[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.: **9/14/2017**
45 Day Lock Exp.: **9/29/2017**
60 Day Lock Exp.: **10/16/2017**

W. Rate Sheet Dated: **8/15/2017** **Release Time:** **10:45 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	100.512	100.362	100.205	3.250	100.344	100.194	100.038	1.875	N/A	N/A	N/A	3.125	100.799	100.649	100.499
3.375	100.962	100.812	100.656	3.375	100.759	100.609	100.453	2.000	N/A	N/A	N/A	3.250	100.693	100.543	100.393
3.500	101.408	101.258	101.102	3.500	101.170	101.020	100.863	2.125	N/A	N/A	N/A	3.375	101.102	100.952	100.802
3.625	101.810	101.660	101.504	3.625	101.536	101.386	101.230	2.250	97.388	97.238	97.088	3.500	101.506	101.356	101.206
3.750	102.786	102.614	102.427	3.750	102.619	102.447	102.260	2.375	97.781	97.631	97.481	3.625	101.909	101.759	101.609
3.875	103.226	103.054	102.866	3.875	103.023	102.851	102.663	2.500	98.171	98.021	97.871	Margin = 2.250		Index = 1.220	
4.000	103.658	103.486	103.299	4.000	103.419	103.248	103.060	2.625	98.512	98.362	98.212				
4.125	103.980	103.808	103.620	4.125	103.706	103.534	103.346	2.750	100.401	100.251	100.101				
4.250	104.124	103.984	103.859	4.250	103.957	103.816	103.691	2.875	100.789	100.639	100.489				
4.375	104.489	104.348	104.223	4.375	104.286	104.145	104.020	3.000	101.164	101.014	100.864				
4.500	104.818	104.677	104.552	4.500	104.579	104.439	104.314	3.125	101.490	101.340	101.190				
4.625	105.077	104.936	104.811	4.625	104.803	104.662	104.537	3.250	102.327	102.177	102.027				
4.750	104.987	104.887	104.787	4.750	104.820	104.720	104.620	3.375	102.650	102.500	102.350				
4.875	105.281	105.181	105.081	4.875	105.079	104.979	104.879	3.500	102.937	102.787	102.637				
5.000	105.541	105.441	105.341	5.000	105.303	105.203	105.103	3.625	103.153	103.003	102.853				
5.125	106.011	105.911	105.811	5.125	105.737	105.637	105.537	3.750	103.300	103.150	103.000				
5.250	105.984	105.884	105.784	5.250	105.817	105.717	105.617	3.875	103.552	103.402	103.252				
5.375	106.278	106.178	106.078	5.375	106.075	105.975	105.875	4.000	103.769	103.619	103.469				
5.500	106.538	106.438	106.338	5.500	106.300	106.200	106.100	4.125	103.924	103.774	103.624				

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	99.622	99.472	99.315	3.250	99.454	99.304	99.148	1.875	N/A	N/A	N/A	3.125	99.909	99.759	99.609
3.375	100.072	99.922	99.766	3.375	99.869	99.719	99.563	2.000	N/A	N/A	N/A	3.250	99.803	99.653	99.503
3.500	100.518	100.368	100.212	3.500	100.280	100.130	99.973	2.125	N/A	N/A	N/A	3.375	100.212	100.062	99.912
3.625	100.920	100.770	100.614	3.625	100.646	100.496	100.340	2.250	96.498	96.348	96.198	3.500	100.616	100.466	100.316
3.750	101.896	101.724	101.537	3.750	101.729	101.557	101.370	2.375	96.891	96.741	96.591	3.625	101.019	100.869	100.719
3.875	102.336	102.164	101.976	3.875	102.133	101.961	101.773	2.500	97.281	97.131	96.981	Margin = 2.250		Index = 1.220	
4.000	102.768	102.596	102.409	4.000	102.529	102.358	102.170	2.625	97.622	97.472	97.322	**30 Year OTC**			
4.125	103.090	102.918	102.730	4.125	102.816	102.644	102.456	2.750	99.511	99.361	99.211	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.234	103.094	102.969	4.250	103.067	102.926	102.801	2.875	99.899	99.749	99.599	3.500	98.818	98.568	98.318
4.375	103.599	103.458	103.333	4.375	103.396	103.255	103.130	3.000	100.274	100.124	99.974	4.000	101.068	100.818	100.568
4.500	103.928	103.787	103.662	4.500	103.689	103.549	103.424	3.125	100.600	100.450	100.300	4.500	102.228	101.978	101.728
4.625	104.187	104.046	103.921	4.625	103.913	103.772	103.647	3.250	101.437	101.287	101.137	5.000	102.951	102.701	102.451
4.750	104.097	103.997	103.897	4.750	103.930	103.830	103.730	3.375	101.760	101.610	101.460	5.500	103.948	103.698	103.448
4.875	104.391	104.291	104.191	4.875	104.189	104.089	103.989	3.500	102.047	101.897	101.747	**15 Year OTC**			
5.000	104.651	104.551	104.451	5.000	104.413	104.313	104.213	3.625	102.263	102.113	101.963	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.121	105.021	104.921	5.125	104.847	104.747	104.647	3.750	102.410	102.260	102.110	2.500	95.581	95.331	95.081
5.250	105.094	104.994	104.894	5.250	104.927	104.827	104.727	3.875	102.662	102.512	102.362	3.000	98.574	98.324	98.074
5.375	105.388	105.288	105.188	5.375	105.185	105.085	104.985	4.000	102.879	102.729	102.579	3.500	100.347	100.097	99.847
5.500	105.648	105.548	105.448	5.500	105.410	105.310	105.210	4.125	103.034	102.884	102.734	4.000	101.179	100.929	100.679

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:	8/15/2017	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.:	9/14/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	9/29/2017
			60 Day Lock Exp.:	#########

W. Rate Sheet Dated: 8/15/2017 **Release Time:** 10:45 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	99.168	99.018	98.862	3.250	99.001	98.851	98.694	1.875	N/A	N/A	N/A	3.125	99.11	98.962	98.812
3.375	99.618	99.468	99.312	3.375	99.415	99.265	99.109	2.000	N/A	N/A	N/A	3.250	99.35	99.199	99.049
3.500	100.064	99.914	99.758	3.500	99.826	99.676	99.520	2.125	N/A	N/A	N/A	3.375	99.76	99.608	99.458
3.625	100.467	100.317	100.160	3.625	100.193	100.043	99.886	2.250	95.388	95.238	95.088	3.500	100.16	100.012	99.862
3.750	101.161	100.989	100.802	3.750	100.994	100.822	100.635	2.375	95.781	95.631	95.481	3.625	100.56	100.415	100.265
3.875	101.601	101.429	101.241	3.875	101.398	101.226	101.038	2.500	96.171	96.021	95.871	Margin = 2.250		Index = 1.220	
4.000	102.033	101.861	101.674	4.000	101.794	101.623	101.435	2.625	96.512	96.362	96.212				
4.125	102.355	102.183	101.995	4.125	102.081	101.909	101.721	2.750	98.714	98.564	98.414				
4.250	101.905	101.765	101.640	4.250	101.738	101.598	101.473	2.875	99.101	98.951	98.801				
4.375	102.270	102.129	102.004	4.375	102.067	101.927	101.802	3.000	99.476	99.326	99.176				
4.500	102.599	102.458	102.333	4.500	102.361	102.220	102.095	3.125	99.802	99.652	99.502				
4.625	102.858	102.717	102.592	4.625	102.584	102.443	102.318	3.250	100.984	100.834	100.684				
4.750	102.331	102.231	102.131	4.750	102.164	102.064	101.964	3.375	101.306	101.156	101.006				
4.875	102.625	102.525	102.425	4.875	102.422	102.322	102.222	3.500	101.594	101.444	101.294				
5.000	102.885	102.785	102.685	5.000	102.647	102.547	102.447	3.625	101.809	101.659	101.509				
5.125	103.354	103.254	103.154	5.125	103.080	102.980	102.880	3.750	101.675	101.525	101.375				
5.250	99.734	99.634	99.534	5.250	99.567	99.467	99.367	3.875	101.927	101.777	101.627				
5.375	100.028	99.928	99.828	5.375	99.825	99.725	99.625	4.000	102.144	101.994	101.844				
5.500	100.288	100.188	100.088	5.500	100.050	99.950	99.850	4.125	102.299	102.149	101.999				

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	98.278	98.128	97.972	3.250	98.111	97.961	97.804	1.875	N/A	N/A	N/A	3.125	98.222	98.072	97.922
3.375	98.728	98.578	98.422	3.375	98.525	98.375	98.219	2.000	N/A	N/A	N/A	3.250	98.459	98.309	98.159
3.500	99.174	99.024	98.868	3.500	98.936	98.786	98.630	2.125	N/A	N/A	N/A	3.375	98.868	98.718	98.568
3.625	99.577	99.427	99.270	3.625	99.303	99.153	98.996	2.250	94.748	94.598	94.448	3.500	99.272	99.122	98.972
3.750	100.271	100.099	99.912	3.750	100.104	99.932	99.745	2.375	95.141	94.991	94.841	3.625	99.675	99.525	99.375
3.875	100.711	100.539	100.351	3.875	100.508	100.336	100.148	2.500	95.531	95.381	95.231	Margin = 2.250		Index = 1.220	
4.000	101.143	100.971	100.784	4.000	100.904	100.733	100.545	2.625	95.872	95.722	95.572	**30 Year OTC**			
4.125	101.465	101.293	101.105	4.125	101.191	101.019	100.831	2.750	98.449	98.299	98.149	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.015	100.875	100.750	4.250	100.848	100.708	100.583	2.875	98.836	98.686	98.536	3.500	97.474	97.224	96.974
4.375	101.380	101.239	101.114	4.375	101.177	101.037	100.912	3.000	99.211	99.061	98.911	4.000	99.443	99.193	98.943
4.500	101.709	101.568	101.443	4.500	101.471	101.330	101.205	3.125	99.537	99.387	99.237	4.500	100.009	99.759	99.509
4.625	101.968	101.827	101.702	4.625	101.694	101.553	101.428	3.250	100.008	99.858	99.708	5.000	100.295	100.045	99.795
4.750	101.441	101.341	101.241	4.750	101.274	101.174	101.074	3.375	100.330	100.180	100.030	5.500	97.698	97.448	97.198
4.875	101.735	101.635	101.535	4.875	101.532	101.432	101.332	3.500	100.618	100.468	100.318	**15 Year OTC**			
5.000	101.995	101.895	101.795	5.000	101.757	101.657	101.557	3.625	100.833	100.683	100.533	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.464	102.364	102.264	5.125	102.190	102.090	101.990	3.750	100.519	100.369	100.219	2.500	93.831	93.581	93.331
5.250	98.844	98.744	98.644	5.250	98.677	98.577	98.477	3.875	100.771	100.621	100.471	3.000	97.511	97.261	97.011
5.375	99.138	99.038	98.938	5.375	98.935	98.835	98.735	4.000	100.989	100.839	100.689	3.500	98.918	98.668	98.418
5.500	99.398	99.298	99.198	5.500	99.160	99.060	98.960	4.125	101.143	100.993	100.843	4.000	99.289	99.039	98.789

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

UW Fee Buy Out Option*†

Loan Size	Standard	Streamline
HB / VA Jumbo	-0.150	-0.100

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	8/15/2017	4.500%

Lock Desk Policy

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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.: 9/14/2017
45 Day Lock Exp.: 9/29/2017
60 Day Lock Exp.: #########

W. Rate Sheet Dated: 8/15/2017 **Release Time:** 10:45 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	97.923	97.823	97.723	3.125	97.594	97.494	97.394	3.000	100.553	100.453	100.353	3.000	100.671	100.571	100.471
3.375	98.835	98.735	98.635	3.250	99.184	99.084	98.984	3.125	101.021	100.921	100.821	3.125	100.966	100.866	100.766
3.500	99.677	99.577	99.477	3.375	99.991	99.891	99.791	3.250	101.772	101.672	101.572	3.250	101.884	101.784	101.684
3.625	100.339	100.239	100.139	3.500	100.787	100.687	100.587	3.375	102.171	102.071	101.971	3.375	102.158	102.058	101.958
3.750	101.059	100.959	100.859	3.625	101.365	101.265	101.165	3.500	102.545	102.445	102.345	3.500	102.430	102.330	102.230
3.875	101.727	101.627	101.527	3.750	101.852	101.752	101.652	3.625	102.870	102.770	102.670	3.625	102.663	102.563	102.463
3.990	102.265	102.165	102.065	3.875	102.393	102.293	102.193	3.750	103.222	103.122	103.022	3.750	103.170	103.070	102.970
4.000	102.365	102.265	102.165	3.990	102.833	102.733	102.633	3.875	103.489	103.389	103.289	3.875	103.414	103.314	103.214
4.125	102.874	102.774	102.674	4.000	102.933	102.833	102.733	3.990	103.646	103.546	103.446	3.990	103.549	103.449	103.349
4.250	103.388	103.288	103.188	4.125	103.448	103.348	103.248	4.000	103.746	103.646	103.546	4.000	103.649	103.549	103.449
4.375	103.957	103.857	103.757	4.250	104.086	103.986	103.886	4.125	104.080	103.980	103.880	4.125	103.843	103.743	103.643
4.500	104.341	104.241	104.141	4.375	104.552	104.452	104.352	4.250	104.418	104.318	104.218	4.250	104.076	103.976	103.876
4.625	104.907	104.807	104.707	4.500	105.035	104.935	104.835	4.375	104.728	104.628	104.528	4.375	104.268	104.168	104.068
4.750	105.423	105.323	105.223	4.625	105.489	105.389	105.289	4.500	104.855	104.755	104.655	4.500	104.450	104.350	104.250
4.875	105.896	105.796	105.696	4.750	105.874	105.774	105.674	4.625	104.892	104.792	104.692	4.625	104.659	104.559	104.459
4.990	106.023	105.923	105.823	4.875	106.262	106.162	106.062	4.750	105.177	105.077	104.977	4.750	104.836	104.736	104.636
5.000	106.123	106.023	105.923	4.990	106.376	106.276	106.176	4.875	105.417	105.317	105.217	4.875	104.985	104.885	104.785
5.125	106.665	106.565	106.465	5.000	106.476	106.376	106.276	4.990	105.554	105.454	105.354	4.990	105.030	104.930	104.830
5.250	107.174	107.074	106.974	5.125	106.958	106.858	106.758	5.000	105.654	105.554	105.454	5.000	105.130	105.030	104.930

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	101.617	101.517	101.417	3.000	99.855	99.755	99.655
4.250	102.145	102.045	101.945	3.125	100.225	100.125	100.025
4.375	102.567	102.467	102.367	3.250	100.679	100.579	100.479
4.500	102.820	102.720	102.620	3.375	101.108	101.008	100.908
4.625	103.123	103.023	102.923	3.500	101.532	101.432	101.332
4.750	103.603	103.503	103.403	3.625	101.858	101.758	101.658
4.875	104.009	103.909	103.809	3.750	102.093	101.993	101.893
4.990	104.036	103.936	103.836	3.875	102.269	102.169	102.069
5.000	104.136	104.036	103.936	3.990	102.334	102.234	102.134
5.125	104.299	104.199	104.099	4.000	102.434	102.334	102.234
5.250	104.142	104.042	103.942	4.125	102.331	102.231	102.131
5.375	104.498	104.398	104.298	4.250	102.553	102.453	102.353
5.500	104.741	104.641	104.541	4.375	102.765	102.665	102.565
5.625	104.923	104.823	104.723	4.500	102.845	102.745	102.645
5.750	104.582	104.482	104.382	4.625	103.087	102.987	102.887
5.875	104.951	104.851	104.751	4.750	103.281	103.181	103.081
5.990	105.122	105.022	104.922	4.875	103.441	103.341	103.241
6.000	105.222	105.122	105.022	4.990	103.503	103.403	103.303
6.125	105.339	105.239	105.139	5.000	103.603	103.503	103.403

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.:	9/14/2017
45 Day Lock Exp.:	9/29/2017
60 Day Lock Exp.:	#########

W. Rate Sheet Dated: 8/15/2017 **Release Time:** 10:45 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	95.114	95.014	94.914	3.125	N/A	N/A	N/A	3.125	95.344	95.244	95.144	3.375	95.394	95.294	95.194
3.375	95.955	95.855	95.755	3.250	92.991	92.891	92.791	3.250	96.934	96.834	96.734	3.500	96.736	96.636	96.536
3.500	96.979	96.879	96.779	3.375	94.129	94.029	93.929	3.375	97.741	97.641	97.541	3.625	97.717	97.617	97.517
3.625	97.707	97.607	97.507	3.500	95.510	95.410	95.310	3.500	98.537	98.437	98.337	3.750	98.426	98.326	98.226
3.750	98.391	98.291	98.191	3.625	96.497	96.397	96.297	3.625	99.115	99.015	98.915	3.875	99.032	98.932	98.832
3.875	99.118	99.018	98.918	3.750	97.290	97.190	97.090	3.750	99.602	99.502	99.402	3.990	99.400	99.300	99.200
3.990	99.712	99.612	99.512	3.875	98.091	97.991	97.891	3.875	100.143	100.043	99.943	4.000	99.500	99.400	99.300
4.000	99.812	99.712	99.612	3.990	98.933	98.833	98.733	3.990	100.583	100.483	100.383	4.125	100.120	100.020	99.920
4.125	100.464	100.364	100.264	4.000	99.033	98.933	98.833	4.000	100.683	100.583	100.483	4.250	100.724	100.624	100.524
4.250	101.027	100.927	100.827	4.125	99.921	99.821	99.721	4.125	101.198	101.098	100.998	4.375	101.239	101.139	101.039
4.375	101.516	101.416	101.316	4.250	100.614	100.514	100.414	4.250	101.836	101.736	101.636	4.500	101.630	101.530	101.430
4.500	102.091	101.991	101.891	4.375	101.397	101.297	101.197	4.375	102.302	102.202	102.102	4.625	102.201	102.101	102.001
4.625	102.657	102.557	102.457	4.500	102.220	102.120	102.020	4.500	102.785	102.685	102.585	4.750	102.776	102.676	102.576
4.750	103.173	103.073	102.973	4.625	102.997	102.897	102.797	4.625	103.239	103.139	103.039	4.875	103.316	103.216	103.116
4.875	103.646	103.546	103.446	4.750	103.634	103.534	103.434	4.750	103.624	103.524	103.424	4.990	103.457	103.357	103.257
4.990	103.773	103.673	103.573	4.875	104.157	104.057	103.957	4.875	104.012	103.912	103.812	5.000	103.557	103.457	103.357
5.000	103.873	103.773	103.673	4.990	104.311	104.211	104.111	4.990	104.126	104.026	103.926	5.125	103.946	103.846	103.746
5.125	104.415	104.315	104.215	5.000	104.411	104.311	104.211	5.000	104.226	104.126	104.026	5.250	104.484	104.384	104.284
5.250	104.924	104.824	104.724	5.125	105.029	104.929	104.829	5.125	104.708	104.608	104.508	5.375	104.937	104.837	104.737

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	99.855	99.755	99.655	3.000	96.666	96.566	96.466	3.000	98.421	98.321	98.221	3.000	96.491	96.391	96.291
3.125	100.225	100.125	100.025	3.125	97.204	97.104	97.004	3.125	98.716	98.616	98.516	3.125	97.029	96.929	96.829
3.250	100.679	100.579	100.479	3.250	98.354	98.254	98.154	3.250	99.634	99.534	99.434	3.250	98.169	98.069	97.969
3.375	101.108	101.008	100.908	3.375	98.905	98.805	98.705	3.375	99.908	99.808	99.708	3.375	98.720	98.620	98.520
3.500	101.532	101.432	101.332	3.500	99.449	99.349	99.249	3.500	100.180	100.080	99.980	3.500	99.264	99.164	99.064
3.625	101.858	101.758	101.658	3.625	99.919	99.819	99.719	3.625	100.413	100.313	100.213	3.625	99.714	99.614	99.514
3.750	102.093	101.993	101.893	3.750	100.311	100.211	100.111	3.750	100.920	100.820	100.720	3.750	100.107	100.007	99.907
3.875	102.269	102.169	102.069	3.875	100.664	100.564	100.464	3.875	101.164	101.064	100.964	3.875	100.459	100.359	100.259
3.990	102.334	102.234	102.134	3.990	101.055	100.955	100.855	3.990	101.299	101.199	101.099	3.990	100.850	100.750	100.650
4.000	102.434	102.334	102.234	4.000	101.155	101.055	100.955	4.000	101.399	101.299	101.199	4.000	100.950	100.850	100.750
4.125	102.331	102.231	102.131	4.125	101.564	101.464	101.364	4.125	101.593	101.493	101.393	4.125	101.349	101.249	101.149
4.250	102.553	102.453	102.353	4.250	101.939	101.839	101.739	4.250	101.826	101.726	101.626	4.250	101.754	101.654	101.554
4.375	102.765	102.665	102.565	4.375	102.283	102.183	102.083	4.375	102.018	101.918	101.818	4.375	102.098	101.998	101.898
4.500	102.845	102.745	102.645	4.500	102.421	102.321	102.221	4.500	102.200	102.100	102.000	4.500	102.236	102.136	102.036
4.625	103.087	102.987	102.887	4.625	102.654	102.554	102.454	4.625	102.409	102.309	102.209	4.625	102.469	102.369	102.269
4.750	103.281	103.181	103.081	4.750	102.969	102.869	102.769	4.750	102.586	102.486	102.386	4.750	102.784	102.684	102.584
4.875	103.441	103.341	103.241	4.875	103.234	103.134	103.034	4.875	102.735	102.635	102.535	4.875	103.049	102.949	102.849
4.990	103.503	103.403	103.303	4.990	103.397	103.297	103.197	4.990	102.780	102.680	102.580	4.990	103.212	103.112	103.012
5.000	103.603	103.503	103.403	5.000	103.497	103.397	103.297	5.000	102.880	102.780	102.680	5.000	103.312	103.212	103.112

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: 9/14/2017
45 Day Lock Exp.: 9/29/2017
60 Day Lock Exp.: #########

W. Rate Sheet Dated: 8/15/2017 **Release Time:** 10:45 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	101.100	101.000	100.900	3.750	102.076	101.976	101.871	2.750	99.553	99.453	99.353
3.875	101.780	101.680	101.580	3.875	102.675	102.575	102.466	2.875	100.070	99.970	99.870
3.990	102.274	102.174	102.074	3.990	103.198	103.098	102.987	2.990	100.453	100.353	100.253
4.000	102.374	102.274	102.174	4.000	103.298	103.198	103.087	3.000	100.553	100.453	100.353
4.125	103.055	102.955	102.855	4.125	103.398	103.298	103.153	3.125	101.021	100.921	100.821
4.250	103.669	103.569	103.469	4.250	103.964	103.864	103.717	3.250	101.772	101.672	101.572
4.375	104.252	104.152	104.052	4.375	104.483	104.383	104.236	3.375	102.171	102.071	101.971
4.500	104.749	104.649	104.549	4.500	104.964	104.864	104.716	3.500	102.550	102.450	102.350
4.625	105.205	105.103	105.005	4.625	105.460	105.359	105.226	3.625	103.042	102.942	102.842
4.750	105.715	105.614	105.515	4.750	105.954	105.853	105.719	3.750	103.535	103.435	103.335
4.875	106.178	106.076	105.978	4.875	106.429	106.328	106.195	3.875	104.016	103.916	103.816
4.990	106.470	106.368	106.270	4.990	106.772	106.671	106.540	3.990	103.745	103.645	103.545
5.000	106.570	106.468	106.370	5.000	106.872	106.771	106.640	4.000	103.845	103.745	103.645
5.125	107.015	106.894	106.815	5.125	106.772	106.651	106.572	4.125	104.324	104.224	104.124
5.250	107.489	107.368	107.289	5.250	107.233	107.112	107.033	4.250	104.670	104.570	104.470
5.375	107.863	107.742	107.663	5.375	107.620	107.499	107.420	4.375	105.054	104.954	104.854
5.500	108.189	108.068	107.989	5.500	107.978	107.857	107.778	4.500	105.586	105.486	105.386
5.625	108.470	108.329	108.270	5.625	108.346	108.206	108.146	4.625	105.958	105.858	105.758
5.750	108.872	108.731	108.672	5.750	108.756	108.615	108.556	4.750	103.481	103.381	103.281

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

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

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

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

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	30 Day Lock Exp.:	9/14/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	9/29/2017
		60 Day Lock Exp.:	#########

W. Rate Sheet Dated: 8/15/2017 **Release Time:** 10:45 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	98.871	98.771	98.671	3.750	98.771	98.671	98.571	3.750	99.996	99.896	99.791	3.750	99.896	99.796	99.691
3.875	99.551	99.451	99.351	3.875	99.451	99.351	99.251	3.875	100.595	100.495	100.386	3.875	100.495	100.395	100.286
3.990	100.045	99.945	99.845	3.990	99.945	99.845	99.745	3.990	101.118	101.018	100.907	3.990	101.018	100.918	100.807
4.000	100.145	100.045	99.945	4.000	100.045	99.945	99.845	4.000	101.218	101.118	101.007	4.000	101.118	101.018	100.907
4.125	100.826	100.726	100.626	4.125	100.726	100.626	100.526	4.125	101.318	101.218	101.073	4.125	101.218	101.118	100.973
4.250	101.440	101.340	101.240	4.250	101.340	101.240	101.140	4.250	101.884	101.784	101.637	4.250	101.784	101.684	101.537
4.375	102.023	101.923	101.823	4.375	101.923	101.823	101.723	4.375	102.403	102.303	102.156	4.375	102.303	102.203	102.056
4.500	102.520	102.420	102.320	4.500	102.420	102.320	102.220	4.500	102.884	102.784	102.636	4.500	102.784	102.684	102.536
4.625	102.976	102.874	102.776	4.625	102.876	102.774	102.676	4.625	103.380	103.279	103.146	4.625	103.280	103.179	103.046
4.750	103.486	103.385	103.286	4.750	103.386	103.285	103.186	4.750	103.874	103.773	103.639	4.750	103.774	103.673	103.539
4.875	103.949	103.847	103.749	4.875	103.849	103.747	103.649	4.875	104.349	104.248	104.115	4.875	104.249	104.148	104.015
4.990	104.241	104.139	104.041	4.990	104.141	104.039	103.941	4.990	104.692	104.591	104.460	4.990	104.592	104.491	104.360
5.000	104.341	104.239	104.141	5.000	104.241	104.139	104.041	5.000	104.792	104.691	104.560	5.000	104.692	104.591	104.460
5.125	104.786	104.665	104.586	5.125	104.686	104.565	104.486	5.125	104.692	104.571	104.492	5.125	104.592	104.471	104.392
5.250	105.260	105.139	105.060	5.250	105.160	105.039	104.960	5.250	105.153	105.032	104.953	5.250	105.053	104.932	104.853
5.375	105.634	105.513	105.434	5.375	105.534	105.413	105.334	5.375	105.540	105.419	105.340	5.375	105.440	105.319	105.240
5.500	105.960	105.839	105.760	5.500	105.860	105.739	105.660	5.500	105.898	105.777	105.698	5.500	105.798	105.677	105.598
5.625	106.241	106.100	106.041	5.625	106.141	106.000	105.941	5.625	106.266	106.126	106.066	5.625	106.166	106.026	105.966
5.750	106.643	106.502	106.443	5.750	106.543	106.402	106.343	5.750	106.676	106.535	106.476	5.750	106.576	106.435	106.376

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.032	96.932	96.832	2.750	96.932	96.832	96.732
2.875	97.651	97.551	97.451	2.875	97.551	97.451	97.351
2.990	98.162	98.062	97.962	2.990	98.062	97.962	97.862
3.000	98.262	98.162	98.062	3.000	98.162	98.062	97.962
3.125	98.829	98.729	98.629	3.125	98.729	98.629	98.529
3.250	99.380	99.280	99.180	3.250	99.280	99.180	99.080
3.375	99.901	99.801	99.701	3.375	99.801	99.701	99.601
3.500	100.470	100.370	100.270	3.500	100.370	100.270	100.170
3.625	100.962	100.862	100.762	3.625	100.862	100.762	100.662
3.750	101.455	101.355	101.255	3.750	101.355	101.255	101.155
3.875	101.936	101.836	101.736	3.875	101.836	101.736	101.636
3.990	101.665	101.565	101.465	3.990	101.565	101.465	101.365
4.000	101.765	101.665	101.565	4.000	101.665	101.565	101.465
4.125	102.244	102.144	102.044	4.125	102.144	102.044	101.944
4.250	102.590	102.490	102.390	4.250	102.490	102.390	102.290
4.375	102.974	102.874	102.774	4.375	102.874	102.774	102.674
4.500	103.506	103.406	103.306	4.500	103.406	103.306	103.206
4.625	103.878	103.778	103.678	4.625	103.778	103.678	103.578
4.750	101.401	101.301	101.201	4.750	101.301	101.201	101.101

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: 9/14/2017
45 Day Lock Exp.: 9/29/2017
60 Day Lock Exp.: #########

W. Rate Sheet Dated: 8/15/2017 **Release Time:** 10:45 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	99.401	99.301	99.201	3.750	100.526	100.426	100.321	2.750	97.562	97.462	97.362
3.875	100.081	99.981	99.881	3.875	101.125	101.025	100.916	2.875	98.181	98.081	97.981
3.990	100.575	100.475	100.375	3.990	101.648	101.548	101.437	2.990	98.692	98.592	98.492
4.000	100.675	100.575	100.475	4.000	101.748	101.648	101.537	3.000	98.792	98.692	98.592
4.125	101.356	101.256	101.156	4.125	101.848	101.748	101.603	3.125	99.359	99.259	99.159
4.250	101.970	101.870	101.770	4.250	102.414	102.314	102.167	3.250	99.910	99.810	99.710
4.375	102.553	102.453	102.353	4.375	102.933	102.833	102.686	3.375	100.431	100.331	100.231
4.500	103.050	102.950	102.850	4.500	103.414	103.314	103.166	3.500	101.000	100.900	100.800
4.625	103.506	103.404	103.306	4.625	103.910	103.809	103.676	3.625	101.492	101.392	101.292
4.750	104.016	103.915	103.816	4.750	104.404	104.303	104.169	3.750	101.985	101.885	101.785
4.875	104.479	104.377	104.279	4.875	104.879	104.778	104.645	3.875	102.466	102.366	102.266
4.990	104.771	104.669	104.571	4.990	105.222	105.121	104.990	3.990	102.195	102.095	101.995
5.000	104.871	104.769	104.671	5.000	105.322	105.221	105.090	4.000	102.295	102.195	102.095
5.125	105.316	105.195	105.116	5.125	105.222	105.101	105.022	4.125	102.774	102.674	102.574
5.250	105.790	105.669	105.590	5.250	105.683	105.562	105.483	4.250	103.120	103.020	102.920
5.375	106.164	106.043	105.964	5.375	106.070	105.949	105.870	4.375	103.504	103.404	103.304
5.500	106.490	106.369	106.290	5.500	106.428	106.307	106.228	4.500	104.036	103.936	103.836
5.625	106.771	106.630	106.571	5.625	106.796	106.656	106.596	4.625	104.408	104.308	104.208
5.750	107.173	107.032	106.973	5.750	107.206	107.065	107.006	4.750	101.931	101.831	101.731

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

LPMI Adjust Term > 20 yr & All Manuf. / LPMI Adjust Term ≤ 20 yr

FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
	LPMI Adjust Term > 20 yr & All Manuf.				LPMI Adjust Term ≤ 20 yr			
≥ 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

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