



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.: 9/20/2017

45 Day Lock Exp.: 10/5/2017

60 Day Lock Exp.: 10/20/2017

W. Rate Sheet Dated: 8/21/2017

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
3.250	100.622	100.466	100.316	3.250	100.455	100.299	100.149	1.875	N/A	N/A	N/A	3.125	100.769	100.619	100.469
3.375	101.073	100.916	100.766	3.375	100.870	100.714	100.564	2.000	N/A	N/A	N/A	3.250	100.663	100.513	100.363
3.500	101.519	101.362	101.212	3.500	101.280	101.124	100.974	2.125	N/A	N/A	N/A	3.375	101.072	100.922	100.772
3.625	101.921	101.765	101.615	3.625	101.647	101.491	101.341	2.250	97.467	97.317	97.167	3.500	101.476	101.326	101.176
3.750	102.834	102.647	102.497	3.750	102.667	102.480	102.330	2.375	97.861	97.711	97.561	3.625	101.879	101.729	101.579
3.875	103.274	103.086	102.936	3.875	103.071	102.883	102.733	2.500	98.250	98.100	97.950	Margin = 2.250		Index = 1.220	
4.000	103.706	103.519	103.369	4.000	103.468	103.280	103.130	2.625	98.591	98.441	98.291				
4.125	104.028	103.840	103.690	4.125	103.754	103.566	103.416	2.750	100.539	100.389	100.239				
4.250	104.063	103.954	103.854	4.250	103.896	103.786	103.686	2.875	100.927	100.777	100.627				
4.375	104.428	104.318	104.218	4.375	104.225	104.115	104.015	3.000	101.302	101.152	101.002				
4.500	104.757	104.647	104.547	4.500	104.518	104.409	104.309	3.125	101.628	101.478	101.328				
4.625	105.015	104.906	104.806	4.625	104.741	104.632	104.532	3.250	102.376	102.226	102.076				
4.750	104.864	104.754	104.567	4.750	104.696	104.587	104.400	3.375	102.698	102.548	102.398				
4.875	105.158	105.048	104.861	4.875	104.955	104.846	104.658	3.500	102.986	102.836	102.686				
5.000	105.418	105.308	105.121	5.000	105.179	105.070	104.882	3.625	103.201	103.051	102.901				
5.125	105.887	105.778	105.590	5.125	105.613	105.504	105.316	3.750	103.270	103.120	102.970				
5.250	106.017	105.917	105.817	5.250	105.849	105.749	105.649	3.875	103.522	103.372	103.222				
5.375	106.311	106.211	106.111	5.375	106.108	106.008	105.908	4.000	103.739	103.589	103.439				
5.500	106.571	106.471	106.371	5.500	106.332	106.232	106.132	4.125	103.894	103.744	103.594				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.732	99.576	99.426	3.250	99.565	99.409	99.259	1.875	N/A	N/A	N/A	3.125	99.879	99.729	99.579
3.375	100.183	100.026	99.876	3.375	99.980	99.824	99.674	2.000	N/A	N/A	N/A	3.250	99.773	99.623	99.473
3.500	100.629	100.472	100.322	3.500	100.390	100.234	100.084	2.125	N/A	N/A	N/A	3.375	100.182	100.032	99.882
3.625	101.031	100.875	100.725	3.625	100.757	100.601	100.451	2.250	96.577	96.427	96.277	3.500	100.586	100.436	100.286
3.750	101.944	101.757	101.607	3.750	101.777	101.590	101.440	2.375	96.971	96.821	96.671	3.625	100.989	100.839	100.689
3.875	102.384	102.196	102.046	3.875	102.181	101.993	101.843	2.500	97.360	97.210	97.060	Margin = 2.250		Index = 1.220	
4.000	102.816	102.629	102.479	4.000	102.578	102.390	102.240	2.625	97.701	97.551	97.401	30 Year OTC			
4.125	103.138	102.950	102.800	4.125	102.864	102.676	102.526	2.750	99.649	99.499	99.349	Rate	30 Day	45 Day	60 Day
4.250	103.173	103.064	102.964	4.250	103.006	102.896	102.796	2.875	100.037	99.887	99.737	3.500	98.929	98.679	98.429
4.375	103.538	103.428	103.328	4.375	103.335	103.225	103.125	3.000	100.412	100.262	100.112	4.000	101.116	100.866	100.616
4.500	103.867	103.757	103.657	4.500	103.628	103.519	103.419	3.125	100.738	100.588	100.438	4.500	102.167	101.917	101.667
4.625	104.125	104.016	103.916	4.625	103.851	103.742	103.642	3.250	101.486	101.336	101.186	5.000	102.828	102.578	102.328
4.750	103.974	103.864	103.677	4.750	103.806	103.697	103.510	3.375	101.808	101.658	101.508	5.500	103.981	103.731	103.481
4.875	104.268	104.158	103.971	4.875	104.065	103.956	103.768	3.500	102.096	101.946	101.796	15 Year OTC			
5.000	104.528	104.418	104.231	5.000	104.289	104.180	103.992	3.625	102.311	102.161	102.011	Rate	30 Day	45 Day	60 Day
5.125	104.997	104.888	104.700	5.125	104.723	104.614	104.426	3.750	102.380	102.230	102.080	2.500	95.660	95.410	95.160
5.250	105.127	105.027	104.927	5.250	104.959	104.859	104.759	3.875	102.632	102.482	102.332	3.000	98.712	98.462	98.212
5.375	105.421	105.321	105.221	5.375	105.218	105.118	105.018	4.000	102.849	102.699	102.549	3.500	100.396	100.146	99.896
5.500	105.681	105.581	105.481	5.500	105.442	105.342	105.242	4.125	103.004	102.854	102.704	4.000	101.149	100.899	100.649

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
				Loan Size	Standard	Streamline
FICO 720 +	0.500	\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500	-0.900
FICO 660 - 719	0.500	\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000	-0.650
FICO 640 - 659	0.000	\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750	-0.500
FICO 620 - 639	-1.000	\$125,001 - \$175,000	-0.125	\$125,001 - \$175,000	-0.500	-0.300
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300	-0.200
NY	-0.250	\$275,001 up to HB	0.375	\$275,001 - Up to HB	-0.200	-0.150
Non Owner Occupancy	-2.000					
USDA Streamline-Assist Refinance Option			-0.250			

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

Max USDA-GRH Rate		
Today:	8/21/2017	4.500%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <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
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30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

9/20/2017

10/5/2017

10/20/2017

W. Rate Sheet Dated: 8/21/2017

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.278	99.122	98.972	3.250	99.111	98.955	98.805	1.875	N/A	N/A	N/A
3.375	99.729	99.573	99.423	3.375	99.526	99.370	99.220	2.000	N/A	N/A	N/A
3.500	100.175	100.019	99.869	3.500	99.936	99.780	99.630	2.125	N/A	N/A	N/A
3.625	100.577	100.421	100.271	3.625	100.303	100.147	99.997	2.250	95.467	95.317	95.167
3.750	101.209	101.022	100.872	3.750	101.042	100.855	100.705	2.375	95.861	95.711	95.561
3.875	101.649	101.461	101.311	3.875	101.446	101.258	101.108	2.500	96.250	96.100	95.950
4.000	102.081	101.894	101.744	4.000	101.843	101.655	101.505	2.625	96.591	96.441	96.291
4.125	102.403	102.215	102.065	4.125	102.129	101.941	101.791	2.750	98.852	98.702	98.552
4.250	101.844	101.735	101.635	4.250	101.677	101.568	101.468	2.875	99.239	99.089	98.939
4.375	102.209	102.099	101.999	4.375	102.006	101.897	101.797	3.000	99.614	99.464	99.314
4.500	102.538	102.428	102.328	4.500	102.299	102.190	102.090	3.125	99.940	99.790	99.640
4.625	102.797	102.687	102.587	4.625	102.523	102.413	102.313	3.250	101.032	100.882	100.732
4.750	102.051	101.942	101.754	4.750	101.884	101.775	101.587	3.375	101.354	101.204	101.054
4.875	102.345	102.236	102.048	4.875	102.142	102.033	101.846	3.500	101.642	101.492	101.342
5.000	102.605	102.496	102.308	5.000	102.367	102.257	102.070	3.625	101.857	101.707	101.557
5.125	103.074	102.965	102.778	5.125	102.800	102.691	102.504	3.750	101.645	101.495	101.345
5.250	99.767	99.667	99.567	5.250	99.599	99.499	99.399	3.875	101.897	101.747	101.597
5.375	100.061	99.961	99.861	5.375	99.858	99.758	99.658	4.000	102.114	101.964	101.814
5.500	100.321	100.221	100.121	5.500	100.082	99.982	99.882	4.125	102.269	102.119	101.969

Margin = 2.250 Index = 1.220

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.388	98.232	98.082	3.250	98.221	98.065	97.915	1.875	N/A	N/A	N/A
3.375	98.839	98.683	98.533	3.375	98.636	98.480	98.330	2.000	N/A	N/A	N/A
3.500	99.285	99.129	98.979	3.500	99.046	98.890	98.740	2.125	N/A	N/A	N/A
3.625	99.687	99.531	99.381	3.625	99.413	99.257	99.107	2.250	94.827	94.677	94.527
3.750	100.319	100.132	99.982	3.750	100.152	99.965	99.815	2.375	95.221	95.071	94.921
3.875	100.759	100.571	100.421	3.875	100.556	100.368	100.218	2.500	95.610	95.460	95.310
4.000	101.191	101.004	100.854	4.000	100.953	100.765	100.615	2.625	95.951	95.801	95.651
4.125	101.513	101.325	101.175	4.125	101.239	101.051	100.901	2.750	98.587	98.437	98.287
4.250	100.954	100.845	100.745	4.250	100.787	100.678	100.578	2.875	98.974	98.824	98.674
4.375	101.319	101.209	101.109	4.375	101.116	101.007	100.907	3.000	99.349	99.199	99.049
4.500	101.648	101.538	101.438	4.500	101.409	101.300	101.200	3.125	99.675	99.525	99.375
4.625	101.907	101.797	101.697	4.625	101.633	101.523	101.423	3.250	100.056	99.906	99.756
4.750	101.161	101.052	100.864	4.750	100.994	100.885	100.697	3.375	100.378	100.228	100.078
4.875	101.455	101.346	101.158	4.875	101.252	101.143	100.956	3.500	100.666	100.516	100.366
5.000	101.715	101.606	101.418	5.000	101.477	101.367	101.180	3.625	100.881	100.731	100.581
5.125	102.184	102.075	101.888	5.125	101.910	101.801	101.614	3.750	100.489	100.339	100.189
5.250	98.877	98.777	98.677	5.250	98.709	98.609	98.509	3.875	100.741	100.591	100.441
5.375	99.171	99.071	98.971	5.375	98.968	98.868	98.768	4.000	100.959	100.809	100.659
5.500	99.431	99.331	99.231	5.500	99.192	99.092	98.992	4.125	101.113	100.963	100.813

Margin = 2.250 Index = 1.220

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster	FICO Adjuster	UW Fee Buy Out Option**	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

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

Max USDA-GRH Rate	
Today:	8/21/2017 4.500%

Lock Desk Policy		
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.		



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Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.512	98.412	98.312	3.125	97.955	97.855	97.755	3.000	100.685	100.585	100.485	3.000	100.738	100.638	100.538
3.375	99.428	99.328	99.228	3.250	99.622	99.522	99.422	3.125	101.143	101.043	100.943	3.125	101.030	100.930	100.830
3.500	100.106	100.006	99.906	3.375	100.349	100.249	100.149	3.250	101.873	101.773	101.673	3.250	101.926	101.826	101.726
3.625	100.755	100.655	100.555	3.500	101.114	101.014	100.914	3.375	102.259	102.159	102.059	3.375	102.200	102.100	102.000
3.750	101.412	101.312	101.212	3.625	101.692	101.592	101.492	3.500	102.555	102.455	102.355	3.500	102.467	102.367	102.267
3.875	102.080	101.980	101.880	3.750	102.175	102.075	101.975	3.625	102.945	102.845	102.745	3.625	102.704	102.604	102.504
3.990	102.504	102.404	102.304	3.875	102.602	102.502	102.402	3.750	103.319	103.219	103.119	3.750	103.020	102.920	102.820
4.000	102.604	102.504	102.404	3.990	103.027	102.927	102.827	3.875	103.656	103.556	103.456	3.875	103.289	103.189	103.089
4.125	103.157	103.057	102.957	4.000	103.127	103.027	102.927	3.990	103.694	103.594	103.494	3.990	103.480	103.380	103.280
4.250	103.652	103.552	103.452	4.125	103.633	103.533	103.433	4.000	103.794	103.694	103.594	4.000	103.580	103.480	103.380
4.375	104.141	104.041	103.941	4.250	104.324	104.224	104.124	4.125	104.039	103.939	103.839	4.125	103.770	103.670	103.570
4.500	104.513	104.413	104.313	4.375	104.697	104.597	104.497	4.250	104.365	104.265	104.165	4.250	103.997	103.897	103.797
4.625	105.071	104.971	104.871	4.500	105.139	105.039	104.939	4.375	104.664	104.564	104.464	4.375	104.184	104.084	103.984
4.750	105.577	105.477	105.377	4.625	105.588	105.488	105.388	4.500	104.781	104.681	104.581	4.500	104.407	104.307	104.207
4.875	106.035	105.935	105.835	4.750	105.965	105.865	105.765	4.625	104.843	104.743	104.643	4.625	104.610	104.510	104.410
4.990	106.163	106.063	105.963	4.875	106.342	106.242	106.142	4.750	105.122	105.022	104.922	4.750	104.784	104.684	104.584
5.000	106.263	106.163	106.063	4.990	106.554	106.454	106.354	4.875	105.361	105.261	105.161	4.875	104.933	104.833	104.733
5.125	106.835	106.735	106.635	5.000	106.654	106.554	106.454	4.990	105.499	105.399	105.299	4.990	104.979	104.879	104.779
5.250	107.334	107.234	107.134	5.125	107.125	107.025	106.925	5.000	105.599	105.499	105.399	5.000	105.079	104.979	104.879

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	101.868	101.768	101.668	3.000	100.046	99.946	99.846
4.250	102.419	102.319	102.219	3.125	100.414	100.314	100.214
4.375	102.889	102.789	102.689	3.250	100.783	100.683	100.583
4.500	103.052	102.952	102.852	3.375	101.204	101.104	101.004
4.625	103.287	103.187	103.087	3.500	101.604	101.504	101.404
4.750	103.759	103.659	103.559	3.625	101.931	101.831	101.731
4.875	104.152	104.052	103.952	3.750	102.181	102.081	101.981
4.990	104.171	104.071	103.971	3.875	102.408	102.308	102.208
5.000	104.271	104.171	104.071	3.990	102.391	102.291	102.191
5.125	104.436	104.336	104.236	4.000	102.491	102.391	102.291
5.250	104.303	104.203	104.103	4.125	102.291	102.191	102.091
5.375	104.653	104.553	104.453	4.250	102.504	102.404	102.304
5.500	104.901	104.801	104.701	4.375	102.709	102.609	102.509
5.625	105.081	104.981	104.881	4.500	102.784	102.684	102.584
5.750	104.675	104.575	104.475	4.625	103.039	102.939	102.839
5.875	105.044	104.944	104.844	4.750	103.228	103.128	103.028
5.990	105.213	105.113	105.013	4.875	103.389	103.289	103.189
6.000	105.313	105.213	105.113	4.990	103.452	103.352	103.252
6.125	105.430	105.330	105.230	5.000	103.552	103.452	103.352

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to HB	-0.200
High Balance	-0.150

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	-2.250	-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								
*Not applicable to detached condominiums								

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

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 LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	-0.250
All other LTV & FICO combos	-1.750
*The above caps do not include the following LLPAs: State; Extension; LPMI, Loan Size	

Additional LPMI Premium Adjustments						
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699	
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540	
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050	
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700	
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050	
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400	
Employee Relocation	0.100	0.100	0.140	0.250	0.250	
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750	
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K						



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.:

9/20/2017

45 Day Lock Exp.:

10/5/2017

60 Day Lock Exp.:

10/20/2017

W. Rate Sheet Dated: 8/21/2017

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
3.250	95.535	95.435	95.335	3.125	N/A	N/A	N/A	3.125	95.705	95.605	95.505	3.250	94.676	94.576	94.476
3.375	96.376	96.276	96.176	3.250	93.412	93.312	93.212	3.250	97.261	97.161	97.061	3.375	95.814	95.714	95.614
3.500	97.400	97.300	97.200	3.375	94.550	94.450	94.350	3.375	98.068	97.968	97.868	3.500	97.158	97.058	96.958
3.625	98.130	98.030	97.930	3.500	95.933	95.833	95.733	3.500	98.864	98.764	98.664	3.625	98.139	98.039	97.939
3.750	98.774	98.674	98.574	3.625	96.920	96.820	96.720	3.625	99.442	99.342	99.242	3.750	98.842	98.742	98.642
3.875	99.382	99.282	99.182	3.750	97.707	97.607	97.507	3.750	99.925	99.825	99.725	3.875	99.435	99.335	99.235
3.990	99.974	99.874	99.774	3.875	98.364	98.264	98.164	3.875	100.352	100.252	100.152	3.990	99.788	99.688	99.588
4.000	100.074	99.974	99.874	3.990	99.201	99.101	99.001	3.990	100.777	100.677	100.577	4.000	99.888	99.788	99.688
4.125	100.714	100.614	100.514	4.000	99.301	99.201	99.101	4.000	100.877	100.777	100.677	4.125	100.369	100.269	100.169
4.250	101.305	101.205	101.105	4.125	100.172	100.072	99.972	4.125	101.383	101.283	101.183	4.250	101.020	100.920	100.820
4.375	101.850	101.750	101.650	4.250	100.894	100.794	100.694	4.250	102.074	101.974	101.874	4.375	101.595	101.495	101.395
4.500	102.263	102.163	102.063	4.375	101.494	101.394	101.294	4.375	102.447	102.347	102.247	4.500	101.853	101.753	101.653
4.625	102.821	102.721	102.621	4.500	102.295	102.195	102.095	4.500	102.889	102.789	102.689	4.625	102.364	102.264	102.164
4.750	103.327	103.227	103.127	4.625	103.163	103.063	102.963	4.625	103.338	103.238	103.138	4.750	102.927	102.827	102.727
4.875	103.785	103.685	103.585	4.750	103.788	103.688	103.588	4.750	103.715	103.615	103.515	4.875	103.452	103.352	103.252
4.990	103.913	103.813	103.713	4.875	104.296	104.196	104.096	4.875	104.092	103.992	103.892	4.990	103.578	103.478	103.378
5.000	104.013	103.913	103.813	4.990	104.435	104.335	104.235	4.990	104.304	104.204	104.104	5.000	103.678	103.578	103.478
5.125	104.585	104.485	104.385	5.000	104.535	104.435	104.335	5.000	104.404	104.304	104.204	5.125	104.114	104.014	103.914
5.250	105.084	104.984	104.884	5.125	105.200	105.100	105.000	5.125	104.875	104.775	104.675	5.250	104.642	104.542	104.442

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	100.046	99.946	99.846	3.000	96.860	96.760	96.660	3.000	98.488	98.388	98.288	3.000	96.686	96.586	96.486
3.125	100.414	100.314	100.214	3.125	97.393	97.293	97.193	3.125	98.780	98.680	98.580	3.125	97.218	97.118	97.018
3.250	100.783	100.683	100.583	3.250	98.434	98.334	98.234	3.250	99.676	99.576	99.476	3.250	98.249	98.149	98.049
3.375	101.204	101.104	101.004	3.375	98.983	98.883	98.783	3.375	99.950	99.850	99.750	3.375	98.798	98.698	98.598
3.500	101.604	101.504	101.404	3.500	99.520	99.420	99.320	3.500	100.217	100.117	100.017	3.500	99.335	99.235	99.135
3.625	101.931	101.831	101.731	3.625	99.995	99.895	99.795	3.625	100.454	100.354	100.254	3.625	99.791	99.691	99.591
3.750	102.181	102.081	101.981	3.750	100.412	100.312	100.212	3.750	100.770	100.670	100.570	3.750	100.207	100.107	100.007
3.875	102.408	102.308	102.208	3.875	100.786	100.686	100.586	3.875	101.039	100.939	100.839	3.875	100.581	100.481	100.381
3.990	102.391	102.291	102.191	3.990	101.019	100.919	100.819	3.990	101.230	101.130	101.030	3.990	100.814	100.714	100.614
4.000	102.491	102.391	102.291	4.000	101.119	101.019	100.919	4.000	101.330	101.230	101.130	4.000	100.914	100.814	100.714
4.125	102.291	102.191	102.091	4.125	101.522	101.422	101.322	4.125	101.520	101.420	101.320	4.125	101.307	101.207	101.107
4.250	102.504	102.404	102.304	4.250	101.886	101.786	101.686	4.250	101.747	101.647	101.547	4.250	101.701	101.601	101.501
4.375	102.709	102.609	102.509	4.375	102.218	102.118	102.018	4.375	101.934	101.834	101.734	4.375	102.033	101.933	101.833
4.500	102.784	102.684	102.584	4.500	102.347	102.247	102.147	4.500	102.157	102.057	101.957	4.500	102.162	102.062	101.962
4.625	103.039	102.939	102.839	4.625	102.604	102.504	102.404	4.625	102.360	102.260	102.160	4.625	102.419	102.319	102.219
4.750	103.228	103.128	103.028	4.750	102.913	102.813	102.713	4.750	102.534	102.434	102.334	4.750	102.729	102.629	102.529
4.875	103.389	103.289	103.189	4.875	103.178	103.078	102.978	4.875	102.683	102.583	102.483	4.875	102.993	102.893	102.793
4.990	103.452	103.352	103.252	4.990	103.342	103.242	103.142	4.990	102.729	102.629	102.529	4.990	103.157	103.057	102.957
5.000	103.552	103.452	103.352	5.000	103.442	103.342	103.242	5.000	102.829	102.729	102.629	5.000	103.257	103.157	103.057

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

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

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

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

*Not applicable to detached condominiums

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.			



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.:

9/20/2017

45 Day Lock Exp.:

10/5/2017

60 Day Lock Exp.:

10/20/2017

W. Rate Sheet Dated: 8/21/2017

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
3.750	101.412	101.312	101.212	3.750	102.180	102.080	101.963	2.750	99.808	99.708	99.608
3.875	102.080	101.980	101.880	3.875	102.779	102.679	102.559	2.875	100.344	100.244	100.144
3.990	102.504	102.404	102.304	3.990	103.302	103.202	103.080	2.990	100.585	100.485	100.385
4.000	102.604	102.504	102.404	4.000	103.402	103.302	103.180	3.000	100.685	100.585	100.485
4.125	103.157	103.057	102.957	4.125	103.451	103.351	103.232	3.125	101.143	101.043	100.943
4.250	103.725	103.625	103.525	4.250	104.091	103.991	103.870	3.250	101.873	101.773	101.673
4.375	104.306	104.206	104.106	4.375	104.535	104.435	104.315	3.375	102.259	102.159	102.059
4.500	104.802	104.702	104.602	4.500	105.016	104.916	104.794	3.500	102.597	102.497	102.397
4.625	105.220	105.118	105.020	4.625	105.486	105.385	105.238	3.625	103.089	102.989	102.889
4.750	105.728	105.626	105.528	4.750	105.979	105.878	105.731	3.750	103.582	103.482	103.382
4.875	106.187	106.086	105.987	4.875	106.453	106.352	106.205	3.875	104.063	103.963	103.863
4.990	106.475	106.374	106.275	4.990	106.794	106.693	106.549	3.990	103.772	103.672	103.572
5.000	106.575	106.474	106.375	5.000	106.894	106.793	106.649	4.000	103.872	103.772	103.672
5.125	107.018	106.897	106.818	5.125	106.774	106.653	106.574	4.125	104.350	104.250	104.150
5.250	107.489	107.368	107.289	5.250	107.234	107.113	107.034	4.250	104.697	104.597	104.497
5.375	107.859	107.738	107.659	5.375	107.618	107.497	107.418	4.375	105.080	104.980	104.880
5.500	108.182	108.061	107.982	5.500	107.973	107.852	107.773	4.500	105.612	105.512	105.412
5.625	108.337	108.196	108.137	5.625	108.213	108.072	108.013	4.625	105.983	105.883	105.783
5.750	108.735	108.594	108.535	5.750	108.620	108.479	108.420	4.750	103.529	103.426	103.329

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

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
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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K					

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownline.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/20/2017

45 Day Lock Exp.:

10/5/2017

60 Day Lock Exp.:

10/20/2017

W. Rate Sheet Dated: 8/21/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.013	98.913	98.813	3.750	98.913	98.813	98.713	3.750	100.100	100.000	99.883	3.750	100.000	99.900	99.783
3.875	99.692	99.592	99.492	3.875	99.592	99.492	99.392	3.875	100.699	100.599	100.479	3.875	100.599	100.499	100.379
3.990	100.185	100.085	99.985	3.990	100.085	99.985	99.885	3.990	101.222	101.122	101.000	3.990	101.122	101.022	100.900
4.000	100.285	100.185	100.085	4.000	100.185	100.085	99.985	4.000	101.322	101.222	101.100	4.000	101.222	101.122	101.000
4.125	100.883	100.783	100.683	4.125	100.783	100.683	100.583	4.125	101.371	101.271	101.152	4.125	101.271	101.171	101.052
4.250	101.496	101.396	101.296	4.250	101.396	101.296	101.196	4.250	101.938	101.838	101.717	4.250	101.838	101.738	101.617
4.375	102.077	101.977	101.877	4.375	101.977	101.877	101.777	4.375	102.455	102.355	102.235	4.375	102.355	102.255	102.135
4.500	102.573	102.473	102.373	4.500	102.473	102.373	102.273	4.500	102.936	102.836	102.714	4.500	102.836	102.736	102.614
4.625	102.991	102.889	102.791	4.625	102.889	102.789	102.691	4.625	103.406	103.305	103.158	4.625	103.306	103.205	103.058
4.750	103.499	103.397	103.299	4.750	103.399	103.297	103.199	4.750	103.899	103.798	103.651	4.750	103.799	103.698	103.551
4.875	103.958	103.857	103.758	4.875	103.858	103.757	103.658	4.875	104.373	104.272	104.125	4.875	104.273	104.172	104.025
4.990	104.246	104.145	104.046	4.990	104.146	104.045	103.946	4.990	104.714	104.613	104.469	4.990	104.614	104.513	104.369
5.000	104.346	104.245	104.146	5.000	104.246	104.145	104.046	5.000	104.814	104.713	104.569	5.000	104.714	104.613	104.469
5.125	104.789	104.688	104.589	5.125	104.689	104.588	104.489	5.125	104.694	104.593	104.494	5.125	104.594	104.473	104.394
5.250	105.260	105.139	105.060	5.250	105.160	105.039	104.960	5.250	105.154	105.033	104.954	5.250	105.054	104.933	104.854
5.375	105.630	105.509	105.430	5.375	105.530	105.409	105.330	5.375	105.538	105.417	105.338	5.375	105.438	105.317	105.238
5.500	105.953	105.832	105.753	5.500	105.853	105.732	105.653	5.500	105.893	105.772	105.693	5.500	105.793	105.672	105.593
5.625	106.108	105.967	105.908	5.625	106.008	105.867	105.808	5.625	106.133	105.992	105.933	5.625	106.033	105.892	105.833
5.750	106.506	106.365	106.306	5.750	106.406	106.265	106.206	5.750	106.540	106.399	106.340	5.750	106.440	106.299	106.240

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.257	97.157	97.057	2.750	97.157	97.057	96.957
2.875	97.882	97.782	97.682	2.875	97.782	97.682	97.582
2.990	98.394	98.294	98.194	2.990	98.294	98.194	98.094
3.000	98.494	98.394	98.294	3.000	98.394	98.294	98.194
3.125	99.061	98.961	98.861	3.125	98.961	98.861	98.761
3.250	99.611	99.511	99.411	3.250	99.511	99.411	99.311
3.375	100.132	100.032	99.932	3.375	100.032	99.932	99.832
3.500	100.517	100.417	100.317	3.500	100.417	100.317	100.217
3.625	101.009	100.909	100.809	3.625	100.909	100.809	100.709
3.750	101.502	101.402	101.302	3.750	101.402	101.302	101.202
3.875	101.983	101.883	101.783	3.875	101.883	101.783	101.683
3.990	101.692	101.592	101.492	3.990	101.592	101.492	101.392
4.000	101.792	101.692	101.592	4.000	101.692	101.592	101.492
4.125	102.270	102.170	102.070	4.125	102.170	102.070	101.970
4.250	102.617	102.517	102.417	4.250	102.517	102.417	102.317
4.375	103.000	102.900	102.800	4.375	102.900	102.800	102.700
4.500	103.532	103.432	103.332	4.500	103.432	103.332	103.232
4.625	103.903	103.803	103.703	4.625	103.803	103.703	103.603
4.750	101.449	101.346	101.249	4.750	101.349	101.246	101.149

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

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

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

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

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%
High-LTV	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	-1.500	-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 C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/20/2017

45 Day Lock Exp.:

10/5/2017

60 Day Lock Exp.:

10/20/2017

W. Rate Sheet Dated: 8/21/2017

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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.543	99.443	99.343	3.750	100.630	100.530	100.413	2.750	97.787	97.687	97.587
3.875	100.222	100.122	100.022	3.875	101.229	101.129	101.009	2.875	98.412	98.312	98.212
3.990	100.715	100.615	100.515	3.990	101.752	101.652	101.530	2.990	98.924	98.824	98.724
4.000	100.815	100.715	100.615	4.000	101.852	101.752	101.630	3.000	99.024	98.924	98.824
4.125	101.413	101.313	101.213	4.125	101.901	101.801	101.682	3.125	99.591	99.491	99.391
4.250	102.026	101.926	101.826	4.250	102.468	102.368	102.247	3.250	100.141	100.041	99.941
4.375	102.607	102.507	102.407	4.375	102.985	102.885	102.765	3.375	100.662	100.562	100.462
4.500	103.103	103.003	102.903	4.500	103.466	103.366	103.244	3.500	101.047	100.947	100.847
4.625	103.521	103.419	103.321	4.625	103.936	103.835	103.688	3.625	101.539	101.439	101.339
4.750	104.029	103.927	103.829	4.750	104.429	104.328	104.181	3.750	102.032	101.932	101.832
4.875	104.488	104.387	104.288	4.875	104.903	104.802	104.655	3.875	102.513	102.413	102.313
4.990	104.776	104.675	104.576	4.990	105.244	105.143	104.999	3.990	102.222	102.122	102.022
5.000	104.876	104.775	104.676	5.000	105.344	105.243	105.099	4.000	102.322	102.222	102.122
5.125	105.319	105.198	105.119	5.125	105.224	105.103	105.024	4.125	102.800	102.700	102.600
5.250	105.790	105.669	105.590	5.250	105.684	105.563	105.484	4.250	103.147	103.047	102.947
5.375	106.160	106.039	105.960	5.375	106.068	105.947	105.868	4.375	103.530	103.430	103.330
5.500	106.483	106.362	106.283	5.500	106.423	106.302	106.223	4.500	104.062	103.962	103.862
5.625	106.638	106.497	106.438	5.625	106.663	106.522	106.463	4.625	104.433	104.333	104.233
5.750	107.036	106.895	106.836	5.750	107.070	106.929	106.870	4.750	101.979	101.876	101.779

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

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

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

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

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

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

Additional LPMI Premium Adjustments					
Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K					

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	