



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/17/2018

45 Day Lock Exp.: 10/1/2018

60 Day Lock Exp.: #####

W. Rate Sheet Dated: 8/16/2018

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	98.359	98.209	98.059	3.500	97.846	97.696	97.546	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.893	98.743	98.593	3.625	98.345	98.195	98.045	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	101.890	101.750	4.250	101.374	101.249	101.108	2.625	93.977	93.827	93.677				
4.375	102.533	102.408	102.267	4.375	101.856	101.731	101.590	2.750	96.740	96.590	96.440				
4.500	103.043	102.918	102.777	4.500	102.330	102.205	102.065	2.875	97.304	97.154	97.004				
4.625	103.464	103.339	103.198	4.625	102.716	102.591	102.450	3.000	97.778	97.628	97.478				
4.750	103.589	103.433	103.292	4.750	102.842	102.686	102.545	3.125	98.253	98.103	97.953				
4.875	103.817	103.661	103.520	4.875	103.240	103.084	102.943	3.250	98.941	98.791	98.641				
5.000	104.444	104.287	104.147	5.000	103.631	103.475	103.334	3.375	99.408	99.258	99.108				
5.125	104.662	104.505	104.365	5.125	103.834	103.677	103.537	3.500	99.877	99.727	99.577				
5.250	104.753	104.597	104.440	5.250	103.691	103.534	103.378	3.625	100.339	100.189	100.039				
5.375	104.906	104.750	104.593	5.375	104.049	103.893	103.737	3.750	100.326	100.176	100.026				
5.500	105.020	104.864	104.707	5.500	104.377	104.221	104.065	3.875	100.780	100.630	100.480				
5.625	105.299	105.143	104.986	5.625	104.821	104.665	104.508	4.000	101.165	101.015	100.865				
5.750	105.764	105.664	105.564	5.750	104.693	104.593	104.493	4.125	101.505	101.355	101.205				

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	97.159	97.009	96.859	3.500	96.846	96.696	96.546	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.693	97.543	97.393	3.625	97.345	97.195	97.045	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	100.690	100.550	4.250	100.374	100.249	100.108	2.625	92.977	92.827	92.677	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.333	101.208	101.067	4.375	100.856	100.731	100.590	2.750	95.740	95.590	95.440	Rate	30 Day	45 Day	60 Day
4.500	101.843	101.718	101.577	4.500	101.330	101.205	101.065	2.875	96.304	96.154	96.004	4.500	100.643	100.393	100.143
4.625	102.264	102.139	101.998	4.625	101.716	101.591	101.450	3.000	96.778	96.628	96.478	4.625	101.064	100.814	100.564
4.750	102.333	102.177	102.036	4.750	101.842	101.686	101.545	3.125	97.253	97.103	96.953	4.750	101.083	100.833	100.583
4.875	102.867	102.711	102.570	4.875	102.240	102.084	101.943	3.250	97.941	97.791	97.641	4.875	101.517	101.267	101.017
5.000	103.294	103.137	102.997	5.000	102.631	102.475	102.334	3.375	98.408	98.258	98.108	5.000	101.944	101.694	101.444
5.125	103.712	103.555	103.415	5.125	102.934	102.777	102.637	3.500	98.877	98.727	98.577	5.125	102.282	102.032	101.782
5.250	104.323	104.167	104.010	5.250	102.691	102.534	102.378	3.625	99.339	99.189	99.039	5.250	101.642	101.392	101.142
5.375	104.600	104.444	104.287	5.375	103.049	102.893	102.737	3.750	99.326	99.176	99.026	5.375	101.916	101.666	101.416
5.500	104.790	104.634	104.477	5.500	103.377	103.221	103.065	3.875	99.780	99.630	99.480	5.500	102.250	102.000	101.750
5.625	105.019	104.863	104.706	5.625	103.821	103.665	103.508	4.000	100.165	100.015	99.865	5.625	102.509	102.259	102.009
5.750	105.534	105.434	105.334	5.750	103.693	103.593	103.493	4.125	100.505	100.355	100.205	5.750	102.754	102.504	102.254

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

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	99.793	99.543	99.293	4.500	99.610	99.360	99.110
4.750	100.233	99.983	99.733	4.750	100.122	99.872	99.622
5.000	101.094	100.844	100.594	5.000	100.911	100.661	100.411
5.250	101.860	101.610	101.360	5.250	101.696	101.446	101.196
5.500	102.010	101.760	101.510	5.500	101.657	101.407	101.157
5.625	102.259	102.009	101.759	5.625	102.101	101.851	101.601
5.750	102.504	102.254	102.004	5.750	101.973	101.723	101.473
5.875	102.758	102.508	102.258	5.875	102.341	102.091	101.841

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:	8/16/2018	5.250%

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/17/2018

45 Day Lock Exp.:

10/1/2018

60 Day Lock Exp.:

#####

W. Rate Sheet Dated: 8/16/2018

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	97.421	97.271	97.121	3.500	96.909	96.759	96.609	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	97.955	97.805	97.655	3.625	97.407	97.257	97.107	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	100.640	100.500	4.250	100.124	99.999	99.858	2.625	90.477	90.327	90.177				
4.375	101.283	101.158	101.017	4.375	100.606	100.481	100.340	2.750	95.053	94.903	94.753				
4.500	101.793	101.668	101.527	4.500	101.080	100.955	100.815	2.875	95.617	95.467	95.317				
4.625	102.214	102.089	101.948	4.625	101.466	101.341	101.200	3.000	96.091	95.941	95.791				
4.750	101.901	101.745	101.605	4.750	101.155	100.998	100.858	3.125	96.565	96.415	96.265				
4.875	102.130	101.973	101.833	4.875	101.553	101.397	101.256	3.250	98.003	97.853	97.703				
5.000	102.756	102.600	102.459	5.000	101.944	101.788	101.647	3.375	98.471	98.321	98.171				
5.125	102.974	102.818	102.677	5.125	102.146	101.990	101.849	3.500	98.940	98.790	98.640				
5.250	102.253	102.097	101.940	5.250	101.191	101.034	100.878	3.625	99.402	99.252	99.102				
5.375	102.406	102.250	102.093	5.375	101.549	101.393	101.237	3.750	99.076	98.926	98.776				
5.500	102.520	102.364	102.207	5.500	101.877	101.721	101.565	3.875	99.530	99.380	99.230				
5.625	102.799	102.643	102.486	5.625	102.321	102.165	102.008	4.000	99.915	99.765	99.615				
5.750	102.327	102.227	102.127	5.750	101.255	101.155	101.055	4.125	100.255	100.105	99.955				

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	96.221	96.071	95.921	3.500	95.909	95.759	95.609	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.755	96.605	96.455	3.625	96.407	96.257	96.107	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	99.440	99.300	4.250	99.124	98.999	98.858	2.625	91.227	91.077	90.927	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.083	99.958	99.817	4.375	99.606	99.481	99.340	2.750	94.834	94.684	94.534	Rate	30 Day	45 Day	60 Day
4.500	100.593	100.468	100.327	4.500	100.080	99.955	99.815	2.875	95.398	95.248	95.098	4.500	99.393	99.143	98.893
4.625	101.014	100.889	100.748	4.625	100.466	100.341	100.200	3.000	95.872	95.722	95.572	4.625	99.814	99.564	99.314
4.750	100.646	100.489	100.349	4.750	100.155	99.998	99.858	3.125	96.347	96.197	96.047	4.750	99.396	99.146	98.896
4.875	101.180	101.023	100.883	4.875	100.553	100.397	100.256	3.250	96.472	96.322	96.172	4.875	99.830	99.580	99.330
5.000	101.606	101.450	101.309	5.000	100.944	100.788	100.647	3.375	96.939	96.789	96.639	5.000	100.256	100.006	99.756
5.125	102.024	101.868	101.727	5.125	101.246	101.090	100.949	3.500	97.409	97.259	97.109	5.125	100.594	100.344	100.094
5.250	101.823	101.667	101.510	5.250	100.191	100.034	99.878	3.625	97.870	97.720	97.570	5.250	99.142	98.892	98.642
5.375	102.100	101.944	101.787	5.375	100.549	100.393	100.237	3.750	97.138	96.988	96.838	5.375	99.416	99.166	98.916
5.500	102.290	102.134	101.977	5.500	100.877	100.721	100.565	3.875	97.593	97.443	97.293	5.500	99.750	99.500	99.250
5.625	102.519	102.363	102.206	5.625	101.321	101.165	101.008	4.000	97.978	97.828	97.678	5.625	100.009	99.759	99.509
5.750	102.097	101.997	101.897	5.750	100.255	100.155	100.055	4.125	98.318	98.168	98.018	5.750	99.317	99.067	98.817

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

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	98.546	98.296	98.046	4.750	98.435	98.185	97.935
5.000	99.406	99.156	98.906	5.000	99.224	98.974	98.724
5.250	99.360	99.110	98.860	5.250	99.196	98.946	98.696
5.500	99.510	99.260	99.010	5.500	99.157	98.907	98.657
5.625	99.759	99.509	99.259	5.625	99.601	99.351	99.101
5.750	99.067	98.817	98.567	5.750	98.535	98.285	98.035
5.875	99.321	99.071	98.821	5.875	98.904	98.654	98.404

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

Max USDA-GRH Rate	
Today:	8/16/2018 5.250%

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/17/2018

45 Day Lock Exp.:

10/1/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/16/2018

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
4.250	99.967	99.867	99.767	4.500	101.328	101.228	101.128	3.000	96.565	96.465	96.365	2.875	96.902	96.802	96.702
4.375	100.513	100.413	100.313	4.625	101.874	101.774	101.674	3.125	97.078	96.978	96.878	2.990	97.158	97.058	96.958
4.500	101.022	100.922	100.822	4.750	102.407	102.307	102.207	3.250	97.829	97.729	97.629	3.000	97.258	97.158	97.058
4.625	101.618	101.518	101.418	4.875	102.780	102.680	102.580	3.375	98.351	98.251	98.151	3.125	97.620	97.520	97.420
4.750	102.167	102.067	101.967	4.990	103.030	102.930	102.830	3.500	98.867	98.767	98.667	3.250	98.360	98.260	98.160
4.875	102.656	102.556	102.456	5.000	103.130	103.030	102.930	3.625	99.377	99.277	99.177	3.375	98.727	98.627	98.527
4.990	102.911	102.811	102.711	5.125	103.509	103.409	103.309	3.750	99.715	99.615	99.515	3.500	99.074	98.974	98.874
5.000	103.011	102.911	102.811	5.250	104.004	103.904	103.804	3.875	100.102	100.002	99.902	3.625	99.418	99.318	99.218
5.125	103.374	103.274	103.174	5.375	104.299	104.199	104.099	3.990	100.494	100.394	100.294	3.750	100.143	100.043	99.943
5.250	104.039	103.939	103.839	5.500	104.642	104.542	104.442	4.000	100.594	100.494	100.394	3.875	100.482	100.382	100.282
5.375	104.440	104.340	104.240	5.625	104.887	104.787	104.687	4.125	101.073	100.973	100.873	3.990	100.690	100.590	100.490
5.500	104.819	104.719	104.619	5.750	105.564	105.464	105.363	4.250	101.368	101.268	101.168	4.000	100.790	100.690	100.590
5.625	105.092	104.992	104.892	5.875	105.719	105.619	105.508	4.375	101.652	101.552	101.452	4.125	101.078	100.978	100.878
5.750	105.822	105.722	105.622	5.990	105.802	105.702	105.591	4.500	102.004	101.904	101.804	4.250	101.379	101.279	101.179
5.875	106.022	105.922	105.822	6.000	105.902	105.802	105.691	4.625	102.415	102.315	102.215	4.375	101.650	101.550	101.450
5.990	106.147	106.047	105.947	6.125	106.425	106.325	106.214	4.750	102.578	102.478	102.378	4.500	101.913	101.813	101.713
6.000	106.247	106.147	106.047	6.250	106.699	106.566	106.451	4.875	102.830	102.730	102.630	4.625	102.166	102.066	101.966
6.125	106.847	106.747	106.647	6.375	106.988	106.854	106.739	4.990	102.982	102.882	102.782	4.750	102.346	102.246	102.146
6.250	107.112	107.012	106.912	6.500	N/A	N/A	N/A	5.000	103.082	102.982	102.882	4.875	102.510	102.410	102.310

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	98.050	97.950	97.850	3.000	96.191	96.091	95.991
4.250	98.798	98.698	98.598	3.125	96.603	96.503	96.403
4.375	99.423	99.323	99.223	3.250	97.551	97.451	97.351
4.500	99.994	99.894	99.794	3.375	97.965	97.865	97.765
4.625	100.415	100.315	100.215	3.500	98.396	98.296	98.196
4.750	101.083	100.983	100.883	3.625	98.808	98.708	98.608
4.875	101.646	101.546	101.446	3.750	99.045	98.945	98.845
4.990	102.086	101.986	101.886	3.875	99.375	99.275	99.175
5.000	102.186	102.086	101.986	3.990	99.685	99.585	99.485
5.125	102.436	102.336	102.236	4.000	99.785	99.685	99.585
5.250	102.655	102.555	102.455	4.125	100.176	100.076	99.976
5.375	102.789	102.689	102.589	4.250	100.378	100.278	100.178
5.500	103.279	103.179	103.079	4.375	100.571	100.471	100.371
5.625	103.496	103.396	103.296	4.500	100.711	100.611	100.511
5.750	103.716	103.616	103.516	4.625	100.753	100.653	100.553
5.875	102.869	102.769	102.658	4.750	100.855	100.755	100.655
5.990	103.239	103.139	103.028	4.875	101.021	100.921	100.821
6.000	103.339	103.239	103.128	4.990	101.084	100.984	100.884
6.125	103.589	103.489	103.379	5.000	101.184	101.084	100.984

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/17/2018

45 Day Lock Exp.:

10/1/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/16/2018

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	96.693	96.593	96.493	4.000	95.422	95.322	95.222	4.500	99.815	99.715	99.615	4.625	99.228	99.128	99.028
4.125	97.399	97.299	97.199	4.125	96.165	96.065	95.965	4.625	100.424	100.324	100.224	4.750	100.066	99.966	99.866
4.250	98.160	98.060	97.960	4.250	97.195	97.095	96.995	4.750	100.957	100.857	100.757	4.875	100.572	100.472	100.372
4.375	98.709	98.609	98.509	4.375	97.815	97.715	97.615	4.875	101.330	101.230	101.130	4.990	100.949	100.849	100.749
4.500	99.203	99.103	99.003	4.500	98.384	98.284	98.184	4.990	101.580	101.480	101.380	5.000	101.049	100.949	100.849
4.625	99.896	99.796	99.696	4.625	99.368	99.268	99.168	5.000	101.680	101.580	101.480	5.125	101.420	101.320	101.220
4.750	100.597	100.497	100.397	4.750	100.320	100.220	100.120	5.125	102.059	101.959	101.859	5.250	101.845	101.745	101.645
4.875	101.094	100.994	100.894	4.875	100.883	100.783	100.683	5.250	102.554	102.454	102.354	5.375	102.269	102.169	102.069
4.990	101.461	101.361	101.261	4.990	101.298	101.198	101.098	5.375	102.849	102.749	102.649	5.500	102.698	102.598	102.498
5.000	101.561	101.461	101.361	5.000	101.398	101.298	101.198	5.500	103.192	103.092	102.992	5.625	103.023	102.923	102.823
5.125	101.924	101.824	101.724	5.125	101.780	101.680	101.580	5.625	103.437	103.337	103.237	5.750	103.576	103.476	103.376
5.250	102.589	102.489	102.389	5.250	102.516	102.416	102.316	5.750	104.114	104.014	103.914	5.875	103.786	103.686	103.586
5.375	102.990	102.890	102.790	5.375	102.974	102.874	102.774	5.875	104.269	104.169	104.069	5.990	103.937	103.837	103.737
5.500	103.369	103.269	103.169	5.500	103.398	103.298	103.198	5.990	104.352	104.252	104.152	6.000	104.037	103.937	103.837
5.625	103.642	103.542	103.442	5.625	103.702	103.602	103.502	6.000	104.452	104.352	104.252	6.125	104.730	104.630	104.530
5.750	104.372	104.272	104.172	5.750	104.614	104.514	104.414	6.125	104.975	104.875	104.775	6.250	104.759	104.659	104.559
5.875	104.572	104.472	104.372	5.875	104.848	104.748	104.648	6.250	105.249	105.149	105.049	6.375	105.148	105.048	104.948
5.990	104.697	104.597	104.497	5.990	104.997	104.897	104.797	6.375	105.538	105.438	105.338	6.500	N/A	N/A	N/A
6.000	104.797	104.697	104.597	6.000	105.097	104.997	104.897	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	96.191	96.091	95.991	2.875	N/A	#N/A	#N/A	2.875	95.402	95.302	95.202	2.875	N/A	#N/A	#N/A
3.125	96.603	96.503	96.403	2.990	93.319	93.219	93.119	2.990	95.658	95.558	95.458	2.990	93.175	93.075	92.975
3.250	97.551	97.451	97.351	3.000	93.419	93.319	93.219	3.000	95.758	95.658	95.558	3.000	93.275	93.175	93.075
3.375	97.965	97.865	97.765	3.125	94.074	93.974	93.874	3.125	96.120	96.020	95.920	3.125	93.939	93.839	93.739
3.500	98.396	98.296	98.196	3.250	94.612	94.512	94.412	3.250	96.860	96.760	96.660	3.250	94.468	94.368	94.268
3.625	98.808	98.708	98.608	3.375	95.282	95.182	95.082	3.375	97.227	97.127	97.027	3.375	95.147	95.047	94.947
3.750	99.045	98.945	98.845	3.500	95.940	95.840	95.740	3.500	97.574	97.474	97.374	3.500	95.796	95.696	95.596
3.875	99.375	99.275	99.175	3.625	96.591	96.491	96.391	3.625	97.918	97.818	97.718	3.625	96.457	96.357	96.257
3.990	99.685	99.585	99.485	3.750	96.963	96.863	96.763	3.750	98.643	98.543	98.443	3.750	96.819	96.719	96.619
4.000	99.785	99.685	99.585	3.875	97.433	97.333	97.233	3.875	98.982	98.882	98.782	3.875	97.288	97.188	97.088
4.125	100.176	100.076	99.976	3.990	97.964	97.864	97.764	3.990	99.190	99.090	98.990	3.990	97.809	97.709	97.609
4.250	100.378	100.278	100.178	4.000	98.064	97.964	97.864	4.000	99.290	99.190	99.090	4.000	97.909	97.809	97.709
4.375	100.571	100.471	100.371	4.125	98.678	98.578	98.478	4.125	99.578	99.478	99.378	4.125	98.523	98.423	98.323
4.500	100.711	100.611	100.511	4.250	99.005	98.905	98.805	4.250	99.879	99.779	99.679	4.250	98.850	98.750	98.650
4.625	100.753	100.653	100.553	4.375	99.319	99.219	99.119	4.375	100.150	100.050	99.950	4.375	99.144	99.044	98.944
4.750	100.855	100.755	100.655	4.500	99.721	99.621	99.521	4.500	100.413	100.313	100.213	4.500	99.547	99.447	99.347
4.875	101.021	100.921	100.821	4.625	100.255	100.155	100.055	4.625	100.666	100.566	100.466	4.625	100.081	99.981	99.881
4.990	101.084	100.984	100.884	4.750	100.437	100.337	100.237	4.750	100.846	100.746	100.646	4.750	100.263	100.163	100.063
5.000	101.184	101.084	100.984	4.875	100.719	100.619	100.519	4.875	101.010	100.910	100.810	4.875	100.534	100.434	100.334

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/17/2018

45 Day Lock Exp.:

10/1/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/16/2018

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	99.967	99.867	99.767	3.750	97.822	97.722	97.622	2.750	95.345	95.245	95.145	
4.375	100.513	100.413	100.313	3.875	98.427	98.327	98.227	2.875	96.007	95.907	95.807	
4.500	101.110	101.010	100.910	3.990	98.959	98.859	98.759	2.990	96.557	96.457	96.357	
4.625	101.748	101.648	101.548	4.000	99.059	98.959	98.859	3.000	96.657	96.557	96.457	
4.750	102.314	102.214	102.114	4.125	99.677	99.577	99.477	3.125	97.241	97.141	97.041	
4.875	102.796	102.696	102.596	4.250	100.292	100.192	100.092	3.250	97.767	97.667	97.567	
4.990	103.103	103.003	102.903	4.375	100.871	100.771	100.671	3.375	98.289	98.189	98.089	
5.000	103.203	103.103	103.003	4.500	101.545	101.445	101.345	3.500	98.956	98.856	98.756	
5.125	103.712	103.612	103.512	4.625	102.117	102.017	101.917	3.625	99.492	99.392	99.292	
5.250	104.210	104.110	104.010	4.750	102.586	102.486	102.386	3.750	99.905	99.805	99.705	
5.375	104.678	104.578	104.478	4.875	102.942	102.842	102.742	3.875	100.414	100.314	100.214	
5.500	105.022	104.922	104.822	4.990	103.198	103.098	102.998	3.990	100.672	100.572	100.472	
5.625	105.346	105.239	105.146	5.000	103.298	103.198	103.098	4.000	100.772	100.672	100.572	
5.750	105.784	105.676	105.584	5.125	103.686	103.586	103.486	4.125	101.307	101.207	101.107	
5.875	106.064	105.964	105.864	5.250	104.055	103.955	103.855	4.250	101.556	101.456	101.356	
5.990	106.232	106.132	106.032	5.375	104.362	104.262	104.162	4.375	101.941	101.841	101.741	
6.000	106.332	106.232	106.132	5.500	104.668	104.568	104.468	4.500	102.137	102.037	101.937	
6.125	106.630	106.530	106.430	5.625	105.222	105.115	105.022	4.625	102.512	102.412	102.312	
6.250	107.158	107.058	106.958	5.750	105.609	105.501	105.409	4.750	102.692	102.592	102.492	

Conforming FHLMC Super Conforming									
SC 30-20 Year				SC 15 Year					
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day		
4.250	99.013	98.913	98.813	2.750	95.001	94.901	94.801		
4.375	99.559	99.459	99.359	2.875	95.663	95.563	95.463		
4.500	100.156	100.056	99.956	2.990	96.213	96.113	96.013		
4.625	100.865	100.765	100.665	3.000	96.313	96.213	96.113		
4.750	101.431	101.331	101.231	3.125	96.897	96.797	96.697		
4.875	101.913	101.813	101.713	3.250	97.423	97.323	97.223		
4.990	102.220	102.120	102.020	3.375	97.664	97.564	97.464		
5.000	102.320	102.220	102.120	3.500	98.331	98.231	98.131		
5.125	102.008	101.908	101.808	3.625	98.867	98.767	98.667		
5.250	102.506	102.406	102.306	3.750	99.280	99.180	99.080		
5.375	102.974	102.874	102.774	3.875	99.789	99.689	99.589		
5.500	103.318	103.218	103.118	3.990	99.554	99.454	99.354		
5.625	102.330	102.223	102.130	4.000	99.654	99.554	99.454		
5.750	102.768	102.660	102.568	4.125	100.189	100.089	99.989		
5.875	102.898	102.798	102.698	4.250	100.438	100.338	100.238		
5.990	102.916	102.816	102.716	4.375	100.823	100.723	100.623		
6.000	103.016	102.916	102.816	4.500	100.558	100.458	100.358		
6.125	103.164	103.064	102.964	4.625	100.933	100.833	100.733		
6.250	103.542	103.442	103.342	4.750	101.113	101.013	100.913		

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

Program Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-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

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

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

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



30 Day Lock Exp.: 9/17/2018
45 Day Lock Exp.: 10/1/2018
60 Day Lock Exp.: 10/15/2018

Prices are subject to change without notice

30-20 Year Super Conforming										15 Year Super Conforming									
≤105% LTV					> 105% LTV					≤105% LTV					> 105% LTV				
Rate	30 Day	45 Day	60 Day	72 Day	Rate	30 Day	45 Day	60 Day	72 Day	Rate	30 Day	45 Day	60 Day	72 Day	Rate	30 Day	45 Day	60 Day	72 Day
4.250	97.488	97.388	97.288	97.288	4.250	97.388	97.288	97.188	97.188	4.250	93.501	93.401	93.301	93.301	4.250	93.401	93.301	93.201	93.201
4.375	98.054	97.954	97.854	97.854	4.375	97.954	97.854	97.754	97.754	4.375	94.163	94.063	93.963	93.963	4.375	94.063	93.963	93.863	93.863
4.500	98.706	98.606	98.506	98.506	4.500	98.606	98.506	98.406	98.406	4.500	94.713	94.613	94.513	94.513	4.500	94.613	94.513	94.413	94.413
4.625	99.451	99.351	99.251	99.251	4.625	99.351	99.251	99.151	99.151	4.625	94.813	94.713	94.613	94.613	4.625	94.713	94.613	94.513	94.513
4.750	99.981	99.881	99.781	99.781	4.750	99.881	99.781	99.681	99.681	4.750	95.397	95.297	95.197	95.197	4.750	95.297	95.197	95.097	95.097
4.875	100.463	100.363	100.263	100.263	4.875	100.363	100.263	100.163	100.163	4.875	95.772	95.672	95.572	95.572	4.875	95.672	95.572	95.472	95.472
5.000	100.770	100.670	100.570	100.570	5.000	100.670	100.570	100.470	100.470	5.000	96.045	95.945	95.845	95.845	5.000	95.945	95.845	95.745	95.745
5.125	100.870	100.770	100.670	100.670	5.125	100.770	100.670	100.570	100.570	5.125	96.331	96.231	96.131	96.131	5.125	96.231	96.131	96.031	96.031
5.250	100.558	100.458	100.358	100.358	5.250	100.458	100.358	100.258	100.258	5.250	97.367	97.267	97.167	97.167	5.250	97.267	97.167	97.067	97.067
5.375	101.524	101.424	101.324	101.324	5.375	101.424	101.324	101.224	101.224	5.375	98.289	98.189	98.089	98.089	5.375	98.189	98.089	97.989	97.989
5.500	101.868	101.768	101.668	101.668	5.500	101.768	101.668	101.568	101.568	5.500	99.054	98.954	98.854	98.854	5.500	98.954	98.854	98.754	98.754
5.625	100.880	100.770	100.680	100.680	5.625	100.770	100.670	100.580	100.580	5.625	98.154	98.054	97.954	97.954	5.625	98.054	97.954	97.854	97.854
5.750	101.318	101.218	101.118	101.118	5.750	101.218	101.118	101.018	101.018	5.750	98.689	98.589	98.489	98.489	5.750	98.589	98.489	98.389	98.389
5.875	101.444	101.344	101.244	101.244	5.875	101.344	101.244	101.144	101.144	5.875	99.338	99.238	99.138	99.138	5.875	99.238	99.138	99.038	99.038
5.990	101.466	101.358	101.266	101.266	5.990	101.366	101.258	101.166	101.166	5.990	99.323	99.223	99.123	99.123	5.990	99.223	99.123	99.023	99.023
6.125	101.566	101.458	101.366	101.366	6.125	101.458	101.366	101.266	101.266	6.125	99.058	98.958	98.858	98.858	6.125	98.958	98.858	98.758	98.758
6.250	101.714	101.588	101.514	101.514	6.250	101.614	101.488	101.414	101.414	6.250	99.433	99.333	99.233	99.233	6.250	99.333	99.233	99.133	99.133
6.500	102.092	101.948	101.892	101.892	6.500	101.992	101.848	101.792	101.792	6.500	99.613	99.513	99.413	99.413	6.500	99.513	99.413	99.313	99.313

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ TVT →	≤ 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
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

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 -.018. Locks are accepted on loans in Registered, Submitted, U/W-Received and 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 (1pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
<i>For use by mortgage professionals only and should not be distributed to borrowers.</i>			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/17/2018

45 Day Lock Exp.:

10/1/2018

60 Day Lock Exp.:

10/15/2018

W. Rate Sheet Dated: 8/16/2018

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	99.892	99.792	99.692	3.750	97.822	97.722	97.622	2.750	95.345	95.245	95.145	4.250	98.938	98.838	98.738	2.750	95.001	94.901	94.801
4.375	100.458	100.358	100.258	3.875	98.427	98.327	98.227	2.875	96.007	95.907	95.807	4.375	99.504	99.404	99.304	2.875	95.663	95.563	95.463
4.500	101.110	101.010	100.910	3.990	98.959	98.859	98.759	2.990	96.557	96.457	96.357	4.500	100.156	100.056	99.956	2.990	96.213	96.113	96.013
4.625	101.748	101.648	101.548	4.000	99.059	98.959	98.859	3.000	96.657	96.557	96.457	4.625	100.865	100.765	100.665	3.000	96.313	96.213	96.113
4.750	102.314	102.214	102.114	4.125	99.677	99.577	99.477	3.125	97.241	97.141	97.041	4.750	101.431	101.331	101.231	3.125	96.897	96.797	96.697
4.875	102.796	102.696	102.596	4.250	100.292	100.192	100.092	3.250	97.716	97.616	97.516	4.875	101.913	101.813	101.713	3.250	97.372	97.272	97.172
4.990	103.103	103.003	102.903	4.375	100.871	100.771	100.671	3.375	98.170	98.070	97.970	4.990	102.220	102.120	102.020	3.375	97.545	97.445	97.345
5.000	103.203	103.103	103.003	4.500	101.545	101.445	101.345	3.500	98.956	98.856	98.756	5.000	102.320	102.220	102.120	3.500	98.331	98.231	98.131
5.125	103.712	103.612	103.512	4.625	102.117	102.017	101.917	3.625	99.492	99.392	99.292	5.125	102.008	101.908	101.808	3.625	98.867	98.767	98.667
5.250	104.210	104.110	104.010	4.750	102.586	102.486	102.386	3.750	99.905	99.805	99.705	5.250	102.506	102.406	102.306	3.750	99.280	99.180	99.080
5.375	104.678	104.578	104.478	4.875	102.942	102.842	102.742	3.875	100.414	100.314	100.214	5.375	102.974	102.874	102.774	3.875	99.789	99.689	99.589
5.500	105.022	104.922	104.822	4.990	103.198	103.098	102.998	3.990	100.672	100.572	100.472	5.500	103.318	103.218	103.118	3.990	99.554	99.454	99.354
5.625	105.346	105.239	105.146	5.000	103.298	103.198	103.098	4.000	100.772	100.672	100.572	5.625	102.330	102.230	102.130	4.000	99.654	99.554	99.454
5.750	105.784	105.676	105.584	5.125	103.686	103.586	103.486	4.125	101.307	101.207	101.107	5.750	102.768	102.660	102.568	4.125	100.189	100.089	99.989
5.875	106.064	105.964	105.864	5.250	104.055	103.955	103.855	4.250	101.556	101.456	101.356	5.875	102.898	102.798	102.698	4.250	100.438	100.338	100.238
5.990	106.232	106.132	106.032	5.375	104.362	104.262	104.162	4.375	101.941	101.841	101.741	5.990	102.916	102.816	102.716	4.375	100.823	100.723	100.623
6.000	106.332	106.232	106.132	5.500	104.668	104.568	104.468	4.500	102.137	102.037	101.937	6.000	103.016	102.916	102.816	4.500	100.558	100.458	100.358
6.125	106.630	106.530	106.430	5.625	105.222	105.115	105.022	4.625	102.512	102.412	102.312	6.125	103.164	103.064	102.964	4.625	100.933	100.833	100.733
6.250	107.158	107.058	106.958	5.750	105.609	105.501	105.409	4.750	102.692	102.592	102.492	6.250	103.542	103.442	103.342	4.750	101.113	101.013	100.913

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

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/17/2018

45 Day Lock Exp.: 10/1/2018

60 Day Lock Exp.: 10/15/2018

W. Rate Sheet Dated: 8/16/2018

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	96.410	96.285	96.160	
4.125	97.541	97.416	97.291	
4.250	98.381	98.256	98.131	
4.375	98.959	98.834	98.709	
4.500	99.560	99.435	99.310	
4.625	100.101	99.976	99.851	
4.750	100.575	100.450	100.325	
4.875	101.003	100.878	100.753	
5.000	101.393	101.268	101.143	
5.125	101.771	101.646	101.521	
5.250	102.083	101.958	101.833	
5.375	102.356	102.231	102.106	
5.500	102.482	102.357	102.232	

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	97.096	96.971	96.846	
3.625	97.545	97.420	97.295	
3.750	97.954	97.829	97.704	
3.875	98.545	98.420	98.295	
4.000	98.875	98.750	98.625	
4.125	99.117	98.992	98.867	
4.250	99.393	99.268	99.143	
4.375	99.644	99.519	99.394	
4.500	99.883	99.758	99.633	
4.625	100.138	100.013	99.888	
4.750	100.406	100.281	100.156	

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	97.216	97.091	96.966	
3.375	97.751	97.626	97.501	
3.500	98.273	98.148	98.023	
3.625	98.739	98.614	98.489	
3.750	99.021	98.896	98.771	
3.875	99.419	99.294	99.169	
4.000	99.789	99.664	99.539	
4.125	100.188	100.063	99.938	
4.250	100.558	100.433	100.308	
4.375	100.916	100.791	100.666	
4.500	101.275	101.150	101.025	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

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

Lock Desk Policy

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

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

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

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

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