AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**9/13/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**9/28/2017**
		60 Day Lock Exp.:	**10/13/2017**

W. Rate Sheet Dated: **8/14/2017** **Release Time:** **11:00 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	100.691	100.541	100.391	3.250	100.524	100.374	100.224	1.875	N/A	N/A	N/A	3.125	100.869	100.719	100.569
3.375	101.141	100.991	100.841	3.375	100.939	100.789	100.639	2.000	N/A	N/A	N/A	3.250	100.763	100.613	100.463
3.500	101.587	101.437	101.287	3.500	101.349	101.199	101.049	2.125	N/A	N/A	N/A	3.375	101.172	101.022	100.872
3.625	101.990	101.840	101.690	3.625	101.716	101.566	101.416	2.250	97.548	97.398	97.248	3.500	101.576	101.426	101.276
3.750	102.950	102.794	102.622	3.750	102.783	102.627	102.455	2.375	97.941	97.791	97.641	3.625	101.979	101.829	101.679
3.875	103.389	103.233	103.061	3.875	103.187	103.030	102.858	2.500	98.331	98.181	98.031	Margin = 2.250		Index = 1.230	
4.000	103.822	103.665	103.494	4.000	103.583	103.427	103.255	2.625	98.671	98.521	98.371				
4.125	104.143	103.987	103.815	4.125	103.869	103.713	103.541	2.750	100.616	100.459	100.303				
4.250	104.210	104.085	103.960	4.250	104.043	103.918	103.793	2.875	101.003	100.847	100.691				
4.375	104.574	104.449	104.324	4.375	104.372	104.247	104.122	3.000	101.378	101.222	101.066				
4.500	104.903	104.778	104.653	4.500	104.665	104.540	104.415	3.125	101.704	101.548	101.392				
4.625	105.162	105.037	104.912	4.625	104.888	104.763	104.638	3.250	102.593	102.443	102.293				
4.750	105.026	104.926	104.826	4.750	104.859	104.759	104.659	3.375	102.915	102.765	102.615				
4.875	105.320	105.220	105.120	4.875	105.117	105.017	104.917	3.500	103.203	103.053	102.903				
5.000	105.580	105.480	105.380	5.000	105.342	105.242	105.142	3.625	103.418	103.268	103.118				
5.125	106.049	105.949	105.849	5.125	105.775	105.675	105.575	3.750	103.495	103.345	103.195				
5.250	106.007	105.907	105.807	5.250	105.840	105.740	105.640	3.875	103.747	103.597	103.447				
5.375	106.301	106.201	106.101	5.375	106.098	105.998	105.898	4.000	103.964	103.814	103.664				
5.500	106.561	106.461	106.361	5.500	106.323	106.223	106.123	4.125	104.119	103.969	103.819				

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	99.801	99.651	99.501	3.250	99.634	99.484	99.334	1.875	N/A	N/A	N/A	3.125	99.979	99.829	99.679
3.375	100.251	100.101	99.951	3.375	100.049	99.899	99.749	2.000	N/A	N/A	N/A	3.250	99.873	99.723	99.573
3.500	100.697	100.547	100.397	3.500	100.459	100.309	100.159	2.125	N/A	N/A	N/A	3.375	100.282	100.132	99.982
3.625	101.100	100.950	100.800	3.625	100.826	100.676	100.526	2.250	96.658	96.508	96.358	3.500	100.686	100.536	100.386
3.750	102.060	101.904	101.732	3.750	101.893	101.737	101.565	2.375	97.051	96.901	96.751	3.625	101.089	100.939	100.789
3.875	102.499	102.343	102.171	3.875	102.297	102.140	101.968	2.500	97.441	97.291	97.141	Margin = 2.250		Index = 1.230	
4.000	102.932	102.775	102.604	4.000	102.693	102.537	102.365	2.625	97.781	97.631	97.481	30 Year OTC			
4.125	103.253	103.097	102.925	4.125	102.979	102.823	102.651	2.750	99.726	99.569	99.413	Rate	30 Day	45 Day	60 Day
4.250	103.320	103.195	103.070	4.250	103.153	103.028	102.903	2.875	100.113	99.957	99.801	3.500	98.997	98.747	98.497
4.375	103.684	103.559	103.434	4.375	103.482	103.357	103.232	3.000	100.488	100.332	100.176	4.000	101.232	100.982	100.732
4.500	104.013	103.888	103.763	4.500	103.775	103.650	103.525	3.125	100.814	100.658	100.502	4.500	102.313	102.063	101.813
4.625	104.272	104.147	104.022	4.625	103.998	103.873	103.748	3.250	101.703	101.553	101.403	5.000	102.990	102.740	102.490
4.750	104.136	104.036	103.936	4.750	103.969	103.869	103.769	3.375	102.025	101.875	101.725	5.500	103.971	103.721	103.471
4.875	104.430	104.330	104.230	4.875	104.227	104.127	104.027	3.500	102.313	102.163	102.013	15 Year OTC			
5.000	104.690	104.590	104.490	5.000	104.452	104.352	104.252	3.625	102.528	102.378	102.228	Rate	30 Day	45 Day	60 Day
5.125	105.159	105.059	104.959	5.125	104.885	104.785	104.685	3.750	102.605	102.455	102.305	2.500	95.741	95.491	95.241
5.250	105.117	105.017	104.917	5.250	104.950	104.850	104.750	3.875	102.857	102.707	102.557	3.000	98.788	98.538	98.288
5.375	105.411	105.311	105.211	5.375	105.208	105.108	105.008	4.000	103.074	102.924	102.774	3.500	100.613	100.363	100.113
5.500	105.671	105.571	105.471	5.500	105.433	105.333	105.233	4.125	103.229	103.079	102.929	4.000	101.374	101.124	100.874

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:	8/14/2017	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		30 Day Lock Exp.:	**9/13/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**9/28/2017**
			60 Day Lock Exp.:	**10/13/2017**

W. Rate Sheet Dated: **8/14/2017** **Release Time:** **11:00 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	99.347	99.197	99.047	3.250	99.180	99.030	98.880	1.875	N/A	N/A	N/A	3.125	99.18	99.032	98.882
3.375	99.798	99.648	99.498	3.375	99.595	99.445	99.295	2.000	N/A	N/A	N/A	3.250	99.42	99.269	99.119
3.500	100.244	100.094	99.944	3.500	100.005	99.855	99.705	2.125	N/A	N/A	N/A	3.375	99.83	99.678	99.528
3.625	100.646	100.496	100.346	3.625	100.372	100.222	100.072	2.250	95.548	95.398	95.248	3.500	100.23	100.082	99.932
3.750	101.325	101.169	100.997	3.750	101.158	101.002	100.830	2.375	95.941	95.791	95.641	3.625	100.63	100.485	100.335
3.875	101.764	101.608	101.436	3.875	101.562	101.405	101.233	2.500	96.331	96.181	96.031	Margin = 2.250		Index = 1.230	
4.000	102.197	102.040	101.869	4.000	101.958	101.802	101.630	2.625	96.671	96.521	96.371				
4.125	102.518	102.362	102.190	4.125	102.244	102.088	101.916	2.750	98.928	98.772	98.616				
4.250	101.991	101.866	101.741	4.250	101.824	101.699	101.574	2.875	99.316	99.159	99.003				
4.375	102.356	102.231	102.106	4.375	102.153	102.028	101.903	3.000	99.691	99.535	99.378				
4.500	102.685	102.560	102.435	4.500	102.446	102.321	102.196	3.125	100.017	99.861	99.704				
4.625	102.943	102.818	102.693	4.625	102.669	102.544	102.419	3.250	101.249	101.099	100.949				
4.750	102.370	102.270	102.170	4.750	102.203	102.103	102.003	3.375	101.571	101.421	101.271				
4.875	102.664	102.564	102.464	4.875	102.461	102.361	102.261	3.500	101.859	101.709	101.559				
5.000	102.924	102.824	102.724	5.000	102.686	102.586	102.486	3.625	102.074	101.924	101.774				
5.125	103.393	103.293	103.193	5.125	103.119	103.019	102.919	3.750	101.870	101.720	101.570				
5.250	99.757	99.657	99.557	5.250	99.590	99.490	99.390	3.875	102.122	101.972	101.822				
5.375	100.051	99.951	99.851	5.375	99.848	99.748	99.648	4.000	102.339	102.189	102.039				
5.500	100.311	100.211	100.111	5.500	100.073	99.973	99.873	4.125	102.494	102.344	102.194				

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	98.457	98.307	98.157	3.250	98.290	98.140	97.990	1.875	N/A	N/A	N/A	3.125	98.292	98.142	97.992
3.375	98.908	98.758	98.608	3.375	98.705	98.555	98.405	2.000	N/A	N/A	N/A	3.250	98.529	98.379	98.229
3.500	99.354	99.204	99.054	3.500	99.115	98.965	98.815	2.125	N/A	N/A	N/A	3.375	98.938	98.788	98.638
3.625	99.756	99.606	99.456	3.625	99.482	99.332	99.182	2.250	94.908	94.758	94.608	3.500	99.342	99.192	99.042
3.750	100.435	100.279	100.107	3.750	100.268	100.112	99.940	2.375	95.301	95.151	95.001	3.625	99.745	99.595	99.445
3.875	100.874	100.718	100.546	3.875	100.672	100.515	100.343	2.500	95.691	95.541	95.391	Margin = 2.250		Index = 1.230	
4.000	101.307	101.150	100.979	4.000	101.068	100.912	100.740	2.625	96.031	95.881	95.731	**30 Year OTC**			
4.125	101.628	101.472	101.300	4.125	101.354	101.198	101.026	2.750	98.663	98.507	98.351	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.101	100.976	100.851	4.250	100.934	100.809	100.684	2.875	99.051	98.894	98.738	3.500	97.654	97.404	97.154
4.375	101.466	101.341	101.216	4.375	101.263	101.138	101.013	3.000	99.426	99.270	99.113	4.000	99.607	99.357	99.107
4.500	101.795	101.670	101.545	4.500	101.556	101.431	101.306	3.125	99.752	99.596	99.439	4.500	100.095	99.845	99.595
4.625	102.053	101.928	101.803	4.625	101.779	101.654	101.529	3.250	100.273	100.123	99.973	5.000	100.334	100.084	99.834
4.750	101.480	101.380	101.280	4.750	101.313	101.213	101.113	3.375	100.595	100.445	100.295	5.500	97.721	97.471	97.221
4.875	101.774	101.674	101.574	4.875	101.571	101.471	101.371	3.500	100.883	100.733	100.583	**15 Year OTC**			
5.000	102.034	101.934	101.834	5.000	101.796	101.696	101.596	3.625	101.098	100.948	100.798	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.503	102.403	102.303	5.125	102.229	102.129	102.029	3.750	100.714	100.564	100.414	2.500	93.991	93.741	93.491
5.250	98.867	98.767	98.667	5.250	98.700	98.600	98.500	3.875	100.966	100.816	100.666	3.000	97.726	97.476	97.226
5.375	99.161	99.061	98.961	5.375	98.958	98.858	98.758	4.000	101.184	101.034	100.884	3.500	99.183	98.933	98.683
5.500	99.421	99.321	99.221	5.500	99.183	99.083	98.983	4.125	101.338	101.188	101.038	4.000	99.484	99.234	98.984

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	FICO 620 - 639	-1.000	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
FICO 640 - 659	0.000					
NY	-0.250	Non Owner Occupancy	-2.000			
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	8/14/2017	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.: **9/13/2017**
45 Day Lock Exp.: **9/28/2017**
60 Day Lock Exp.: **10/13/2017**

W. Rate Sheet Dated: **8/14/2017** **Release Time:** **11:00 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	98.464	98.364	98.264	3.125	97.723	97.623	97.523	3.000	100.848	100.748	100.648	3.000	100.707	100.607	100.507
3.375	99.380	99.280	99.180	3.250	99.636	99.536	99.436	3.125	101.316	101.216	101.116	3.125	100.999	100.899	100.799
3.500	100.057	99.957	99.857	3.375	100.363	100.263	100.163	3.250	102.036	101.936	101.836	3.250	101.988	101.888	101.788
3.625	100.707	100.607	100.507	3.500	101.000	100.900	100.800	3.375	102.435	102.335	102.235	3.375	102.260	102.160	102.060
3.750	101.426	101.326	101.226	3.625	101.574	101.474	101.374	3.500	102.809	102.709	102.609	3.500	102.529	102.429	102.329
3.875	102.094	101.994	101.894	3.750	102.056	101.956	101.856	3.625	102.966	102.866	102.766	3.625	102.759	102.659	102.559
3.990	102.518	102.418	102.318	3.875	102.551	102.451	102.351	3.750	103.314	103.214	103.114	3.750	103.229	103.129	103.029
4.000	102.618	102.518	102.418	3.990	102.985	102.885	102.785	3.875	103.576	103.476	103.376	3.875	103.470	103.370	103.270
4.125	103.171	103.071	102.971	4.000	103.085	102.985	102.885	3.990	103.729	103.629	103.529	3.990	103.603	103.503	103.403
4.250	103.698	103.598	103.498	4.125	103.596	103.496	103.396	4.000	103.829	103.729	103.629	4.000	103.703	103.603	103.503
4.375	104.217	104.117	104.017	4.250	104.233	104.133	104.033	4.125	104.132	104.032	103.932	4.125	103.894	103.794	103.694
4.500	104.483	104.383	104.283	4.375	104.696	104.596	104.496	4.250	104.464	104.364	104.264	4.250	104.126	104.026	103.926
4.625	105.040	104.940	104.840	4.500	105.171	105.071	104.971	4.375	104.770	104.670	104.570	4.375	104.316	104.216	104.116
4.750	105.550	105.450	105.350	4.625	105.620	105.520	105.420	4.500	104.893	104.793	104.693	4.500	104.506	104.406	104.306
4.875	106.014	105.914	105.814	4.750	106.000	105.900	105.800	4.625	104.944	104.844	104.744	4.625	104.712	104.612	104.512
4.990	106.138	106.038	105.938	4.875	106.384	106.284	106.184	4.750	105.225	105.125	105.025	4.750	104.887	104.787	104.687
5.000	106.238	106.138	106.038	4.990	106.479	106.379	106.279	4.875	105.460	105.360	105.260	4.875	105.031	104.931	104.831
5.125	106.765	106.665	106.565	5.000	106.579	106.479	106.379	4.990	105.593	105.493	105.393	4.990	105.077	104.977	104.877
5.250	107.268	107.168	107.068	5.125	107.057	106.957	106.857	5.000	105.693	105.593	105.493	5.000	105.177	105.077	104.977

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	101.735	101.635	101.535	3.000	99.891	99.791	99.691
4.250	102.257	102.157	102.057	3.125	100.258	100.158	100.058
4.375	102.673	102.573	102.473	3.250	100.783	100.683	100.583
4.500	102.921	102.821	102.721	3.375	101.210	101.110	101.010
4.625	103.131	103.031	102.931	3.500	101.631	101.531	101.431
4.750	103.605	103.505	103.405	3.625	101.955	101.855	101.755
4.875	104.005	103.905	103.805	3.750	102.186	102.086	101.986
4.990	104.027	103.927	103.827	3.875	102.359	102.259	102.159
5.000	104.127	104.027	103.927	3.990	102.426	102.326	102.226
5.125	104.291	104.191	104.091	4.000	102.526	102.426	102.326
5.250	104.236	104.136	104.036	4.125	102.383	102.283	102.183
5.375	104.586	104.486	104.386	4.250	102.601	102.501	102.401
5.500	104.825	104.725	104.625	4.375	102.809	102.709	102.609
5.625	105.003	104.903	104.803	4.500	102.891	102.791	102.691
5.750	104.670	104.570	104.470	4.625	103.140	103.040	102.940
5.875	105.035	104.935	104.835	4.750	103.331	103.231	103.131
5.990	105.199	105.099	104.999	4.875	103.491	103.391	103.291
6.000	105.299	105.199	105.099	4.990	103.550	103.450	103.350
6.125	105.414	105.314	105.214	5.000	103.650	103.550	103.450

All Loan Type Adjustments

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

Applicable for all mortgages with greater than 15 year terms

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

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Product Features

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

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

Mortgages with Subordinate Financing *

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

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

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	-0.250
All other LTV & FICO combos	-1.750

*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 →	> 20 yr: ≤ 85.00%	> 20 yr: 85.01 - 90.00%	> 20 yr: 90.01 - 95.00%	> 20 yr: 95.01 - 97.00%	≤ 20 yr: ≤ 85.00%	≤ 20 yr: 85.01 - 90.00%	≤ 20 yr: 90.01 - 95.00%	≤ 20 yr: 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

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

[AFR Loan Center](#)			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	9/13/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	9/28/2017
		60 Day Lock Exp.:	10/13/2017

W. Rate Sheet Dated: **8/14/2017** **Release Time:** **11:00 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	95.340	95.240	95.140	3.125	N/A	N/A	N/A	3.125	95.473	95.373	95.273	3.250	94.487	94.387	94.287
3.375	96.179	96.079	95.979	3.250	93.225	93.125	93.025	3.250	97.158	97.058	96.958	3.375	95.619	95.519	95.419
3.500	97.195	97.095	96.995	3.375	94.356	94.256	94.156	3.375	97.960	97.860	97.760	3.500	96.953	96.853	96.753
3.625	97.918	97.818	97.718	3.500	95.729	95.629	95.529	3.500	98.750	98.650	98.550	3.625	97.927	97.827	97.727
3.750	98.562	98.462	98.362	3.625	96.709	96.609	96.509	3.625	99.324	99.224	99.124	3.750	98.630	98.530	98.430
3.875	99.279	99.179	99.079	3.750	97.495	97.395	97.295	3.750	99.806	99.706	99.606	3.875	99.227	99.127	99.027
3.990	99.868	99.768	99.668	3.875	98.259	98.159	98.059	3.875	100.301	100.201	100.101	3.990	99.589	99.489	99.389
4.000	99.968	99.868	99.768	3.990	99.093	98.993	98.893	3.990	100.735	100.635	100.535	4.000	99.689	99.589	99.489
4.125	100.613	100.513	100.413	4.000	99.193	99.093	98.993	4.000	100.835	100.735	100.635	4.125	100.269	100.169	100.069
4.250	101.170	101.070	100.970	4.125	100.071	99.971	99.871	4.125	101.346	101.246	101.146	4.250	100.865	100.765	100.665
4.375	101.651	101.551	101.451	4.250	100.756	100.656	100.556	4.250	101.983	101.883	101.783	4.375	101.372	101.272	101.172
4.500	102.233	102.133	102.033	4.375	101.552	101.452	101.352	4.375	102.446	102.346	102.246	4.500	101.754	101.654	101.554
4.625	102.790	102.690	102.590	4.500	102.365	102.265	102.165	4.500	102.921	102.821	102.721	4.625	102.333	102.233	102.133
4.750	103.300	103.200	103.100	4.625	103.132	103.032	102.932	4.625	103.370	103.270	103.170	4.750	102.900	102.800	102.700
4.875	103.764	103.664	103.564	4.750	103.760	103.660	103.560	4.750	103.750	103.650	103.550	4.875	103.433	103.333	103.233
4.990	103.888	103.788	103.688	4.875	104.276	104.176	104.076	4.875	104.134	104.034	103.934	4.990	103.571	103.471	103.371
5.000	103.988	103.888	103.788	4.990	104.426	104.326	104.226	4.990	104.229	104.129	104.029	5.000	103.671	103.571	103.471
5.125	104.515	104.415	104.315	5.000	104.526	104.426	104.326	5.000	104.329	104.229	104.129	5.125	104.045	103.945	103.845
5.250	105.018	104.918	104.818	5.125	105.129	105.029	104.929	5.125	104.807	104.707	104.607	5.250	104.576	104.476	104.376

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.891	99.791	99.691	3.000	96.702	96.602	96.502	3.000	98.457	98.357	98.257	3.000	96.528	96.428	96.328
3.125	100.258	100.158	100.058	3.125	97.236	97.136	97.036	3.125	98.749	98.649	98.549	3.125	97.061	96.961	96.861
3.250	100.783	100.683	100.583	3.250	98.464	98.364	98.264	3.250	99.738	99.638	99.538	3.250	98.279	98.179	98.079
3.375	101.210	101.110	101.010	3.375	99.010	98.910	98.810	3.375	100.010	99.910	99.810	3.375	98.825	98.725	98.625
3.500	101.631	101.531	101.431	3.500	99.550	99.450	99.350	3.500	100.279	100.179	100.079	3.500	99.365	99.265	99.165
3.625	101.955	101.855	101.755	3.625	100.015	99.915	99.815	3.625	100.509	100.409	100.309	3.625	99.810	99.710	99.610
3.750	102.186	102.086	101.986	3.750	100.401	100.301	100.201	3.750	100.979	100.879	100.779	3.750	100.196	100.096	99.996
3.875	102.359	102.259	102.159	3.875	100.725	100.625	100.525	3.875	101.220	101.120	101.020	3.875	100.521	100.421	100.321
3.990	102.426	102.326	102.226	3.990	101.111	101.011	100.911	3.990	101.353	101.253	101.153	3.990	100.906	100.806	100.706
4.000	102.526	102.426	102.326	4.000	101.211	101.111	101.011	4.000	101.453	101.353	101.253	4.000	101.006	100.906	100.806
4.125	102.383	102.283	102.183	4.125	101.614	101.514	101.414	4.125	101.644	101.544	101.444	4.125	101.400	101.300	101.200
4.250	102.601	102.501	102.401	4.250	101.985	101.885	101.785	4.250	101.876	101.776	101.676	4.250	101.800	101.700	101.600
4.375	102.809	102.709	102.609	4.375	102.321	102.221	102.121	4.375	102.066	101.966	101.866	4.375	102.137	102.037	101.937
4.500	102.891	102.791	102.691	4.500	102.463	102.363	102.263	4.500	102.256	102.156	102.056	4.500	102.278	102.178	102.078
4.625	103.140	103.040	102.940	4.625	102.706	102.606	102.506	4.625	102.462	102.362	102.262	4.625	102.521	102.421	102.321
4.750	103.331	103.231	103.131	4.750	103.016	102.916	102.816	4.750	102.637	102.537	102.437	4.750	102.832	102.732	102.632
4.875	103.491	103.391	103.291	4.875	103.277	103.177	103.077	4.875	102.781	102.681	102.581	4.875	103.092	102.992	102.892
4.990	103.550	103.450	103.350	4.990	103.435	103.335	103.235	4.990	102.827	102.727	102.627	4.990	103.251	103.151	103.051
5.000	103.650	103.550	103.450	5.000	103.535	103.435	103.335	5.000	102.927	102.827	102.727	5.000	103.351	103.251	103.151

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

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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.: **9/13/2017**

45 Day Lock Exp.: **9/28/2017**

60 Day Lock Exp.: **10/13/2017**

W. Rate Sheet Dated: **8/14/2017** **Release Time:** **11:00 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	102.017	101.917	101.805	2.750	99.848	99.748	99.648
3.875	102.094	101.994	101.894	3.875	102.616	102.516	102.400	2.875	100.365	100.265	100.165
3.990	102.518	102.418	102.318	3.990	103.139	103.039	102.921	2.990	100.748	100.648	100.548
4.000	102.618	102.518	102.418	4.000	103.239	103.139	103.021	3.000	100.848	100.748	100.648
4.125	103.171	103.071	102.971	4.125	103.388	103.288	103.153	3.125	101.316	101.216	101.116
4.250	103.698	103.598	103.498	4.250	104.198	104.098	103.962	3.250	102.036	101.936	101.836
4.375	104.217	104.117	104.017	4.375	104.626	104.526	104.389	3.375	102.435	102.335	102.235
4.500	104.702	104.602	104.502	4.500	104.914	104.814	104.677	3.500	102.809	102.709	102.609
4.625	105.184	105.083	104.984	4.625	105.420	105.319	105.200	3.625	103.112	103.012	102.912
4.750	105.694	105.593	105.494	4.750	105.913	105.812	105.692	3.750	103.605	103.505	103.405
4.875	106.157	106.055	105.957	4.875	106.389	106.287	106.169	3.875	104.086	103.986	103.886
4.990	106.449	106.347	106.249	4.990	106.731	106.630	106.514	3.990	103.727	103.627	103.527
5.000	106.549	106.447	106.349	5.000	106.831	106.730	106.614	4.000	103.827	103.727	103.627
5.125	106.976	106.855	106.776	5.125	106.725	106.604	106.525	4.125	104.305	104.205	104.105
5.250	107.450	107.329	107.250	5.250	107.187	107.066	106.987	4.250	104.652	104.552	104.452
5.375	107.823	107.702	107.623	5.375	107.574	107.453	107.374	4.375	105.036	104.936	104.836
5.500	108.149	108.028	107.949	5.500	107.931	107.810	107.731	4.500	105.569	105.469	105.369
5.625	108.433	108.292	108.233	5.625	108.301	108.160	108.101	4.625	105.939	105.839	105.739
5.750	108.834	108.693	108.634	5.750	108.710	108.569	108.510	4.750	103.441	103.341	103.241

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

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

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

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

Lock Desk Policy

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

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

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.: **9/13/2017**
45 Day Lock Exp.: **9/28/2017**
60 Day Lock Exp.: **10/13/2017**

W. Rate Sheet Dated: **8/14/2017** **Release Time:** **11:00 am ET** Prices are subject to change without notice.

FHLMC Open Access

30/25 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.812	98.712	98.612	3.750	98.712	98.612	98.512
3.875	99.491	99.391	99.291	3.875	99.391	99.291	99.191
3.990	99.986	99.886	99.786	3.990	99.886	99.786	99.686
4.000	100.086	99.986	99.886	4.000	99.986	99.886	99.786
4.125	100.781	100.681	100.581	4.125	100.681	100.581	100.481
4.250	101.395	101.295	101.195	4.250	101.295	101.195	101.095
4.375	101.976	101.876	101.776	4.375	101.876	101.776	101.676
4.500	102.473	102.373	102.273	4.500	102.373	102.273	102.173
4.625	102.955	102.854	102.755	4.625	102.855	102.754	102.655
4.750	103.465	103.364	103.265	4.750	103.365	103.264	103.165
4.875	103.928	103.826	103.728	4.875	103.828	103.726	103.628
4.990	104.220	104.118	104.020	4.990	104.120	104.018	103.920
5.000	104.320	104.218	104.120	5.000	104.220	104.118	104.020
5.125	104.747	104.626	104.547	5.125	104.647	104.526	104.447
5.250	105.221	105.100	105.021	5.250	105.121	105.000	104.921
5.375	105.594	105.473	105.394	5.375	105.494	105.373	105.294
5.500	105.920	105.799	105.720	5.500	105.820	105.699	105.620
5.625	106.204	106.063	106.004	5.625	106.104	105.963	105.904
5.750	106.605	106.464	106.405	5.750	106.505	106.364	106.305

20 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.937	99.837	99.725	3.750	99.837	99.737	99.625
3.875	100.536	100.436	100.320	3.875	100.436	100.336	100.220
3.990	101.059	100.959	100.841	3.990	100.959	100.859	100.741
4.000	101.159	101.059	100.941	4.000	101.059	100.959	100.841
4.125	101.269	101.169	101.034	4.125	101.169	101.069	100.934
4.250	101.835	101.735	101.599	4.250	101.735	101.635	101.499
4.375	102.354	102.254	102.117	4.375	102.254	102.154	102.017
4.500	102.834	102.734	102.597	4.500	102.734	102.634	102.497
4.625	103.340	103.239	103.120	4.625	103.240	103.139	103.020
4.750	103.833	103.732	103.612	4.750	103.733	103.632	103.512
4.875	104.309	104.207	104.089	4.875	104.209	104.107	103.989
4.990	104.651	104.550	104.434	4.990	104.551	104.450	104.334
5.000	104.751	104.650	104.534	5.000	104.651	104.550	104.434
5.125	104.645	104.524	104.445	5.125	104.545	104.424	104.345
5.250	105.107	104.986	104.907	5.250	105.007	104.886	104.807
5.375	105.494	105.373	105.294	5.375	105.394	105.273	105.194
5.500	105.851	105.730	105.651	5.500	105.751	105.630	105.551
5.625	106.221	106.080	106.021	5.625	106.121	105.980	105.921
5.750	106.630	106.489	106.430	5.750	106.530	106.389	106.330

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.156	97.056	96.956	2.750	97.056	96.956	96.856
2.875	97.775	97.675	97.575	2.875	97.675	97.575	97.475
2.990	98.286	98.186	98.086	2.990	98.186	98.086	97.986
3.000	98.386	98.286	98.186	3.000	98.286	98.186	98.086
3.125	98.952	98.852	98.752	3.125	98.852	98.752	98.652
3.250	99.503	99.403	99.303	3.250	99.403	99.303	99.203
3.375	100.024	99.924	99.824	3.375	99.924	99.824	99.724
3.500	100.540	100.440	100.340	3.500	100.440	100.340	100.240
3.625	101.032	100.932	100.832	3.625	100.932	100.832	100.732
3.750	101.525	101.425	101.325	3.750	101.425	101.325	101.225
3.875	102.006	101.906	101.806	3.875	101.906	101.806	101.706
3.990	101.647	101.547	101.447	3.990	101.547	101.447	101.347
4.000	101.747	101.647	101.547	4.000	101.647	101.547	101.447
4.125	102.225	102.125	102.025	4.125	102.125	102.025	101.925
4.250	102.572	102.472	102.372	4.250	102.472	102.372	102.272
4.375	102.956	102.856	102.756	4.375	102.856	102.756	102.656
4.500	103.489	103.389	103.289	4.500	103.389	103.289	103.189
4.625	103.859	103.759	103.659	4.625	103.759	103.659	103.559
4.750	101.361	101.261	101.161	4.750	101.261	101.161	101.061

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

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.: 9/13/2017
45 Day Lock Exp.: 9/28/2017
60 Day Lock Exp.: 10/13/2017

W. Rate Sheet Dated: 8/14/2017 **Release Time:** 11:00 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	99.342	99.242	99.142	3.750	100.467	100.367	100.255	2.750	97.686	97.586	97.486
3.875	100.021	99.921	99.821	3.875	101.066	100.966	100.850	2.875	98.305	98.205	98.105
3.990	100.516	100.416	100.316	3.990	101.589	101.489	101.371	2.990	98.816	98.716	98.616
4.000	100.616	100.516	100.416	4.000	101.689	101.589	101.471	3.000	98.916	98.816	98.716
4.125	101.311	101.211	101.111	4.125	101.799	101.699	101.564	3.125	99.482	99.382	99.282
4.250	101.925	101.825	101.725	4.250	102.365	102.265	102.129	3.250	100.033	99.933	99.833
4.375	102.506	102.406	102.306	4.375	102.884	102.784	102.647	3.375	100.554	100.454	100.354
4.500	103.003	102.903	102.803	4.500	103.364	103.264	103.127	3.500	101.070	100.970	100.870
4.625	103.485	103.384	103.285	4.625	103.870	103.769	103.650	3.625	101.562	101.462	101.362
4.750	103.995	103.894	103.795	4.750	104.363	104.262	104.142	3.750	102.055	101.955	101.855
4.875	104.458	104.356	104.258	4.875	104.839	104.737	104.619	3.875	102.536	102.436	102.336
4.990	104.750	104.648	104.550	4.990	105.181	105.080	104.964	3.990	102.177	102.077	101.977
5.000	104.850	104.748	104.650	5.000	105.281	105.180	105.064	4.000	102.277	102.177	102.077
5.125	105.277	105.156	105.077	5.125	105.175	105.054	104.975	4.125	102.755	102.655	102.555
5.250	105.751	105.630	105.551	5.250	105.637	105.516	105.437	4.250	103.102	103.002	102.902
5.375	106.124	106.003	105.924	5.375	106.024	105.903	105.824	4.375	103.486	103.386	103.286
5.500	106.450	106.329	106.250	5.500	106.381	106.260	106.181	4.500	104.019	103.919	103.819
5.625	106.734	106.593	106.534	5.625	106.751	106.610	106.551	4.625	104.389	104.289	104.189
5.750	107.135	106.994	106.935	5.750	107.160	107.019	106.960	4.750	101.891	101.791	101.691

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