[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**9/21/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**10/6/2017**
		60 Day Lock Exp.:	**10/23/2017**

W. Rate Sheet Dated: **8/22/2017** **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	100.497	100.341	100.191	3.250	100.330	100.174	100.024	1.875	N/A	N/A	N/A	3.125	100.769	100.619	100.469
3.375	100.948	100.791	100.641	3.375	100.745	100.589	100.439	2.000	N/A	N/A	N/A	3.250	100.663	100.513	100.363
3.500	101.394	101.237	101.087	3.500	101.155	100.999	100.849	2.125	N/A	N/A	N/A	3.375	101.072	100.922	100.772
3.625	101.796	101.640	101.490	3.625	101.522	101.366	101.216	2.250	97.358	97.208	97.058	3.500	101.476	101.326	101.176
3.750	102.772	102.616	102.466	3.750	102.605	102.448	102.298	2.375	97.751	97.601	97.451	3.625	101.879	101.729	101.579
3.875	103.211	103.055	102.905	3.875	103.008	102.852	102.702	2.500	98.141	97.991	97.841	Margin = 2.250		Index = 1.240	
4.000	103.644	103.487	103.337	4.000	103.405	103.249	103.099	2.625	98.482	98.332	98.182				
4.125	103.965	103.809	103.659	4.125	103.691	103.535	103.385	2.750	100.574	100.422	100.270				
4.250	103.985	103.860	103.760	4.250	103.818	103.693	103.593	2.875	100.962	100.809	100.657				
4.375	104.349	104.224	104.124	4.375	104.147	104.022	103.922	3.000	101.337	101.185	101.032				
4.500	104.678	104.553	104.453	4.500	104.440	104.315	104.215	3.125	101.663	101.511	101.358				
4.625	104.937	104.812	104.712	4.625	104.663	104.538	104.438	3.250	102.395	102.245	102.095				
4.750	104.895	104.786	104.598	4.750	104.728	104.618	104.431	3.375	102.718	102.568	102.418				
4.875	105.189	105.080	104.892	4.875	104.986	104.877	104.689	3.500	103.005	102.855	102.705				
5.000	105.449	105.340	105.152	5.000	105.211	105.101	104.914	3.625	103.220	103.070	102.920				
5.125	105.918	105.809	105.621	5.125	105.644	105.535	105.347	3.750	103.266	103.116	102.966				
5.250	106.110	106.010	105.910	5.250	105.943	105.843	105.743	3.875	103.518	103.368	103.218				
5.375	106.404	106.304	106.204	5.375	106.202	106.102	106.002	4.000	103.735	103.585	103.435				
5.500	106.664	106.564	106.464	5.500	106.426	106.326	106.226	4.125	103.890	103.740	103.590				

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	99.607	99.451	99.301	3.250	99.440	99.284	99.134	1.875	N/A	N/A	N/A	3.125	99.879	99.729	99.579
3.375	100.058	99.901	99.751	3.375	99.855	99.699	99.549	2.000	N/A	N/A	N/A	3.250	99.773	99.623	99.473
3.500	100.504	100.347	100.197	3.500	100.265	100.109	99.959	2.125	N/A	N/A	N/A	3.375	100.182	100.032	99.882
3.625	100.906	100.750	100.600	3.625	100.632	100.476	100.326	2.250	96.468	96.318	96.168	3.500	100.586	100.436	100.286
3.750	101.882	101.726	101.576	3.750	101.715	101.558	101.408	2.375	96.861	96.711	96.561	3.625	100.989	100.839	100.689
3.875	102.321	102.165	102.015	3.875	102.118	101.962	101.812	2.500	97.251	97.101	96.951	Margin = 2.250		Index = 1.240	
4.000	102.754	102.597	102.447	4.000	102.515	102.359	102.209	2.625	97.592	97.442	97.292	**30 Year OTC**			
4.125	103.075	102.919	102.769	4.125	102.801	102.645	102.495	2.750	99.684	99.532	99.380	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.095	102.970	102.870	4.250	102.928	102.803	102.703	2.875	100.072	99.919	99.767	3.500	98.804	98.554	98.304
4.375	103.459	103.334	103.234	4.375	103.257	103.132	103.032	3.000	100.447	100.295	100.142	4.000	101.054	100.804	100.554
4.500	103.788	103.663	103.563	4.500	103.550	103.425	103.325	3.125	100.773	100.621	100.468	4.500	102.088	101.838	101.588
4.625	104.047	103.922	103.822	4.625	103.773	103.648	103.548	3.250	101.505	101.355	101.205	5.000	102.859	102.609	102.359
4.750	104.005	103.896	103.708	4.750	103.838	103.728	103.541	3.375	101.828	101.678	101.528	5.500	104.074	103.824	103.574
4.875	104.299	104.190	104.002	4.875	104.096	103.987	103.799	3.500	102.115	101.965	101.815	**15 Year OTC**			
5.000	104.559	104.450	104.262	5.000	104.321	104.211	104.024	3.625	102.330	102.180	102.030	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.028	104.919	104.731	5.125	104.754	104.645	104.457	3.750	102.376	102.226	102.076	2.500	95.551	95.301	95.051
5.250	105.220	105.120	105.020	5.250	105.053	104.953	104.853	3.875	102.628	102.478	102.328	3.000	98.747	98.497	98.247
5.375	105.514	105.414	105.314	5.375	105.312	105.212	105.112	4.000	102.845	102.695	102.545	3.500	100.415	100.165	99.915
5.500	105.774	105.674	105.574	5.500	105.536	105.436	105.336	4.125	103.000	102.850	102.700	4.000	101.145	100.895	100.645

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	$0 - $49,999	-2.500	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	$50,000 - $85,000	-1.375	$0 - $49,999	-1.500	-0.900
FICO 640 - 659	0.000	$85,001 - $125,000	-0.500	$50,000 - $85,000	-1.000	-0.650
FICO 620 - 639	-1.000	$125,001 - $175,000	-0.125	$85,001 - $125,000	-0.750	-0.500
FICO 600 - 619	-1.500	$175,001 - $275,000	0.000	$125,001 - $175,000	-0.500	-0.300
NY	-0.250	$275,001 up to HB	0.375	$175,001 - $275,000	-0.300	-0.200
Non Owner Occupancy	-2.000			$275,001 - Up to HB	-0.200	-0.150
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:	8/22/2017	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 *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

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.: **9/21/2017**
45 Day Lock Exp.: **10/6/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: **8/22/2017** **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
3.250	99.153	98.997	98.847	3.250	98.986	98.830	98.680	1.875	N/A	N/A	N/A	3.125	99.08	98.932	98.782
3.375	99.604	99.448	99.298	3.375	99.401	99.245	99.095	2.000	N/A	N/A	N/A	3.250	99.32	99.169	99.019
3.500	100.050	99.894	99.744	3.500	99.811	99.655	99.505	2.125	N/A	N/A	N/A	3.375	99.73	99.578	99.428
3.625	100.452	100.296	100.146	3.625	100.178	100.022	99.872	2.250	95.358	95.208	95.058	3.500	100.13	99.982	99.832
3.750	101.147	100.991	100.841	3.750	100.980	100.823	100.673	2.375	95.751	95.601	95.451	3.625	100.53	100.385	100.235
3.875	101.586	101.430	101.280	3.875	101.383	101.227	101.077	2.500	96.141	95.991	95.841	Margin = 2.250		Index = 1.240	
4.000	102.019	101.862	101.712	4.000	101.780	101.624	101.474	2.625	96.482	96.332	96.182				
4.125	102.340	102.184	102.034	4.125	102.066	101.910	101.760	2.750	98.887	98.734	98.582				
4.250	101.766	101.641	101.541	4.250	101.599	101.474	101.374	2.875	99.274	99.122	98.970				
4.375	102.131	102.006	101.906	4.375	101.928	101.803	101.703	3.000	99.650	99.497	99.345				
4.500	102.460	102.335	102.235	4.500	102.221	102.096	101.996	3.125	99.975	99.823	99.671				
4.625	102.718	102.593	102.493	4.625	102.444	102.319	102.219	3.250	101.051	100.901	100.751				
4.750	102.082	101.973	101.786	4.750	101.915	101.806	101.618	3.375	101.374	101.224	101.074				
4.875	102.376	102.267	102.080	4.875	102.174	102.064	101.877	3.500	101.661	101.511	101.361				
5.000	102.636	102.527	102.340	5.000	102.398	102.289	102.101	3.625	101.877	101.727	101.577				
5.125	103.106	102.996	102.809	5.125	102.832	102.722	102.535	3.750	101.641	101.491	101.341				
5.250	99.860	99.760	99.660	5.250	99.693	99.593	99.493	3.875	101.893	101.743	101.593				
5.375	100.154	100.054	99.954	5.375	99.952	99.852	99.752	4.000	102.110	101.960	101.810				
5.500	100.414	100.314	100.214	5.500	100.176	100.076	99.976	4.125	102.265	102.115	101.965				

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
3.250	98.263	98.107	97.957	3.250	98.096	97.940	97.790	1.875	N/A	N/A	N/A	3.125	98.192	98.042	97.892
3.375	98.714	98.558	98.408	3.375	98.511	98.355	98.205	2.000	N/A	N/A	N/A	3.250	98.429	98.279	98.129
3.500	99.160	99.004	98.854	3.500	98.921	98.765	98.615	2.125	N/A	N/A	N/A	3.375	98.838	98.688	98.538
3.625	99.562	99.406	99.256	3.625	99.288	99.132	98.982	2.250	94.718	94.568	94.418	3.500	99.242	99.092	98.942
3.750	100.257	100.101	99.951	3.750	100.090	99.933	99.783	2.375	95.111	94.961	94.811	3.625	99.645	99.495	99.345
3.875	100.696	100.540	100.390	3.875	100.493	100.337	100.187	2.500	95.501	95.351	95.201	Margin = 2.250		Index = 1.240	
4.000	101.129	100.972	100.822	4.000	100.890	100.734	100.584	2.625	95.842	95.692	95.542	**30 Year OTC**			
4.125	101.450	101.294	101.144	4.125	101.176	101.020	100.870	2.750	98.622	98.469	98.317	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.876	100.751	100.651	4.250	100.709	100.584	100.484	2.875	99.009	98.857	98.705	3.500	97.460	97.210	96.960
4.375	101.241	101.116	101.016	4.375	101.038	100.913	100.813	3.000	99.385	99.232	99.080	4.000	99.429	99.179	98.929
4.500	101.570	101.445	101.345	4.500	101.331	101.206	101.106	3.125	99.710	99.558	99.406	4.500	99.870	99.620	99.370
4.625	101.828	101.703	101.603	4.625	101.554	101.429	101.329	3.250	100.075	99.925	99.775	5.000	100.046	99.796	99.546
4.750	101.192	101.083	100.896	4.750	101.025	100.916	100.728	3.375	100.398	100.248	100.098	5.500	97.824	97.574	97.324
4.875	101.486	101.377	101.190	4.875	101.284	101.174	100.987	3.500	100.685	100.535	100.385	**15 Year OTC**			
5.000	101.746	101.637	101.450	5.000	101.508	101.399	101.211	3.625	100.901	100.751	100.601	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.216	102.106	101.919	5.125	101.942	101.832	101.645	3.750	100.486	100.336	100.186	2.500	93.801	93.551	93.301
5.250	98.970	98.870	98.770	5.250	98.803	98.703	98.603	3.875	100.737	100.587	100.437	3.000	97.685	97.435	97.185
5.375	99.264	99.164	99.064	5.375	99.062	98.962	98.862	4.000	100.955	100.805	100.655	3.500	98.985	98.735	98.485
5.500	99.524	99.424	99.324	5.500	99.286	99.186	99.086	4.125	101.109	100.959	100.809	4.000	99.255	99.005	98.755

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option*†		
				Loan Size	**Standard**	**Streamline**
FICO 720 +	0.500	FICO 620 - 639	-1.000	HB / VA Jumbo	-0.150	-0.100
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:	8/22/2017	4.500%

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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.: 9/21/2017
45 Day Lock Exp.: 10/6/2017
60 Day Lock Exp.: 10/23/2017

W. Rate Sheet Dated: 8/22/2017 **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
3.250	98.512	98.412	98.312	3.125	97.826	97.726	97.626	3.000	100.692	100.592	100.492	3.000	100.762	100.662	100.562
3.375	99.428	99.328	99.228	3.250	99.622	99.522	99.422	3.125	101.144	101.044	100.944	3.125	101.054	100.954	100.854
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	101.875	101.775	101.675
3.625	100.755	100.655	100.555	3.500	100.984	100.884	100.784	3.375	102.259	102.159	102.059	3.375	102.149	102.049	101.949
3.750	101.412	101.312	101.212	3.625	101.562	101.462	101.362	3.500	102.555	102.455	102.355	3.500	102.416	102.316	102.216
3.875	102.080	101.980	101.880	3.750	102.045	101.945	101.845	3.625	102.893	102.793	102.693	3.625	102.652	102.552	102.452
3.990	102.504	102.404	102.304	3.875	102.509	102.409	102.309	3.750	103.268	103.168	103.068	3.750	103.052	102.952	102.852
4.000	102.604	102.504	102.404	3.990	102.944	102.844	102.744	3.875	103.605	103.505	103.405	3.875	103.309	103.209	103.109
4.125	103.157	103.057	102.957	4.000	103.044	102.944	102.844	3.990	103.639	103.539	103.439	3.990	103.477	103.377	103.277
4.250	103.652	103.552	103.452	4.125	103.549	103.449	103.349	4.000	103.739	103.639	103.539	4.000	103.577	103.477	103.377
4.375	104.141	104.041	103.941	4.250	104.325	104.225	104.125	4.125	104.035	103.935	103.835	4.125	103.767	103.667	103.567
4.500	104.446	104.346	104.246	4.375	104.690	104.590	104.490	4.250	104.362	104.262	104.162	4.250	103.994	103.894	103.794
4.625	105.004	104.904	104.804	4.500	105.073	104.973	104.873	4.375	104.661	104.561	104.461	4.375	104.178	104.078	103.978
4.750	105.510	105.410	105.310	4.625	105.521	105.421	105.321	4.500	104.778	104.678	104.578	4.500	104.403	104.303	104.203
4.875	105.968	105.868	105.768	4.750	105.897	105.797	105.697	4.625	104.838	104.738	104.638	4.625	104.606	104.506	104.406
4.990	106.097	105.997	105.897	4.875	106.275	106.175	106.075	4.750	105.117	105.017	104.917	4.750	104.780	104.680	104.580
5.000	106.197	106.097	105.997	4.990	106.488	106.388	106.288	4.875	105.354	105.254	105.154	4.875	104.925	104.825	104.725
5.125	106.769	106.669	106.569	5.000	106.588	106.488	106.388	4.990	105.495	105.395	105.295	4.990	104.975	104.875	104.775
5.250	107.267	107.167	107.067	5.125	107.059	106.959	106.859	5.000	105.595	105.495	105.395	5.000	105.075	104.975	104.875

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	101.784	101.684	101.584	3.000	100.069	99.969	99.869
4.250	102.334	102.234	102.134	3.125	100.437	100.337	100.237
4.375	102.805	102.705	102.605	3.250	100.732	100.632	100.532
4.500	102.968	102.868	102.768	3.375	101.153	101.053	100.953
4.625	103.221	103.121	103.021	3.500	101.553	101.453	101.353
4.750	103.691	103.591	103.491	3.625	101.879	101.779	101.679
4.875	104.085	103.985	103.885	3.750	102.130	102.030	101.930
4.990	104.101	104.001	103.901	3.875	102.354	102.254	102.154
5.000	104.201	104.101	104.001	3.990	102.336	102.236	102.136
5.125	104.368	104.268	104.168	4.000	102.436	102.336	102.236
5.250	104.237	104.137	104.037	4.125	102.287	102.187	102.087
5.375	104.587	104.487	104.387	4.250	102.501	102.401	102.301
5.500	104.832	104.732	104.632	4.375	102.706	102.606	102.506
5.625	105.011	104.911	104.811	4.500	102.781	102.681	102.581
5.750	104.608	104.508	104.408	4.625	103.034	102.934	102.834
5.875	104.976	104.876	104.776	4.750	103.223	103.123	103.023
5.990	105.145	105.045	104.945	4.875	103.385	103.285	103.185
6.000	105.245	105.145	105.045	4.990	103.444	103.344	103.244
6.125	105.365	105.265	105.165	5.000	103.544	103.444	103.344

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Applicable for all mortgages with greater than 15 year terms

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

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

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

Product Features

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

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

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 LLPA's: State; Extension; LPMI, Loan Size

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

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

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.: **9/21/2017**
45 Day Lock Exp.: **10/6/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: **8/22/2017** **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	95.405	95.305	95.205	3.125	N/A	N/A	N/A	3.125	95.576	95.476	95.376	3.250	94.546	94.446	94.346
3.375	96.249	96.149	96.049	3.250	93.281	93.181	93.081	3.250	97.131	97.031	96.931	3.375	95.687	95.587	95.487
3.500	97.271	97.171	97.071	3.375	94.423	94.323	94.223	3.375	97.940	97.840	97.740	3.500	97.028	96.928	96.828
3.625	97.999	97.899	97.799	3.500	95.802	95.702	95.602	3.500	98.734	98.634	98.534	3.625	98.009	97.909	97.809
3.750	98.643	98.543	98.443	3.625	96.790	96.690	96.590	3.625	99.312	99.212	99.112	3.750	98.711	98.611	98.511
3.875	99.301	99.201	99.101	3.750	97.576	97.476	97.376	3.750	99.795	99.695	99.595	3.875	99.302	99.202	99.102
3.990	99.892	99.792	99.692	3.875	98.287	98.187	98.087	3.875	100.259	100.159	100.059	3.990	99.654	99.554	99.454
4.000	99.992	99.892	99.792	3.990	99.120	99.020	98.920	3.990	100.694	100.594	100.494	4.000	99.754	99.654	99.554
4.125	100.631	100.531	100.431	4.000	99.220	99.120	99.020	4.000	100.794	100.694	100.594	4.125	100.285	100.185	100.085
4.250	101.221	101.121	101.021	4.125	100.089	99.989	99.889	4.125	101.299	101.199	101.099	4.250	100.935	100.835	100.735
4.375	101.764	101.664	101.564	4.250	100.810	100.710	100.610	4.250	102.075	101.975	101.875	4.375	101.511	101.411	101.311
4.500	102.196	102.096	101.996	4.375	101.433	101.333	101.233	4.375	102.440	102.340	102.240	4.500	101.769	101.669	101.569
4.625	102.754	102.654	102.554	4.500	102.328	102.228	102.128	4.500	102.823	102.723	102.623	4.625	102.297	102.197	102.097
4.750	103.260	103.160	103.060	4.625	103.096	102.996	102.896	4.625	103.271	103.171	103.071	4.750	102.859	102.759	102.659
4.875	103.718	103.618	103.518	4.750	103.720	103.620	103.520	4.750	103.647	103.547	103.447	4.875	103.383	103.283	103.183
4.990	103.847	103.747	103.647	4.875	104.227	104.127	104.027	4.875	104.025	103.925	103.825	4.990	103.511	103.411	103.311
5.000	103.947	103.847	103.747	4.990	104.368	104.268	104.168	4.990	104.238	104.138	104.038	5.000	103.611	103.511	103.411
5.125	104.519	104.419	104.319	5.000	104.468	104.368	104.268	5.000	104.338	104.238	104.138	5.125	104.048	103.948	103.848
5.250	105.017	104.917	104.817	5.125	105.134	105.034	104.934	5.125	104.809	104.709	104.609	5.250	104.575	104.475	104.375

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	100.069	99.969	99.869	3.000	96.884	96.784	96.684	3.000	98.512	98.412	98.312	3.000	96.709	96.609	96.509
3.125	100.437	100.337	100.237	3.125	97.415	97.315	97.215	3.125	98.804	98.704	98.604	3.125	97.240	97.140	97.040
3.250	100.732	100.632	100.532	3.250	98.386	98.286	98.186	3.250	99.625	99.525	99.425	3.250	98.201	98.101	98.001
3.375	101.153	101.053	100.953	3.375	98.932	98.832	98.732	3.375	99.899	99.799	99.699	3.375	98.747	98.647	98.547
3.500	101.553	101.453	101.353	3.500	99.469	99.369	99.269	3.500	100.166	100.066	99.966	3.500	99.284	99.184	99.084
3.625	101.879	101.779	101.679	3.625	99.943	99.843	99.743	3.625	100.402	100.302	100.202	3.625	99.739	99.639	99.539
3.750	102.130	102.030	101.930	3.750	100.359	100.259	100.159	3.750	100.802	100.702	100.602	3.750	100.154	100.054	99.954
3.875	102.354	102.254	102.154	3.875	100.735	100.635	100.535	3.875	101.059	100.959	100.859	3.875	100.530	100.430	100.330
3.990	102.336	102.236	102.136	3.990	101.016	100.916	100.816	3.990	101.227	101.127	101.027	3.990	100.811	100.711	100.611
4.000	102.436	102.336	102.236	4.000	101.116	101.016	100.916	4.000	101.327	101.227	101.127	4.000	100.911	100.811	100.711
4.125	102.287	102.187	102.087	4.125	101.518	101.418	101.318	4.125	101.517	101.417	101.317	4.125	101.303	101.203	101.103
4.250	102.501	102.401	102.301	4.250	101.883	101.783	101.683	4.250	101.744	101.644	101.544	4.250	101.698	101.598	101.498
4.375	102.706	102.606	102.506	4.375	102.212	102.112	102.012	4.375	101.928	101.828	101.728	4.375	102.027	101.927	101.827
4.500	102.781	102.681	102.581	4.500	102.344	102.244	102.144	4.500	102.153	102.053	101.953	4.500	102.159	102.059	101.959
4.625	103.034	102.934	102.834	4.625	102.599	102.499	102.399	4.625	102.356	102.256	102.156	4.625	102.415	102.315	102.215
4.750	103.223	103.123	103.023	4.750	102.909	102.809	102.709	4.750	102.530	102.430	102.330	4.750	102.724	102.624	102.524
4.875	103.385	103.285	103.185	4.875	103.171	103.071	102.971	4.875	102.675	102.575	102.475	4.875	102.986	102.886	102.786
4.990	103.444	103.344	103.244	4.990	103.337	103.237	103.137	4.990	102.725	102.625	102.525	4.990	103.153	103.053	102.953
5.000	103.544	103.444	103.344	5.000	103.437	103.337	103.237	5.000	102.825	102.725	102.625	5.000	103.253	103.153	103.053

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.

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

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.: **9/21/2017**
45 Day Lock Exp.: **10/6/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: **8/22/2017** **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	102.073	101.973	101.852	2.750	99.776	99.676	99.576
3.875	102.080	101.980	101.880	3.875	102.669	102.569	102.445	2.875	100.313	100.213	100.113
3.990	102.504	102.404	102.304	3.990	103.190	103.090	102.964	2.990	100.553	100.453	100.353
4.000	102.604	102.504	102.404	4.000	103.290	103.190	103.064	3.000	100.653	100.553	100.453
4.125	103.157	103.057	102.957	4.125	103.376	103.276	103.150	3.125	101.192	101.092	100.992
4.250	103.652	103.552	103.452	4.250	104.091	103.991	103.863	3.250	101.873	101.773	101.673
4.375	104.205	104.105	104.005	4.375	104.519	104.419	104.291	3.375	102.261	102.161	102.061
4.500	104.696	104.596	104.496	4.500	104.931	104.831	104.704	3.500	102.555	102.455	102.355
4.625	105.140	105.038	104.940	4.625	105.410	105.309	105.176	3.625	103.033	102.933	102.833
4.750	105.644	105.543	105.444	4.750	105.899	105.798	105.665	3.750	103.525	103.425	103.325
4.875	106.100	105.998	105.900	4.875	106.370	106.269	106.137	3.875	104.004	103.904	103.804
4.990	106.384	106.283	106.184	4.990	106.707	106.606	106.477	3.990	103.736	103.636	103.536
5.000	106.484	106.383	106.284	5.000	106.807	106.706	106.577	4.000	103.836	103.736	103.636
5.125	106.945	106.824	106.745	5.125	106.705	106.584	106.505	4.125	104.313	104.213	104.113
5.250	107.413	107.292	107.213	5.250	107.161	107.040	106.961	4.250	104.657	104.557	104.457
5.375	107.780	107.659	107.580	5.375	107.544	107.422	107.344	4.375	105.038	104.938	104.838
5.500	108.100	107.979	107.900	5.500	107.896	107.775	107.696	4.500	105.567	105.467	105.367
5.625	108.266	108.125	108.066	5.625	108.145	108.004	107.945	4.625	105.938	105.838	105.738
5.750	108.662	108.521	108.462	5.750	108.551	108.410	108.351	4.750	103.549	103.447	103.349

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)	-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

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
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

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					

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

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.: 9/21/2017
45 Day Lock Exp.: 10/6/2017
60 Day Lock Exp.: 10/23/2017

W. Rate Sheet Dated: 8/22/2017 **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	98.882	98.782	98.682	3.750	98.782	98.682	98.582	3.750	99.993	99.893	99.772	3.750	99.893	99.793	99.672
3.875	99.556	99.456	99.356	3.875	99.456	99.356	99.256	3.875	100.589	100.489	100.365	3.875	100.489	100.389	100.265
3.990	100.046	99.946	99.846	3.990	99.946	99.846	99.746	3.990	101.110	101.010	100.884	3.990	101.010	100.910	100.784
4.000	100.146	100.046	99.946	4.000	100.046	99.946	99.846	4.000	101.210	101.110	100.984	4.000	101.110	101.010	100.884
4.125	100.789	100.689	100.589	4.125	100.689	100.589	100.489	4.125	101.296	101.196	101.070	4.125	101.196	101.096	100.970
4.250	101.398	101.298	101.198	4.250	101.298	101.198	101.098	4.250	101.860	101.760	101.632	4.250	101.760	101.660	101.532
4.375	101.976	101.876	101.776	4.375	101.876	101.776	101.676	4.375	102.375	102.275	102.147	4.375	102.275	102.175	102.047
4.500	102.467	102.367	102.267	4.500	102.367	102.267	102.167	4.500	102.851	102.751	102.624	4.500	102.751	102.651	102.524
4.625	102.911	102.809	102.711	4.625	102.811	102.709	102.611	4.625	103.330	103.229	103.096	4.625	103.230	103.129	102.996
4.750	103.415	103.314	103.215	4.750	103.315	103.214	103.115	4.750	103.819	103.718	103.585	4.750	103.719	103.618	103.485
4.875	103.871	103.769	103.671	4.875	103.771	103.669	103.571	4.875	104.290	104.189	104.057	4.875	104.190	104.089	103.957
4.990	104.155	104.054	103.955	4.990	104.055	103.954	103.855	4.990	104.627	104.526	104.397	4.990	104.527	104.426	104.297
5.000	104.255	104.154	104.055	5.000	104.155	104.054	103.955	5.000	104.727	104.626	104.497	5.000	104.627	104.526	104.397
5.125	104.716	104.595	104.516	5.125	104.616	104.495	104.416	5.125	104.625	104.504	104.425	5.125	104.525	104.404	104.325
5.250	105.184	105.063	104.984	5.250	105.084	104.963	104.884	5.250	105.081	104.960	104.881	5.250	104.981	104.860	104.781
5.375	105.551	105.430	105.351	5.375	105.451	105.330	105.251	5.375	105.464	105.342	105.264	5.375	105.364	105.242	105.164
5.500	105.871	105.750	105.671	5.500	105.771	105.650	105.571	5.500	105.816	105.695	105.616	5.500	105.716	105.595	105.516
5.625	106.037	105.896	105.837	5.625	105.937	105.796	105.737	5.625	106.065	105.924	105.865	5.625	105.965	105.824	105.765
5.750	106.433	106.292	106.233	5.750	106.333	106.192	106.133	5.750	106.471	106.330	106.271	5.750	106.371	106.230	106.171

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.141	97.041	96.941	2.750	97.041	96.941	96.841
2.875	97.935	97.835	97.735	2.875	97.835	97.735	97.635
2.990	98.446	98.346	98.246	2.990	98.346	98.246	98.146
3.000	98.546	98.446	98.346	3.000	98.446	98.346	98.246
3.125	99.112	99.012	98.912	3.125	99.012	98.912	98.812
3.250	99.661	99.561	99.461	3.250	99.561	99.461	99.361
3.375	100.181	100.081	99.981	3.375	100.081	99.981	99.881
3.500	100.462	100.362	100.262	3.500	100.362	100.262	100.162
3.625	100.953	100.853	100.753	3.625	100.853	100.753	100.653
3.750	101.445	101.345	101.245	3.750	101.345	101.245	101.145
3.875	101.924	101.824	101.724	3.875	101.824	101.724	101.624
3.990	101.656	101.556	101.456	3.990	101.556	101.456	101.356
4.000	101.756	101.656	101.556	4.000	101.656	101.556	101.456
4.125	102.233	102.133	102.033	4.125	102.133	102.033	101.933
4.250	102.577	102.477	102.377	4.250	102.477	102.377	102.277
4.375	102.958	102.858	102.758	4.375	102.858	102.758	102.658
4.500	103.487	103.387	103.287	4.500	103.387	103.287	103.187
4.625	103.858	103.758	103.658	4.625	103.758	103.658	103.558
4.750	101.469	101.367	101.269	4.750	101.369	101.267	101.169

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

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

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

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
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

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

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.: **9/21/2017**
45 Day Lock Exp.: **10/6/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: **8/22/2017** **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	99.412	99.312	99.212	3.750	100.523	100.423	100.302	2.750	97.671	97.571	97.471
3.875	100.086	99.986	99.886	3.875	101.119	101.019	100.895	2.875	98.465	98.365	98.265
3.990	100.576	100.476	100.376	3.990	101.640	101.540	101.414	2.990	98.976	98.876	98.776
4.000	100.676	100.576	100.476	4.000	101.740	101.640	101.514	3.000	99.076	98.976	98.876
4.125	101.319	101.219	101.119	4.125	101.826	101.726	101.600	3.125	99.642	99.542	99.442
4.250	101.928	101.828	101.728	4.250	102.390	102.290	102.162	3.250	100.191	100.091	99.991
4.375	102.506	102.406	102.306	4.375	102.905	102.805	102.677	3.375	100.711	100.611	100.511
4.500	102.997	102.897	102.797	4.500	103.381	103.281	103.154	3.500	100.992	100.892	100.792
4.625	103.441	103.339	103.241	4.625	103.860	103.759	103.626	3.625	101.483	101.383	101.283
4.750	103.945	103.844	103.745	4.750	104.349	104.248	104.115	3.750	101.975	101.875	101.775
4.875	104.401	104.299	104.201	4.875	104.820	104.719	104.587	3.875	102.454	102.354	102.254
4.990	104.685	104.584	104.485	4.990	105.157	105.056	104.927	3.990	102.186	102.086	101.986
5.000	104.785	104.684	104.585	5.000	105.257	105.156	105.027	4.000	102.286	102.186	102.086
5.125	105.246	105.125	105.046	5.125	105.155	105.034	104.955	4.125	102.763	102.663	102.563
5.250	105.714	105.593	105.514	5.250	105.611	105.490	105.411	4.250	103.107	103.007	102.907
5.375	106.081	105.960	105.881	5.375	105.994	105.872	105.794	4.375	103.488	103.388	103.288
5.500	106.401	106.280	106.201	5.500	106.346	106.225	106.146	4.500	104.017	103.917	103.817
5.625	106.567	106.426	106.367	5.625	106.595	106.454	106.395	4.625	104.388	104.288	104.188
5.750	106.963	106.822	106.763	5.750	107.001	106.860	106.801	4.750	101.999	101.897	101.799

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.	