



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.: 9/13/2018

45 Day Lock Exp.: 9/28/2018

60 Day Lock Exp.: #####

W. Rate Sheet Dated: 8/14/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	98.281	98.131	97.981	3.500	97.768	97.618	97.468	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.814	98.664	98.514	3.625	98.266	98.116	97.966	2.000	N/A	N/A	N/A	3.250	98.084	97.934	97.784
3.750	99.694	99.544	99.394	3.750	99.303	99.153	99.003	2.125	N/A	N/A	N/A	3.375	98.674	98.524	98.374
3.875	100.224	100.074	99.924	3.875	99.798	99.648	99.498	2.250	93.529	93.379	93.229	3.500	99.166	99.016	98.866
4.000	100.750	100.600	100.450	4.000	100.287	100.137	99.987	2.375	93.890	93.740	93.590	3.625	99.700	99.550	99.400
4.125	101.278	101.128	100.978	4.125	100.780	100.630	100.480	2.500	93.016	92.866	92.716	Margin = 2.250		Index = 2.440	
4.250	102.000	101.875	101.734	4.250	101.358	101.233	101.093	2.625	93.966	93.816	93.666				
4.375	102.517	102.392	102.252	4.375	101.840	101.715	101.575	2.750	96.724	96.574	96.424				
4.500	103.027	102.902	102.762	4.500	102.315	102.190	102.049	2.875	97.289	97.139	96.989				
4.625	103.448	103.323	103.183	4.625	102.700	102.575	102.435	3.000	97.763	97.613	97.463				
4.750	103.573	103.433	103.292	4.750	102.889	102.748	102.608	3.125	98.237	98.087	97.937				
4.875	103.864	103.723	103.583	4.875	103.287	103.147	103.006	3.250	99.007	98.857	98.707				
5.000	104.491	104.350	104.209	5.000	103.678	103.538	103.397	3.375	99.475	99.325	99.175				
5.125	104.908	104.768	104.627	5.125	103.880	103.740	103.599	3.500	99.944	99.794	99.644				
5.250	104.831	104.659	104.518	5.250	103.769	103.597	103.456	3.625	100.405	100.255	100.105				
5.375	105.108	104.936	104.795	5.375	104.127	103.955	103.815	3.750	100.338	100.188	100.038				
5.500	105.098	104.926	104.785	5.500	104.456	104.284	104.143	3.875	100.792	100.642	100.492				
5.625	105.377	105.205	105.064	5.625	104.899	104.727	104.586	4.000	101.177	101.027	100.877				
5.750	105.702	105.602	105.502	5.750	104.630	104.530	104.430	4.125	101.517	101.367	101.217				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.081	96.931	96.781	3.500	96.768	96.618	96.468	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.614	97.464	97.314	3.625	97.266	97.116	96.966	2.000	N/A	N/A	N/A	3.250	97.084	96.934	96.784
3.750	98.494	98.344	98.194	3.750	98.303	98.153	98.003	2.125	N/A	N/A	N/A	3.375	97.674	97.524	97.374
3.875	99.024	98.874	98.724	3.875	98.798	98.648	98.498	2.250	92.529	92.379	92.229	3.500	98.166	98.016	97.866
4.000	99.550	99.400	99.250	4.000	99.287	99.137	98.987	2.375	92.890	92.740	92.590	3.625	98.700	98.550	98.400
4.125	100.078	99.928	99.778	4.125	99.780	99.630	99.480	2.500	92.016	91.866	91.716	Margin = 2.250		Index = 2.440	
4.250	100.800	100.675	100.534	4.250	100.358	100.233	100.093	2.625	92.966	92.816	92.666	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.317	101.192	101.052	4.375	100.840	100.715	100.575	2.750	95.724	95.574	95.424	Rate	30 Day	45 Day	60 Day
4.500	101.827	101.702	101.562	4.500	101.315	101.190	101.049	2.875	96.289	96.139	95.989	4.500	100.627	100.377	100.127
4.625	102.248	102.123	101.983	4.625	101.700	101.575	101.435	3.000	96.763	96.613	96.463	4.625	101.048	100.798	100.548
4.750	102.380	102.239	102.099	4.750	101.889	101.748	101.608	3.125	97.237	97.087	96.937	4.750	101.130	100.880	100.630
4.875	102.914	102.773	102.633	4.875	102.287	102.147	102.006	3.250	98.007	97.857	97.707	4.875	101.564	101.314	101.064
5.000	103.341	103.200	103.059	5.000	102.678	102.538	102.397	3.375	98.475	98.325	98.175	5.000	101.991	101.741	101.491
5.125	103.758	103.618	103.477	5.125	102.980	102.840	102.699	3.500	98.944	98.794	98.644	5.125	102.328	102.078	101.828
5.250	104.401	104.229	104.088	5.250	102.769	102.597	102.456	3.625	99.405	99.255	99.105	5.250	101.720	101.470	101.220
5.375	104.678	104.506	104.365	5.375	103.127	102.955	102.815	3.750	99.338	99.188	99.038	5.375	102.004	101.754	101.504
5.500	104.868	104.696	104.555	5.500	103.456	103.284	103.143	3.875	99.792	99.642	99.492	5.500	102.258	102.008	101.758
5.625	105.097	104.925	104.784	5.625	103.899	103.727	103.586	4.000	100.177	100.027	99.877	5.625	102.507	102.257	102.007
5.750	105.472	105.372	105.272	5.750	103.630	103.530	103.430	4.125	100.517	100.367	100.217	5.750	102.752	102.502	102.252

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.250	\$0 - \$49,999	-2.500
FICO 680 - 719	0.250	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.250	\$85,001 - \$125,000	-0.500
FICO 640 - 659	0.000	\$125,001 - \$175,000	-0.125
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	-1.500	\$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	99.777	99.527	99.277	4.500	99.595	99.345	99.095
4.750	100.280	100.030	99.780	4.750	100.169	99.919	99.669
5.000	101.141	100.891	100.641	5.000	100.958	100.708	100.458
5.250	101.938	101.688	101.438	5.250	101.774	101.524	101.274
5.500	102.008	101.758	101.508	5.500	101.736	101.486	101.236
5.625	102.257	102.007	101.757	5.625	102.179	101.929	101.679
5.750	102.502	102.252	102.002	5.750	101.910	101.660	101.410
5.875	102.756	102.506	102.256	5.875	102.279	102.029	101.779

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	8/14/2018	5.250%

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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30 Day Lock Exp.:

9/13/2018

45 Day Lock Exp.:

9/28/2018

60 Day Lock Exp.:

W. Rate Sheet Dated: 8/14/2018

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.343	97.193	97.043	3.500	96.831	96.681	96.531	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	97.877	97.727	97.577	3.625	97.329	97.179	97.029	2.000	N/A	N/A	N/A	3.250	97.15	96.996	96.846
3.750	98.444	98.294	98.144	3.750	98.053	97.903	97.753	2.125	N/A	N/A	N/A	3.375	97.74	97.586	97.436
3.875	98.974	98.824	98.674	3.875	98.548	98.398	98.248	2.250	90.029	89.879	89.729	3.500	98.23	98.078	97.928
4.000	99.500	99.350	99.200	4.000	99.037	98.887	98.737	2.375	90.390	90.240	90.090	3.625	98.76	98.612	98.462
4.125	100.028	99.878	99.728	4.125	99.530	99.380	99.230	2.500	89.516	89.366	89.216	Margin = 2.250		Index = 2.440	
4.250	100.750	100.625	100.484	4.250	100.108	99.983	99.843	2.625	90.466	90.316	90.166				
4.375	101.267	101.142	101.002	4.375	100.590	100.465	100.325	2.750	95.037	94.887	94.737				
4.500	101.777	101.652	101.512	4.500	101.065	100.940	100.799	2.875	95.601	95.451	95.301				
4.625	102.198	102.073	101.933	4.625	101.450	101.325	101.185	3.000	96.075	95.925	95.775				
4.750	101.886	101.745	101.605	4.750	101.201	101.061	100.920	3.125	96.550	96.400	96.250				
4.875	102.176	102.036	101.895	4.875	101.600	101.459	101.318	3.250	98.070	97.920	97.770				
5.000	102.803	102.662	102.522	5.000	101.991	101.850	101.709	3.375	98.537	98.387	98.237				
5.125	103.221	103.080	102.940	5.125	102.193	102.052	101.912	3.500	99.006	98.856	98.706				
5.250	102.331	102.159	102.018	5.250	101.269	101.097	100.956	3.625	99.468	99.318	99.168				
5.375	102.608	102.436	102.295	5.375	101.627	101.455	101.315	3.750	99.088	98.938	98.788				
5.500	102.598	102.426	102.285	5.500	101.956	101.784	101.643	3.875	99.542	99.392	99.242				
5.625	102.877	102.705	102.564	5.625	102.399	102.227	102.086	4.000	99.927	99.777	99.627				
5.750	102.264	102.164	102.064	5.750	101.193	101.093	100.993	4.125	100.267	100.117	99.967				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	96.143	95.993	95.843	3.500	95.831	95.681	95.531	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.677	96.527	96.377	3.625	96.329	96.179	96.029	2.000	N/A	N/A	N/A	3.250	96.146	95.996	95.846
3.750	97.244	97.094	96.944	3.750	97.053	96.903	96.753	2.125	N/A	N/A	N/A	3.375	96.736	96.586	96.436
3.875	97.774	97.624	97.474	3.875	97.548	97.398	97.248	2.250	90.779	90.629	90.479	3.500	97.228	97.078	96.928
4.000	98.300	98.150	98.000	4.000	98.037	97.887	97.737	2.375	91.140	90.990	90.840	3.625	97.762	97.612	97.462
4.125	98.828	98.678	98.528	4.125	98.530	98.380	98.230	2.500	90.266	90.116	89.966	Margin = 2.250		Index = 2.440	
4.250	99.550	99.425	99.284	4.250	99.108	98.983	98.843	2.625	91.216	91.066	90.916	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.067	99.942	99.802	4.375	99.590	99.465	99.325	2.750	94.818	94.668	94.518	Rate	30 Day	45 Day	60 Day
4.500	100.577	100.452	100.312	4.500	100.065	99.940	99.799	2.875	95.382	95.232	95.082	4.500	99.377	99.127	98.877
4.625	100.998	100.873	100.733	4.625	100.450	100.325	100.185	3.000	95.857	95.707	95.557	4.625	99.798	99.548	99.298
4.750	100.693	100.552	100.411	4.750	100.201	100.061	99.920	3.125	96.331	96.181	96.031	4.750	99.443	99.193	98.943
4.875	101.226	101.086	100.945	4.875	100.600	100.459	100.318	3.250	96.538	96.388	96.238	4.875	99.876	99.626	99.376
5.000	101.653	101.512	101.372	5.000	100.991	100.850	100.709	3.375	97.006	96.856	96.706	5.000	100.303	100.053	99.803
5.125	102.071	101.930	101.790	5.125	101.293	101.152	101.012	3.500	97.475	97.325	97.175	5.125	100.641	100.391	100.141
5.250	101.901	101.729	101.588	5.250	100.269	100.097	99.956	3.625	97.937	97.787	97.637	5.250	99.220	98.970	98.720
5.375	102.178	102.006	101.865	5.375	100.627	100.455	100.315	3.750	97.150	97.000	96.850	5.375	99.504	99.254	99.004
5.500	102.368	102.196	102.055	5.500	100.956	100.784	100.643	3.875	97.604	97.454	97.304	5.500	99.758	99.508	99.258
5.625	102.597	102.425	102.284	5.625	101.399	101.227	101.086	4.000	97.990	97.840	97.690	5.625	100.007	99.757	99.507
5.750	102.034	101.934	101.834	5.750	100.193	100.093	99.993	4.125	98.330	98.180	98.030	5.750	99.314	99.064	98.814

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVIM	-0.750

Max USDA-GRH Rate	
Today:	8/14/2018 5.250%

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.527	98.277	98.027	4.500	98.345	98.095	97.845
4.750	98.593	98.343	98.093	4.750	98.481	98.231	97.981
5.000	99.453	99.203	98.953	5.000	99.271	99.021	98.771
5.250	99.438	99.188	98.938	5.250	99.274	99.024	98.774
5.500	99.508	99.258	99.008	5.500	99.236	98.986	98.736
5.625	99.757	99.507	99.257	5.625	99.679	99.429	99.179
5.750	99.064	98.814	98.564	5.750	98.473	98.223	97.973
5.875	99.318	99.068	98.818	5.875	98.841	98.591	98.341

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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
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/13/2018

45 Day Lock Exp.:

9/28/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/14/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.739	98.639	98.539	4.500	101.421	101.321	101.221	3.000	96.475	96.375	96.275	2.875	96.811	96.711	96.611
4.125	99.435	99.335	99.235	4.625	101.901	101.801	101.701	3.125	96.987	96.887	96.787	2.990	97.067	96.967	96.867
4.250	100.061	99.961	99.861	4.750	102.385	102.285	102.185	3.250	97.830	97.730	97.630	3.000	97.167	97.067	96.967
4.375	100.607	100.507	100.407	4.875	102.813	102.713	102.613	3.375	98.351	98.251	98.151	3.125	97.530	97.430	97.330
4.500	101.116	101.016	100.916	4.990	103.008	102.908	102.808	3.500	98.830	98.730	98.630	3.250	98.286	98.186	98.086
4.625	101.712	101.612	101.512	5.000	103.108	103.008	102.908	3.625	99.362	99.262	99.162	3.375	98.652	98.552	98.452
4.750	102.260	102.160	102.060	5.125	103.535	103.435	103.335	3.750	99.700	99.600	99.500	3.500	98.996	98.896	98.796
4.875	102.750	102.650	102.550	5.250	104.029	103.929	103.829	3.875	100.098	99.998	99.898	3.625	99.340	99.240	99.140
4.990	102.887	102.787	102.687	5.375	104.323	104.223	104.123	3.990	100.434	100.334	100.234	3.750	100.085	99.985	99.885
5.000	102.987	102.887	102.787	5.500	104.664	104.564	104.464	4.000	100.534	100.434	100.334	3.875	100.421	100.321	100.221
5.125	103.399	103.299	103.199	5.625	104.912	104.812	104.712	4.125	101.012	100.912	100.812	3.990	100.630	100.530	100.430
5.250	104.064	103.964	103.864	5.750	105.618	105.517	105.417	4.250	101.307	101.207	101.107	4.000	100.730	100.630	100.530
5.375	104.463	104.363	104.263	5.875	105.771	105.671	105.571	4.375	101.591	101.491	101.391	4.125	101.017	100.917	100.817
5.500	104.842	104.742	104.642	5.990	105.856	105.756	105.656	4.500	101.982	101.882	101.782	4.250	101.361	101.261	101.159
5.625	105.113	105.013	104.913	6.000	105.956	105.856	105.756	4.625	102.394	102.294	102.194	4.375	101.629	101.528	101.416
5.750	105.876	105.776	105.676	6.125	106.475	106.374	106.275	4.750	102.556	102.456	102.356	4.500	101.892	101.791	101.680
5.875	106.075	105.975	105.875	6.250	106.765	106.631	106.513	4.875	102.807	102.706	102.607	4.625	102.145	102.044	101.933
5.990	106.201	106.101	106.001	6.375	107.053	106.919	106.801	4.990	102.957	102.857	102.757	4.750	102.325	102.224	102.112
6.000	106.301	106.201	106.101	6.500	N/A	N/A	N/A	5.000	103.057	102.957	102.857	4.875	102.486	102.385	102.273

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	97.997	97.897	97.797	3.000	96.100	96.000	95.900
4.250	98.744	98.644	98.544	3.125	96.512	96.412	96.312
4.375	99.366	99.266	99.166	3.250	97.473	97.373	97.273
4.500	99.935	99.835	99.735	3.375	97.889	97.789	97.689
4.625	100.394	100.294	100.194	3.500	98.317	98.217	98.117
4.750	101.061	100.961	100.861	3.625	98.729	98.629	98.529
4.875	101.623	101.523	101.423	3.750	98.966	98.866	98.766
4.990	102.064	101.964	101.864	3.875	99.317	99.217	99.117
5.000	102.164	102.064	101.964	3.990	99.625	99.525	99.425
5.125	102.411	102.311	102.211	4.000	99.725	99.625	99.525
5.250	102.629	102.529	102.429	4.125	100.115	100.015	99.915
5.375	102.813	102.713	102.613	4.250	100.316	100.216	100.116
5.500	103.299	103.199	103.099	4.375	100.510	100.410	100.310
5.625	103.518	103.418	103.318	4.500	100.650	100.550	100.450
5.750	103.733	103.633	103.533	4.625	100.732	100.631	100.526
5.875	102.922	102.822	102.722	4.750	100.834	100.733	100.629
5.990	103.293	103.192	103.093	4.875	100.998	100.897	100.793
6.000	103.393	103.292	103.193	4.990	101.059	100.958	100.854
6.125	103.643	103.543	103.443	5.000	101.159	101.058	100.954

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			
FHA ID# - 1358600006			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/13/2018

45 Day Lock Exp.:

9/28/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/14/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	96.604	96.504	96.404	4.000	95.330	95.230	95.130	4.500	99.796	99.696	99.596	4.625	99.170	99.070	98.970
4.125	97.346	97.246	97.146	4.125	96.112	96.012	95.912	4.625	100.403	100.303	100.203	4.750	100.044	99.944	99.844
4.250	98.106	98.006	97.906	4.250	97.141	97.041	96.941	4.750	100.935	100.835	100.735	4.875	100.549	100.449	100.349
4.375	98.654	98.554	98.454	4.375	97.759	97.659	97.559	4.875	101.308	101.208	101.108	4.990	100.924	100.824	100.724
4.500	99.151	99.051	98.951	4.500	98.367	98.267	98.167	4.990	101.558	101.458	101.358	5.000	101.024	100.924	100.824
4.625	99.875	99.775	99.675	4.625	99.348	99.248	99.148	5.000	101.658	101.558	101.458	5.125	101.395	101.295	101.195
4.750	100.575	100.475	100.375	4.750	100.298	100.198	100.098	5.125	102.085	101.985	101.885	5.250	101.870	101.770	101.670
4.875	101.071	100.971	100.871	4.875	100.860	100.760	100.660	5.250	102.579	102.479	102.379	5.375	102.293	102.193	102.093
4.990	101.437	101.337	101.237	4.990	101.274	101.174	101.074	5.375	102.873	102.773	102.673	5.500	102.718	102.618	102.518
5.000	101.537	101.437	101.337	5.000	101.374	101.274	101.174	5.500	103.214	103.114	103.014	5.625	103.045	102.945	102.845
5.125	101.949	101.849	101.749	5.125	101.754	101.654	101.554	5.625	103.462	103.362	103.262	5.750	103.630	103.530	103.430
5.250	102.614	102.514	102.414	5.250	102.541	102.441	102.341	5.750	104.168	104.067	103.967	5.875	103.840	103.740	103.640
5.375	103.013	102.913	102.813	5.375	102.998	102.898	102.798	5.875	104.321	104.221	104.121	5.990	103.991	103.891	103.791
5.500	103.392	103.292	103.192	5.500	103.418	103.318	103.218	5.990	104.406	104.306	104.206	6.000	104.091	103.991	103.891
5.625	103.663	103.563	103.463	5.625	103.723	103.623	103.523	6.000	104.506	104.406	104.306	6.125	104.784	104.683	104.584
5.750	104.426	104.326	104.226	5.750	104.668	104.567	104.468	6.125	105.025	104.924	104.825	6.250	104.824	104.690	104.573
5.875	104.625	104.525	104.425	5.875	104.902	104.801	104.702	6.250	105.315	105.181	105.063	6.375	105.211	105.077	104.960
5.990	104.751	104.651	104.551	5.990	105.051	104.951	104.851	6.375	105.603	105.469	105.351	6.500	N/A	N/A	N/A
6.000	104.851	104.751	104.651	6.000	105.151	105.051	104.951	6.500	N/A	N/A	N/A	6.625	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	96.100	96.000	95.900	2.875	N/A	#N/A	#N/A	2.875	95.311	95.211	95.111	2.875	N/A	#N/A	#N/A
3.125	96.512	96.412	96.312	2.990	93.230	93.130	93.030	2.990	95.567	95.467	95.367	2.990	93.086	92.986	92.886
3.250	97.473	97.373	97.273	3.000	93.330	93.230	93.130	3.000	95.667	95.567	95.467	3.000	93.186	93.086	92.986
3.375	97.889	97.789	97.689	3.125	93.983	93.883	93.783	3.125	96.030	95.930	95.830	3.125	93.849	93.749	93.649
3.500	98.317	98.217	98.117	3.250	94.534	94.434	94.334	3.250	96.786	96.686	96.586	3.250	94.389	94.289	94.189
3.625	98.729	98.629	98.529	3.375	95.206	95.106	95.006	3.375	97.152	97.052	96.952	3.375	95.071	94.971	94.871
3.750	98.966	98.866	98.766	3.500	95.863	95.763	95.663	3.500	97.496	97.396	97.296	3.500	95.719	95.619	95.519
3.875	99.317	99.217	99.117	3.625	96.513	96.413	96.313	3.625	97.840	97.740	97.640	3.625	96.379	96.279	96.179
3.990	99.625	99.525	99.425	3.750	96.884	96.784	96.684	3.750	98.585	98.485	98.385	3.750	96.739	96.639	96.539
4.000	99.725	99.625	99.525	3.875	97.374	97.274	97.174	3.875	98.921	98.821	98.721	3.875	97.230	97.130	97.030
4.125	100.115	100.015	99.915	3.990	97.904	97.804	97.704	3.990	99.130	99.030	98.930	3.990	97.750	97.650	97.550
4.250	100.316	100.216	100.116	4.000	98.004	97.904	97.804	4.000	99.230	99.130	99.030	4.000	97.850	97.750	97.650
4.375	100.510	100.410	100.310	4.125	98.617	98.517	98.417	4.125	99.517	99.417	99.317	4.125	98.462	98.362	98.262
4.500	100.650	100.550	100.450	4.250	98.942	98.842	98.742	4.250	99.861	99.761	99.659	4.250	98.788	98.688	98.588
4.625	100.732	100.632	100.532	4.375	99.258	99.158	99.058	4.375	100.129	100.028	99.916	4.375	99.083	98.983	98.883
4.750	100.834	100.733	100.634	4.500	99.700	99.600	99.495	4.500	100.392	100.291	100.180	4.500	99.525	99.425	99.320
4.875	100.998	100.897	100.798	4.625	100.234	100.133	100.029	4.625	100.645	100.544	100.433	4.625	100.059	99.959	99.854
4.990	101.059	100.958	100.859	4.750	100.416	100.315	100.211	4.750	100.825	100.724	100.612	4.750	100.241	100.141	100.036
5.000	101.159	101.058	100.959	4.875	100.695	100.595	100.490	4.875	100.986	100.885	100.773	4.875	100.510	100.410	100.305

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

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

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

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	0.000
Loan Size Adjuster		Texas Equity 50(a)(4)	0.000
\$0 - \$49,999	-2.500		
\$50,000 - \$85,000	-1.375		
\$85,001 - \$125,000	-0.500		
\$125,001 - \$175,000	-0.375		
\$175,001 - \$275,000	0.000		
\$275,001 up to HR	0.125		



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/13/2018

45 Day Lock Exp.:

9/28/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/14/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC												
30/25 Year				20 Year				15 Year				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
4.250	100.061	99.961	99.861	3.750	97.957	97.857	97.757	2.750	95.258	95.158	95.058	
4.375	100.607	100.507	100.407	3.875	98.487	98.387	98.287	2.875	95.920	95.820	95.720	
4.500	101.116	101.016	100.916	3.990	98.957	98.857	98.757	2.990	96.469	96.369	96.269	
4.625	101.721	101.621	101.521	4.000	99.057	98.957	98.857	3.000	96.569	96.469	96.369	
4.750	102.293	102.193	102.093	4.125	99.671	99.571	99.471	3.125	97.152	97.052	96.952	
4.875	102.779	102.679	102.579	4.250	100.337	100.237	100.137	3.250	97.830	97.730	97.630	
4.990	103.091	102.991	102.891	4.375	100.849	100.749	100.649	3.375	98.351	98.251	98.151	
5.000	103.191	103.091	102.991	4.500	101.526	101.426	101.326	3.500	98.900	98.800	98.700	
5.125	103.732	103.632	103.532	4.625	102.125	102.025	101.925	3.625	99.443	99.343	99.243	
5.250	104.236	104.136	104.036	4.750	102.597	102.497	102.397	3.750	99.880	99.780	99.680	
5.375	104.666	104.566	104.466	4.875	102.956	102.856	102.756	3.875	100.391	100.291	100.191	
5.500	105.015	104.915	104.815	4.990	103.215	103.115	103.015	3.990	100.640	100.540	100.440	
5.625	105.382	105.282	105.182	5.000	103.315	103.215	103.115	4.000	100.740	100.640	100.540	
5.750	105.801	105.685	105.601	5.125	103.738	103.638	103.538	4.125	101.279	101.179	101.079	
5.875	106.083	105.983	105.883	5.250	104.132	104.032	103.932	4.250	101.550	101.450	101.350	
5.990	106.253	106.153	106.053	5.375	104.418	104.318	104.218	4.375	101.958	101.858	101.758	
6.000	106.353	106.253	106.153	5.500	104.726	104.626	104.526	4.500	102.083	101.983	101.883	
6.125	106.604	106.504	106.404	5.625	105.220	105.105	105.020	4.625	102.460	102.360	102.260	
6.250	107.159	107.059	106.959	5.750	105.644	105.529	105.444	4.750	102.661	102.561	102.461	

Conforming FHLMC Super Conforming									
SC 30-20 Year				SC 15 Year					
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day		
4.250	99.107	99.007	98.907	2.750	94.914	94.814	94.714		
4.375	99.653	99.553	99.453	2.875	95.576	95.476	95.376		
4.500	100.162	100.062	99.962	2.990	96.125	96.025	95.925		
4.625	100.830	100.730	100.630	3.000	96.225	96.125	96.025		
4.750	101.402	101.302	101.202	3.125	96.808	96.708	96.608		
4.875	101.888	101.788	101.688	3.250	97.486	97.386	97.286		
4.990	102.200	102.100	102.000	3.375	97.726	97.626	97.526		
5.000	102.300	102.200	102.100	3.500	98.275	98.175	98.075		
5.125	102.005	101.905	101.805	3.625	98.818	98.718	98.618		
5.250	102.509	102.409	102.309	3.750	99.255	99.155	99.055		
5.375	102.939	102.839	102.739	3.875	99.766	99.666	99.566		
5.500	103.288	103.188	103.088	3.990	99.522	99.422	99.322		
5.625	102.374	102.259	102.174	4.000	99.622	99.522	99.422		
5.750	102.793	102.677	102.593	4.125	100.161	100.061	99.961		
5.875	102.925	102.825	102.725	4.250	100.432	100.332	100.232		
5.990	102.945	102.845	102.745	4.375	100.840	100.740	100.640		
6.000	103.045	102.945	102.845	4.500	100.504	100.404	100.304		
6.125	103.146	103.046	102.946	4.625	100.881	100.781	100.681		
6.250	103.551	103.451	103.351	4.750	101.082	100.982	100.882		

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

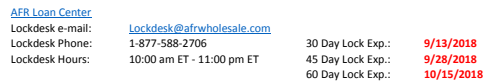
Program Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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



Prices are subject to change without notice.

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/13/2018

45 Day Lock Exp.:

9/28/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/14/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.849	99.749	99.649	3.750	97.771	97.671	97.571	2.750	95.258	95.158	95.058	4.250	98.895	98.795	98.695	2.750	94.914	94.814	94.714
4.375	100.433	100.333	100.233	3.875	98.379	98.279	98.179	2.875	95.920	95.820	95.720	4.375	99.479	99.379	99.279	2.875	95.576	95.476	95.376
4.500	101.107	101.007	100.907	3.990	98.918	98.818	98.718	2.990	96.469	96.369	96.269	4.500	100.153	100.053	99.953	2.990	96.125	96.025	95.925
4.625	101.721	101.621	101.521	4.000	99.018	98.918	98.818	3.000	96.569	96.469	96.369	4.625	100.830	100.730	100.630	3.000	96.225	96.125	96.025
4.750	102.293	102.193	102.093	4.125	99.671	99.571	99.471	3.125	97.152	97.052	96.952	4.750	101.402	101.302	101.202	3.125	96.808	96.708	96.608
4.875	102.779	102.679	102.579	4.250	100.265	100.165	100.065	3.250	97.627	97.527	97.427	4.875	101.888	101.788	101.688	3.250	97.283	97.183	97.083
4.990	103.091	102.991	102.891	4.375	100.849	100.749	100.649	3.375	98.112	98.012	97.912	4.990	102.200	102.100	102.000	3.375	97.487	97.387	97.287
5.000	103.191	103.091	102.991	4.500	101.526	101.426	101.326	3.500	98.900	98.800	98.700	5.000	102.300	102.200	102.100	3.500	98.275	98.175	98.075
5.125	103.732	103.632	103.532	4.625	102.125	102.025	101.925	3.625	99.443	99.343	99.243	5.125	102.005	101.905	101.805	3.625	98.818	98.718	98.618
5.250	104.236	104.136	104.036	4.750	102.597	102.497	102.397	3.750	99.880	99.780	99.680	5.250	102.509	102.409	102.309	3.750	99.255	99.155	99.055
5.375	104.666	104.566	104.466	4.875	102.956	102.856	102.756	3.875	100.391	100.291	100.191	5.375	102.939	102.839	102.739	3.875	99.766	99.666	99.566
5.500	105.015	104.915	104.815	4.990	103.215	103.115	103.015	3.990	100.640	100.540	100.440	5.500	103.288	103.188	103.088	3.990	99.522	99.422	99.322
5.625	105.382	105.282	105.182	5.000	103.315	103.215	103.115	4.000	100.740	100.640	100.540	5.625	102.374	102.274	102.174	4.000	99.622	99.522	99.422
5.750	105.801	105.685	105.601	5.125	103.738	103.638	103.538	4.125	101.279	101.179	101.079	5.750	102.793	102.677	102.593	4.125	100.161	100.061	99.961
5.875	106.083	105.983	105.883	5.250	104.132	104.032	103.932	4.250	101.550	101.450	101.350	5.875	102.925	102.825	102.725	4.250	100.432	100.332	100.232
5.990	106.253	106.153	106.053	5.375	104.418	104.318	104.218	4.375	101.958	101.858	101.758	5.990	102.945	102.845	102.745	4.375	100.840	100.740	100.640
6.000	106.353	106.253	106.153	5.500	104.726	104.626	104.526	4.500	102.083	101.983	101.883	6.000	103.045	102.945	102.845	4.500	100.504	100.404	100.304
6.125	106.604	106.504	106.404	5.625	105.220	105.105	105.020	4.625	102.460	102.360	102.260	6.125	103.146	103.046	102.946	4.625	100.881	100.781	100.681
6.250	107.159	107.059	106.959	5.750	105.644	105.529	105.444	4.750	102.661	102.561	102.461	6.250	103.551	103.451	103.351	4.750	101.082	100.982	100.882

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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/13/2018

45 Day Lock Exp.: 9/28/2018

60 Day Lock Exp.: 10/15/2018

W. Rate Sheet Dated: 8/14/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	96.394	96.269	96.144	
4.125	97.525	97.400	97.275	
4.250	98.367	98.242	98.117	
4.375	98.948	98.823	98.698	
4.500	99.552	99.427	99.302	
4.625	100.096	99.971	99.846	
4.750	100.571	100.446	100.321	
4.875	101.000	100.875	100.750	
5.000	101.395	101.270	101.145	
5.125	101.776	101.651	101.526	
5.250	102.091	101.966	101.841	
5.375	102.367	102.242	102.117	
5.500	102.494	102.369	102.244	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	97.081	96.956	96.831	
3.625	97.533	97.408	97.283	
3.750	97.946	97.821	97.696	
3.875	98.540	98.415	98.290	
4.000	98.873	98.748	98.623	
4.125	99.117	98.992	98.867	
4.250	99.395	99.270	99.145	
4.375	99.649	99.524	99.399	
4.500	99.889	99.764	99.639	
4.625	100.141	100.016	99.891	
4.750	100.409	100.284	100.159	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	97.130	97.005	96.880	
3.375	97.672	97.547	97.422	
3.500	98.200	98.075	97.950	
3.625	98.672	98.547	98.422	
3.750	98.959	98.834	98.709	
3.875	99.361	99.236	99.111	
4.000	99.737	99.612	99.487	
4.125	100.140	100.015	99.890	
4.250	100.514	100.389	100.264	
4.375	100.873	100.748	100.623	
4.500	101.232	101.107	100.982	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)