AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	9/14/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	10/1/2018
		60 Day Lock Exp.:	#########

W. Rate Sheet Dated: 8/15/2018 **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	98.312	98.162	98.012	3.500	97.799	97.649	97.499	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.846	98.696	98.546	3.625	98.298	98.148	97.998	2.000	N/A	N/A	N/A	3.250	98.084	97.934	97.784
3.750	99.725	99.575	99.425	3.750	99.334	99.184	99.034	2.125	N/A	N/A	N/A	3.375	98.674	98.524	98.374
3.875	100.256	100.106	99.956	3.875	99.829	99.679	99.529	2.250	93.540	93.390	93.240	3.500	99.166	99.016	98.866
4.000	100.781	100.631	100.481	4.000	100.319	100.169	100.019	2.375	93.902	93.752	93.602	3.625	99.700	99.550	99.400
4.125	101.309	101.159	101.009	4.125	100.811	100.661	100.511	2.500	93.027	92.877	92.727	Margin = 2.250		Index = 2.440	
4.250	102.015	101.875	101.750	4.250	101.374	101.233	101.108	2.625	93.977	93.827	93.677				
4.375	102.533	102.392	102.267	4.375	101.856	101.715	101.590	2.750	96.748	96.598	96.448				
4.500	103.043	102.902	102.777	4.500	102.330	102.190	102.065	2.875	97.312	97.162	97.012				
4.625	103.464	103.323	103.198	4.625	102.716	102.575	102.450	3.000	97.786	97.636	97.486				
4.750	103.589	103.433	103.292	4.750	102.858	102.701	102.561	3.125	98.261	98.111	97.961				
4.875	103.833	103.676	103.536	4.875	103.256	103.100	102.959	3.250	98.863	98.713	98.563				
5.000	104.459	104.303	104.162	5.000	103.647	103.491	103.350	3.375	99.330	99.180	99.030				
5.125	104.677	104.521	104.380	5.125	103.849	103.693	103.552	3.500	99.799	99.649	99.499				
5.250	104.847	104.737	104.597	5.250	103.784	103.675	103.534	3.625	100.261	100.111	99.961				
5.375	105.000	104.890	104.750	5.375	104.143	104.033	103.893	3.750	100.244	100.094	99.944				
5.500	105.114	105.004	104.864	5.500	104.471	104.362	104.221	3.875	100.698	100.548	100.398				
5.625	105.393	105.283	105.143	5.625	104.915	104.805	104.665	4.000	101.083	100.933	100.783				
5.750	105.827	105.727	105.627	5.750	104.755	104.655	104.555	4.125	101.423	101.273	101.123				

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	97.112	96.962	96.812	3.500	96.799	96.649	96.499	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.646	97.496	97.346	3.625	97.298	97.148	96.998	2.000	N/A	N/A	N/A	3.250	97.084	96.934	96.784
3.750	98.525	98.375	98.225	3.750	98.334	98.184	98.034	2.125	N/A	N/A	N/A	3.375	97.674	97.524	97.374
3.875	99.056	98.906	98.756	3.875	98.829	98.679	98.529	2.250	92.540	92.390	92.240	3.500	98.166	98.016	97.866
4.000	99.581	99.431	99.281	4.000	99.319	99.169	99.019	2.375	92.902	92.752	92.602	3.625	98.700	98.550	98.400
4.125	100.109	99.959	99.809	4.125	99.811	99.661	99.511	2.500	92.027	91.877	91.727	Margin = 2.250		Index = 2.440	
4.250	100.815	100.675	100.550	4.250	100.374	100.233	100.108	2.625	92.977	92.827	92.677	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.333	101.192	101.067	4.375	100.856	100.715	100.590	2.750	95.748	95.598	95.448	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	101.843	101.702	101.577	4.500	101.330	101.190	101.065	2.875	96.312	96.162	96.012	4.500	100.643	100.393	100.143
4.625	102.264	102.123	101.998	4.625	101.716	101.575	101.450	3.000	96.786	96.636	96.486	4.625	101.064	100.814	100.564
4.750	102.349	102.193	102.052	4.750	101.858	101.701	101.561	3.125	97.261	97.111	96.961	4.750	101.099	100.849	100.599
4.875	102.883	102.726	102.586	4.875	102.256	102.100	101.959	3.250	97.863	97.713	97.563	4.875	101.533	101.283	101.033
5.000	103.309	103.153	103.012	5.000	102.647	102.491	102.350	3.375	98.330	98.180	98.030	5.000	101.959	101.709	101.459
5.125	103.727	103.571	103.430	5.125	102.949	102.793	102.652	3.500	98.799	98.649	98.499	5.125	102.297	102.047	101.797
5.250	104.417	104.307	104.167	5.250	102.784	102.675	102.534	3.625	99.261	99.111	98.961	5.250	101.736	101.486	101.236
5.375	104.694	104.584	104.444	5.375	103.143	103.033	102.893	3.750	99.244	99.094	98.944	5.375	102.000	101.750	101.500
5.500	104.884	104.774	104.634	5.500	103.471	103.362	103.221	3.875	99.698	99.548	99.398	5.500	102.254	102.004	101.754
5.625	105.113	105.003	104.863	5.625	103.915	103.805	103.665	4.000	100.083	99.933	99.783	5.625	102.503	102.253	102.003
5.750	105.597	105.497	105.397	5.750	103.755	103.655	103.555	4.125	100.423	100.273	100.123	5.750	102.757	102.507	102.257

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

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:	8/15/2018	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	99.793	99.543	99.293	4.500	99.610	99.360	99.110
4.750	100.249	99.999	99.749	4.750	100.138	99.888	99.638
5.000	101.109	100.859	100.609	5.000	100.927	100.677	100.427
5.250	101.953	101.703	101.453	5.250	101.790	101.540	101.290
5.500	102.004	101.754	101.504	5.500	101.751	101.501	101.251
5.625	102.253	102.003	101.753	5.625	102.195	101.945	101.695
5.750	102.507	102.257	102.007	5.750	102.035	101.785	101.535
5.875	102.751	102.501	102.251	5.875	102.404	102.154	101.904

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 *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)

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.:	**9/14/2018**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**10/1/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**#########**

W. Rate Sheet Dated: **8/15/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.500	97.374	97.224	97.074	3.500	96.862	96.712	96.562	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	97.908	97.758	97.608	3.625	97.360	97.210	97.060	2.000	N/A	N/A	N/A	3.250	97.15	96.996	96.846
3.750	98.475	98.325	98.175	3.750	98.084	97.934	97.784	2.125	N/A	N/A	N/A	3.375	97.74	97.586	97.436
3.875	99.006	98.856	98.706	3.875	98.579	98.429	98.279	2.250	90.040	89.890	89.740	3.500	98.23	98.078	97.928
4.000	99.531	99.381	99.231	4.000	99.069	98.919	98.769	2.375	90.402	90.252	90.102	3.625	98.76	98.612	98.462
4.125	100.059	99.909	99.759	4.125	99.561	99.411	99.261	2.500	89.527	89.377	89.227	Margin = 2.250		Index = 2.440	
4.250	100.765	100.625	100.500	4.250	100.124	99.983	99.858	2.625	90.477	90.327	90.177				
4.375	101.283	101.142	101.017	4.375	100.606	100.465	100.340	2.750	95.060	94.910	94.760				
4.500	101.793	101.652	101.527	4.500	101.080	100.940	100.815	2.875	95.624	95.474	95.324				
4.625	102.214	102.073	101.948	4.625	101.466	101.325	101.200	3.000	96.099	95.949	95.799				
4.750	101.901	101.745	101.605	4.750	101.170	101.014	100.873	3.125	96.573	96.423	96.273				
4.875	102.145	101.989	101.848	4.875	101.568	101.412	101.272	3.250	97.925	97.775	97.625				
5.000	102.772	102.616	102.475	5.000	101.959	101.803	101.663	3.375	98.393	98.243	98.093				
5.125	102.990	102.833	102.693	5.125	102.162	102.005	101.865	3.500	98.862	98.712	98.562				
5.250	102.347	102.237	102.097	5.250	101.284	101.175	101.034	3.625	99.323	99.173	99.023				
5.375	102.500	102.390	102.250	5.375	101.643	101.533	101.393	3.750	98.994	98.844	98.694				
5.500	102.614	102.504	102.364	5.500	101.971	101.862	101.721	3.875	99.448	99.298	99.148				
5.625	102.893	102.783	102.643	5.625	102.415	102.305	102.165	4.000	99.833	99.683	99.533				
5.750	102.389	102.289	102.189	5.750	101.318	101.218	101.118	4.125	100.173	100.023	99.873				

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	96.174	96.024	95.874	3.500	95.862	95.712	95.562	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.708	96.558	96.408	3.625	96.360	96.210	96.060	2.000	N/A	N/A	N/A	3.250	96.146	95.996	95.846
3.750	97.275	97.125	96.975	3.750	97.084	96.934	96.784	2.125	N/A	N/A	N/A	3.375	96.736	96.586	96.436
3.875	97.806	97.656	97.506	3.875	97.579	97.429	97.279	2.250	90.790	90.640	90.490	3.500	97.228	97.078	96.928
4.000	98.331	98.181	98.031	4.000	98.069	97.919	97.769	2.375	91.152	91.002	90.852	3.625	97.762	97.612	97.462
4.125	98.859	98.709	98.559	4.125	98.561	98.411	98.261	2.500	90.277	90.127	89.977	Margin = 2.250		Index = 2.440	
4.250	99.565	99.425	99.300	4.250	99.124	98.983	98.858	2.625	91.227	91.077	90.927	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	100.083	99.942	99.817	4.375	99.606	99.465	99.340	2.750	94.842	94.692	94.542	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	100.593	100.452	100.327	4.500	100.080	99.940	99.815	2.875	95.406	95.256	95.106	4.500	99.393	99.143	98.893
4.625	101.014	100.873	100.748	4.625	100.466	100.325	100.200	3.000	95.880	95.730	95.580	4.625	99.814	99.564	99.314
4.750	100.661	100.505	100.364	4.750	100.170	100.014	99.873	3.125	96.354	96.204	96.054	4.750	99.411	99.161	98.911
4.875	101.195	101.039	100.898	4.875	100.568	100.412	100.272	3.250	96.394	96.244	96.094	4.875	99.845	99.595	99.345
5.000	101.622	101.466	101.325	5.000	100.959	100.803	100.663	3.375	96.861	96.711	96.561	5.000	100.272	100.022	99.772
5.125	102.040	101.883	101.743	5.125	101.262	101.105	100.965	3.500	97.331	97.181	97.031	5.125	100.610	100.360	100.110
5.250	101.917	101.807	101.667	5.250	100.284	100.175	100.034	3.625	97.792	97.642	97.492	5.250	99.236	98.986	98.736
5.375	102.194	102.084	101.944	5.375	100.643	100.533	100.393	3.750	97.056	96.906	96.756	5.375	99.500	99.250	99.000
5.500	102.384	102.274	102.134	5.500	100.971	100.862	100.721	3.875	97.511	97.361	97.211	5.500	99.754	99.504	99.254
5.625	102.613	102.503	102.363	5.625	101.415	101.305	101.165	4.000	97.896	97.746	97.596	5.625	100.003	99.753	99.503
5.750	102.159	102.059	101.959	5.750	100.318	100.218	100.118	4.125	98.236	98.086	97.936	5.750	99.319	99.069	98.819

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 AVM	-0.750

Max USDA-GRH Rate

Today:	8/15/2018	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	98.543	98.293	98.043	4.500	98.360	98.110	97.860
4.750	98.561	98.311	98.061	4.750	98.450	98.200	97.950
5.000	99.422	99.172	98.922	5.000	99.239	98.989	98.739
5.250	99.453	99.203	98.953	5.250	99.290	99.040	98.790
5.500	99.504	99.254	99.004	5.500	99.251	99.001	98.751
5.625	99.753	99.503	99.253	5.625	99.695	99.445	99.195
5.750	99.069	98.819	98.569	5.750	98.598	98.348	98.098
5.875	99.313	99.063	98.813	5.875	98.966	98.716	98.466

DPA Advantage Adjustment

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

Lock Desk Policy

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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)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	9/14/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	10/1/2018
			60 Day Lock Exp.:	10/15/2018

W. Rate Sheet Dated: 8/15/2018 **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	98.583	98.483	98.383	4.500	101.296	101.196	101.096	3.000	96.519	96.419	96.319	2.875	96.855	96.755	96.655
4.125	99.279	99.179	99.079	4.625	101.896	101.796	101.696	3.125	97.031	96.931	96.831	2.990	97.111	97.011	96.911
4.250	99.904	99.804	99.704	4.750	102.427	102.327	102.227	3.250	97.802	97.702	97.602	3.000	97.211	97.111	97.011
4.375	100.451	100.351	100.251	4.875	102.800	102.700	102.600	3.375	98.326	98.226	98.126	3.125	97.573	97.473	97.373
4.500	100.991	100.891	100.791	4.990	103.050	102.950	102.850	3.500	98.840	98.740	98.640	3.250	98.337	98.237	98.137
4.625	101.587	101.487	101.387	5.000	103.150	103.050	102.950	3.625	99.350	99.250	99.150	3.375	98.703	98.603	98.503
4.750	102.135	102.035	101.935	5.125	103.546	103.446	103.346	3.750	99.686	99.586	99.486	3.500	99.047	98.947	98.847
4.875	102.625	102.525	102.425	5.250	104.040	103.940	103.840	3.875	100.092	99.992	99.892	3.625	99.391	99.291	99.191
4.990	102.929	102.829	102.729	5.375	104.334	104.234	104.134	3.990	100.483	100.383	100.283	3.750	100.134	100.034	99.934
5.000	103.029	102.929	102.829	5.500	104.675	104.575	104.475	4.000	100.583	100.483	100.383	3.875	100.470	100.370	100.270
5.125	103.410	103.310	103.210	5.625	104.923	104.823	104.723	4.125	101.061	100.961	100.861	3.990	100.679	100.579	100.479
5.250	104.075	103.975	103.875	5.750	105.626	105.526	105.426	4.250	101.356	101.256	101.156	4.000	100.779	100.679	100.579
5.375	104.474	104.374	104.274	5.875	105.780	105.680	105.580	4.375	101.640	101.540	101.440	4.125	101.066	100.966	100.866
5.500	104.853	104.753	104.653	5.990	105.865	105.764	105.665	4.500	101.986	101.886	101.786	4.250	101.365	101.265	101.165
5.625	105.124	105.024	104.924	6.000	105.965	105.864	105.765	4.625	102.397	102.297	102.197	4.375	101.632	101.532	101.432
5.750	105.885	105.785	105.685	6.125	106.484	106.383	106.284	4.750	102.560	102.460	102.360	4.500	101.895	101.795	101.695
5.875	106.084	105.984	105.884	6.250	106.771	106.637	106.521	4.875	102.810	102.710	102.610	4.625	102.148	102.048	101.948
5.990	106.210	106.109	106.010	6.375	107.060	106.926	106.809	4.990	102.961	102.861	102.761	4.750	102.328	102.228	102.128
6.000	106.310	106.209	106.110	6.500	N/A	N/A	N/A	5.000	103.061	102.961	102.861	4.875	102.489	102.389	102.289

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	98.055	97.955	97.855	3.000	96.144	96.044	95.944
4.250	98.803	98.703	98.603	3.125	96.556	96.456	96.356
4.375	99.425	99.325	99.225	3.250	97.524	97.424	97.324
4.500	99.993	99.893	99.793	3.375	97.940	97.840	97.740
4.625	100.437	100.337	100.237	3.500	98.369	98.269	98.169
4.750	101.103	101.003	100.903	3.625	98.781	98.681	98.581
4.875	101.665	101.565	101.465	3.750	99.017	98.917	98.817
4.990	102.106	102.006	101.906	3.875	99.366	99.266	99.166
5.000	102.206	102.106	102.006	3.990	99.674	99.574	99.474
5.125	102.453	102.353	102.253	4.000	99.774	99.674	99.574
5.250	102.672	102.572	102.472	4.125	100.164	100.064	99.964
5.375	102.824	102.724	102.624	4.250	100.365	100.265	100.165
5.500	103.310	103.210	103.110	4.375	100.559	100.459	100.359
5.625	103.529	103.429	103.329	4.500	100.699	100.599	100.499
5.750	103.744	103.644	103.544	4.625	100.735	100.635	100.535
5.875	102.931	102.831	102.731	4.750	100.837	100.737	100.637
5.990	103.301	103.201	103.101	4.875	101.001	100.901	100.801
6.000	103.401	103.301	103.201	4.990	101.062	100.962	100.862
6.125	103.652	103.552	103.452	5.000	101.162	101.062	100.962

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

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 or site condominiums

HomeReady LLPA Caps*

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

*The above caps do not include the following LLPA's: State; Extension; 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) FHA ID# - 1358600006

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

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.: **9/14/2018**
45 Day Lock Exp.: **10/1/2018**
60 Day Lock Exp.: **10/15/2018**

W. Rate Sheet Dated: **8/15/2018** **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	96.647	96.547	96.447	4.000	95.374	95.274	95.174	4.500	99.838	99.738	99.638	4.625	99.228	99.128	99.028
4.125	97.404	97.304	97.204	4.125	96.170	96.070	95.970	4.625	100.446	100.346	100.246	4.750	100.087	99.987	99.887
4.250	98.164	98.064	97.964	4.250	97.200	97.100	97.000	4.750	100.977	100.877	100.777	4.875	100.591	100.491	100.391
4.375	98.713	98.613	98.513	4.375	97.817	97.717	97.617	4.875	101.350	101.250	101.150	4.990	100.967	100.867	100.767
4.500	99.205	99.105	99.005	4.500	98.409	98.309	98.209	4.990	101.600	101.500	101.400	5.000	101.067	100.967	100.867
4.625	99.918	99.818	99.718	4.625	99.390	99.290	99.190	5.000	101.700	101.600	101.500	5.125	101.437	101.337	101.237
4.750	100.617	100.517	100.417	4.750	100.341	100.241	100.141	5.125	102.096	101.996	101.896	5.250	101.881	101.781	101.681
4.875	101.114	101.014	100.914	4.875	100.902	100.802	100.702	5.250	102.590	102.490	102.390	5.375	102.304	102.204	102.104
4.990	101.479	101.379	101.279	4.990	101.316	101.216	101.116	5.375	102.884	102.784	102.684	5.500	102.729	102.629	102.529
5.000	101.579	101.479	101.379	5.000	101.416	101.316	101.216	5.500	103.225	103.125	103.025	5.625	103.056	102.956	102.856
5.125	101.960	101.860	101.760	5.125	101.797	101.697	101.597	5.625	103.473	103.373	103.273	5.750	103.639	103.539	103.439
5.250	102.625	102.525	102.425	5.250	102.552	102.452	102.352	5.750	104.176	104.076	103.976	5.875	103.849	103.749	103.649
5.375	103.024	102.924	102.824	5.375	103.009	102.909	102.809	5.875	104.330	104.230	104.130	5.990	104.000	103.899	103.800
5.500	103.403	103.303	103.203	5.500	103.429	103.329	103.229	5.990	104.415	104.314	104.215	6.000	104.100	103.999	103.900
5.625	103.674	103.574	103.474	5.625	103.734	103.634	103.534	6.000	104.515	104.414	104.315	6.125	104.793	104.692	104.593
5.750	104.435	104.335	104.235	5.750	104.676	104.576	104.476	6.125	105.034	104.933	104.834	6.250	104.831	104.697	104.580
5.875	104.634	104.534	104.434	5.875	104.911	104.810	104.711	6.250	105.321	105.187	105.071	6.375	105.218	105.084	104.968
5.990	104.760	104.659	104.560	5.990	105.060	104.960	104.860	6.375	105.610	105.476	105.359	6.500	N/A	N/A	N/A
6.000	104.860	104.759	104.660	6.000	105.160	105.060	104.960	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	96.144	96.044	95.944	2.875	N/A	#N/A	#N/A	2.875	95.355	95.255	95.155	2.875	N/A	#N/A	#N/A
3.125	96.556	96.456	96.356	2.990	93.273	93.173	93.073	2.990	95.611	95.511	95.411	2.990	93.129	93.029	92.929
3.250	97.524	97.424	97.324	3.000	93.373	93.273	93.173	3.000	95.711	95.611	95.511	3.000	93.229	93.129	93.029
3.375	97.940	97.840	97.740	3.125	94.027	93.927	93.827	3.125	96.073	95.973	95.873	3.125	93.892	93.792	93.692
3.500	98.369	98.269	98.169	3.250	94.585	94.485	94.385	3.250	96.837	96.737	96.637	3.250	94.441	94.341	94.241
3.625	98.781	98.681	98.581	3.375	95.257	95.157	95.057	3.375	97.203	97.103	97.003	3.375	95.123	95.023	94.923
3.750	99.017	98.917	98.817	3.500	95.914	95.814	95.714	3.500	97.547	97.447	97.347	3.500	95.770	95.670	95.570
3.875	99.366	99.266	99.166	3.625	96.564	96.464	96.364	3.625	97.891	97.791	97.691	3.625	96.430	96.330	96.230
3.990	99.674	99.574	99.474	3.750	96.935	96.835	96.735	3.750	98.634	98.534	98.434	3.750	96.791	96.691	96.591
4.000	99.774	99.674	99.574	3.875	97.423	97.323	97.223	3.875	98.970	98.870	98.770	3.875	97.279	97.179	97.079
4.125	100.164	100.064	99.964	3.990	97.953	97.853	97.753	3.990	99.179	99.079	98.979	3.990	97.799	97.699	97.599
4.250	100.365	100.265	100.165	4.000	98.053	97.953	97.853	4.000	99.279	99.179	99.079	4.000	97.899	97.799	97.699
4.375	100.559	100.459	100.359	4.125	98.666	98.566	98.466	4.125	99.566	99.466	99.366	4.125	98.511	98.411	98.311
4.500	100.699	100.599	100.499	4.250	98.991	98.891	98.791	4.250	99.865	99.765	99.665	4.250	98.837	98.737	98.637
4.625	100.735	100.635	100.535	4.375	99.307	99.207	99.107	4.375	100.132	100.032	99.932	4.375	99.132	99.032	98.932
4.750	100.837	100.737	100.637	4.500	99.703	99.603	99.503	4.500	100.395	100.295	100.195	4.500	99.529	99.429	99.329
4.875	101.001	100.901	100.801	4.625	100.237	100.137	100.037	4.625	100.648	100.548	100.448	4.625	100.062	99.962	99.862
4.990	101.062	100.962	100.862	4.750	100.419	100.319	100.219	4.750	100.828	100.728	100.628	4.750	100.245	100.145	100.045
5.000	101.162	101.062	100.962	4.875	100.698	100.598	100.498	4.875	100.989	100.889	100.789	4.875	100.514	100.414	100.314

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 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 HB	0.125		

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 = $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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/14/2018
45 Day Lock Exp.: 10/1/2018
60 Day Lock Exp.: 10/15/2018

W. Rate Sheet Dated: 8/15/2018 **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	99.923	99.823	99.723	3.750	97.839	97.739	97.639	2.750	95.319	95.219	95.119
4.375	100.506	100.406	100.306	3.875	98.445	98.345	98.245	2.875	95.980	95.880	95.780
4.500	101.180	101.080	100.980	3.990	98.983	98.883	98.783	2.990	96.530	96.430	96.330
4.625	101.779	101.679	101.579	4.000	99.083	98.983	98.883	3.000	96.630	96.530	96.430
4.750	102.349	102.249	102.149	4.125	99.750	99.650	99.550	3.125	97.213	97.113	97.013
4.875	102.834	102.734	102.634	4.250	100.342	100.242	100.142	3.250	97.736	97.636	97.536
4.990	103.148	103.048	102.948	4.375	100.925	100.825	100.725	3.375	98.258	98.158	98.058
5.000	103.248	103.148	103.048	4.500	101.576	101.476	101.376	3.500	98.964	98.864	98.764
5.125	103.745	103.636	103.545	4.625	102.175	102.075	101.975	3.625	99.501	99.401	99.301
5.250	104.249	104.140	104.049	4.750	102.646	102.546	102.446	3.750	99.936	99.836	99.736
5.375	104.680	104.571	104.480	4.875	103.004	102.904	102.804	3.875	100.448	100.348	100.248
5.500	105.029	104.920	104.829	4.990	103.264	103.164	103.064	3.990	100.685	100.585	100.485
5.625	105.425	105.294	105.225	5.000	103.364	103.264	103.164	4.000	100.785	100.685	100.585
5.750	105.838	105.707	105.638	5.125	103.752	103.643	103.552	4.125	101.321	101.221	101.121
5.875	106.118	106.018	105.918	5.250	104.144	104.036	103.944	4.250	101.592	101.492	101.392
5.990	106.285	106.185	106.085	5.375	104.431	104.323	104.231	4.375	101.999	101.899	101.799
6.000	106.385	106.285	106.185	5.500	104.739	104.631	104.539	4.500	102.124	102.024	101.924
6.125	106.652	106.552	106.452	5.625	105.228	105.098	105.028	4.625	102.502	102.402	102.302
6.250	107.165	107.065	106.965	5.750	105.652	105.522	105.452	4.750	102.703	102.603	102.503

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	98.969	98.869	98.769	2.750	94.944	94.844	94.744
4.375	99.552	99.452	99.352	2.875	95.605	95.505	95.405
4.500	100.226	100.126	100.026	2.990	96.155	96.055	95.955
4.625	100.896	100.796	100.696	3.000	96.255	96.155	96.055
4.750	101.466	101.366	101.266	3.125	96.838	96.738	96.638
4.875	101.951	101.851	101.751	3.250	97.361	97.261	97.161
4.990	102.265	102.165	102.065	3.375	97.633	97.533	97.433
5.000	102.365	102.265	102.165	3.500	98.339	98.239	98.139
5.125	102.034	101.925	101.834	3.625	98.876	98.776	98.676
5.250	102.538	102.429	102.338	3.750	99.311	99.211	99.111
5.375	102.969	102.860	102.769	3.875	99.823	99.723	99.623
5.500	103.318	103.209	103.118	3.990	99.567	99.467	99.367
5.625	102.417	102.286	102.217	4.000	99.667	99.567	99.467
5.750	102.830	102.699	102.630	4.125	100.203	100.103	100.003
5.875	102.960	102.860	102.760	4.250	100.474	100.374	100.274
5.990	102.977	102.877	102.777	4.375	100.881	100.781	100.681
6.000	103.077	102.977	102.877	4.500	100.545	100.445	100.345
6.125	103.194	103.094	102.994	4.625	100.923	100.823	100.723
6.250	103.557	103.457	103.357	4.750	101.124	101.024	100.924

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)	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

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
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	-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

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

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.

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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.: 9/14/2018
45 Day Lock Exp.: 10/1/2018
60 Day Lock Exp.: 10/15/2018

W. Rate Sheet Dated: 8/15/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FHLMC Open Access

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.473	98.373	98.273	4.250	98.373	98.273	98.173	3.750	96.389	96.289	96.189	3.750	96.289	96.189	96.089
4.375	99.056	98.956	98.856	4.375	98.956	98.856	98.756	3.875	96.995	96.895	96.795	3.875	96.895	96.795	96.695
4.500	99.730	99.630	99.530	4.500	99.630	99.530	99.430	3.990	97.533	97.433	97.333	3.990	97.433	97.333	97.233
4.625	100.329	100.229	100.129	4.625	100.229	100.129	100.029	4.000	97.633	97.533	97.433	4.000	97.533	97.433	97.333
4.750	100.899	100.799	100.699	4.750	100.799	100.699	100.599	4.125	98.300	98.200	98.100	4.125	98.200	98.100	98.000
4.875	101.384	101.284	101.184	4.875	101.284	101.184	101.084	4.250	98.892	98.792	98.692	4.250	98.792	98.692	98.592
4.990	101.698	101.598	101.498	4.990	101.598	101.498	101.398	4.375	99.475	99.375	99.275	4.375	99.375	99.275	99.175
5.000	101.798	101.698	101.598	5.000	101.698	101.598	101.498	4.500	100.126	100.026	99.926	4.500	100.026	99.926	99.826
5.125	102.295	102.186	102.095	5.125	102.195	102.086	101.995	4.625	100.725	100.625	100.525	4.625	100.625	100.525	100.425
5.250	102.799	102.690	102.599	5.250	102.699	102.590	102.499	4.750	101.196	101.096	100.996	4.750	101.096	100.996	100.896
5.375	103.230	103.121	103.030	5.375	103.130	103.021	102.930	4.875	101.554	101.454	101.354	4.875	101.454	101.354	101.254
5.500	103.579	103.470	103.379	5.500	103.479	103.370	103.279	4.990	101.814	101.714	101.614	4.990	101.714	101.614	101.514
5.625	103.975	103.844	103.775	5.625	103.875	103.744	103.675	5.000	101.914	101.814	101.714	5.000	101.814	101.714	101.614
5.750	104.388	104.257	104.188	5.750	104.288	104.157	104.088	5.125	102.302	102.193	102.102	5.125	102.202	102.093	102.002
5.875	104.668	104.537	104.468	5.875	104.568	104.437	104.368	5.250	102.694	102.586	102.494	5.250	102.594	102.486	102.394
5.990	104.835	104.704	104.635	5.990	104.735	104.604	104.535	5.375	102.981	102.873	102.781	5.375	102.881	102.773	102.681
6.000	104.935	104.804	104.735	6.000	104.835	104.704	104.635	5.500	103.289	103.181	103.089	5.500	103.189	103.081	102.989
6.125	105.202	105.049	105.002	6.125	105.102	104.949	104.902	5.625	103.778	103.648	103.578	5.625	103.678	103.548	103.478
6.250	105.715	105.540	105.515	6.250	105.615	105.440	105.415	5.750	104.202	104.072	104.002	5.750	104.102	103.972	103.902

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.819	93.719	93.619	2.750	93.719	93.619	93.519
2.875	94.480	94.380	94.280	2.875	94.380	94.280	94.180
2.990	95.030	94.930	94.830	2.990	94.930	94.830	94.730
3.000	95.130	95.030	94.930	3.000	95.030	94.930	94.830
3.125	95.713	95.613	95.513	3.125	95.613	95.513	95.413
3.250	96.189	96.089	95.989	3.250	96.089	95.989	95.889
3.375	96.677	96.577	96.477	3.375	96.577	96.477	96.377
3.500	97.464	97.364	97.264	3.500	97.364	97.264	97.164
3.625	98.001	97.901	97.801	3.625	97.901	97.801	97.701
3.750	98.436	98.336	98.236	3.750	98.336	98.236	98.136
3.875	98.948	98.848	98.748	3.875	98.848	98.748	98.648
3.990	99.185	99.085	98.985	3.990	99.085	98.985	98.885
4.000	99.285	99.185	99.085	4.000	99.185	99.085	98.985
4.125	99.821	99.721	99.621	4.125	99.721	99.621	99.521
4.250	100.092	99.992	99.892	4.250	99.992	99.892	99.792
4.375	100.499	100.399	100.299	4.375	100.399	100.299	100.199
4.500	100.624	100.524	100.424	4.500	100.524	100.424	100.324
4.625	101.002	100.902	100.802	4.625	100.902	100.802	100.702
4.750	101.203	101.103	101.003	4.750	101.103	101.003	100.903

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 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
4.250	97.519	97.419	97.319	4.250	97.419	97.319	97.219	2.750	93.444	93.344	93.244	2.750	93.344	93.244	93.144
4.375	98.102	98.002	97.902	4.375	98.002	97.902	97.802	2.875	94.105	94.005	93.905	2.875	94.005	93.905	93.805
4.500	98.776	98.676	98.576	4.500	98.676	98.576	98.476	2.990	94.655	94.555	94.455	2.990	94.555	94.455	94.355
4.625	99.446	99.346	99.246	4.625	99.346	99.246	99.146	3.000	94.755	94.655	94.555	3.000	94.655	94.555	94.455
4.750	100.016	99.916	99.816	4.750	99.916	99.816	99.716	3.125	95.338	95.238	95.138	3.125	95.238	95.138	95.038
4.875	100.501	100.401	100.301	4.875	100.401	100.301	100.201	3.250	95.814	95.714	95.614	3.250	95.714	95.614	95.514
4.990	100.815	100.715	100.615	4.990	100.715	100.615	100.515	3.375	96.052	95.952	95.852	3.375	95.952	95.852	95.752
5.000	100.915	100.815	100.715	5.000	100.815	100.715	100.615	3.500	96.839	96.739	96.639	3.500	96.739	96.639	96.539
5.125	100.584	100.475	100.384	5.125	100.484	100.375	100.284	3.625	97.376	97.276	97.176	3.625	97.276	97.176	97.076
5.250	101.088	100.979	100.888	5.250	100.988	100.879	100.788	3.750	97.811	97.711	97.611	3.750	97.711	97.611	97.511
5.375	101.519	101.410	101.319	5.375	101.419	101.310	101.219	3.875	98.323	98.223	98.123	3.875	98.223	98.123	98.023
5.500	101.868	101.759	101.668	5.500	101.768	101.659	101.568	3.990	98.067	97.967	97.867	3.990	97.967	97.867	97.767
5.625	100.967	100.836	100.767	5.625	100.867	100.736	100.667	4.000	98.167	98.067	97.967	4.000	98.067	97.967	97.867
5.750	101.380	101.249	101.180	5.750	101.280	101.149	101.080	4.125	98.703	98.603	98.503	4.125	98.603	98.503	98.403
5.875	101.510	101.379	101.310	5.875	101.410	101.279	101.210	4.250	98.974	98.874	98.774	4.250	98.874	98.774	98.674
5.990	101.527	101.396	101.327	5.990	101.427	101.296	101.227	4.375	99.381	99.281	99.181	4.375	99.281	99.181	99.081
6.000	101.627	101.496	101.427	6.000	101.527	101.396	101.327	4.500	99.045	98.945	98.845	4.500	98.945	98.845	98.745
6.125	101.744	101.591	101.544	6.125	101.644	101.491	101.444	4.625	99.423	99.323	99.223	4.625	99.323	99.223	99.123
6.250	102.107	101.932	101.907	6.250	102.007	101.832	101.807	4.750	99.624	99.524	99.424	4.750	99.524	99.424	99.324

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

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

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

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
Second Home	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
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

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 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

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@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/14/2018**
45 Day Lock Exp.: **10/1/2018**
60 Day Lock Exp.: **10/15/2018**

W. Rate Sheet Dated: 8/15/2018 **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	99.923	99.823	99.723	3.750	97.839	97.739	97.639	2.750	95.319	95.219	95.119	4.250	98.969	98.869	98.769	2.750	94.944	94.844	94.744
4.375	100.506	100.406	100.306	3.875	98.445	98.345	98.245	2.875	95.980	95.880	95.780	4.375	99.552	99.452	99.352	2.875	95.605	95.505	95.405
4.500	101.180	101.080	100.980	3.990	98.983	98.883	98.783	2.990	96.530	96.430	96.330	4.500	100.226	100.126	100.026	2.990	96.155	96.055	95.955
4.625	101.779	101.679	101.579	4.000	99.083	98.983	98.883	3.000	96.630	96.530	96.430	4.625	100.896	100.796	100.696	3.000	96.255	96.155	96.055
4.750	102.349	102.249	102.149	4.125	99.750	99.650	99.550	3.125	97.213	97.113	97.013	4.750	101.466	101.366	101.266	3.125	96.838	96.738	96.638
4.875	102.834	102.734	102.634	4.250	100.342	100.242	100.142	3.250	97.689	97.589	97.489	4.875	101.951	101.851	101.751	3.250	97.314	97.214	97.114
4.990	103.148	103.048	102.948	4.375	100.925	100.825	100.725	3.375	98.177	98.077	97.977	4.990	102.265	102.165	102.065	3.375	97.552	97.452	97.352
5.000	103.248	103.148	103.048	4.500	101.576	101.476	101.376	3.500	98.964	98.864	98.764	5.000	102.365	102.265	102.165	3.500	98.339	98.239	98.139
5.125	103.745	103.636	103.545	4.625	102.175	102.075	101.975	3.625	99.501	99.401	99.301	5.125	102.034	101.925	101.834	3.625	98.876	98.776	98.676
5.250	104.249	104.140	104.049	4.750	102.646	102.546	102.446	3.750	99.936	99.836	99.736	5.250	102.538	102.429	102.338	3.750	99.311	99.211	99.111
5.375	104.680	104.571	104.480	4.875	103.004	102.904	102.804	3.875	100.448	100.348	100.248	5.375	102.969	102.860	102.769	3.875	99.823	99.723	99.623
5.500	105.029	104.920	104.829	4.990	103.264	103.164	103.064	3.990	100.685	100.585	100.485	5.500	103.318	103.209	103.118	3.990	99.567	99.467	99.367
5.625	105.425	105.294	105.225	5.000	103.364	103.264	103.164	4.000	100.785	100.685	100.585	5.625	102.417	102.286	102.217	4.000	99.667	99.567	99.467
5.750	105.838	105.707	105.638	5.125	103.752	103.643	103.552	4.125	101.321	101.221	101.121	5.750	102.830	102.699	102.630	4.125	100.203	100.103	100.003
5.875	106.118	106.018	105.918	5.250	104.144	104.036	103.944	4.250	101.592	101.492	101.392	5.875	102.960	102.860	102.760	4.250	100.474	100.374	100.274
5.990	106.285	106.185	106.085	5.375	104.431	104.323	104.231	4.375	101.999	101.899	101.799	5.990	102.977	102.877	102.777	4.375	100.881	100.781	100.681
6.000	106.385	106.285	106.185	5.500	104.739	104.631	104.539	4.500	102.124	102.024	101.924	6.000	103.077	102.977	102.877	4.500	100.545	100.445	100.345
6.125	106.652	106.552	106.452	5.625	105.228	105.098	105.028	4.625	102.502	102.402	102.302	6.125	103.194	103.094	102.994	4.625	100.923	100.823	100.723
6.250	107.165	107.065	106.965	5.750	105.652	105.522	105.452	4.750	102.703	102.603	102.503	6.250	103.557	103.457	103.357	4.750	101.124	101.024	100.924

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)(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

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Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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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.: **9/14/2018**
45 Day Lock Exp.: **10/1/2018**
60 Day Lock Exp.: **10/15/2018**

W. Rate Sheet Dated: **8/15/2018** **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	96.365	96.240	96.115
4.125	97.501	97.376	97.251
4.250	98.349	98.224	98.099
4.375	98.931	98.806	98.681
4.500	99.537	99.412	99.287
4.625	100.082	99.957	99.832
4.750	100.560	100.435	100.310
4.875	100.990	100.865	100.740
5.000	101.347	101.222	101.097
5.125	101.660	101.535	101.410
5.250	101.981	101.856	101.731
5.375	102.262	102.137	102.012
5.500	102.394	102.269	102.144

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	97.106	96.981	96.856
3.625	97.556	97.431	97.306
3.750	97.966	97.841	97.716
3.875	98.558	98.433	98.308
4.000	98.889	98.764	98.639
4.125	99.132	99.007	98.882
4.250	99.408	99.283	99.158
4.375	99.660	99.535	99.410
4.500	99.899	99.774	99.649
4.625	100.152	100.027	99.902
4.750	100.421	100.296	100.171

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	97.182	97.057	96.932
3.375	97.720	97.595	97.470
3.500	98.245	98.120	97.995
3.625	98.714	98.589	98.464
3.750	98.998	98.873	98.748
3.875	99.398	99.273	99.148
4.000	99.771	99.646	99.521
4.125	100.172	100.047	99.922
4.250	100.544	100.419	100.294
4.375	100.902	100.777	100.652
4.500	101.261	101.136	101.011
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 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

[1]Full Am. [2]ARMs 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

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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)