.782	3.250	102.043	101.943	101.843
3.625	100.700	100.600	100.500	3.500	101.046	100.946	100.846	3.375	102.379	102.279	102.179	3.375	102.313	102.213	102.113
3.750	101.369	101.269	101.169	3.625	101.619	101.519	101.419	3.500	102.735	102.635	102.535	3.500	102.583	102.483	102.383
3.875	102.027	101.927	101.827	3.750	102.102	102.002	101.902	3.625	103.021	102.921	102.821	3.625	102.814	102.714	102.614
3.990	102.515	102.415	102.315	3.875	102.623	102.523	102.423	3.750	103.371	103.271	103.171	3.750	103.286	103.186	103.086
4.000	102.615	102.515	102.415	3.990	103.060	102.960	102.860	3.875	103.634	103.534	103.434	3.875	103.528	103.428	103.328
4.125	103.191	103.091	102.991	4.000	103.160	103.060	102.960	3.990	103.784	103.684	103.584	3.990	103.661	103.561	103.461
4.250	103.697	103.597	103.497	4.125	103.674	103.574	103.474	4.000	103.884	103.784	103.684	4.000	103.761	103.661	103.561
4.375	104.198	104.098	103.998	4.250	104.287	104.187	104.087	4.125	104.190	104.090	103.990	4.125	103.953	103.853	103.753
4.500	104.542	104.442	104.342	4.375	104.753	104.653	104.553	4.250	104.523	104.423	104.323	4.250	104.185	104.085	103.985
4.625	105.102	105.002	104.902	4.500	105.232	105.132	105.032	4.375	104.833	104.733	104.633	4.375	104.375	104.275	104.175
4.750	105.615	105.515	105.415	4.625	105.683	105.583	105.483	4.500	104.957	104.857	104.757	4.500	104.536	104.436	104.336
4.875	106.084	105.984	105.884	4.750	106.065	105.965	105.865	4.625	104.975	104.875	104.775	4.625	104.742	104.642	104.542
4.990	106.211	106.111	106.011	4.875	106.452	106.352	106.252	4.750	105.255	105.155	105.055	4.750	104.918	104.818	104.718
5.000	106.311	106.211	106.111	4.990	106.582	106.482	106.382	4.875	105.491	105.391	105.291	4.875	105.063	104.963	104.863
5.125	106.871	106.771	106.671	5.000	106.682	106.582	106.482	4.990	105.620	105.520	105.420	4.990	105.105	105.005	104.905
5.250	107.375	107.275	107.175	5.125	107.163	107.063	106.963	5.000	105.720	105.620	105.520	5.000	105.205	105.105	105.005

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	101.813	101.713	101.613	3.000	100.097	99.997	99.897
4.250	102.338	102.238	102.138	3.125	100.464	100.364	100.264
4.375	102.756	102.656	102.556	3.250	100.839	100.739	100.639
4.500	103.007	102.907	102.807	3.375	101.264	101.164	101.064
4.625	103.193	103.093	102.993	3.500	101.685	101.585	101.485
4.750	103.671	103.571	103.471	3.625	102.010	101.910	101.810
4.875	104.075	103.975	103.875	3.750	102.243	102.143	102.043
4.990	104.100	104.000	103.900	3.875	102.414	102.314	102.214
5.000	104.200	104.100	104.000	3.990	102.481	102.381	102.281
5.125	104.362	104.262	104.162	4.000	102.581	102.481	102.381
5.250	104.344	104.244	104.144	4.125	102.442	102.342	102.242
5.375	104.695	104.595	104.495	4.250	102.660	102.560	102.460
5.500	104.932	104.832	104.732	4.375	102.872	102.772	102.672
5.625	105.111	105.011	104.911	4.500	102.951	102.851	102.751
5.750	104.754	104.652	104.554	4.625	103.171	103.071	102.971
5.875	105.118	105.016	104.918	4.750	103.361	103.261	103.161
5.990	105.282	105.179	105.082	4.875	103.519	103.419	103.319
6.000	105.382	105.279	105.182	4.990	103.578	103.478	103.378
6.125	105.496	105.393	105.296	5.000	103.678	103.578	103.478

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-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% or purchase or R/T refi with LTV over 90.00% eligible with DU 9.3 or later only applicable to detached condominiums *Not								

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/11/2017

45 Day Lock Exp.:

9/25/2017

60 Day Lock Exp.:

10/9/2017

W. Rate Sheet Dated: 8/10/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.388	95.288	95.188	3.125	N/A	N/A	N/A	3.125	95.516	95.416	95.316	3.250	94.531	94.431	94.331
3.375	96.223	96.123	96.023	3.250	93.269	93.169	93.069	3.250	97.202	97.102	97.002	3.375	95.665	95.565	95.465
3.500	97.241	97.141	97.041	3.375	94.403	94.303	94.203	3.375	98.004	97.904	97.804	3.500	96.999	96.899	96.799
3.625	97.963	97.863	97.763	3.500	95.775	95.675	95.575	3.500	98.796	98.696	98.596	3.625	97.972	97.872	97.772
3.750	98.628	98.528	98.428	3.625	96.754	96.654	96.554	3.625	99.369	99.269	99.169	3.750	98.677	98.577	98.477
3.875	99.348	99.248	99.148	3.750	97.541	97.441	97.341	3.750	99.852	99.752	99.652	3.875	99.279	99.179	99.079
3.990	99.941	99.841	99.741	3.875	98.325	98.225	98.125	3.875	100.373	100.273	100.173	3.990	99.648	99.548	99.448
4.000	100.041	99.941	99.841	3.990	99.162	99.062	98.962	3.990	100.810	100.710	100.610	4.000	99.748	99.648	99.548
4.125	100.691	100.591	100.491	4.000	99.262	99.162	99.062	4.000	100.910	100.810	100.710	4.125	100.346	100.246	100.146
4.250	101.252	101.152	101.052	4.125	100.147	100.047	99.947	4.125	101.424	101.324	101.224	4.250	100.947	100.847	100.747
4.375	101.735	101.635	101.535	4.250	100.837	100.737	100.637	4.250	102.037	101.937	101.837	4.375	101.456	101.356	101.256
4.500	102.292	102.192	102.092	4.375	101.602	101.502	101.402	4.375	102.503	102.403	102.303	4.500	101.844	101.744	101.644
4.625	102.852	102.752	102.652	4.500	102.422	102.322	102.222	4.500	102.982	102.882	102.782	4.625	102.396	102.296	102.196
4.750	103.365	103.265	103.165	4.625	103.193	103.093	102.993	4.625	103.433	103.333	103.233	4.750	102.966	102.866	102.766
4.875	103.834	103.734	103.634	4.750	103.825	103.725	103.625	4.750	103.815	103.715	103.615	4.875	103.504	103.404	103.304
4.990	103.961	103.861	103.761	4.875	104.345	104.245	104.145	4.875	104.202	104.102	104.002	4.990	103.645	103.545	103.445
5.000	104.061	103.961	103.861	4.990	104.500	104.400	104.300	4.990	104.332	104.232	104.132	5.000	103.745	103.645	103.545
5.125	104.621	104.521	104.421	5.000	104.600	104.500	104.400	5.000	104.432	104.332	104.232	5.125	104.151	104.051	103.951
5.250	105.125	105.025	104.925	5.125	105.234	105.134	105.034	5.125	104.913	104.813	104.713	5.250	104.685	104.585	104.485

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	100.097	99.997	99.897	3.000	96.909	96.809	96.709	3.000	98.663	98.563	98.463	3.000	96.734	96.634	96.534
3.125	100.464	100.364	100.264	3.125	97.442	97.342	97.242	3.125	98.955	98.855	98.755	3.125	97.267	97.167	97.067
3.250	100.839	100.739	100.639	3.250	98.516	98.416	98.316	3.250	99.793	99.693	99.593	3.250	98.332	98.232	98.132
3.375	101.264	101.164	101.064	3.375	99.062	98.962	98.862	3.375	100.063	99.963	99.863	3.375	98.877	98.777	98.677
3.500	101.685	101.585	101.485	3.500	99.603	99.503	99.403	3.500	100.333	100.233	100.133	3.500	99.418	99.318	99.218
3.625	102.010	101.910	101.810	3.625	100.071	99.971	99.871	3.625	100.564	100.464	100.364	3.625	99.866	99.766	99.666
3.750	102.243	102.143	102.043	3.750	100.460	100.360	100.260	3.750	101.036	100.936	100.836	3.750	100.255	100.155	100.055
3.875	102.414	102.314	102.214	3.875	100.783	100.683	100.583	3.875	101.278	101.178	101.078	3.875	100.578	100.478	100.378
3.990	102.481	102.381	102.281	3.990	101.168	101.068	100.968	3.990	101.411	101.311	101.211	3.990	100.963	100.863	100.763
4.000	102.581	102.481	102.381	4.000	101.268	101.168	101.068	4.000	101.511	101.411	101.311	4.000	101.063	100.963	100.863
4.125	102.442	102.342	102.242	4.125	101.673	101.573	101.473	4.125	101.703	101.603	101.503	4.125	101.458	101.358	101.258
4.250	102.660	102.560	102.460	4.250	102.046	101.946	101.846	4.250	101.935	101.835	101.735	4.250	101.861	101.761	101.661
4.375	102.872	102.772	102.672	4.375	102.387	102.287	102.187	4.375	102.125	102.025	101.925	4.375	102.203	102.103	102.003
4.500	102.951	102.851	102.751	4.500	102.527	102.427	102.327	4.500	102.286	102.186	102.086	4.500	102.342	102.242	102.142
4.625	103.171	103.071	102.971	4.625	102.737	102.637	102.537	4.625	102.492	102.392	102.292	4.625	102.552	102.452	102.352
4.750	103.361	103.261	103.161	4.750	103.047	102.947	102.847	4.750	102.668	102.568	102.468	4.750	102.862	102.762	102.662
4.875	103.519	103.419	103.319	4.875	103.308	103.208	103.108	4.875	102.813	102.713	102.613	4.875	103.123	103.023	102.923
4.990	103.578	103.478	103.378	4.990	103.463	103.363	103.263	4.990	102.855	102.755	102.655	4.990	103.278	103.178	103.078
5.000	103.678	103.578	103.478	5.000	103.563	103.463	103.363	5.000	102.955	102.855	102.755	5.000	103.378	103.278	103.178

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

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

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

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

*Not applicable to detached condominiums

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/11/2017

45 Day Lock Exp.:

9/25/2017

60 Day Lock Exp.:

10/9/2017

W. Rate Sheet Dated: 8/10/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.369	101.269	101.169	3.750	102.094	101.937	101.875	2.750	100.003	99.903	99.803
3.875	102.027	101.927	101.827	3.875	102.731	102.572	102.510	2.875	100.487	100.387	100.287
3.990	102.515	102.409	102.315	3.990	103.232	103.072	103.010	2.990	100.742	100.642	100.542
4.000	102.615	102.509	102.415	4.000	103.332	103.172	103.110	3.000	100.842	100.742	100.642
4.125	103.191	103.084	102.991	4.125	103.469	103.301	103.220	3.125	101.320	101.220	101.120
4.250	103.742	103.639	103.542	4.250	104.130	103.962	103.880	3.250	101.982	101.882	101.782
4.375	104.334	104.233	104.134	4.375	104.615	104.448	104.366	3.375	102.379	102.279	102.179
4.500	104.850	104.749	104.650	4.500	105.057	104.891	104.809	3.500	102.735	102.635	102.535
4.625	105.204	105.104	105.004	4.625	105.434	105.309	105.208	3.625	103.191	103.091	102.991
4.750	105.729	105.629	105.529	4.750	105.950	105.826	105.725	3.750	103.689	103.589	103.489
4.875	106.204	106.104	106.004	4.875	106.450	106.326	106.225	3.875	104.177	104.077	103.977
4.990	106.490	106.390	106.290	4.990	106.797	106.679	106.578	3.990	103.783	103.683	103.583
5.000	106.590	106.490	106.390	5.000	106.897	106.779	106.678	4.000	103.883	103.783	103.683
5.125	106.951	106.851	106.751	5.125	106.694	106.594	106.494	4.125	104.368	104.268	104.168
5.250	107.430	107.330	107.230	5.250	107.170	107.070	106.970	4.250	104.723	104.623	104.523
5.375	107.807	107.707	107.607	5.375	107.569	107.469	107.369	4.375	105.106	105.006	104.906
5.500	108.135	108.035	107.935	5.500	107.938	107.838	107.738	4.500	105.643	105.543	105.443
5.625	108.498	108.398	108.298	5.625	108.360	108.260	108.160	4.625	106.021	105.921	105.821
5.750	108.902	108.802	108.702	5.750	108.782	108.682	108.582	4.750	103.521	103.421	103.321

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/11/2017

45 Day Lock Exp.:

9/25/2017

60 Day Lock Exp.:

10/9/2017

W. Rate Sheet Dated: 8/10/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.887	98.787	98.687	3.750	98.787	98.687	98.587	3.750	100.014	99.857	99.795	3.750	99.914	99.757	99.695
3.875	99.576	99.476	99.376	3.875	99.476	99.376	99.276	3.875	100.651	100.492	100.430	3.875	100.551	100.392	100.330
3.990	100.092	99.986	99.892	3.990	99.992	99.886	99.792	3.990	101.152	100.992	100.930	3.990	101.052	100.892	100.830
4.000	100.192	100.086	99.992	4.000	100.092	99.986	99.892	4.000	101.252	101.092	101.030	4.000	101.152	100.992	100.930
4.125	100.887	100.780	100.687	4.125	100.787	100.680	100.587	4.125	101.352	101.184	101.103	4.125	101.252	101.084	101.003
4.250	101.513	101.410	101.313	4.250	101.413	101.310	101.213	4.250	101.933	101.765	101.683	4.250	101.833	101.665	101.583
4.375	102.105	102.004	101.905	4.375	102.005	101.904	101.805	4.375	102.472	102.305	102.223	4.375	102.372	102.205	102.123
4.500	102.621	102.520	102.421	4.500	102.521	102.420	102.321	4.500	102.977	102.811	102.729	4.500	102.877	102.711	102.629
4.625	102.975	102.875	102.775	4.625	102.875	102.775	102.675	4.625	103.354	103.229	103.128	4.625	103.254	103.129	103.028
4.750	103.500	103.400	103.300	4.750	103.400	103.300	103.200	4.750	103.870	103.746	103.645	4.750	103.770	103.646	103.545
4.875	103.975	103.875	103.775	4.875	103.875	103.775	103.675	4.875	104.370	104.246	104.145	4.875	104.270	104.146	104.045
4.990	104.261	104.161	104.061	4.990	104.161	104.061	103.961	4.990	104.717	104.599	104.498	4.990	104.617	104.499	104.398
5.000	104.361	104.261	104.161	5.000	104.261	104.161	104.061	5.000	104.817	104.699	104.598	5.000	104.717	104.599	104.498
5.125	104.722	104.622	104.522	5.125	104.622	104.522	104.422	5.125	104.614	104.514	104.414	5.125	104.514	104.414	104.314
5.250	105.201	105.101	105.001	5.250	105.101	105.001	104.901	5.250	105.090	104.990	104.890	5.250	104.990	104.890	104.790
5.375	105.578	105.478	105.378	5.375	105.478	105.378	105.278	5.375	105.489	105.389	105.289	5.375	105.389	105.289	105.189
5.500	105.906	105.806	105.706	5.500	105.806	105.706	105.606	5.500	105.858	105.758	105.658	5.500	105.758	105.658	105.558
5.625	106.269	106.169	106.069	5.625	106.169	106.069	105.969	5.625	106.280	106.180	106.080	5.625	106.180	106.080	105.980
5.750	106.673	106.573	106.473	5.750	106.573	106.473	106.373	5.750	106.702	106.602	106.502	5.750	106.602	106.502	106.402

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.369	97.269	97.169	2.750	97.269	97.169	97.069
2.875	97.993	97.893	97.793	2.875	97.893	97.793	97.693
2.990	98.512	98.412	98.312	2.990	98.412	98.312	98.212
3.000	98.612	98.512	98.412	3.000	98.512	98.412	98.312
3.125	99.186	99.086	98.986	3.125	99.086	98.986	98.886
3.250	99.744	99.644	99.544	3.250	99.644	99.544	99.444
3.375	100.272	100.172	100.072	3.375	100.172	100.072	99.972
3.500	100.613	100.513	100.413	3.500	100.513	100.413	100.313
3.625	101.111	101.011	100.911	3.625	101.011	100.911	100.811
3.750	101.609	101.509	101.409	3.750	101.509	101.409	101.309
3.875	102.097	101.997	101.897	3.875	101.997	101.897	101.797
3.990	101.703	101.603	101.503	3.990	101.603	101.503	101.403
4.000	101.803	101.703	101.603	4.000	101.703	101.603	101.503
4.125	102.288	102.188	102.088	4.125	102.188	102.088	101.988
4.250	102.643	102.543	102.443	4.250	102.543	102.443	102.343
4.375	103.026	102.926	102.826	4.375	102.926	102.826	102.726
4.500	103.563	103.463	103.363	4.500	103.463	103.363	103.263
4.625	103.941	103.841	103.741	4.625	103.841	103.741	103.641
4.750	101.441	101.341	101.241	4.750	101.341	101.241	101.141

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/11/2017

45 Day Lock Exp.:

9/25/2017

60 Day Lock Exp.:

10/9/2017

W. Rate Sheet Dated: 8/10/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.417	99.317	99.217	3.750	100.544	100.387	100.325	2.750	97.899	97.799	97.699
3.875	100.106	100.006	99.906	3.875	101.181	101.022	100.960	2.875	98.523	98.423	98.323
3.990	100.622	100.516	100.422	3.990	101.682	101.522	101.460	2.990	99.042	98.942	98.842
4.000	100.722	100.616	100.522	4.000	101.782	101.622	101.560	3.000	99.142	99.042	98.942
4.125	101.417	101.310	101.217	4.125	101.882	101.714	101.633	3.125	99.716	99.616	99.516
4.250	102.043	101.940	101.843	4.250	102.463	102.295	102.213	3.250	100.274	100.174	100.074
4.375	102.635	102.534	102.435	4.375	103.002	102.835	102.753	3.375	100.802	100.702	100.602
4.500	103.151	103.050	102.951	4.500	103.507	103.341	103.259	3.500	101.143	101.043	100.943
4.625	103.505	103.405	103.305	4.625	103.884	103.759	103.658	3.625	101.641	101.541	101.441
4.750	104.030	103.930	103.830	4.750	104.400	104.276	104.175	3.750	102.139	102.039	101.939
4.875	104.505	104.405	104.305	4.875	104.900	104.776	104.675	3.875	102.627	102.527	102.427
4.990	104.791	104.691	104.591	4.990	105.247	105.129	105.028	3.990	102.233	102.133	102.033
5.000	104.891	104.791	104.691	5.000	105.347	105.229	105.128	4.000	102.333	102.233	102.133
5.125	105.252	105.152	105.052	5.125	105.144	105.044	104.944	4.125	102.818	102.718	102.618
5.250	105.731	105.631	105.531	5.250	105.620	105.520	105.420	4.250	103.173	103.073	102.973
5.375	106.108	106.008	105.908	5.375	106.019	105.919	105.819	4.375	103.556	103.456	103.356
5.500	106.436	106.336	106.236	5.500	106.388	106.288	106.188	4.500	104.093	103.993	103.893
5.625	106.799	106.699	106.599	5.625	106.810	106.710	106.610	4.625	104.471	104.371	104.271
5.750	107.203	107.103	107.003	5.750	107.232	107.132	107.032	4.750	101.971	101.871	101.771

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

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

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

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

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

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

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

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