



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.: 9/19/2018

45 Day Lock Exp.: 10/4/2018

60 Day Lock Exp.: 10/19/2018

W. Rate Sheet Dated: 8/20/2018

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	98.437	98.287	98.137	3.500	97.924	97.774	97.624	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.971	98.821	98.671	3.625	98.423	98.273	98.123	2.000	N/A	N/A	N/A	3.250	98.084	97.934	97.784
3.750	99.786	99.636	99.486	3.750	99.395	99.245	99.095	2.125	N/A	N/A	N/A	3.375	98.674	98.524	98.374
3.875	100.313	100.163	100.013	3.875	99.886	99.736	99.586	2.250	93.650	93.500	93.350	3.500	99.166	99.016	98.866
4.000	100.841	100.691	100.541	4.000	100.379	100.229	100.079	2.375	94.011	93.861	93.711	3.625	99.700	99.550	99.400
4.125	101.362	101.212	101.062	4.125	100.864	100.714	100.564	2.500	93.137	92.987	92.837	Margin = 2.250		Index = 2.440	
4.250	101.980	101.855	101.714	4.250	101.339	101.214	101.073	2.625	94.087	93.937	93.787				
4.375	102.493	102.368	102.228	4.375	101.817	101.692	101.551	2.750	96.873	96.723	96.573				
4.500	102.938	102.813	102.672	4.500	102.226	102.101	101.960	2.875	97.347	97.197	97.047				
4.625	103.337	103.212	103.072	4.625	102.589	102.464	102.324	3.000	97.821	97.671	97.521				
4.750	103.462	103.322	103.181	4.750	102.744	102.603	102.463	3.125	98.289	98.139	97.989				
4.875	103.720	103.580	103.439	4.875	103.144	103.003	102.862	3.250	99.023	98.873	98.723				
5.000	104.284	104.143	104.003	5.000	103.472	103.331	103.190	3.375	99.493	99.343	99.193				
5.125	104.555	104.414	104.273	5.125	103.727	103.586	103.445	3.500	99.957	99.807	99.657				
5.250	104.608	104.451	104.264	5.250	103.546	103.389	103.202	3.625	100.404	100.254	100.104				
5.375	104.734	104.578	104.390	5.375	103.877	103.721	103.534	3.750	100.361	100.211	100.061				
5.500	104.939	104.783	104.595	5.500	104.296	104.140	103.953	3.875	100.769	100.619	100.469				
5.625	105.129	104.973	104.786	5.625	104.651	104.495	104.308	4.000	101.132	100.982	100.832				
5.750	104.978	104.878	104.722	5.750	103.907	103.807	103.651	4.125	101.469	101.319	101.169				

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	97.237	97.087	96.937	3.500	96.924	96.774	96.624	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.771	97.621	97.471	3.625	97.423	97.273	97.123	2.000	N/A	N/A	N/A	3.250	97.084	96.934	96.784
3.750	98.586	98.436	98.286	3.750	98.395	98.245	98.095	2.125	N/A	N/A	N/A	3.375	97.674	97.524	97.374
3.875	99.113	98.963	98.813	3.875	98.886	98.736	98.586	2.250	92.650	92.500	92.350	3.500	98.166	98.016	97.866
4.000	99.641	99.491	99.341	4.000	99.379	99.229	99.079	2.375	93.011	92.861	92.711	3.625	98.700	98.550	98.400
4.125	100.162	100.012	99.862	4.125	99.864	99.714	99.564	2.500	92.137	91.987	91.837	Margin = 2.250		Index = 2.440	
4.250	100.780	100.655	100.514	4.250	100.339	100.214	100.073	2.625	93.087	92.937	92.787	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.293	101.168	101.028	4.375	100.817	100.692	100.551	2.750	95.873	95.723	95.573	Rate	30 Day	45 Day	60 Day
4.500	101.738	101.613	101.472	4.500	101.226	101.101	100.960	2.875	96.347	96.197	96.047	4.500	100.538	100.288	100.038
4.625	102.137	102.012	101.872	4.625	101.589	101.464	101.324	3.000	96.821	96.671	96.521	4.625	100.937	100.687	100.437
4.750	102.235	102.095	101.954	4.750	101.744	101.603	101.463	3.125	97.289	97.139	96.989	4.750	100.985	100.735	100.485
4.875	102.770	102.630	102.489	4.875	102.144	102.003	101.862	3.250	98.023	97.873	97.723	4.875	101.420	101.170	100.920
5.000	103.134	102.993	102.853	5.000	102.472	102.331	102.190	3.375	98.493	98.343	98.193	5.000	101.784	101.534	101.284
5.125	103.605	103.464	103.323	5.125	102.827	102.686	102.545	3.500	98.957	98.807	98.657	5.125	102.175	101.925	101.675
5.250	104.178	104.021	103.834	5.250	102.546	102.389	102.202	3.625	99.404	99.254	99.104	5.250	101.497	101.247	100.997
5.375	104.428	104.272	104.084	5.375	102.877	102.721	102.534	3.750	99.361	99.211	99.061	5.375	101.744	101.494	101.244
5.500	104.709	104.553	104.365	5.500	103.296	103.140	102.953	3.875	99.769	99.619	99.469	5.500	102.269	102.019	101.769
5.625	104.849	104.693	104.506	5.625	103.651	103.495	103.308	4.000	100.132	99.982	99.832	5.625	102.539	102.289	102.039
5.750	104.748	104.648	104.492	5.750	102.907	102.807	102.651	4.125	100.469	100.319	100.169	5.750	102.768	102.518	102.268

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	99.688	99.438	99.188	4.500	99.506	99.256	99.006
4.750	100.135	99.885	99.635	4.750	100.024	99.774	99.524
5.000	100.934	100.684	100.434	5.000	100.752	100.502	100.252
5.250	101.697	101.447	101.197	5.250	101.534	101.284	101.034
5.500	101.929	101.679	101.429	5.500	101.576	101.326	101.076
5.625	102.239	101.989	101.739	5.625	101.931	101.681	101.431
5.750	102.518	102.268	102.018	5.750	101.187	100.937	100.687
5.875	102.756	102.506	102.256	5.875	101.529	101.279	101.029

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:	8/20/2018	5.250%

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

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/19/2018

45 Day Lock Exp.:

10/4/2018

60 Day Lock Exp.:

10/19/2018

W. Rate Sheet Dated: 8/20/2018

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	97.499	97.349	97.199	3.500	96.987	96.837	96.687	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	98.033	97.883	97.733	3.625	97.485	97.335	97.185	2.000	N/A	N/A	N/A	3.250	97.15	96.996	96.846
3.750	98.536	98.386	98.236	3.750	98.145	97.995	97.845	2.125	N/A	N/A	N/A	3.375	97.74	97.586	97.436
3.875	99.063	98.913	98.763	3.875	98.636	98.486	98.336	2.250	90.150	90.000	89.850	3.500	98.23	98.078	97.928
4.000	99.591	99.441	99.291	4.000	99.129	98.979	98.829	2.375	90.511	90.361	90.211	3.625	98.76	98.612	98.462
4.125	100.112	99.962	99.812	4.125	99.614	99.464	99.314	2.500	89.637	89.487	89.337	Margin = 2.250		Index = 2.440	
4.250	100.730	100.605	100.464	4.250	100.089	99.964	99.823	2.625	90.587	90.437	90.287				
4.375	101.243	101.118	100.978	4.375	100.567	100.442	100.301	2.750	95.185	95.035	94.885				
4.500	101.688	101.563	101.422	4.500	100.976	100.851	100.710	2.875	95.660	95.510	95.360				
4.625	102.087	101.962	101.822	4.625	101.339	101.214	101.074	3.000	96.134	95.984	95.834				
4.750	101.775	101.634	101.494	4.750	101.057	100.916	100.775	3.125	96.601	96.451	96.301				
4.875	102.033	101.892	101.752	4.875	101.456	101.316	101.175	3.250	98.085	97.935	97.785				
5.000	102.597	102.456	102.315	5.000	101.784	101.644	101.503	3.375	98.555	98.405	98.255				
5.125	102.867	102.727	102.586	5.125	102.039	101.899	101.758	3.500	99.020	98.870	98.720				
5.250	102.108	101.951	101.764	5.250	101.046	100.889	100.702	3.625	99.467	99.317	99.167				
5.375	102.234	102.078	101.890	5.375	101.377	101.221	101.034	3.750	99.111	98.961	98.811				
5.500	102.439	102.283	102.095	5.500	101.796	101.640	101.453	3.875	99.519	99.369	99.219				
5.625	102.629	102.473	102.286	5.625	102.151	101.995	101.808	4.000	99.882	99.732	99.582				
5.750	101.541	101.441	101.285	5.750	100.470	100.370	100.213	4.125	100.219	100.069	99.919				

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	96.299	96.149	95.999	3.500	95.987	95.837	95.687	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.833	96.683	96.533	3.625	96.485	96.335	96.185	2.000	N/A	N/A	N/A	3.250	96.146	95.996	95.846
3.750	97.336	97.186	97.036	3.750	97.145	96.995	96.845	2.125	N/A	N/A	N/A	3.375	96.736	96.586	96.436
3.875	97.863	97.713	97.563	3.875	97.636	97.486	97.336	2.250	90.900	90.750	90.600	3.500	97.228	97.078	96.928
4.000	98.391	98.241	98.091	4.000	98.129	97.979	97.829	2.375	91.261	91.111	90.961	3.625	97.762	97.612	97.462
4.125	98.912	98.762	98.612	4.125	98.614	98.464	98.314	2.500	90.387	90.237	90.087	Margin = 2.250		Index = 2.440	
4.250	99.530	99.405	99.264	4.250	99.089	98.964	98.823	2.625	91.337	91.187	91.037	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.043	99.918	99.778	4.375	99.567	99.442	99.301	2.750	94.966	94.816	94.666	Rate	30 Day	45 Day	60 Day
4.500	100.488	100.363	100.222	4.500	99.976	99.851	99.710	2.875	95.441	95.291	95.141	4.500	99.288	99.038	98.788
4.625	100.887	100.762	100.622	4.625	100.339	100.214	100.074	3.000	95.915	95.765	95.615	4.625	99.687	99.437	99.187
4.750	100.548	100.407	100.266	4.750	100.057	99.916	99.775	3.125	96.382	96.232	96.082	4.750	99.298	99.048	98.798
4.875	101.083	100.942	100.802	4.875	100.456	100.316	100.175	3.250	96.554	96.404	96.254	4.875	99.733	99.483	99.233
5.000	101.447	101.306	101.165	5.000	100.784	100.644	100.503	3.375	97.024	96.874	96.724	5.000	100.097	99.847	99.597
5.125	101.917	101.777	101.636	5.125	101.139	100.999	100.858	3.500	97.488	97.338	97.188	5.125	100.487	100.237	99.987
5.250	101.678	101.521	101.334	5.250	100.046	99.889	99.702	3.625	97.936	97.786	97.636	5.250	98.997	98.747	98.497
5.375	101.928	101.772	101.584	5.375	100.377	100.221	100.034	3.750	97.173	97.023	96.873	5.375	99.244	98.994	98.744
5.500	102.209	102.053	101.865	5.500	100.796	100.640	100.453	3.875	97.582	97.432	97.282	5.500	99.769	99.519	99.269
5.625	102.349	102.193	102.006	5.625	101.151	100.995	100.808	4.000	97.944	97.794	97.644	5.625	100.039	99.789	99.539
5.750	101.311	101.211	101.055	5.750	99.470	99.370	99.213	4.125	98.282	98.132	97.982	5.750	99.331	99.081	98.831

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:	8/20/2018 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	98.438	98.188	97.938	4.500	98.256	98.006	97.756
4.750	98.448	98.198	97.948	4.750	98.337	98.087	97.837
5.000	99.247	98.997	98.747	5.000	99.064	98.814	98.564
5.250	99.197	98.947	98.697	5.250	99.034	98.784	98.534
5.500	99.429	99.179	98.929	5.500	99.076	98.826	98.576
5.625	99.739	99.489	99.239	5.625	99.431	99.181	98.931
5.750	99.081	98.831	98.581	5.750	97.750	97.500	97.250
5.875	99.318	99.068	98.818	5.875	98.091	97.841	97.591

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
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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

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/19/2018

45 Day Lock Exp.:

10/4/2018

60 Day Lock Exp.:

10/19/2018

W. Rate Sheet Dated: 8/20/2018

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	4.625	101.968	101.868	101.768	3.000	96.603	96.503	96.403	2.750	96.592	96.492	96.392
4.375	100.513	100.413	100.313	4.750	102.499	102.399	102.299	3.125	97.114	97.014	96.914	2.875	96.940	96.840	96.740
4.500	101.053	100.953	100.853	4.875	102.870	102.770	102.670	3.250	97.883	97.783	97.683	2.990	97.195	97.095	96.995
4.625	101.650	101.550	101.450	4.990	103.119	103.019	102.919	3.375	98.405	98.305	98.205	3.000	97.295	97.195	97.095
4.750	102.198	102.098	101.998	5.000	103.219	103.119	103.019	3.500	98.917	98.817	98.717	3.125	97.656	97.556	97.456
4.875	102.688	102.588	102.488	5.125	103.570	103.470	103.370	3.625	99.424	99.324	99.224	3.250	98.415	98.315	98.215
4.990	102.958	102.858	102.758	5.250	104.065	103.965	103.865	3.750	99.759	99.659	99.559	3.375	98.779	98.679	98.579
5.000	103.058	102.958	102.858	5.375	104.360	104.260	104.160	3.875	100.125	100.025	99.925	3.500	99.124	99.024	98.924
5.125	103.401	103.301	103.201	5.500	104.703	104.603	104.503	3.990	100.514	100.414	100.314	3.625	99.465	99.365	99.265
5.250	104.059	103.959	103.859	5.625	104.944	104.844	104.744	4.000	100.614	100.514	100.414	3.750	100.168	100.068	99.968
5.375	104.459	104.359	104.259	5.750	105.471	105.371	105.271	4.125	101.091	100.991	100.891	3.875	100.505	100.405	100.305
5.500	104.830	104.730	104.630	5.875	105.724	105.624	105.524	4.250	101.384	101.284	101.184	3.990	100.711	100.611	100.511
5.625	105.132	105.032	104.932	5.990	105.809	105.709	105.609	4.375	101.668	101.568	101.468	4.000	100.811	100.711	100.611
5.750	105.809	105.709	105.609	6.000	105.909	105.809	105.709	4.500	101.990	101.890	101.790	4.125	101.096	100.996	100.896
5.875	106.008	105.908	105.808	6.125	106.428	106.328	106.228	4.625	102.400	102.300	102.200	4.250	101.367	101.267	101.167
5.990	106.132	106.032	105.932	6.250	106.664	106.564	106.464	4.750	102.562	102.462	102.362	4.375	101.637	101.537	101.437
6.000	106.232	106.132	106.032	6.375	106.953	106.853	106.753	4.875	102.813	102.713	102.613	4.500	101.899	101.799	101.699
6.125	106.831	106.731	106.631	6.500	N/A	N/A	N/A	4.990	102.967	102.867	102.767	4.625	102.151	102.051	101.951
6.250	107.095	106.995	106.895	6.625	N/A	N/A	N/A	5.000	103.067	102.967	102.867	4.750	102.331	102.231	102.131

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	98.172	98.072	97.972	3.000	96.227	96.127	96.027
4.250	98.924	98.824	98.724	3.125	96.639	96.539	96.439
4.375	99.534	99.434	99.334	3.250	97.602	97.502	97.402
4.500	100.100	100.000	99.900	3.375	98.017	97.917	97.817
4.625	100.492	100.392	100.292	3.500	98.444	98.344	98.244
4.750	101.155	101.055	100.955	3.625	98.855	98.755	98.655
4.875	101.715	101.615	101.515	3.750	99.090	98.990	98.890
4.990	102.133	102.033	101.933	3.875	99.398	99.298	99.198
5.000	102.233	102.133	102.033	3.990	99.704	99.604	99.504
5.125	102.484	102.384	102.284	4.000	99.804	99.704	99.604
5.250	102.703	102.603	102.503	4.125	100.194	100.094	99.994
5.375	102.808	102.708	102.608	4.250	100.394	100.294	100.194
5.500	103.290	103.190	103.090	4.375	100.589	100.489	100.389
5.625	103.537	103.437	103.337	4.500	100.730	100.630	100.530
5.750	103.753	103.653	103.553	4.625	100.738	100.638	100.538
5.875	102.855	102.755	102.655	4.750	100.840	100.740	100.640
5.990	103.223	103.123	103.023	4.875	101.004	100.904	100.804
6.000	103.323	103.223	103.123	4.990	101.068	100.968	100.868
6.125	103.573	103.473	103.373	5.000	101.168	101.068	100.968

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@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/19/2018

45 Day Lock Exp.:

10/4/2018

60 Day Lock Exp.:

10/19/2018

W. Rate Sheet Dated: 8/20/2018

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	96.795	96.695	96.595	4.000	95.524	95.424	95.324	4.625	100.518	100.418	100.318	4.625	99.342	99.242	99.142
4.125	97.518	97.418	97.318	4.125	96.287	96.187	96.087	4.750	101.049	100.949	100.849	4.750	100.158	100.058	99.958
4.250	98.286	98.186	98.086	4.250	97.321	97.221	97.121	4.875	101.420	101.320	101.220	4.875	100.661	100.561	100.461
4.375	98.821	98.721	98.621	4.375	97.926	97.826	97.726	4.990	101.669	101.569	101.469	4.990	101.035	100.935	100.835
4.500	99.311	99.211	99.111	4.500	98.476	98.376	98.276	5.000	101.769	101.669	101.569	5.000	101.135	101.035	100.935
4.625	99.972	99.872	99.772	4.625	99.445	99.345	99.245	5.125	102.120	102.020	101.920	5.125	101.505	101.405	101.305
4.750	100.669	100.569	100.469	4.750	100.392	100.292	100.192	5.250	102.615	102.515	102.415	5.250	101.906	101.806	101.706
4.875	101.164	101.064	100.964	4.875	100.952	100.852	100.752	5.375	102.910	102.810	102.710	5.375	102.328	102.228	102.128
4.990	101.508	101.408	101.308	4.990	101.345	101.245	101.145	5.500	103.253	103.153	103.053	5.500	102.756	102.656	102.556
5.000	101.608	101.508	101.408	5.000	101.445	101.345	101.245	5.625	103.494	103.394	103.294	5.625	103.080	102.980	102.880
5.125	101.951	101.851	101.751	5.125	101.825	101.725	101.625	5.750	104.121	104.021	103.921	5.750	103.583	103.483	103.383
5.250	102.609	102.509	102.409	5.250	102.537	102.437	102.337	5.875	104.274	104.174	104.074	5.875	103.793	103.693	103.593
5.375	103.009	102.909	102.809	5.375	102.994	102.894	102.794	5.990	104.359	104.259	104.159	5.990	103.941	103.841	103.741
5.500	103.380	103.280	103.180	5.500	103.406	103.306	103.206	6.000	104.459	104.359	104.259	6.000	104.041	103.941	103.841
5.625	103.682	103.582	103.482	5.625	103.739	103.639	103.539	6.125	104.978	104.878	104.778	6.125	104.733	104.633	104.533
5.750	104.359	104.259	104.159	5.750	104.601	104.501	104.401	6.250	105.214	105.084	104.971	6.250	104.724	104.594	104.480
5.875	104.558	104.458	104.358	5.875	104.835	104.735	104.635	6.375	105.503	105.373	105.259	6.375	105.111	104.981	104.867
5.990	104.682	104.582	104.482	5.990	104.982	104.882	104.782	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.782	104.682	104.582	6.000	105.082	104.982	104.882	6.625	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	96.227	96.127	96.027	2.875	N/A	#N/A	#N/A	2.750	95.092	95.092	94.892	2.875	N/A	#N/A	#N/A
3.125	96.639	96.539	96.439	2.990	93.358	93.258	93.158	2.875	95.440	95.340	95.240	2.990	93.213	93.113	93.013
3.250	97.602	97.502	97.402	3.000	93.458	93.358	93.258	2.990	95.695	95.595	95.495	3.000	93.313	93.213	93.113
3.375	98.017	97.917	97.817	3.125	94.110	94.010	93.910	3.000	95.795	95.695	95.595	3.125	93.975	93.875	93.775
3.500	98.444	98.344	98.244	3.250	94.667	94.567	94.467	3.125	96.156	96.056	95.956	3.250	94.522	94.422	94.322
3.625	98.855	98.755	98.655	3.375	95.336	95.236	95.136	3.250	96.915	96.815	96.715	3.375	95.202	95.102	95.002
3.750	99.090	98.990	98.890	3.500	95.991	95.891	95.791	3.375	97.279	97.179	97.079	3.500	95.847	95.747	95.647
3.875	99.398	99.298	99.198	3.625	96.638	96.538	96.438	3.500	97.624	97.524	97.424	3.625	96.504	96.404	96.304
3.990	99.704	99.604	99.504	3.750	97.007	96.907	96.807	3.625	97.965	97.865	97.765	3.750	96.862	96.762	96.662
4.000	99.804	99.704	99.604	3.875	97.458	97.358	97.258	3.750	98.668	98.568	98.468	3.875	97.314	97.214	97.114
4.125	100.194	100.094	99.994	3.990	97.986	97.886	97.786	3.875	99.005	98.905	98.805	3.990	97.831	97.731	97.631
4.250	100.394	100.294	100.194	4.000	98.086	97.986	97.886	3.990	99.111	99.011	98.911	4.000	97.931	97.831	97.731
4.375	100.589	100.489	100.389	4.125	98.696	98.596	98.496	4.000	99.311	99.211	99.111	4.125	98.541	98.441	98.341
4.500	100.730	100.630	100.530	4.250	99.020	98.920	98.820	4.125	99.596	99.496	99.396	4.250	98.866	98.766	98.666
4.625	100.738	100.638	100.538	4.375	99.334	99.234	99.134	4.250	99.867	99.767	99.667	4.375	99.160	99.060	98.960
4.750	100.840	100.740	100.640	4.500	99.707	99.607	99.507	4.375	100.137	100.037	99.937	4.500	99.533	99.433	99.333
4.875	101.004	100.904	100.804	4.625	100.240	100.140	100.040	4.500	100.399	100.299	100.199	4.625	100.065	99.965	99.865
4.990	101.068	100.968	100.868	4.750	100.422	100.322	100.222	4.625	100.651	100.551	100.451	4.750	100.247	100.147	100.047
5.000	101.168	101.068	100.968	4.875	100.701	100.601	100.501	4.750	100.831	100.731	100.631	4.875	100.516	100.416	100.316

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					



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.:

9/19/2018

45 Day Lock Exp.:

10/4/2018

60 Day Lock Exp.:

10/19/2018

W. Rate Sheet Dated: 8/20/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	100.023	99.923	99.823	3.750	97.965	97.865	97.765	2.750	95.356	95.256	95.156
4.375	100.581	100.481	100.381	3.875	98.569	98.469	98.369	2.875	96.017	95.917	95.817
4.500	101.233	101.133	101.033	3.990	99.102	99.002	98.902	2.990	96.566	96.466	96.366
4.625	101.827	101.727	101.627	4.000	99.202	99.102	99.002	3.000	96.666	96.566	96.466
4.750	102.392	102.292	102.192	4.125	99.845	99.745	99.645	3.125	97.250	97.150	97.050
4.875	102.873	102.773	102.673	4.250	100.461	100.361	100.261	3.250	97.798	97.698	97.598
4.990	103.162	103.062	102.962	4.375	101.039	100.939	100.839	3.375	98.320	98.220	98.120
5.000	103.262	103.162	103.062	4.500	101.660	101.560	101.460	3.500	99.022	98.922	98.822
5.125	103.737	103.637	103.537	4.625	102.231	102.131	102.031	3.625	99.557	99.457	99.357
5.250	104.235	104.135	104.035	4.750	102.700	102.600	102.500	3.750	99.969	99.869	99.769
5.375	104.706	104.606	104.506	4.875	103.056	102.956	102.856	3.875	100.478	100.378	100.278
5.500	105.043	104.943	104.843	4.990	103.313	103.213	103.113	3.990	100.722	100.622	100.522
5.625	105.338	105.238	105.138	5.000	103.413	103.313	103.213	4.000	100.822	100.722	100.622
5.750	105.783	105.683	105.583	5.125	103.752	103.652	103.552	4.125	101.359	101.259	101.159
5.875	106.065	105.965	105.865	5.250	104.120	104.020	103.920	4.250	101.609	101.509	101.409
5.990	106.234	106.134	106.034	5.375	104.429	104.329	104.229	4.375	101.993	101.893	101.793
6.000	106.334	106.234	106.134	5.500	104.738	104.638	104.538	4.500	102.140	102.040	101.940
6.125	106.614	106.514	106.414	5.625	105.268	105.168	105.068	4.625	102.516	102.416	102.316
6.250	107.180	107.080	106.980	5.750	105.656	105.546	105.446	4.750	102.696	102.596	102.496

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	Rate	30 Day
4.250	99.038	98.938	98.838	2.750	95.012	94.912	94.812	2.750	95.012
4.375	99.596	99.496	99.396	2.875	95.673	95.573	95.473	2.875	95.673
4.500	100.248	100.148	100.048	2.990	96.222	96.122	96.022	2.990	96.222
4.625	100.873	100.773	100.673	3.000	96.322	96.222	96.122	3.000	96.322
4.750	101.438	101.338	101.238	3.125	96.906	96.806	96.706	3.125	96.906
4.875	101.919	101.819	101.719	3.250	97.454	97.354	97.254	3.250	97.454
4.990	102.208	102.108	102.008	3.375	97.695	97.595	97.495	3.375	97.695
5.000	102.308	102.208	102.108	3.500	98.397	98.297	98.197	3.500	98.397
5.125	102.010	101.910	101.810	3.625	98.932	98.832	98.732	3.625	98.932
5.250	102.508	102.408	102.308	3.750	99.344	99.244	99.144	3.750	99.344
5.375	102.979	102.879	102.779	3.875	99.853	99.753	99.653	3.875	99.853
5.500	103.316	103.216	103.116	3.990	99.612	99.512	99.412	3.990	99.612
5.625	102.283	102.183	102.083	4.000	99.712	99.612	99.512	4.000	99.712
5.750	102.728	102.628	102.528	4.125	100.249	100.149	100.049	4.125	100.249
5.875	102.860	102.760	102.660	4.250	100.499	100.399	100.299	4.250	100.499
5.990	102.879	102.779	102.679	4.375	100.883	100.783	100.683	4.375	100.883
6.000	102.979	102.879	102.779	4.500	100.561	100.461	100.361	4.500	100.561
6.125	103.109	103.009	102.909	4.625	100.937	100.837	100.737	4.625	100.937
6.250	103.525	103.425	103.325	4.750	101.117	101.017	100.917	4.750	101.117

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

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

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

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

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

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



30 Day Lock Exp.: 9/19/2018
45 Day Lock Exp.: 10/4/2018
60 Day Lock Exp.: 10/19/2018

Prices are subject to change without notice

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/19/2018

45 Day Lock Exp.:

10/4/2018

60 Day Lock Exp.:

10/19/2018

W. Rate Sheet Dated: 8/20/2018

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	100.023	99.923	99.823	3.750	97.965	97.865	97.765	2.750	95.356	95.256	95.156	4.250	99.038	98.938	98.838	2.750	95.012	94.912	94.812
4.375	100.581	100.481	100.381	3.875	98.569	98.469	98.369	2.875	96.017	95.917	95.817	4.375	99.596	99.496	99.396	2.875	95.673	95.573	95.473
4.500	101.233	101.133	101.033	3.990	99.102	99.002	98.902	2.990	96.566	96.466	96.366	4.500	100.248	100.148	100.048	2.990	96.222	96.122	96.022
4.625	101.827	101.727	101.627	4.000	99.202	99.102	99.002	3.000	96.666	96.566	96.466	4.625	100.873	100.773	100.673	3.000	96.322	96.222	96.122
4.750	102.392	102.292	102.192	4.125	99.845	99.745	99.645	3.125	97.250	97.150	97.050	4.750	101.438	101.338	101.238	3.125	96.906	96.806	96.706
4.875	102.873	102.773	102.673	4.250	100.461	100.361	100.261	3.250	97.724	97.624	97.524	4.875	101.919	101.819	101.719	3.250	97.380	97.280	97.180
4.990	103.162	103.062	102.962	4.375	101.039	100.939	100.839	3.375	98.237	98.137	98.037	4.990	102.208	102.108	102.008	3.375	97.612	97.512	97.412
5.000	103.262	103.162	103.062	4.500	101.660	101.560	101.460	3.500	99.022	98.922	98.822	5.000	102.308	102.208	102.108	3.500	98.397	98.297	98.197
5.125	103.737	103.637	103.537	4.625	102.231	102.131	102.031	3.625	99.557	99.457	99.357	5.125	102.010	101.910	101.810	3.625	98.932	98.832	98.732
5.250	104.235	104.135	104.035	4.750	102.700	102.600	102.500	3.750	99.969	99.869	99.769	5.250	102.508	102.408	102.308	3.750	99.344	99.244	99.144
5.375	104.706	104.606	104.506	4.875	103.056	102.956	102.856	3.875	100.478	100.378	100.278	5.375	102.979	102.879	102.779	3.875	99.853	99.753	99.653
5.500	105.043	104.943	104.843	4.990	103.313	103.213	103.113	3.990	100.722	100.622	100.522	5.500	103.316	103.216	103.116	3.990	99.612	99.512	99.412
5.625	105.338	105.238	105.138	5.000	103.413	103.313	103.213	4.000	100.822	100.722	100.622	5.625	102.283	102.183	102.083	4.000	99.712	99.612	99.512
5.750	105.783	105.683	105.583	5.125	103.752	103.652	103.552	4.125	101.359	101.259	101.159	5.750	102.728	102.628	102.528	4.125	100.249	100.149	100.049
5.875	106.065	105.965	105.865	5.250	104.120	104.020	103.920	4.250	101.609	101.509	101.409	5.875	102.860	102.760	102.660	4.250	100.499	100.399	100.299
5.990	106.234	106.134	106.034	5.375	104.429	104.329	104.229	4.375	101.993	101.893	101.793	5.990	102.879	102.779	102.679	4.375	100.883	100.783	100.683
6.000	106.334	106.234	106.134	5.500	104.738	104.638	104.538	4.500	102.140	102.040	101.940	6.000	102.979	102.879	102.779	4.500	100.561	100.461	100.361
6.125	106.614	106.514	106.414	5.625	105.268	105.168	105.068	4.625	102.516	102.416	102.316	6.125	103.109	103.009	102.909	4.625	100.937	100.837	100.737
6.250	107.180	107.080	106.980	5.750	105.656	105.546	105.456	4.750	102.696	102.596	102.496	6.250	103.525	103.425	103.325	4.750	101.117	101.017	100.917

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.: 9/19/2018

45 Day Lock Exp.: 10/4/2018

60 Day Lock Exp.: 10/19/2018

W. Rate Sheet Dated: 8/20/2018

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	96.509	96.384	96.259	
4.125	97.622	97.497	97.372	
4.250	98.455	98.330	98.205	
4.375	99.019	98.894	98.769	
4.500	99.611	99.486	99.361	
4.625	100.145	100.020	99.895	
4.750	100.613	100.488	100.363	
4.875	101.035	100.910	100.785	
5.000	101.388	101.263	101.138	
5.125	101.698	101.573	101.448	
5.250	102.015	101.890	101.765	
5.375	102.292	102.167	102.042	
5.500	102.422	102.297	102.172	

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	97.130	97.005	96.880	
3.625	97.577	97.452	97.327	
3.750	97.985	97.860	97.735	
3.875	98.574	98.449	98.324	
4.000	98.902	98.777	98.652	
4.125	99.142	99.017	98.892	
4.250	99.415	99.290	99.165	
4.375	99.665	99.540	99.415	
4.500	99.902	99.777	99.652	
4.625	100.163	100.038	99.913	
4.750	100.432	100.307	100.182	

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	97.252	97.127	97.002	
3.375	97.787	97.662	97.537	
3.500	98.305	98.180	98.055	
3.625	98.769	98.644	98.519	
3.750	99.051	98.926	98.801	
3.875	99.446	99.321	99.196	
4.000	99.815	99.690	99.565	
4.125	100.211	100.086	99.961	
4.250	100.579	100.454	100.329	
4.375	100.936	100.811	100.686	
4.500	101.294	101.169	101.044	
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)