AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	9/11/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	9/25/2017
		60 Day Lock Exp.:	10/10/2017

W. Rate Sheet Dated: 8/11/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.698	100.548	100.345	3.250	100.531	100.381	100.178	1.875	N/A	N/A	N/A
3.375	101.149	100.999	100.796	3.375	100.946	100.796	100.593	2.000	N/A	N/A	N/A
3.500	101.595	101.445	101.242	3.500	101.356	101.206	101.003	2.125	N/A	N/A	N/A
3.625	101.997	101.847	101.644	3.625	101.723	101.573	101.370	2.250	97.645	97.495	97.345
3.750	103.020	102.848	102.676	3.750	102.853	102.681	102.509	2.375	98.039	97.889	97.739
3.875	103.459	103.287	103.116	3.875	103.257	103.085	102.913	2.500	98.428	98.278	98.128
4.000	103.892	103.720	103.548	4.000	103.653	103.481	103.309	2.625	98.769	98.619	98.469
4.125	104.213	104.041	103.870	4.125	103.939	103.767	103.596	2.750	100.752	100.602	100.452
4.250	104.280	104.155	104.030	4.250	104.113	103.988	103.863	2.875	101.140	100.990	100.840
4.375	104.644	104.519	104.394	4.375	104.442	104.317	104.192	3.000	101.515	101.365	101.215
4.500	104.973	104.848	104.723	4.500	104.735	104.610	104.485	3.125	101.841	101.691	101.541
4.625	105.232	105.107	104.982	4.625	104.958	104.833	104.708	3.250	102.635	102.485	102.335
4.750	105.049	104.949	104.849	4.750	104.882	104.782	104.682	3.375	102.958	102.808	102.658
4.875	105.343	105.243	105.143	4.875	105.141	105.041	104.941	3.500	103.245	103.095	102.945
5.000	105.603	105.503	105.403	5.000	105.365	105.265	105.165	3.625	103.461	103.311	103.161
5.125	106.073	105.973	105.873	5.125	105.799	105.699	105.599	3.750	103.538	103.388	103.238
5.250	106.093	105.993	105.893	5.250	105.926	105.826	105.726	3.875	103.790	103.640	103.490
5.375	106.387	106.287	106.187	5.375	106.184	106.084	105.984	4.000	104.007	103.857	103.707
5.500	106.647	106.547	106.447	5.500	106.408	106.308	106.208	4.125	104.161	104.011	103.861

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	101.595	101.445	101.295
3.250	101.333	101.183	101.033
3.375	101.742	101.592	101.442
3.500	102.146	101.996	101.846
3.625	102.549	102.399	102.249
Margin = 2.250		Index = 1.230	

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.808	99.658	99.455	3.250	99.641	99.491	99.288	1.875	N/A	N/A	N/A
3.375	100.259	100.109	99.906	3.375	100.056	99.906	99.703	2.000	N/A	N/A	N/A
3.500	100.705	100.555	100.352	3.500	100.466	100.316	100.113	2.125	N/A	N/A	N/A
3.625	101.107	100.957	100.754	3.625	100.833	100.683	100.480	2.250	96.755	96.605	96.455
3.750	102.130	101.958	101.786	3.750	101.963	101.791	101.619	2.375	97.149	96.999	96.849
3.875	102.569	102.397	102.226	3.875	102.367	102.195	102.023	2.500	97.538	97.388	97.238
4.000	103.002	102.830	102.658	4.000	102.763	102.591	102.419	2.625	97.879	97.729	97.579
4.125	103.323	103.151	102.980	4.125	103.049	102.877	102.706	2.750	99.862	99.712	99.562
4.250	103.390	103.265	103.140	4.250	103.223	103.098	102.973	2.875	100.250	100.100	99.950
4.375	103.754	103.629	103.504	4.375	103.552	103.427	103.302	3.000	100.625	100.475	100.325
4.500	104.083	103.958	103.833	4.500	103.845	103.720	103.595	3.125	100.951	100.801	100.651
4.625	104.342	104.217	104.092	4.625	104.068	103.943	103.818	3.250	101.745	101.595	101.445
4.750	104.159	104.059	103.959	4.750	103.992	103.892	103.792	3.375	102.068	101.918	101.768
4.875	104.453	104.353	104.253	4.875	104.251	104.151	104.051	3.500	102.355	102.205	102.055
5.000	104.713	104.613	104.513	5.000	104.475	104.375	104.275	3.625	102.571	102.421	102.271
5.125	105.183	105.083	104.983	5.125	104.909	104.809	104.709	3.750	102.648	102.498	102.348
5.250	105.203	105.103	105.003	5.250	105.036	104.936	104.836	3.875	102.900	102.750	102.600
5.375	105.497	105.397	105.297	5.375	105.294	105.194	105.094	4.000	103.117	102.967	102.817
5.500	105.757	105.657	105.557	5.500	105.518	105.418	105.318	4.125	103.271	103.121	102.971

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	100.705	100.555	100.405
3.250	100.443	100.293	100.143
3.375	100.852	100.702	100.552
3.500	101.256	101.106	100.956
3.625	101.659	101.509	101.359
Margin = 2.250		Index = 1.230	

30 Year OTC			
Rate	30 Day	45 Day	60 Day
3.500	99.005	98.755	98.505
4.000	101.302	101.052	100.802
4.500	102.383	102.133	101.883
5.000	103.013	102.763	102.513
5.500	104.057	103.807	103.557

15 Year OTC			
Rate	30 Day	45 Day	60 Day
2.500	95.838	95.588	95.338
3.000	98.925	98.675	98.425
3.500	100.655	100.405	100.155
4.000	101.417	101.167	100.917

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

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

Max USDA-GRH Rate		
Today:	8/11/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

[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.:	10/10/2017

W. Rate Sheet Dated: 8/11/2017 **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	99.355	99.205	99.002	3.250	99.187	99.037	98.834	1.875	N/A	N/A	N/A	3.125	99.91	99.758	99.608
3.375	99.805	99.655	99.452	3.375	99.602	99.452	99.249	2.000	N/A	N/A	N/A	3.250	99.99	99.839	99.689
3.500	100.251	100.101	99.898	3.500	100.013	99.863	99.660	2.125	N/A	N/A	N/A	3.375	100.40	100.248	100.098
3.625	100.654	100.504	100.300	3.625	100.380	100.230	100.026	2.250	95.645	95.495	95.345	3.500	100.80	100.652	100.502
3.750	101.395	101.223	101.051	3.750	101.228	101.056	100.884	2.375	96.039	95.889	95.739	3.625	101.20	101.055	100.905
3.875	101.834	101.662	101.491	3.875	101.632	101.460	101.288	2.500	96.428	96.278	96.128	Margin = 2.250		Index = 1.230	
4.000	102.267	102.095	101.923	4.000	102.028	101.856	101.684	2.625	96.769	96.619	96.469				
4.125	102.588	102.416	102.245	4.125	102.314	102.142	101.971	2.750	99.065	98.915	98.765				
4.250	102.061	101.936	101.811	4.250	101.894	101.769	101.644	2.875	99.452	99.302	99.152				
4.375	102.426	102.301	102.176	4.375	102.223	102.098	101.973	3.000	99.827	99.677	99.527				
4.500	102.755	102.630	102.505	4.500	102.516	102.391	102.266	3.125	100.153	100.003	99.853				
4.625	103.013	102.888	102.763	4.625	102.739	102.614	102.489	3.250	101.292	101.142	100.992				
4.750	102.393	102.293	102.193	4.750	102.226	102.126	102.026	3.375	101.614	101.464	101.314				
4.875	102.687	102.587	102.487	4.875	102.484	102.384	102.284	3.500	101.902	101.752	101.602				
5.000	102.947	102.847	102.747	5.000	102.709	102.609	102.509	3.625	102.117	101.967	101.817				
5.125	103.416	103.316	103.216	5.125	103.142	103.042	102.942	3.750	101.913	101.763	101.613				
5.250	99.843	99.743	99.643	5.250	99.676	99.576	99.476	3.875	102.165	102.015	101.865				
5.375	100.137	100.037	99.937	5.375	99.934	99.834	99.734	4.000	102.382	102.232	102.082				
5.500	100.397	100.297	100.197	5.500	100.158	100.058	99.958	4.125	102.536	102.386	102.236				

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	98.465	98.315	98.112	3.250	98.297	98.147	97.944	1.875	N/A	N/A	N/A	3.125	99.018	98.868	98.718
3.375	98.915	98.765	98.562	3.375	98.712	98.562	98.359	2.000	N/A	N/A	N/A	3.250	99.099	98.949	98.799
3.500	99.361	99.211	99.008	3.500	99.123	98.973	98.770	2.125	N/A	N/A	N/A	3.375	99.508	99.358	99.208
3.625	99.764	99.614	99.410	3.625	99.490	99.340	99.136	2.250	95.005	94.855	94.705	3.500	99.912	99.762	99.612
3.750	100.505	100.333	100.161	3.750	100.338	100.166	99.994	2.375	95.399	95.249	95.099	3.625	100.315	100.165	100.015
3.875	100.944	100.772	100.601	3.875	100.742	100.570	100.398	2.500	95.788	95.638	95.488	Margin = 2.250		Index = 1.230	
4.000	101.377	101.205	101.033	4.000	101.138	100.966	100.794	2.625	96.129	95.979	95.829	**30 Year OTC**			
4.125	101.698	101.526	101.355	4.125	101.424	101.252	101.081	2.750	98.800	98.650	98.500	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.171	101.046	100.921	4.250	101.004	100.879	100.754	2.875	99.187	99.037	98.887	3.500	97.661	97.411	97.161
4.375	101.536	101.411	101.286	4.375	101.333	101.208	101.083	3.000	99.562	99.412	99.262	4.000	99.677	99.427	99.177
4.500	101.865	101.740	101.615	4.500	101.626	101.501	101.376	3.125	99.888	99.738	99.588	4.500	100.165	99.915	99.665
4.625	102.123	101.998	101.873	4.625	101.849	101.724	101.599	3.250	100.316	100.166	100.016	5.000	100.357	100.107	99.857
4.750	101.503	101.403	101.303	4.750	101.336	101.236	101.136	3.375	100.638	100.488	100.338	5.500	97.807	97.557	97.307
4.875	101.797	101.697	101.597	4.875	101.594	101.494	101.394	3.500	100.926	100.776	100.626	**15 Year OTC**			
5.000	102.057	101.957	101.857	5.000	101.819	101.719	101.619	3.625	101.141	100.991	100.841	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.526	102.426	102.326	5.125	102.252	102.152	102.052	3.750	100.757	100.607	100.457	2.500	94.088	93.838	93.588
5.250	98.953	98.853	98.753	5.250	98.786	98.686	98.586	3.875	101.009	100.859	100.709	3.000	97.862	97.612	97.362
5.375	99.247	99.147	99.047	5.375	99.044	98.944	98.844	4.000	101.226	101.076	100.926	3.500	99.226	98.976	98.726
5.500	99.507	99.407	99.307	5.500	99.268	99.168	99.068	4.125	101.381	101.231	101.081	4.000	99.526	99.276	99.026

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

UW Fee Buy Out Option*†		
Loan Size	**Standard**	**Streamline**
HB / VA Jumbo	-0.150	-0.100

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:	8/11/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/11/2017**
45 Day Lock Exp.: **9/25/2017**
60 Day Lock Exp.: **10/10/2017**

W. Rate Sheet Dated: **8/11/2017** **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	98.432	98.332	98.232	3.125	97.760	97.660	97.560	3.000	100.917	100.817	100.717	3.000	100.902	100.802	100.690
3.375	99.348	99.248	99.148	3.250	99.605	99.505	99.405	3.125	101.376	101.276	101.176	3.125	101.194	101.094	100.982
3.500	100.026	99.926	99.826	3.375	100.332	100.232	100.132	3.250	102.105	102.005	101.905	3.250	101.995	101.895	101.795
3.625	100.675	100.575	100.475	3.500	101.038	100.938	100.838	3.375	102.491	102.391	102.291	3.375	102.267	102.167	102.067
3.750	101.426	101.326	101.226	3.625	101.613	101.513	101.413	3.500	102.787	102.687	102.587	3.500	102.533	102.433	102.333
3.875	102.094	101.994	101.894	3.750	102.095	101.995	101.895	3.625	102.965	102.865	102.765	3.625	102.760	102.660	102.560
3.990	102.518	102.418	102.318	3.875	102.613	102.513	102.413	3.750	103.310	103.210	103.110	3.750	103.245	103.145	103.045
4.000	102.618	102.518	102.418	3.990	103.048	102.948	102.848	3.875	103.570	103.470	103.370	3.875	103.483	103.383	103.283
4.125	103.171	103.071	102.971	4.000	103.148	103.048	102.948	3.990	103.720	103.620	103.520	3.990	103.612	103.512	103.412
4.250	103.730	103.630	103.530	4.125	103.653	103.553	103.453	4.000	103.820	103.720	103.620	4.000	103.712	103.612	103.512
4.375	104.248	104.148	104.048	4.250	104.284	104.184	104.084	4.125	104.138	104.038	103.938	4.125	103.901	103.801	103.701
4.500	104.527	104.427	104.327	4.375	104.744	104.644	104.544	4.250	104.462	104.362	104.262	4.250	104.127	104.027	103.927
4.625	105.082	104.982	104.882	4.500	105.215	105.115	105.015	4.375	104.761	104.661	104.561	4.375	104.313	104.213	104.113
4.750	105.585	105.485	105.385	4.625	105.660	105.560	105.460	4.500	104.877	104.777	104.677	4.500	104.487	104.387	104.287
4.875	106.040	105.940	105.840	4.750	106.035	105.935	105.835	4.625	104.920	104.820	104.720	4.625	104.689	104.589	104.489
4.990	106.153	106.053	105.953	4.875	106.409	106.309	106.209	4.750	105.197	105.097	104.997	4.750	104.861	104.761	104.661
5.000	106.253	106.153	106.053	4.990	106.522	106.422	106.322	4.875	105.431	105.331	105.231	4.875	105.005	104.905	104.805
5.125	106.803	106.703	106.603	5.000	106.622	106.522	106.422	4.990	105.570	105.470	105.370	4.990	105.054	104.954	104.854
5.250	107.299	107.199	107.099	5.125	107.093	106.993	106.893	5.000	105.670	105.570	105.470	5.000	105.154	105.054	104.954

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	101.795	101.695	101.595	3.000	100.086	99.986	99.886
4.250	102.311	102.211	102.111	3.125	100.453	100.353	100.253
4.375	102.723	102.623	102.523	3.250	100.791	100.691	100.591
4.500	102.969	102.869	102.769	3.375	101.218	101.118	101.018
4.625	103.173	103.073	102.973	3.500	101.635	101.535	101.435
4.750	103.641	103.541	103.441	3.625	101.956	101.856	101.756
4.875	104.032	103.932	103.832	3.750	102.184	102.084	101.984
4.990	104.049	103.949	103.849	3.875	102.354	102.254	102.154
5.000	104.149	104.049	103.949	3.990	102.417	102.317	102.217
5.125	104.313	104.213	104.113	4.000	102.517	102.417	102.317
5.250	104.268	104.168	104.068	4.125	102.389	102.289	102.189
5.375	104.616	104.516	104.416	4.250	102.602	102.502	102.402
5.500	104.856	104.756	104.656	4.375	102.807	102.707	102.607
5.625	105.034	104.934	104.834	4.500	102.881	102.781	102.681
5.750	104.680	104.580	104.480	4.625	103.117	103.017	102.917
5.875	105.044	104.944	104.844	4.750	103.305	103.205	103.105
5.990	105.210	105.110	105.010	4.875	103.465	103.365	103.265
6.000	105.310	105.210	105.110	4.990	103.523	103.423	103.323
6.125	105.428	105.328	105.228	5.000	103.623	103.523	103.423

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

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

Applicable for all mortgages with greater than 15 year terms

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

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

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.

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums

HomeReady LLPA Caps*

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

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

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) FHA ID# - 1358600006

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/11/2017**
45 Day Lock Exp.: **9/25/2017**
60 Day Lock Exp.: **10/10/2017**

W. Rate Sheet Dated: 8/11/2017 **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	95.353	95.253	95.153	3.125	N/A	N/A	N/A	3.125	95.510	95.410	95.310	3.250	94.491	94.391	94.291
3.375	96.206	96.106	96.006	3.250	93.226	93.126	93.026	3.250	97.174	97.074	96.974	3.375	95.644	95.544	95.444
3.500	97.232	97.132	97.032	3.375	94.380	94.280	94.180	3.375	97.991	97.891	97.791	3.500	96.991	96.891	96.791
3.625	97.958	97.858	97.758	3.500	95.767	95.667	95.567	3.500	98.788	98.688	98.588	3.625	97.967	97.867	97.767
3.750	98.619	98.519	98.419	3.625	96.749	96.649	96.549	3.625	99.363	99.263	99.163	3.750	98.667	98.567	98.467
3.875	99.345	99.245	99.145	3.750	97.533	97.433	97.333	3.750	99.845	99.745	99.645	3.875	99.257	99.157	99.057
3.990	99.933	99.833	99.733	3.875	98.331	98.231	98.131	3.875	100.363	100.263	100.163	3.990	99.612	99.512	99.412
4.000	100.033	99.933	99.833	3.990	99.162	99.062	98.962	3.990	100.798	100.698	100.598	4.000	99.712	99.612	99.512
4.125	100.673	100.573	100.473	4.000	99.262	99.162	99.062	4.000	100.898	100.798	100.698	4.125	100.327	100.227	100.127
4.250	101.224	101.124	101.024	4.125	100.131	100.031	99.931	4.125	101.403	101.303	101.203	4.250	100.916	100.816	100.716
4.375	101.700	101.600	101.500	4.250	100.809	100.709	100.609	4.250	102.034	101.934	101.834	4.375	101.419	101.319	101.219
4.500	102.277	102.177	102.077	4.375	101.604	101.504	101.404	4.375	102.494	102.394	102.294	4.500	101.800	101.700	101.600
4.625	102.832	102.732	102.632	4.500	102.411	102.311	102.211	4.500	102.965	102.865	102.765	4.625	102.374	102.274	102.174
4.750	103.335	103.235	103.135	4.625	103.174	103.074	102.974	4.625	103.410	103.310	103.210	4.750	102.933	102.833	102.733
4.875	103.790	103.690	103.590	4.750	103.795	103.695	103.595	4.750	103.785	103.685	103.585	4.875	103.454	103.354	103.254
4.990	103.903	103.803	103.703	4.875	104.299	104.199	104.099	4.875	104.159	104.059	103.959	4.990	103.584	103.484	103.384
5.000	104.003	103.903	103.803	4.990	104.441	104.341	104.241	4.990	104.272	104.172	104.072	5.000	103.684	103.584	103.484
5.125	104.553	104.453	104.353	5.000	104.541	104.441	104.341	5.000	104.372	104.272	104.172	5.125	104.082	103.982	103.882
5.250	105.049	104.949	104.849	5.125	105.168	105.068	104.968	5.125	104.843	104.743	104.643	5.250	104.606	104.506	104.406

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	100.086	99.986	99.886	3.000	96.898	96.798	96.698	3.000	98.652	98.552	98.440	3.000	96.723	96.623	96.523
3.125	100.453	100.353	100.253	3.125	97.431	97.331	97.231	3.125	98.944	98.844	98.732	3.125	97.256	97.156	97.056
3.250	100.791	100.691	100.591	3.250	98.474	98.374	98.274	3.250	99.745	99.645	99.545	3.250	98.290	98.190	98.090
3.375	101.218	101.118	101.018	3.375	99.019	98.919	98.819	3.375	100.017	99.917	99.817	3.375	98.834	98.734	98.634
3.500	101.635	101.535	101.435	3.500	99.555	99.455	99.355	3.500	100.283	100.183	100.083	3.500	99.370	99.270	99.170
3.625	101.956	101.856	101.756	3.625	100.014	99.914	99.814	3.625	100.510	100.410	100.310	3.625	99.809	99.709	99.609
3.750	102.184	102.084	101.984	3.750	100.397	100.297	100.197	3.750	100.995	100.895	100.795	3.750	100.192	100.092	99.992
3.875	102.354	102.254	102.154	3.875	100.740	100.640	100.540	3.875	101.233	101.133	101.033	3.875	100.535	100.435	100.335
3.990	102.417	102.317	102.217	3.990	101.121	101.021	100.921	3.990	101.362	101.262	101.162	3.990	100.916	100.816	100.716
4.000	102.517	102.417	102.317	4.000	101.221	101.121	101.021	4.000	101.462	101.362	101.262	4.000	101.016	100.916	100.816
4.125	102.389	102.289	102.189	4.125	101.620	101.520	101.420	4.125	101.651	101.551	101.451	4.125	101.405	101.305	101.205
4.250	102.602	102.502	102.402	4.250	101.982	101.882	101.782	4.250	101.877	101.777	101.677	4.250	101.797	101.697	101.597
4.375	102.807	102.707	102.607	4.375	102.312	102.212	102.112	4.375	102.063	101.963	101.863	4.375	102.127	102.027	101.927
4.500	102.881	102.781	102.681	4.500	102.443	102.343	102.243	4.500	102.237	102.137	102.037	4.500	102.258	102.158	102.058
4.625	103.117	103.017	102.917	4.625	102.682	102.582	102.482	4.625	102.439	102.339	102.239	4.625	102.497	102.397	102.297
4.750	103.305	103.205	103.105	4.750	102.988	102.888	102.788	4.750	102.611	102.511	102.411	4.750	102.804	102.704	102.604
4.875	103.465	103.365	103.265	4.875	103.248	103.148	103.048	4.875	102.755	102.655	102.555	4.875	103.063	102.963	102.863
4.990	103.523	103.423	103.323	4.990	103.408	103.308	103.208	4.990	102.804	102.704	102.604	4.990	103.223	103.123	103.023
5.000	103.623	103.523	103.423	5.000	103.508	103.408	103.308	5.000	102.904	102.804	102.704	5.000	103.323	103.223	103.123

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt) | FHA ID# - 1358600006

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/11/2017**
45 Day Lock Exp.: **9/25/2017**
60 Day Lock Exp.: **10/10/2017**

W. Rate Sheet Dated: **8/11/2017** **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	101.426	101.326	101.226	3.750	102.267	102.125	102.063	2.750	100.040	99.940	99.840
3.875	102.094	101.994	101.894	3.875	102.869	102.726	102.664	2.875	100.577	100.477	100.377
3.990	102.518	102.418	102.318	3.990	103.394	103.251	103.188	2.990	100.817	100.717	100.617
4.000	102.618	102.518	102.418	4.000	103.494	103.351	103.288	3.000	100.917	100.817	100.717
4.125	103.171	103.071	102.971	4.125	103.587	103.435	103.353	3.125	101.376	101.276	101.176
4.250	103.773	103.673	103.573	4.250	104.229	104.076	103.995	3.250	102.105	102.005	101.905
4.375	104.346	104.246	104.146	4.375	104.675	104.524	104.442	3.375	102.491	102.391	102.291
4.500	104.843	104.743	104.643	4.500	105.155	105.006	104.924	3.500	102.787	102.687	102.587
4.625	105.251	105.151	105.051	4.625	105.593	105.479	105.378	3.625	103.187	103.087	102.987
4.750	105.761	105.661	105.561	4.750	106.086	105.974	105.873	3.750	103.682	103.582	103.482
4.875	106.220	106.120	106.020	4.875	106.560	106.451	106.350	3.875	104.164	104.064	103.964
4.990	106.506	106.406	106.306	4.990	106.899	106.794	106.693	3.990	103.800	103.700	103.600
5.000	106.606	106.506	106.406	5.000	106.999	106.894	106.793	4.000	103.900	103.800	103.700
5.125	106.939	106.839	106.739	5.125	106.746	106.646	106.546	4.125	104.379	104.279	104.179
5.250	107.409	107.309	107.209	5.250	107.204	107.104	107.004	4.250	104.726	104.626	104.526
5.375	107.778	107.678	107.578	5.375	107.587	107.487	107.387	4.375	105.109	105.009	104.909
5.500	108.102	108.002	107.902	5.500	107.943	107.843	107.743	4.500	105.643	105.543	105.443
5.625	108.485	108.385	108.285	5.625	108.349	108.249	108.149	4.625	106.014	105.914	105.814
5.750	108.883	108.783	108.683	5.750	108.756	108.656	108.556	4.750	103.527	103.427	103.327

Applicable for all mortgages with greater than 15 year terms

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

Program Feataures

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

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) | FHA ID# - 1358600006

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.: **10/10/2017**

W. Rate Sheet Dated: **8/11/2017** **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	98.975	98.875	98.775	3.750	98.875	98.775	98.675	3.750	100.187	100.045	99.983	3.750	100.087	99.945	99.883
3.875	99.657	99.557	99.457	3.875	99.557	99.457	99.357	3.875	100.789	100.646	100.584	3.875	100.689	100.546	100.484
3.990	100.151	100.051	99.951	3.990	100.051	99.951	99.851	3.990	101.314	101.171	101.108	3.990	101.214	101.071	101.008
4.000	100.251	100.151	100.051	4.000	100.151	100.051	99.951	4.000	101.414	101.271	101.208	4.000	101.314	101.171	101.108
4.125	100.922	100.822	100.722	4.125	100.822	100.722	100.622	4.125	101.507	101.355	101.273	4.125	101.407	101.255	101.173
4.250	101.544	101.444	101.344	4.250	101.444	101.344	101.244	4.250	102.076	101.923	101.842	4.250	101.976	101.823	101.742
4.375	102.117	102.017	101.917	4.375	102.017	101.917	101.817	4.375	102.595	102.444	102.362	4.375	102.495	102.344	102.262
4.500	102.614	102.514	102.414	4.500	102.514	102.414	102.314	4.500	103.075	102.926	102.844	4.500	102.975	102.826	102.744
4.625	103.022	102.922	102.822	4.625	102.922	102.822	102.722	4.625	103.513	103.399	103.298	4.625	103.413	103.299	103.198
4.750	103.532	103.432	103.332	4.750	103.432	103.332	103.232	4.750	104.006	103.894	103.793	4.750	103.906	103.794	103.693
4.875	103.991	103.891	103.791	4.875	103.891	103.791	103.691	4.875	104.480	104.371	104.270	4.875	104.380	104.271	104.170
4.990	104.277	104.177	104.077	4.990	104.177	104.077	103.977	4.990	104.819	104.714	104.613	4.990	104.719	104.614	104.513
5.000	104.377	104.277	104.177	5.000	104.277	104.177	104.077	5.000	104.919	104.814	104.713	5.000	104.819	104.714	104.613
5.125	104.710	104.610	104.510	5.125	104.610	104.510	104.410	5.125	104.666	104.566	104.466	5.125	104.566	104.466	104.366
5.250	105.180	105.080	104.980	5.250	105.080	104.980	104.880	5.250	105.124	105.024	104.924	5.250	105.024	104.924	104.824
5.375	105.549	105.449	105.349	5.375	105.449	105.349	105.249	5.375	105.507	105.407	105.307	5.375	105.407	105.307	105.207
5.500	105.873	105.773	105.673	5.500	105.773	105.673	105.573	5.500	105.863	105.763	105.663	5.500	105.763	105.663	105.563
5.625	106.256	106.156	106.056	5.625	106.156	106.056	105.956	5.625	106.269	106.169	106.069	5.625	106.169	106.069	105.969
5.750	106.654	106.554	106.454	5.750	106.554	106.454	106.354	5.750	106.676	106.576	106.476	5.750	106.576	106.476	106.376

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.238	97.138	97.038	2.750	97.138	97.038	96.938
2.875	97.859	97.759	97.659	2.875	97.759	97.659	97.559
2.990	98.373	98.273	98.173	2.990	98.273	98.173	98.073
3.000	98.473	98.373	98.273	3.000	98.373	98.273	98.173
3.125	99.041	98.941	98.841	3.125	98.941	98.841	98.741
3.250	99.593	99.493	99.393	3.250	99.493	99.393	99.293
3.375	100.114	100.014	99.914	3.375	100.014	99.914	99.814
3.500	100.614	100.514	100.414	3.500	100.514	100.414	100.314
3.625	101.107	101.007	100.907	3.625	101.007	100.907	100.807
3.750	101.602	101.502	101.402	3.750	101.502	101.402	101.302
3.875	102.084	101.984	101.884	3.875	101.984	101.884	101.784
3.990	101.720	101.620	101.520	3.990	101.620	101.520	101.420
4.000	101.820	101.720	101.620	4.000	101.720	101.620	101.520
4.125	102.299	102.199	102.099	4.125	102.199	102.099	101.999
4.250	102.646	102.546	102.446	4.250	102.546	102.446	102.346
4.375	103.029	102.929	102.829	4.375	102.929	102.829	102.729
4.500	103.563	103.463	103.363	4.500	103.463	103.363	103.263
4.625	103.934	103.834	103.734	4.625	103.834	103.734	103.634
4.750	101.447	101.347	101.247	4.750	101.347	101.247	101.147

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) | FHA ID# - 1358600006

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

AFR Loan Center

Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
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.: 10/10/2017

W. Rate Sheet Dated: 8/11/2017 **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	99.505	99.405	99.305	3.750	100.717	100.575	100.513	2.750	97.768	97.668	97.568
3.875	100.187	100.087	99.987	3.875	101.319	101.176	101.114	2.875	98.389	98.289	98.189
3.990	100.681	100.581	100.481	3.990	101.844	101.701	101.638	2.990	98.903	98.803	98.703
4.000	100.781	100.681	100.581	4.000	101.944	101.801	101.738	3.000	99.003	98.903	98.803
4.125	101.452	101.352	101.252	4.125	102.037	101.885	101.803	3.125	99.571	99.471	99.371
4.250	102.074	101.974	101.874	4.250	102.606	102.453	102.372	3.250	100.123	100.023	99.923
4.375	102.647	102.547	102.447	4.375	103.125	102.974	102.892	3.375	100.644	100.544	100.444
4.500	103.144	103.044	102.944	4.500	103.605	103.456	103.374	3.500	101.144	101.044	100.944
4.625	103.552	103.452	103.352	4.625	104.043	103.929	103.828	3.625	101.637	101.537	101.437
4.750	104.062	103.962	103.862	4.750	104.536	104.424	104.323	3.750	102.132	102.032	101.932
4.875	104.521	104.421	104.321	4.875	105.010	104.901	104.800	3.875	102.614	102.514	102.414
4.990	104.807	104.707	104.607	4.990	105.349	105.244	105.143	3.990	102.250	102.150	102.050
5.000	104.907	104.807	104.707	5.000	105.449	105.344	105.243	4.000	102.350	102.250	102.150
5.125	105.240	105.140	105.040	5.125	105.196	105.096	104.996	4.125	102.829	102.729	102.629
5.250	105.710	105.610	105.510	5.250	105.654	105.554	105.454	4.250	103.176	103.076	102.976
5.375	106.079	105.979	105.879	5.375	106.037	105.937	105.837	4.375	103.559	103.459	103.359
5.500	106.403	106.303	106.203	5.500	106.393	106.293	106.193	4.500	104.093	103.993	103.893
5.625	106.786	106.686	106.586	5.625	106.799	106.699	106.599	4.625	104.464	104.364	104.264
5.750	107.184	107.084	106.984	5.750	107.206	107.106	107.006	4.750	101.977	101.877	101.777

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.	