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:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.761	100.611	100.461	3.250	100.594	100.444	100.294	1.875	N/A	N/A	N/A	3.125	101.595	101.445	101.295
3.375	101.211	101.061	100.911	3.375	101.009	100.859	100.709	2.000	N/A	N/A	N/A	3.250	101.333	101.183	101.033
3.500	101.657	101.507	101.357	3.500	101.419	101.269	101.119	2.125	N/A	N/A	N/A	3.375	101.742	101.592	101.442
3.625	102.060	101.910	101.760	3.625	101.786	101.636	101.486	2.250	97.618	97.468	97.318	3.500	102.146	101.996	101.846
3.750	103.020	102.864	102.692	3.750	102.853	102.697	102.525	2.375	98.011	97.861	97.711	3.625	102.549	102.399	102.249
3.875	103.459	103.303	103.131	3.875	103.257	103.100	102.928	2.500	98.401	98.251	98.101	Margin = 2.250		Index = 1.230	
4.000	103.892	103.735	103.564	4.000	103.653	103.497	103.325	2.625	98.741	98.591	98.441				
4.125	104.213	104.057	103.885	4.125	103.939	103.783	103.611	2.750	100.686	100.529	100.373				
4.250	104.280	104.155	104.030	4.250	104.113	103.988	103.863	2.875	101.073	100.917	100.761				
4.375	104.644	104.519	104.394	4.375	104.442	104.317	104.192	3.000	101.448	101.292	101.136				
4.500	104.973	104.848	104.723	4.500	104.735	104.610	104.485	3.125	101.774	101.618	101.462				
4.625	105.232	105.107	104.982	4.625	104.958	104.833	104.708	3.250	102.663	102.513	102.363				
4.750	105.096	104.996	104.896	4.750	104.929	104.829	104.729	3.375	102.985	102.835	102.685				
4.875	105.390	105.290	105.190	4.875	105.187	105.087	104.987	3.500	103.273	103.123	102.973				
5.000	105.650	105.550	105.450	5.000	105.412	105.312	105.212	3.625	103.488	103.338	103.188				
5.125	106.119	106.019	105.919	5.125	105.845	105.745	105.645	3.750	103.565	103.415	103.265				
5.250	106.077	105.977	105.877	5.250	105.910	105.810	105.710	3.875	103.817	103.667	103.517				
5.375	106.371	106.271	106.171	5.375	106.168	106.068	105.968	4.000	104.034	103.884	103.734				
5.500	106.631	106.531	106.431	5.500	106.393	106.293	106.193	4.125	104.189	104.039	103.889				

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	99.871	99.721	99.571	3.250	99.704	99.554	99.404	1.875	N/A	N/A	N/A	3.125	100.705	100.555	100.405
3.375	100.321	100.171	100.021	3.375	100.119	99.969	99.819	2.000	N/A	N/A	N/A	3.250	100.443	100.293	100.143
3.500	100.767	100.617	100.467	3.500	100.529	100.379	100.229	2.125	N/A	N/A	N/A	3.375	100.852	100.702	100.552
3.625	101.170	101.020	100.870	3.625	100.896	100.746	100.596	2.250	96.728	96.578	96.428	3.500	101.256	101.106	100.956
3.750	102.130	101.974	101.802	3.750	101.963	101.807	101.635	2.375	97.121	96.971	96.821	3.625	101.659	101.509	101.359
3.875	102.569	102.413	102.241	3.875	102.367	102.210	102.038	2.500	97.511	97.361	97.211	Margin = 2.250		Index = 1.230	
4.000	103.002	102.845	102.674	4.000	102.763	102.607	102.435	2.625	97.851	97.701	97.551	**30 Year OTC**			
4.125	103.323	103.167	102.995	4.125	103.049	102.893	102.721	2.750	99.796	99.639	99.483	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.390	103.265	103.140	4.250	103.223	103.098	102.973	2.875	100.183	100.027	99.871	3.500	99.067	98.817	98.567
4.375	103.754	103.629	103.504	4.375	103.552	103.427	103.302	3.000	100.558	100.402	100.246	4.000	101.302	101.052	100.802
4.500	104.083	103.958	103.833	4.500	103.845	103.720	103.595	3.125	100.884	100.728	100.572	4.500	102.383	102.133	101.883
4.625	104.342	104.217	104.092	4.625	104.068	103.943	103.818	3.250	101.773	101.623	101.473	5.000	103.060	102.810	102.560
4.750	104.206	104.106	104.006	4.750	104.039	103.939	103.839	3.375	102.095	101.945	101.795	5.500	104.041	103.791	103.541
4.875	104.500	104.400	104.300	4.875	104.297	104.197	104.097	3.500	102.383	102.233	102.083	**15 Year OTC**			
5.000	104.760	104.660	104.560	5.000	104.522	104.422	104.322	3.625	102.598	102.448	102.298	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.229	105.129	105.029	5.125	104.955	104.855	104.755	3.750	102.675	102.525	102.375	2.500	95.811	95.561	95.311
5.250	105.187	105.087	104.987	5.250	105.020	104.920	104.820	3.875	102.927	102.777	102.627	3.000	98.858	98.608	98.358
5.375	105.481	105.381	105.281	5.375	105.278	105.178	105.078	4.000	103.144	102.994	102.844	3.500	100.683	100.433	100.183
5.500	105.741	105.641	105.541	5.500	105.503	105.403	105.303	4.125	103.299	103.149	102.999	4.000	101.444	101.194	100.944

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.:	#########

W. Rate Sheet Dated: 8/14/2017 **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	99.417	99.267	99.117	3.250	99.250	99.100	98.950	1.875	N/A	N/A	N/A	3.125	99.91	99.758	99.608
3.375	99.868	99.718	99.568	3.375	99.665	99.515	99.365	2.000	N/A	N/A	N/A	3.250	99.99	99.839	99.689
3.500	100.314	100.164	100.014	3.500	100.075	99.925	99.775	2.125	N/A	N/A	N/A	3.375	100.40	100.248	100.098
3.625	100.716	100.566	100.416	3.625	100.442	100.292	100.142	2.250	95.618	95.468	95.318	3.500	100.80	100.652	100.502
3.750	101.395	101.239	101.067	3.750	101.228	101.072	100.900	2.375	96.011	95.861	95.711	3.625	101.20	101.055	100.905
3.875	101.834	101.678	101.506	3.875	101.632	101.475	101.303	2.500	96.401	96.251	96.101	Margin = 2.250		Index = 1.230	
4.000	102.267	102.110	101.939	4.000	102.028	101.872	101.700	2.625	96.741	96.591	96.441				
4.125	102.588	102.432	102.260	4.125	102.314	102.158	101.986	2.750	98.998	98.842	98.686				
4.250	102.061	101.936	101.811	4.250	101.894	101.769	101.644	2.875	99.386	99.229	99.073				
4.375	102.426	102.301	102.176	4.375	102.223	102.098	101.973	3.000	99.761	99.605	99.448				
4.500	102.755	102.630	102.505	4.500	102.516	102.391	102.266	3.125	100.087	99.931	99.774				
4.625	103.013	102.888	102.763	4.625	102.739	102.614	102.489	3.250	101.319	101.169	101.019				
4.750	102.440	102.340	102.240	4.750	102.273	102.173	102.073	3.375	101.641	101.491	101.341				
4.875	102.734	102.634	102.534	4.875	102.531	102.431	102.331	3.500	101.929	101.779	101.629				
5.000	102.994	102.894	102.794	5.000	102.756	102.656	102.556	3.625	102.144	101.994	101.844				
5.125	103.463	103.363	103.263	5.125	103.189	103.089	102.989	3.750	101.940	101.790	101.640				
5.250	99.827	99.727	99.627	5.250	99.660	99.560	99.460	3.875	102.192	102.042	101.892				
5.375	100.121	100.021	99.921	5.375	99.918	99.818	99.718	4.000	102.409	102.259	102.109				
5.500	100.381	100.281	100.181	5.500	100.143	100.043	99.943	4.125	102.564	102.414	102.264				

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	98.527	98.377	98.227	3.250	98.360	98.210	98.060	1.875	N/A	N/A	N/A	3.125	99.018	98.868	98.718
3.375	98.978	98.828	98.678	3.375	98.775	98.625	98.475	2.000	N/A	N/A	N/A	3.250	99.099	98.949	98.799
3.500	99.424	99.274	99.124	3.500	99.185	99.035	98.885	2.125	N/A	N/A	N/A	3.375	99.508	99.358	99.208
3.625	99.826	99.676	99.526	3.625	99.552	99.402	99.252	2.250	94.978	94.828	94.678	3.500	99.912	99.762	99.612
3.750	100.505	100.349	100.177	3.750	100.338	100.182	100.010	2.375	95.371	95.221	95.071	3.625	100.315	100.165	100.015
3.875	100.944	100.788	100.616	3.875	100.742	100.585	100.413	2.500	95.761	95.611	95.461	Margin = 2.250		Index = 1.230	
4.000	101.377	101.220	101.049	4.000	101.138	100.982	100.810	2.625	96.101	95.951	95.801	30 Year OTC			
4.125	101.698	101.542	101.370	4.125	101.424	101.268	101.096	2.750	98.733	98.577	98.421	**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	99.121	98.964	98.808	3.500	97.724	97.474	97.224
4.375	101.536	101.411	101.286	4.375	101.333	101.208	101.083	3.000	99.496	99.340	99.183	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	99.822	99.666	99.509	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	100.343	100.193	100.043	5.000	100.404	100.154	99.904
4.750	101.550	101.450	101.350	4.750	101.383	101.283	101.183	3.375	100.665	100.515	100.365	5.500	97.791	97.541	97.291
4.875	101.844	101.744	101.644	4.875	101.641	101.541	101.441	3.500	100.953	100.803	100.653	15 Year OTC			
5.000	102.104	102.004	101.904	5.000	101.866	101.766	101.666	3.625	101.168	101.018	100.868	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.573	102.473	102.373	5.125	102.299	102.199	102.099	3.750	100.784	100.634	100.484	2.500	94.061	93.811	93.561
5.250	98.937	98.837	98.737	5.250	98.770	98.670	98.570	3.875	101.036	100.886	100.736	3.000	97.796	97.546	97.296
5.375	99.231	99.131	99.031	5.375	99.028	98.928	98.828	4.000	101.254	101.104	100.954	3.500	99.253	99.003	98.753
5.500	99.491	99.391	99.291	5.500	99.253	99.153	99.053	4.125	101.408	101.258	101.108	4.000	99.554	99.304	99.054

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

W. Rate Sheet Dated: 8/14/2017 **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	98.557	98.457	98.357	3.125	97.793	97.693	97.593	3.000	100.917	100.817	100.717	3.000	100.777	100.677	100.577
3.375	99.473	99.373	99.273	3.250	99.730	99.630	99.530	3.125	101.376	101.276	101.176	3.125	101.069	100.969	100.869
3.500	100.151	100.051	99.951	3.375	100.457	100.357	100.257	3.250	102.136	102.036	101.936	3.250	102.058	101.958	101.858
3.625	100.800	100.700	100.600	3.500	101.070	100.970	100.870	3.375	102.522	102.422	102.322	3.375	102.330	102.230	102.130
3.750	101.488	101.388	101.288	3.625	101.644	101.544	101.444	3.500	102.819	102.719	102.619	3.500	102.599	102.499	102.399
3.875	102.156	102.056	101.956	3.750	102.126	102.026	101.926	3.625	103.036	102.936	102.836	3.625	102.829	102.729	102.629
3.990	102.580	102.480	102.380	3.875	102.621	102.521	102.421	3.750	103.384	103.284	103.184	3.750	103.299	103.199	103.099
4.000	102.680	102.580	102.480	3.990	103.055	102.955	102.855	3.875	103.646	103.546	103.446	3.875	103.540	103.440	103.340
4.125	103.233	103.133	103.033	4.000	103.155	103.055	102.955	3.990	103.799	103.699	103.599	3.990	103.673	103.573	103.473
4.250	103.730	103.630	103.530	4.125	103.666	103.566	103.466	4.000	103.899	103.799	103.699	4.000	103.773	103.673	103.573
4.375	104.248	104.148	104.048	4.250	104.303	104.203	104.103	4.125	104.202	104.102	104.002	4.125	103.964	103.864	103.764
4.500	104.553	104.453	104.353	4.375	104.766	104.666	104.566	4.250	104.534	104.434	104.334	4.250	104.196	104.096	103.996
4.625	105.110	105.010	104.910	4.500	105.241	105.141	105.041	4.375	104.840	104.740	104.640	4.375	104.386	104.286	104.186
4.750	105.620	105.520	105.420	4.625	105.690	105.590	105.490	4.500	104.963	104.863	104.763	4.500	104.576	104.476	104.376
4.875	106.084	105.984	105.884	4.750	106.070	105.970	105.870	4.625	105.014	104.914	104.814	4.625	104.782	104.682	104.582
4.990	106.208	106.108	106.008	4.875	106.454	106.354	106.254	4.750	105.295	105.195	105.095	4.750	104.957	104.857	104.757
5.000	106.308	106.208	106.108	4.990	106.549	106.449	106.349	4.875	105.530	105.430	105.330	4.875	105.101	105.001	104.901
5.125	106.835	106.735	106.635	5.000	106.649	106.549	106.449	4.990	105.663	105.563	105.463	4.990	105.147	105.047	104.947
5.250	107.338	107.238	107.138	5.125	107.127	107.027	106.927	5.000	105.763	105.663	105.563	5.000	105.247	105.147	105.047

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	101.805	101.705	101.605	3.000	99.961	99.861	99.761
4.250	102.327	102.227	102.127	3.125	100.328	100.228	100.128
4.375	102.743	102.643	102.543	3.250	100.853	100.753	100.653
4.500	102.991	102.891	102.791	3.375	101.280	101.180	101.080
4.625	103.201	103.101	103.001	3.500	101.701	101.601	101.501
4.750	103.675	103.575	103.475	3.625	102.025	101.925	101.825
4.875	104.075	103.975	103.875	3.750	102.256	102.156	102.056
4.990	104.097	103.997	103.897	3.875	102.429	102.329	102.229
5.000	104.197	104.097	103.997	3.990	102.496	102.396	102.296
5.125	104.361	104.261	104.161	4.000	102.596	102.496	102.396
5.250	104.306	104.206	104.106	4.125	102.453	102.353	102.253
5.375	104.656	104.556	104.456	4.250	102.671	102.571	102.471
5.500	104.895	104.795	104.695	4.375	102.879	102.779	102.679
5.625	105.073	104.973	104.873	4.500	102.961	102.861	102.761
5.750	104.740	104.640	104.540	4.625	103.210	103.110	103.010
5.875	105.105	105.005	104.905	4.750	103.401	103.301	103.201
5.990	105.269	105.169	105.069	4.875	103.561	103.461	103.361
6.000	105.369	105.269	105.169	4.990	103.620	103.520	103.420
6.125	105.484	105.384	105.284	5.000	103.720	103.620	103.520

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	-0.250
All other LTV & FICO combos	-1.750

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

FICO ↓ \ LTV →	LPMI Adjust Term > 20 yr & All Manuf.				LPMI Adjust Term ≤ 20 yr			
	≤ 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.: **9/13/2017**
45 Day Lock Exp.: **9/28/2017**
60 Day Lock Exp.: **#########**

W. Rate Sheet Dated: **8/14/2017** **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	95.410	95.310	95.210	3.125	N/A	N/A	N/A	3.125	95.543	95.443	95.343	3.250	94.557	94.457	94.357
3.375	96.249	96.149	96.049	3.250	93.295	93.195	93.095	3.250	97.228	97.128	97.028	3.375	95.689	95.589	95.489
3.500	97.265	97.165	97.065	3.375	94.426	94.326	94.226	3.375	98.030	97.930	97.830	3.500	97.023	96.923	96.823
3.625	97.988	97.888	97.788	3.500	95.799	95.699	95.599	3.500	98.820	98.720	98.620	3.625	97.997	97.897	97.797
3.750	98.632	98.532	98.432	3.625	96.779	96.679	96.579	3.625	99.394	99.294	99.194	3.750	98.700	98.600	98.500
3.875	99.349	99.249	99.149	3.750	97.565	97.465	97.365	3.750	99.876	99.776	99.676	3.875	99.297	99.197	99.097
3.990	99.938	99.838	99.738	3.875	98.329	98.229	98.129	3.875	100.371	100.271	100.171	3.990	99.659	99.559	99.459
4.000	100.038	99.938	99.838	3.990	99.163	99.063	98.963	3.990	100.805	100.705	100.605	4.000	99.759	99.659	99.559
4.125	100.683	100.583	100.483	4.000	99.263	99.163	99.063	4.000	100.905	100.805	100.705	4.125	100.339	100.239	100.139
4.250	101.240	101.140	101.040	4.125	100.141	100.041	99.941	4.125	101.416	101.316	101.216	4.250	100.935	100.835	100.735
4.375	101.721	101.621	101.521	4.250	100.826	100.726	100.626	4.250	102.053	101.953	101.853	4.375	101.442	101.342	101.242
4.500	102.303	102.203	102.103	4.375	101.622	101.522	101.422	4.375	102.516	102.416	102.316	4.500	101.824	101.724	101.624
4.625	102.860	102.760	102.660	4.500	102.435	102.335	102.235	4.500	102.991	102.891	102.791	4.625	102.403	102.303	102.203
4.750	103.370	103.270	103.170	4.625	103.202	103.102	103.002	4.625	103.440	103.340	103.240	4.750	102.970	102.870	102.770
4.875	103.834	103.734	103.634	4.750	103.830	103.730	103.630	4.750	103.820	103.720	103.620	4.875	103.503	103.403	103.303
4.990	103.958	103.858	103.758	4.875	104.346	104.246	104.146	4.875	104.204	104.104	104.004	4.990	103.641	103.541	103.441
5.000	104.058	103.958	103.858	4.990	104.496	104.396	104.296	4.990	104.299	104.199	104.099	5.000	103.741	103.641	103.541
5.125	104.585	104.485	104.385	5.000	104.596	104.496	104.396	5.000	104.399	104.299	104.199	5.125	104.115	104.015	103.915
5.250	105.088	104.988	104.888	5.125	105.199	105.099	104.999	5.125	104.877	104.777	104.677	5.250	104.646	104.546	104.446

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	99.961	99.861	99.761	3.000	96.772	96.672	96.572	3.000	98.527	98.427	98.327	3.000	96.598	96.498	96.398
3.125	100.328	100.228	100.128	3.125	97.306	97.206	97.106	3.125	98.819	98.719	98.619	3.125	97.131	97.031	96.931
3.250	100.853	100.753	100.653	3.250	98.534	98.434	98.334	3.250	99.808	99.708	99.608	3.250	98.349	98.249	98.149
3.375	101.280	101.180	101.080	3.375	99.080	98.980	98.880	3.375	100.080	99.980	99.880	3.375	98.895	98.795	98.695
3.500	101.701	101.601	101.501	3.500	99.620	99.520	99.420	3.500	100.349	100.249	100.149	3.500	99.435	99.335	99.235
3.625	102.025	101.925	101.825	3.625	100.085	99.985	99.885	3.625	100.579	100.479	100.379	3.625	99.880	99.780	99.680
3.750	102.256	102.156	102.056	3.750	100.471	100.371	100.271	3.750	101.049	100.949	100.849	3.750	100.266	100.166	100.066
3.875	102.429	102.329	102.229	3.875	100.795	100.695	100.595	3.875	101.290	101.190	101.090	3.875	100.591	100.491	100.391
3.990	102.496	102.396	102.296	3.990	101.181	101.081	100.981	3.990	101.423	101.323	101.223	3.990	100.976	100.876	100.776
4.000	102.596	102.496	102.396	4.000	101.281	101.181	101.081	4.000	101.523	101.423	101.323	4.000	101.076	100.976	100.876
4.125	102.453	102.353	102.253	4.125	101.684	101.584	101.484	4.125	101.714	101.614	101.514	4.125	101.470	101.370	101.270
4.250	102.671	102.571	102.471	4.250	102.055	101.955	101.855	4.250	101.946	101.846	101.746	4.250	101.870	101.770	101.670
4.375	102.879	102.779	102.679	4.375	102.391	102.291	102.191	4.375	102.136	102.036	101.936	4.375	102.207	102.107	102.007
4.500	102.961	102.861	102.761	4.500	102.533	102.433	102.333	4.500	102.326	102.226	102.126	4.500	102.348	102.248	102.148
4.625	103.210	103.110	103.010	4.625	102.776	102.676	102.576	4.625	102.532	102.432	102.332	4.625	102.591	102.491	102.391
4.750	103.401	103.301	103.201	4.750	103.086	102.986	102.886	4.750	102.707	102.607	102.507	4.750	102.902	102.802	102.702
4.875	103.561	103.461	103.361	4.875	103.347	103.247	103.147	4.875	102.851	102.751	102.651	4.875	103.162	103.062	102.962
4.990	103.620	103.520	103.420	4.990	103.505	103.405	103.305	4.990	102.897	102.797	102.697	4.990	103.321	103.221	103.121
5.000	103.720	103.620	103.520	5.000	103.605	103.505	103.405	5.000	102.997	102.897	102.797	5.000	103.421	103.321	103.221

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

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.:	#########

W. Rate Sheet Dated: 8/14/2017 **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	101.488	101.388	101.288	3.750	102.087	101.987	101.875	2.750	100.040	99.940	99.840
3.875	102.156	102.056	101.956	3.875	102.686	102.586	102.470	2.875	100.577	100.477	100.377
3.990	102.580	102.480	102.380	3.990	103.209	103.109	102.991	2.990	100.817	100.717	100.617
4.000	102.680	102.580	102.480	4.000	103.309	103.209	103.091	3.000	100.917	100.817	100.717
4.125	103.233	103.133	103.033	4.125	103.451	103.351	103.216	3.125	101.376	101.276	101.176
4.250	103.730	103.630	103.530	4.250	104.229	104.129	103.993	3.250	102.136	102.036	101.936
4.375	104.275	104.175	104.075	4.375	104.658	104.558	104.421	3.375	102.522	102.422	102.322
4.500	104.772	104.672	104.572	4.500	104.984	104.884	104.747	3.500	102.819	102.719	102.619
4.625	105.254	105.153	105.054	4.625	105.490	105.389	105.270	3.625	103.182	103.082	102.982
4.750	105.764	105.663	105.564	4.750	105.983	105.882	105.762	3.750	103.675	103.575	103.475
4.875	106.227	106.125	106.027	4.875	106.459	106.357	106.239	3.875	104.156	104.056	103.956
4.990	106.519	106.417	106.319	4.990	106.801	106.700	106.584	3.990	103.797	103.697	103.597
5.000	106.619	106.517	106.419	5.000	106.901	106.800	106.684	4.000	103.897	103.797	103.697
5.125	107.046	106.925	106.846	5.125	106.795	106.674	106.595	4.125	104.375	104.275	104.175
5.250	107.520	107.399	107.320	5.250	107.257	107.136	107.057	4.250	104.722	104.622	104.522
5.375	107.893	107.772	107.693	5.375	107.644	107.523	107.444	4.375	105.106	105.006	104.906
5.500	108.219	108.098	108.019	5.500	108.001	107.880	107.801	4.500	105.639	105.539	105.439
5.625	108.503	108.362	108.303	5.625	108.371	108.230	108.171	4.625	106.009	105.909	105.809
5.750	108.904	108.763	108.704	5.750	108.780	108.639	108.580	4.750	103.511	103.411	103.311

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					

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
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.: #########

W. Rate Sheet Dated: 8/14/2017 **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	98.882	98.782	98.682	3.750	98.782	98.682	98.582	3.750	100.007	99.907	99.795	3.750	99.907	99.807	99.695
3.875	99.561	99.461	99.361	3.875	99.461	99.361	99.261	3.875	100.606	100.506	100.390	3.875	100.506	100.406	100.290
3.990	100.056	99.956	99.856	3.990	99.956	99.856	99.756	3.990	101.129	101.029	100.911	3.990	101.029	100.929	100.811
4.000	100.156	100.056	99.956	4.000	100.056	99.956	99.856	4.000	101.229	101.129	101.011	4.000	101.129	101.029	100.911
4.125	100.851	100.751	100.651	4.125	100.751	100.651	100.551	4.125	101.339	101.239	101.104	4.125	101.239	101.139	101.004
4.250	101.465	101.365	101.265	4.250	101.365	101.265	101.165	4.250	101.905	101.805	101.669	4.250	101.805	101.705	101.569
4.375	102.046	101.946	101.846	4.375	101.946	101.846	101.746	4.375	102.424	102.324	102.187	4.375	102.324	102.224	102.087
4.500	102.543	102.443	102.343	4.500	102.443	102.343	102.243	4.500	102.904	102.804	102.667	4.500	102.804	102.704	102.567
4.625	103.025	102.924	102.825	4.625	102.925	102.824	102.725	4.625	103.410	103.309	103.190	4.625	103.310	103.209	103.090
4.750	103.535	103.434	103.335	4.750	103.435	103.334	103.235	4.750	103.903	103.802	103.682	4.750	103.803	103.702	103.582
4.875	103.998	103.896	103.798	4.875	103.898	103.796	103.698	4.875	104.379	104.277	104.159	4.875	104.279	104.177	104.059
4.990	104.290	104.188	104.090	4.990	104.190	104.088	103.990	4.990	104.721	104.620	104.504	4.990	104.621	104.520	104.404
5.000	104.390	104.288	104.190	5.000	104.290	104.188	104.090	5.000	104.821	104.720	104.604	5.000	104.721	104.620	104.504
5.125	104.817	104.696	104.617	5.125	104.717	104.596	104.517	5.125	104.715	104.594	104.515	5.125	104.615	104.494	104.415
5.250	105.291	105.170	105.091	5.250	105.191	105.070	104.991	5.250	105.177	105.056	104.977	5.250	105.077	104.956	104.877
5.375	105.664	105.543	105.464	5.375	105.564	105.443	105.364	5.375	105.564	105.443	105.364	5.375	105.464	105.343	105.264
5.500	105.990	105.869	105.790	5.500	105.890	105.769	105.690	5.500	105.921	105.800	105.721	5.500	105.821	105.700	105.621
5.625	106.274	106.133	106.074	5.625	106.174	106.033	105.974	5.625	106.291	106.150	106.091	5.625	106.191	106.050	105.991
5.750	106.675	106.534	106.475	5.750	106.575	106.434	106.375	5.750	106.700	106.559	106.500	5.750	106.600	106.459	106.400

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.226	97.126	97.026	2.750	97.126	97.026	96.926
2.875	97.845	97.745	97.645	2.875	97.745	97.645	97.545
2.990	98.356	98.256	98.156	2.990	98.256	98.156	98.056
3.000	98.456	98.356	98.256	3.000	98.356	98.256	98.156
3.125	99.022	98.922	98.822	3.125	98.922	98.822	98.722
3.250	99.573	99.473	99.373	3.250	99.473	99.373	99.273
3.375	100.094	99.994	99.894	3.375	99.994	99.894	99.794
3.500	100.610	100.510	100.410	3.500	100.510	100.410	100.310
3.625	101.102	101.002	100.902	3.625	101.002	100.902	100.802
3.750	101.595	101.495	101.395	3.750	101.495	101.395	101.295
3.875	102.076	101.976	101.876	3.875	101.976	101.876	101.776
3.990	101.717	101.617	101.517	3.990	101.617	101.517	101.417
4.000	101.817	101.717	101.617	4.000	101.717	101.617	101.517
4.125	102.295	102.195	102.095	4.125	102.195	102.095	101.995
4.250	102.642	102.542	102.442	4.250	102.542	102.442	102.342
4.375	103.026	102.926	102.826	4.375	102.926	102.826	102.726
4.500	103.559	103.459	103.359	4.500	103.459	103.359	103.259
4.625	103.929	103.829	103.729	4.625	103.829	103.729	103.629
4.750	101.431	101.331	101.231	4.750	101.331	101.231	101.131

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.: #########

W. Rate Sheet Dated: 8/14/2017 **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	99.412	99.312	99.212	3.750	100.537	100.437	100.325	2.750	97.756	97.656	97.556
3.875	100.091	99.991	99.891	3.875	101.136	101.036	100.920	2.875	98.375	98.275	98.175
3.990	100.586	100.486	100.386	3.990	101.659	101.559	101.441	2.990	98.886	98.786	98.686
4.000	100.686	100.586	100.486	4.000	101.759	101.659	101.541	3.000	98.986	98.886	98.786
4.125	101.381	101.281	101.181	4.125	101.869	101.769	101.634	3.125	99.552	99.452	99.352
4.250	101.995	101.895	101.795	4.250	102.435	102.335	102.199	3.250	100.103	100.003	99.903
4.375	102.576	102.476	102.376	4.375	102.954	102.854	102.717	3.375	100.624	100.524	100.424
4.500	103.073	102.973	102.873	4.500	103.434	103.334	103.197	3.500	101.140	101.040	100.940
4.625	103.555	103.454	103.355	4.625	103.940	103.839	103.720	3.625	101.632	101.532	101.432
4.750	104.065	103.964	103.865	4.750	104.433	104.332	104.212	3.750	102.125	102.025	101.925
4.875	104.528	104.426	104.328	4.875	104.909	104.807	104.689	3.875	102.606	102.506	102.406
4.990	104.820	104.718	104.620	4.990	105.251	105.150	105.034	3.990	102.247	102.147	102.047
5.000	104.920	104.818	104.720	5.000	105.351	105.250	105.134	4.000	102.347	102.247	102.147
5.125	105.347	105.226	105.147	5.125	105.245	105.124	105.045	4.125	102.825	102.725	102.625
5.250	105.821	105.700	105.621	5.250	105.707	105.586	105.507	4.250	103.172	103.072	102.972
5.375	106.194	106.073	105.994	5.375	106.094	105.973	105.894	4.375	103.556	103.456	103.356
5.500	106.520	106.399	106.320	5.500	106.451	106.330	106.251	4.500	104.089	103.989	103.889
5.625	106.804	106.663	106.604	5.625	106.821	106.680	106.621	4.625	104.459	104.359	104.259
5.750	107.205	107.064	107.005	5.750	107.230	107.089	107.030	4.750	101.961	101.861	101.761

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

	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