[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**9/20/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**10/5/2018**
		60 Day Lock Exp.:	**10/22/2018**

W. Rate Sheet Dated: **8/21/2018** **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	98.390	98.240	98.090	3.500	97.878	97.728	97.578	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.924	98.774	98.624	3.625	98.376	98.226	98.076	2.000	N/A	N/A	N/A	3.250	98.084	97.934	97.784
3.750	99.739	99.589	99.439	3.750	99.348	99.198	99.048	2.125	N/A	N/A	N/A	3.375	98.674	98.524	98.374
3.875	100.266	100.116	99.966	3.875	99.839	99.689	99.539	2.250	93.603	93.453	93.303	3.500	99.166	99.016	98.866
4.000	100.795	100.645	100.495	4.000	100.332	100.182	100.032	2.375	93.964	93.814	93.664	3.625	99.700	99.550	99.400
4.125	101.316	101.166	101.016	4.125	100.817	100.667	100.517	2.500	93.090	92.940	92.790	Margin = 2.250		Index = 2.440	
4.250	101.948	101.808	101.667	4.250	101.307	101.167	101.026	2.625	94.040	93.890	93.740				
4.375	102.462	102.322	102.181	4.375	101.785	101.645	101.504	2.750	96.923	96.773	96.623				
4.500	102.907	102.766	102.625	4.500	102.194	102.054	101.913	2.875	97.398	97.248	97.098				
4.625	103.306	103.165	103.025	4.625	102.558	102.417	102.277	3.000	97.872	97.722	97.572				
4.750	103.431	103.275	103.150	4.750	102.760	102.603	102.478	3.125	98.339	98.189	98.039				
4.875	103.736	103.580	103.455	4.875	103.159	103.003	102.878	3.250	99.085	98.935	98.785				
5.000	104.300	104.143	104.018	5.000	103.487	103.331	103.206	3.375	99.555	99.405	99.255				
5.125	104.570	104.414	104.289	5.125	103.742	103.586	103.461	3.500	100.020	99.870	99.720				
5.250	104.639	104.498	104.342	5.250	103.577	103.436	103.280	3.625	100.467	100.317	100.167				
5.375	104.765	104.625	104.468	5.375	103.909	103.768	103.612	3.750	100.388	100.238	100.088				
5.500	104.970	104.829	104.673	5.500	104.328	104.187	104.031	3.875	100.796	100.646	100.496				
5.625	105.161	105.020	104.864	5.625	104.683	104.542	104.386	4.000	101.159	101.009	100.859				
5.750	105.635	105.510	105.369	5.750	104.563	104.438	104.298	4.125	101.497	101.347	101.197				

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	97.190	97.040	96.890	3.500	96.878	96.728	96.578	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.724	97.574	97.424	3.625	97.376	97.226	97.076	2.000	N/A	N/A	N/A	3.250	97.084	96.934	96.784
3.750	98.539	98.389	98.239	3.750	98.348	98.198	98.048	2.125	N/A	N/A	N/A	3.375	97.674	97.524	97.374
3.875	99.066	98.916	98.766	3.875	98.839	98.689	98.539	2.250	92.603	92.453	92.303	3.500	98.166	98.016	97.866
4.000	99.595	99.445	99.295	4.000	99.332	99.182	99.032	2.375	92.964	92.814	92.664	3.625	98.700	98.550	98.400
4.125	100.116	99.966	99.816	4.125	99.817	99.667	99.517	2.500	92.090	91.940	91.790	Margin = 2.250		Index = 2.440	
4.250	100.748	100.608	100.467	4.250	100.307	100.167	100.026	2.625	93.040	92.890	92.740	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.262	101.122	100.981	4.375	100.785	100.645	100.504	2.750	95.923	95.773	95.623	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	101.707	101.566	101.425	4.500	101.194	101.054	100.913	2.875	96.398	96.248	96.098	4.500	100.507	100.257	100.007
4.625	102.106	101.965	101.825	4.625	101.558	101.417	101.277	3.000	96.872	96.722	96.572	4.625	100.906	100.656	100.406
4.750	102.251	102.095	101.970	4.750	101.760	101.603	101.478	3.125	97.339	97.189	97.039	4.750	101.001	100.751	100.501
4.875	102.786	102.630	102.505	4.875	102.159	102.003	101.878	3.250	98.085	97.935	97.785	4.875	101.436	101.186	100.936
5.000	103.150	102.993	102.868	5.000	102.487	102.331	102.206	3.375	98.555	98.405	98.255	5.000	101.800	101.550	101.300
5.125	103.620	103.464	103.339	5.125	102.842	102.686	102.561	3.500	99.020	98.870	98.720	5.125	102.190	101.940	101.690
5.250	104.209	104.068	103.912	5.250	102.577	102.436	102.280	3.625	99.467	99.317	99.167	5.250	101.528	101.278	101.028
5.375	104.459	104.319	104.162	5.375	102.909	102.768	102.612	3.750	99.388	99.238	99.088	5.375	101.775	101.525	101.275
5.500	104.740	104.599	104.443	5.500	103.328	103.187	103.031	3.875	99.796	99.646	99.496	5.500	102.250	102.000	101.750
5.625	104.881	104.740	104.584	5.625	103.683	103.542	103.386	4.000	100.159	100.009	99.859	5.625	102.571	102.321	102.071
5.750	105.405	105.280	105.139	5.750	103.563	103.438	103.298	4.125	100.497	100.347	100.197	5.750	102.755	102.505	102.255

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	8/21/2018	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	99.657	99.407	99.157	4.500	99.474	99.224	98.974
4.750	100.151	99.901	99.651	4.750	100.040	99.790	99.540
5.000	100.950	100.700	100.450	5.000	100.767	100.517	100.267
5.250	101.729	101.479	101.229	5.250	101.565	101.315	101.065
5.500	101.960	101.710	101.460	5.500	101.608	101.358	101.108
5.625	102.271	102.021	101.771	5.625	101.963	101.713	101.463
5.750	102.495	102.245	101.995	5.750	101.843	101.593	101.343
5.875	102.752	102.502	102.252	5.875	102.185	101.935	101.685

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

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

30 Day Lock Exp.: **9/20/2018**
45 Day Lock Exp.: **10/5/2018**
60 Day Lock Exp.: **10/22/2018**

W. Rate Sheet Dated: 8/21/2018 **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	97.453	97.303	97.153	3.500	96.940	96.790	96.640	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	97.986	97.836	97.686	3.625	97.438	97.288	97.138	2.000	N/A	N/A	N/A	3.250	97.15	96.996	96.846
3.750	98.489	98.339	98.189	3.750	98.098	97.948	97.798	2.125	N/A	N/A	N/A	3.375	97.74	97.586	97.436
3.875	99.016	98.866	98.716	3.875	98.589	98.439	98.289	2.250	90.103	89.953	89.803	3.500	98.23	98.078	97.928
4.000	99.545	99.395	99.245	4.000	99.082	98.932	98.782	2.375	90.464	90.314	90.164	3.625	98.76	98.612	98.462
4.125	100.066	99.916	99.766	4.125	99.567	99.417	99.267	2.500	89.590	89.440	89.290	Margin = 2.250		Index = 2.440	
4.250	100.698	100.558	100.417	4.250	100.057	99.917	99.776	2.625	90.540	90.390	90.240				
4.375	101.212	101.072	100.931	4.375	100.535	100.395	100.254	2.750	95.236	95.086	94.936				
4.500	101.657	101.516	101.375	4.500	100.944	100.804	100.663	2.875	95.710	95.560	95.410				
4.625	102.056	101.915	101.775	4.625	101.308	101.167	101.027	3.000	96.185	96.035	95.885				
4.750	101.744	101.587	101.462	4.750	101.072	100.916	100.791	3.125	96.652	96.502	96.352				
4.875	102.049	101.892	101.767	4.875	101.472	101.316	101.191	3.250	98.148	97.998	97.848				
5.000	102.612	102.456	102.331	5.000	101.800	101.644	101.519	3.375	98.618	98.468	98.318				
5.125	102.883	102.727	102.602	5.125	102.055	101.899	101.774	3.500	99.082	98.932	98.782				
5.250	102.139	101.998	101.842	5.250	101.077	100.936	100.780	3.625	99.529	99.379	99.229				
5.375	102.265	102.125	101.968	5.375	101.409	101.268	101.112	3.750	99.138	98.988	98.838				
5.500	102.470	102.329	102.173	5.500	101.828	101.687	101.531	3.875	99.546	99.396	99.246				
5.625	102.661	102.520	102.364	5.625	102.183	102.042	101.886	4.000	99.909	99.759	99.609				
5.750	102.197	102.072	101.931	5.750	101.126	101.001	100.860	4.125	100.247	100.097	99.947				

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	96.253	96.103	95.953	3.500	95.940	95.790	95.640	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.786	96.636	96.486	3.625	96.438	96.288	96.138	2.000	N/A	N/A	N/A	3.250	96.146	95.996	95.846
3.750	97.289	97.139	96.989	3.750	97.098	96.948	96.798	2.125	N/A	N/A	N/A	3.375	96.736	96.586	96.436
3.875	97.816	97.666	97.516	3.875	97.589	97.439	97.289	2.250	90.853	90.703	90.553	3.500	97.228	97.078	96.928
4.000	98.345	98.195	98.045	4.000	98.082	97.932	97.782	2.375	91.214	91.064	90.914	3.625	97.762	97.612	97.462
4.125	98.866	98.716	98.566	4.125	98.567	98.417	98.267	2.500	90.340	90.190	90.040	Margin = 2.250		Index = 2.440	
4.250	99.498	99.358	99.217	4.250	99.057	98.917	98.776	2.625	91.290	91.140	90.990	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	100.012	99.872	99.731	4.375	99.535	99.395	99.254	2.750	95.017	94.867	94.717	Rate	30 Day	45 Day	60 Day
4.500	100.457	100.316	100.175	4.500	99.944	99.804	99.663	2.875	95.492	95.342	95.192	4.500	99.257	99.007	98.757
4.625	100.856	100.715	100.575	4.625	100.308	100.167	100.027	3.000	95.966	95.816	95.666	4.625	99.656	99.406	99.156
4.750	100.563	100.407	100.282	4.750	100.072	99.916	99.791	3.125	96.433	96.283	96.133	4.750	99.313	99.063	98.813
4.875	101.099	100.942	100.817	4.875	100.472	100.316	100.191	3.250	96.617	96.467	96.317	4.875	99.749	99.499	99.249
5.000	101.462	101.306	101.181	5.000	100.800	100.644	100.519	3.375	97.086	96.936	96.786	5.000	100.112	99.862	99.612
5.125	101.933	101.777	101.652	5.125	101.155	100.999	100.874	3.500	97.551	97.401	97.251	5.125	100.503	100.253	100.003
5.250	101.709	101.568	101.412	5.250	100.077	99.936	99.780	3.625	97.998	97.848	97.698	5.250	99.028	98.778	98.528
5.375	101.959	101.819	101.662	5.375	100.409	100.268	100.112	3.750	97.201	97.051	96.901	5.375	99.275	99.025	98.775
5.500	102.240	102.099	101.943	5.500	100.828	100.687	100.531	3.875	97.609	97.459	97.309	5.500	99.750	99.500	99.250
5.625	102.381	102.240	102.084	5.625	101.183	101.042	100.886	4.000	97.972	97.822	97.672	5.625	100.071	99.821	99.571
5.750	101.967	101.842	101.701	5.750	100.126	100.001	99.860	4.125	98.309	98.159	98.009	5.750	99.317	99.067	98.817

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680- 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

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:	8/21/2018	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	98.407	98.157	97.907	4.500	98.224	97.974	97.724
4.750	98.463	98.213	97.963	4.750	98.352	98.102	97.852
5.000	99.262	99.012	98.762	5.000	99.080	98.830	98.580
5.250	99.229	98.979	98.729	5.250	99.065	98.815	98.565
5.500	99.460	99.210	98.960	5.500	99.108	98.858	98.608
5.625	99.771	99.521	99.271	5.625	99.463	99.213	98.963
5.750	99.057	98.807	98.557	5.750	98.406	98.156	97.906
5.875	99.314	99.064	98.814	5.875	98.748	98.498	98.248

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

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

30 Day Lock Exp.: 9/20/2018
45 Day Lock Exp.: 10/5/2018
60 Day Lock Exp.: 10/22/2018

W. Rate Sheet Dated: 8/21/2018 **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	100.092	99.992	99.892	4.500	101.390	101.290	101.190	2.875	96.143	96.043	95.943	2.750	96.636	96.536	96.436
4.375	100.638	100.538	100.438	4.625	101.946	101.846	101.746	2.990	96.548	96.448	96.348	2.875	96.984	96.884	96.784
4.500	101.116	101.016	100.916	4.750	102.454	102.354	102.254	3.000	96.648	96.548	96.448	2.990	97.240	97.140	97.040
4.625	101.712	101.612	101.512	4.875	102.823	102.723	102.623	3.125	97.158	97.058	96.958	3.000	97.340	97.240	97.140
4.750	102.260	102.160	102.060	4.990	103.069	102.969	102.869	3.250	97.946	97.846	97.746	3.125	97.700	97.600	97.500
4.875	102.750	102.650	102.550	5.000	103.169	103.069	102.969	3.375	98.466	98.366	98.266	3.250	98.481	98.381	98.281
4.990	102.980	102.880	102.780	5.125	103.528	103.428	103.328	3.500	98.978	98.878	98.778	3.375	98.843	98.743	98.643
5.000	103.080	102.980	102.880	5.250	104.010	103.910	103.810	3.625	99.482	99.382	99.282	3.500	99.185	99.085	98.985
5.125	103.425	103.325	103.225	5.375	104.333	104.233	104.133	3.750	99.815	99.715	99.615	3.625	99.524	99.424	99.324
5.250	104.086	103.986	103.886	5.500	104.673	104.573	104.473	3.875	100.158	100.058	99.958	3.750	100.203	100.103	100.003
5.375	104.483	104.383	104.283	5.625	104.916	104.816	104.716	3.990	100.545	100.445	100.345	3.875	100.535	100.435	100.335
5.500	104.852	104.752	104.652	5.750	105.544	105.444	105.344	4.000	100.645	100.545	100.445	3.990	100.740	100.640	100.540
5.625	105.152	105.052	104.952	5.875	105.698	105.598	105.498	4.125	101.118	101.018	100.918	4.000	100.840	100.740	100.640
5.750	105.835	105.735	105.635	5.990	105.780	105.680	105.580	4.250	101.410	101.310	101.210	4.125	101.124	101.024	100.924
5.875	106.033	105.933	105.833	6.000	105.880	105.780	105.680	4.375	101.693	101.593	101.493	4.250	101.402	101.302	101.202
5.990	106.157	106.057	105.957	6.125	106.398	106.298	106.198	4.500	102.018	101.918	101.818	4.375	101.669	101.569	101.469
6.000	106.257	106.157	106.057	6.250	106.666	106.538	106.424	4.625	102.427	102.327	102.227	4.500	101.928	101.828	101.728
6.125	106.853	106.753	106.653	6.375	106.953	106.825	106.711	4.750	102.588	102.488	102.388	4.625	102.178	102.078	101.978
6.250	107.111	107.011	106.911	6.500	N/A	N/A	N/A	4.875	102.837	102.737	102.637	4.750	102.357	102.257	102.157

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	98.220	98.120	98.020	3.000	96.272	96.172	96.072
4.250	98.968	98.868	98.768	3.125	96.683	96.583	96.483
4.375	99.573	99.473	99.373	3.250	97.664	97.564	97.464
4.500	100.135	100.035	99.935	3.375	98.078	97.978	97.878
4.625	100.523	100.423	100.323	3.500	98.505	98.405	98.305
4.750	101.182	101.082	100.982	3.625	98.913	98.813	98.713
4.875	101.739	101.639	101.539	3.750	99.147	99.047	98.947
4.990	102.155	102.055	101.955	3.875	99.429	99.329	99.229
5.000	102.255	102.155	102.055	3.990	99.735	99.635	99.535
5.125	102.502	102.402	102.302	4.000	99.835	99.735	99.635
5.250	102.719	102.619	102.519	4.125	100.222	100.122	100.022
5.375	102.833	102.733	102.633	4.250	100.420	100.320	100.220
5.500	103.309	103.209	103.109	4.375	100.614	100.514	100.414
5.625	103.554	103.454	103.354	4.500	100.754	100.654	100.554
5.750	103.768	103.668	103.568	4.625	100.765	100.665	100.565
5.875	102.878	102.778	102.678	4.750	100.866	100.766	100.666
5.990	103.244	103.144	103.044	4.875	101.031	100.931	100.831
6.000	103.344	103.244	103.144	4.990	101.092	100.992	100.892
6.125	103.592	103.492	103.392	5.000	101.192	101.092	100.992

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

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

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums or site condominiums

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	0.000
All other LTV & FICO combos	-1.500

*The above caps do not include the following LLPA's: State; Extension; Loan Size

Lock Desk Policy

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

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

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

AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	9/20/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	10/5/2018
			60 Day Lock Exp.:	10/22/2018

W. Rate Sheet Dated: 8/21/2018 **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	96.831	96.731	96.631	4.000	95.558	95.458	95.358	4.500	99.892	99.792	99.692	4.625	99.357	99.257	99.157
4.125	97.565	97.465	97.365	4.125	96.335	96.235	96.135	4.625	100.496	100.396	100.296	4.750	100.144	100.044	99.944
4.250	98.329	98.229	98.129	4.250	97.365	97.265	97.165	4.750	101.004	100.904	100.804	4.875	100.645	100.545	100.445
4.375	98.861	98.761	98.661	4.375	97.965	97.865	97.765	4.875	101.373	101.273	101.173	4.990	101.014	100.914	100.814
4.500	99.347	99.247	99.147	4.500	98.511	98.411	98.311	4.990	101.619	101.519	101.419	5.000	101.114	101.014	100.914
4.625	100.001	99.901	99.801	4.625	99.476	99.376	99.276	5.000	101.719	101.619	101.519	5.125	101.484	101.384	101.284
4.750	100.696	100.596	100.496	4.750	100.419	100.319	100.219	5.125	102.078	101.978	101.878	5.250	101.882	101.782	101.682
4.875	101.187	101.087	100.987	4.875	100.977	100.877	100.777	5.250	102.560	102.460	102.360	5.375	102.332	102.232	102.132
4.990	101.530	101.430	101.330	4.990	101.365	101.265	101.165	5.375	102.883	102.783	102.683	5.500	102.758	102.658	102.558
5.000	101.630	101.530	101.430	5.000	101.465	101.365	101.265	5.500	103.223	103.123	103.023	5.625	103.080	102.980	102.880
5.125	101.975	101.875	101.775	5.125	101.845	101.745	101.645	5.625	103.466	103.366	103.266	5.750	103.588	103.488	103.388
5.250	102.636	102.536	102.436	5.250	102.564	102.464	102.364	5.750	104.094	103.994	103.894	5.875	103.797	103.697	103.597
5.375	103.033	102.933	102.833	5.375	103.018	102.918	102.818	5.875	104.248	104.148	104.048	5.990	103.944	103.844	103.744
5.500	103.402	103.302	103.202	5.500	103.428	103.328	103.228	5.990	104.330	104.230	104.130	6.000	104.044	103.944	103.844
5.625	103.702	103.602	103.502	5.625	103.759	103.659	103.559	6.000	104.430	104.330	104.230	6.125	104.735	104.635	104.535
5.750	104.385	104.285	104.185	5.750	104.626	104.526	104.426	6.125	104.948	104.848	104.748	6.250	104.726	104.597	104.483
5.875	104.583	104.483	104.383	5.875	104.859	104.759	104.659	6.250	105.216	105.088	104.974	6.375	105.112	104.983	104.870
5.990	104.707	104.607	104.507	5.990	105.004	104.904	104.804	6.375	105.503	105.375	105.261	6.500	N/A	N/A	N/A
6.000	104.807	104.707	104.607	6.000	105.104	105.004	104.904	6.500	N/A	N/A	N/A	6.625	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	96.272	96.172	96.072	2.875	N/A	#N/A	#N/A	2.750	95.136	95.036	94.936	2.875	N/A	#N/A	#N/A
3.125	96.683	96.583	96.483	2.990	93.403	93.303	93.203	2.875	95.484	95.384	95.284	2.990	93.259	93.159	93.059
3.250	97.664	97.564	97.464	3.000	93.503	93.403	93.303	2.990	95.740	95.640	95.540	3.000	93.359	93.259	93.159
3.375	98.078	97.978	97.878	3.125	94.154	94.054	93.954	3.000	95.840	95.740	95.640	3.125	94.019	93.919	93.819
3.500	98.505	98.405	98.305	3.250	94.733	94.633	94.533	3.125	96.200	96.100	96.000	3.250	94.588	94.488	94.388
3.625	98.913	98.813	98.713	3.375	95.400	95.300	95.200	3.250	96.981	96.881	96.781	3.375	95.265	95.165	95.065
3.750	99.147	99.047	98.947	3.500	96.053	95.953	95.853	3.375	97.343	97.243	97.143	3.500	95.909	95.809	95.709
3.875	99.429	99.329	99.229	3.625	96.697	96.597	96.497	3.500	97.685	97.585	97.485	3.625	96.562	96.462	96.362
3.990	99.735	99.635	99.535	3.750	97.063	96.963	96.863	3.625	98.024	97.924	97.824	3.750	96.918	96.818	96.718
4.000	99.835	99.735	99.635	3.875	97.491	97.391	97.291	3.750	98.703	98.603	98.503	3.875	97.347	97.247	97.147
4.125	100.222	100.122	100.022	3.990	98.016	97.916	97.816	3.875	99.035	98.935	98.835	3.990	97.861	97.761	97.661
4.250	100.420	100.320	100.220	4.000	98.116	98.016	97.916	3.990	99.240	99.140	99.040	4.000	97.961	97.861	97.761
4.375	100.614	100.514	100.414	4.125	98.724	98.624	98.524	4.000	99.340	99.240	99.140	4.125	98.569	98.469	98.369
4.500	100.754	100.654	100.554	4.250	99.047	98.947	98.847	4.125	99.624	99.524	99.424	4.250	98.892	98.792	98.692
4.625	100.765	100.665	100.565	4.375	99.357	99.257	99.157	4.250	99.902	99.802	99.702	4.375	99.183	99.083	98.983
4.750	100.866	100.766	100.666	4.500	99.737	99.637	99.537	4.375	100.169	100.069	99.969	4.500	99.562	99.462	99.362
4.875	101.031	100.931	100.831	4.625	100.267	100.167	100.067	4.500	100.428	100.328	100.228	4.625	100.092	99.992	99.892
4.990	101.092	#N/A	#N/A	4.750	100.448	100.348	100.248	4.625	100.678	100.578	100.478	4.750	100.273	100.173	100.073
5.000	101.192	#N/A	#N/A	4.875	100.726	100.626	100.526	4.750	100.857	100.757	100.657	4.875	100.541	100.441	100.341

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only

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

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	9/20/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	10/5/2018
		60 Day Lock Exp.:	10/22/2018

W. Rate Sheet Dated: 8/21/2018 **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	100.092	99.992	99.892	3.750	97.997	97.897	97.797	2.750	95.431	95.331	95.231
4.375	100.638	100.538	100.438	3.875	98.590	98.490	98.390	2.875	96.092	95.992	95.892
4.500	101.270	101.170	101.070	3.990	99.132	99.032	98.932	2.990	96.642	96.542	96.442
4.625	101.869	101.769	101.669	4.000	99.232	99.132	99.032	3.000	96.742	96.642	96.542
4.750	102.432	102.332	102.232	4.125	99.828	99.728	99.628	3.125	97.328	97.228	97.128
4.875	102.911	102.811	102.711	4.250	100.469	100.369	100.269	3.250	97.861	97.761	97.661
4.990	103.195	103.095	102.995	4.375	101.037	100.937	100.837	3.375	98.383	98.283	98.183
5.000	103.295	103.195	103.095	4.500	101.675	101.575	101.475	3.500	99.085	98.985	98.885
5.125	103.759	103.659	103.559	4.625	102.221	102.121	102.021	3.625	99.621	99.521	99.421
5.250	104.254	104.154	104.054	4.750	102.670	102.570	102.470	3.750	100.011	99.911	99.811
5.375	104.722	104.622	104.522	4.875	103.026	102.926	102.826	3.875	100.519	100.419	100.319
5.500	105.056	104.956	104.856	4.990	103.280	103.180	103.080	3.990	100.756	100.656	100.556
5.625	105.375	105.260	105.175	5.000	103.380	103.280	103.180	4.000	100.856	100.756	100.656
5.750	105.822	105.707	105.622	5.125	103.733	103.633	103.533	4.125	101.363	101.263	101.163
5.875	106.104	106.004	105.904	5.250	104.090	103.990	103.890	4.250	101.632	101.532	101.432
5.990	106.273	106.173	106.073	5.375	104.428	104.328	104.228	4.375	101.977	101.877	101.777
6.000	106.373	106.273	106.173	5.500	104.773	104.673	104.573	4.500	102.217	102.117	102.012
6.125	106.670	106.570	106.470	5.625	105.312	105.197	105.112	4.625	102.592	102.492	102.386
6.250	107.246	107.146	107.046	5.750	105.698	105.583	105.498	4.750	102.771	102.671	102.564

Conforming FHLMC Super Conforming

SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.107	99.007	98.907	2.750	95.087	94.987	94.887
4.375	99.653	99.553	99.453	2.875	95.748	95.648	95.548
4.500	100.285	100.185	100.085	2.990	96.298	96.198	96.098
4.625	100.915	100.815	100.715	3.000	96.398	96.298	96.198
4.750	101.478	101.378	101.278	3.125	96.984	96.884	96.784
4.875	101.957	101.857	101.757	3.250	97.517	97.417	97.317
4.990	102.241	102.141	102.041	3.375	97.758	97.658	97.558
5.000	102.341	102.241	102.141	3.500	98.460	98.360	98.260
5.125	102.032	101.932	101.832	3.625	98.996	98.896	98.796
5.250	102.527	102.427	102.327	3.750	99.386	99.286	99.186
5.375	102.995	102.895	102.795	3.875	99.894	99.794	99.694
5.500	103.329	103.229	103.129	3.990	99.646	99.546	99.446
5.625	102.320	102.205	102.120	4.000	99.746	99.646	99.546
5.750	102.767	102.652	102.567	4.125	100.253	100.153	100.053
5.875	102.899	102.799	102.699	4.250	100.522	100.422	100.322
5.990	102.918	102.818	102.718	4.375	100.867	100.767	100.667
6.000	103.018	102.918	102.818	4.500	100.638	100.538	100.433
6.125	103.165	103.065	102.965	4.625	101.013	100.913	100.807
6.250	103.591	103.491	103.391	4.750	101.192	101.092	100.985

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

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

SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only

Cash-Out Refinance

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

Mortgages with Subordinate Financing

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

Lock Desk Policy

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

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

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

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.: 9/20/2018
45 Day Lock Exp.: 10/5/2018
60 Day Lock Exp.: 10/22/2018

W. Rate Sheet Dated: 8/21/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FHLMC Open Access

30/25 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.616	98.516	98.416	4.250	98.516	98.416	98.316
4.375	99.171	99.071	98.971	4.375	99.071	98.971	98.871
4.500	99.820	99.720	99.620	4.500	99.720	99.620	99.520
4.625	100.419	100.319	100.219	4.625	100.319	100.219	100.119
4.750	100.982	100.882	100.782	4.750	100.882	100.782	100.682
4.875	101.461	101.361	101.261	4.875	101.361	101.261	101.161
4.990	101.745	101.645	101.545	4.990	101.645	101.545	101.445
5.000	101.845	101.745	101.645	5.000	101.745	101.645	101.545
5.125	102.309	102.209	102.109	5.125	102.209	102.109	102.009
5.250	102.804	102.704	102.604	5.250	102.704	102.604	102.504
5.375	103.272	103.172	103.072	5.375	103.172	103.072	102.972
5.500	103.606	103.506	103.406	5.500	103.506	103.406	103.306
5.625	103.925	103.810	103.725	5.625	103.825	103.710	103.625
5.750	104.372	104.257	104.172	5.750	104.272	104.157	104.072
5.875	104.654	104.539	104.454	5.875	104.554	104.439	104.354
5.990	104.823	104.708	104.623	5.990	104.723	104.608	104.523
6.000	104.923	104.808	104.723	6.000	104.823	104.708	104.623
6.125	105.220	105.084	105.020	6.125	105.120	104.984	104.920
6.250	105.796	105.642	105.596	6.250	105.696	105.542	105.496

20 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	96.547	96.447	96.347	3.750	96.447	96.347	96.247
3.875	97.140	97.040	96.940	3.875	97.040	96.940	96.840
3.990	97.682	97.582	97.482	3.990	97.582	97.482	97.382
4.000	97.782	97.682	97.582	4.000	97.682	97.582	97.482
4.125	98.378	98.278	98.178	4.125	98.278	98.178	98.078
4.250	99.019	98.919	98.819	4.250	98.919	98.819	98.719
4.375	99.587	99.487	99.387	4.375	99.487	99.387	99.287
4.500	100.225	100.125	100.025	4.500	100.125	100.025	99.925
4.625	100.771	100.671	100.571	4.625	100.671	100.571	100.471
4.750	101.220	101.120	101.020	4.750	101.120	101.020	100.920
4.875	101.576	101.476	101.376	4.875	101.476	101.376	101.276
4.990	101.830	101.730	101.630	4.990	101.730	101.630	101.530
5.000	101.930	101.830	101.730	5.000	101.830	101.730	101.630
5.125	102.283	102.183	102.083	5.125	102.183	102.083	101.983
5.250	102.640	102.540	102.440	5.250	102.540	102.440	102.340
5.375	102.978	102.878	102.778	5.375	102.878	102.778	102.678
5.500	103.323	103.223	103.123	5.500	103.223	103.123	103.023
5.625	103.862	103.747	103.662	5.625	103.762	103.647	103.562
5.750	104.248	104.133	104.048	5.750	104.148	104.033	103.948

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.931	93.831	93.731	2.750	93.831	93.731	93.631
2.875	94.592	94.492	94.392	2.875	94.492	94.392	94.292
2.990	95.142	95.042	94.942	2.990	95.042	94.942	94.842
3.000	95.242	95.142	95.042	3.000	95.142	95.042	94.942
3.125	95.828	95.728	95.628	3.125	95.728	95.628	95.528
3.250	96.303	96.203	96.103	3.250	96.203	96.103	96.003
3.375	96.800	96.700	96.600	3.375	96.700	96.600	96.500
3.500	97.585	97.485	97.385	3.500	97.485	97.385	97.285
3.625	98.121	98.021	97.921	3.625	98.021	97.921	97.821
3.750	98.511	98.411	98.311	3.750	98.411	98.311	98.211
3.875	99.019	98.919	98.819	3.875	98.919	98.819	98.719
3.990	99.256	99.156	99.056	3.990	99.156	99.056	98.956
4.000	99.356	99.256	99.156	4.000	99.256	99.156	99.056
4.125	99.863	99.763	99.663	4.125	99.763	99.663	99.563
4.250	100.132	100.032	99.932	4.250	100.032	99.932	99.832
4.375	100.477	100.377	100.277	4.375	100.377	100.277	100.177
4.500	100.717	100.617	100.512	4.500	100.617	100.517	100.412
4.625	101.092	100.992	100.886	4.625	100.992	100.892	100.786
4.750	101.271	101.171	101.064	4.750	101.171	101.071	100.964

30-20 Year Super Conforming

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.631	97.531	97.431	4.250	97.531	97.431	97.331
4.375	98.186	98.086	97.986	4.375	98.086	97.986	97.886
4.500	98.835	98.735	98.635	4.500	98.735	98.635	98.535
4.625	99.465	99.365	99.265	4.625	99.365	99.265	99.165
4.750	100.028	99.928	99.828	4.750	99.928	99.828	99.728
4.875	100.507	100.407	100.307	4.875	100.407	100.307	100.207
4.990	100.791	100.691	100.591	4.990	100.691	100.591	100.491
5.000	100.891	100.791	100.691	5.000	100.791	100.691	100.591
5.125	100.582	100.482	100.382	5.125	100.482	100.382	100.282
5.250	101.077	100.977	100.877	5.250	100.977	100.877	100.777
5.375	101.545	101.445	101.345	5.375	101.445	101.345	101.245
5.500	101.879	101.779	101.679	5.500	101.779	101.679	101.579
5.625	100.870	100.755	100.670	5.625	100.770	100.655	100.570
5.750	101.317	101.202	101.117	5.750	101.217	101.102	101.017
5.875	101.449	101.334	101.249	5.875	101.349	101.234	101.149
5.990	101.468	101.353	101.268	5.990	101.368	101.253	101.168
6.000	101.568	101.453	101.368	6.000	101.468	101.353	101.268
6.125	101.715	101.579	101.515	6.125	101.615	101.479	101.415
6.250	102.141	101.987	101.941	6.250	102.041	101.887	101.841

15 Year Super Conforming

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.587	93.487	93.387	2.750	93.487	93.387	93.287
2.875	94.248	94.148	94.048	2.875	94.148	94.048	93.948
2.990	94.798	94.698	94.598	2.990	94.698	94.598	94.498
3.000	94.898	94.798	94.698	3.000	94.798	94.698	94.598
3.125	95.484	95.384	95.284	3.125	95.384	95.284	95.184
3.250	95.959	95.859	95.759	3.250	95.859	95.759	95.659
3.375	96.175	96.075	95.975	3.375	96.075	95.975	95.875
3.500	96.960	96.860	96.760	3.500	96.860	96.760	96.660
3.625	97.496	97.396	97.296	3.625	97.396	97.296	97.196
3.750	97.886	97.786	97.686	3.750	97.786	97.686	97.586
3.875	98.394	98.294	98.194	3.875	98.294	98.194	98.094
3.990	98.146	98.046	97.946	3.990	98.046	97.946	97.846
4.000	98.246	98.146	98.046	4.000	98.146	98.046	97.946
4.125	98.753	98.653	98.553	4.125	98.653	98.553	98.453
4.250	99.022	98.922	98.822	4.250	98.922	98.822	98.722
4.375	99.367	99.267	99.167	4.375	99.267	99.167	99.067
4.500	99.138	99.038	98.933	4.500	99.038	98.938	98.833
4.625	99.513	99.413	99.307	4.625	99.413	99.313	99.207
4.750	99.692	99.592	99.485	4.750	99.592	99.492	99.385

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing

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

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

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

Product Features

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

All Loan Type Adjustments

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

Cash-Out Refinance Texas Equity 50(a)(6) Only

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

Lock Desk Policy

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

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

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

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	9/20/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	10/5/2018
		60 Day Lock Exp.:	10/22/2018

W. Rate Sheet Dated: **8/21/2018** **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	100.066	99.966	99.866	3.750	97.997	97.897	97.797	2.750	95.431	95.331	95.231	4.250	99.081	98.981	98.881	2.750	95.087	94.987	94.887
4.375	100.621	100.521	100.421	3.875	98.590	98.490	98.390	2.875	96.092	95.992	95.892	4.375	99.636	99.536	99.436	2.875	95.748	95.648	95.548
4.500	101.270	101.170	101.070	3.990	99.132	99.032	98.932	2.990	96.642	96.542	96.442	4.500	100.285	100.185	100.085	2.990	96.298	96.198	96.098
4.625	101.869	101.769	101.669	4.000	99.232	99.132	99.032	3.000	96.742	96.642	96.542	4.625	100.915	100.815	100.715	3.000	96.398	96.298	96.198
4.750	102.432	102.332	102.232	4.125	99.828	99.728	99.628	3.125	97.328	97.228	97.128	4.750	101.478	101.378	101.278	3.125	96.984	96.884	96.784
4.875	102.911	102.811	102.711	4.250	100.469	100.369	100.269	3.250	97.803	97.703	97.603	4.875	101.957	101.857	101.757	3.250	97.459	97.359	97.259
4.990	103.195	103.095	102.995	4.375	101.037	100.937	100.837	3.375	98.300	98.200	98.100	4.990	102.241	102.141	102.041	3.375	97.675	97.575	97.475
5.000	103.295	103.195	103.095	4.500	101.675	101.575	101.475	3.500	99.085	98.985	98.885	5.000	102.341	102.241	102.141	3.500	98.460	98.360	98.260
5.125	103.759	103.659	103.559	4.625	102.221	102.121	102.021	3.625	99.621	99.521	99.421	5.125	102.032	101.932	101.832	3.625	98.996	98.896	98.796
5.250	104.254	104.154	104.054	4.750	102.670	102.570	102.470	3.750	100.011	99.911	99.811	5.250	102.527	102.427	102.327	3.750	99.386	99.286	99.186
5.375	104.722	104.622	104.522	4.875	103.026	102.926	102.826	3.875	100.519	100.419	100.319	5.375	102.995	102.895	102.795	3.875	99.894	99.794	99.694
5.500	105.056	104.956	104.856	4.990	103.280	103.180	103.080	3.990	100.756	100.656	100.556	5.500	103.329	103.229	103.129	3.990	99.646	99.546	99.446
5.625	105.375	105.260	105.175	5.000	103.380	103.280	103.180	4.000	100.856	100.756	100.656	5.625	102.320	102.205	102.120	4.000	99.746	99.646	99.546
5.750	105.822	105.707	105.622	5.125	103.733	103.633	103.533	4.125	101.363	101.263	101.163	5.750	102.767	102.652	102.567	4.125	100.253	100.153	100.053
5.875	106.104	106.004	105.904	5.250	104.090	103.990	103.890	4.250	101.632	101.532	101.432	5.875	102.899	102.799	102.699	4.250	100.522	100.422	100.322
5.990	106.273	106.173	106.073	5.375	104.428	104.328	104.228	4.375	101.977	101.877	101.777	5.990	102.918	102.818	102.718	4.375	100.867	100.767	100.667
6.000	106.373	106.273	106.173	5.500	104.773	104.673	104.573	4.500	102.217	102.117	102.012	6.000	103.018	102.918	102.818	4.500	100.638	100.538	100.433
6.125	106.670	106.570	106.470	5.625	105.312	105.197	105.112	4.625	102.592	102.492	102.386	6.125	103.165	103.065	102.965	4.625	101.013	100.913	100.807
6.250	107.246	107.146	107.046	5.750	105.698	105.583	105.498	4.750	102.771	102.671	102.564	6.250	103.591	103.491	103.391	4.750	101.192	101.092	100.985

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

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

HP & HPA LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

Lock Desk Policy

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

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

AFR Loan Center

Lockdesk e-mail: Lockdesk@afrwholesale.com

Lockdesk Phone: 1-877-588-2706

Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **9/20/2018**

45 Day Lock Exp.: **10/5/2018**

60 Day Lock Exp.: **10/22/2018**

W. Rate Sheet Dated: **8/21/2018** **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	96.507	96.382	96.257
4.125	97.628	97.503	97.378
4.250	98.466	98.341	98.216
4.375	99.033	98.908	98.783
4.500	99.629	99.504	99.379
4.625	100.165	100.040	99.915
4.750	100.634	100.509	100.384
4.875	101.056	100.931	100.806
5.000	101.407	101.282	101.157
5.125	101.680	101.555	101.430
5.250	101.998	101.873	101.748
5.375	102.275	102.150	102.025
5.500	102.404	102.279	102.154

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	97.186	97.061	96.936
3.625	97.629	97.504	97.379
3.750	98.033	97.908	97.783
3.875	98.619	98.494	98.369
4.000	98.943	98.818	98.693
4.125	99.180	99.055	98.930
4.250	99.451	99.326	99.201
4.375	99.698	99.573	99.448
4.500	99.933	99.808	99.683
4.625	100.196	100.071	99.946
4.750	100.464	100.339	100.214

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	97.316	97.191	97.066
3.375	97.847	97.722	97.597
3.500	98.362	98.237	98.112
3.625	98.823	98.698	98.573
3.750	99.102	98.977	98.852
3.875	99.495	99.370	99.245
4.000	99.860	99.735	99.610
4.125	100.253	100.128	100.003
4.250	100.618	100.493	100.368
4.375	100.975	100.850	100.725
4.500	101.332	101.207	101.082
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 Refi¹	-	-	-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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.250	-1.250	-1.750	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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

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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)