AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**9/22/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**10/9/2017**
		60 Day Lock Exp.:	**10/23/2017**

W. Rate Sheet Dated: **8/23/2017** **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	100.638	100.488	100.338	3.250	100.471	100.321	100.171	1.875	N/A	N/A	N/A	3.125	100.769	100.619	100.469
3.375	101.088	100.938	100.788	3.375	100.885	100.735	100.585	2.000	N/A	N/A	N/A	3.250	100.663	100.513	100.363
3.500	101.534	101.384	101.234	3.500	101.296	101.146	100.996	2.125	N/A	N/A	N/A	3.375	101.072	100.922	100.772
3.625	101.937	101.787	101.637	3.625	101.663	101.513	101.363	2.250	97.584	97.434	97.284	3.500	101.476	101.326	101.176
3.750	102.850	102.678	102.528	3.750	102.683	102.511	102.361	2.375	97.978	97.828	97.678	3.625	101.879	101.729	101.579
3.875	103.289	103.117	102.967	3.875	103.087	102.915	102.765	2.500	98.368	98.218	98.068	Margin = 2.250		Index = 1.240	
4.000	103.722	103.550	103.400	4.000	103.483	103.311	103.161	2.625	98.708	98.558	98.408				
4.125	104.043	103.871	103.721	4.125	103.769	103.597	103.447	2.750	100.625	100.473	100.320				
4.250	104.032	103.922	103.822	4.250	103.864	103.755	103.655	2.875	101.013	100.860	100.708				
4.375	104.396	104.287	104.187	4.375	104.193	104.084	103.984	3.000	101.388	101.235	101.083				
4.500	104.725	104.616	104.516	4.500	104.487	104.377	104.277	3.125	101.714	101.561	101.409				
4.625	104.984	104.875	104.775	4.625	104.710	104.601	104.501	3.250	102.403	102.253	102.103				
4.750	105.051	104.951	104.842	4.750	104.884	104.784	104.675	3.375	102.725	102.575	102.425				
4.875	105.345	105.245	105.136	4.875	105.142	105.042	104.933	3.500	103.013	102.863	102.713				
5.000	105.605	105.505	105.396	5.000	105.367	105.267	105.157	3.625	103.228	103.078	102.928				
5.125	106.074	105.974	105.865	5.125	105.800	105.700	105.591	3.750	103.270	103.120	102.970				
5.250	106.110	106.010	105.910	5.250	105.943	105.843	105.743	3.875	103.522	103.372	103.222				
5.375	106.404	106.304	106.204	5.375	106.202	106.102	106.002	4.000	103.739	103.589	103.439				
5.500	106.664	106.564	106.464	5.500	106.426	106.326	106.226	4.125	103.894	103.744	103.594				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.748	99.598	99.448	3.250	99.581	99.431	99.281	1.875	N/A	N/A	N/A	3.125	99.879	99.729	99.579
3.375	100.198	100.048	99.898	3.375	99.995	99.845	99.695	2.000	N/A	N/A	N/A	3.250	99.773	99.623	99.473
3.500	100.644	100.494	100.344	3.500	100.406	100.256	100.106	2.125	N/A	N/A	N/A	3.375	100.182	100.032	99.882
3.625	101.047	100.897	100.747	3.625	100.773	100.623	100.473	2.250	96.694	96.544	96.394	3.500	100.586	100.436	100.286
3.750	101.960	101.788	101.638	3.750	101.793	101.621	101.471	2.375	97.088	96.938	96.788	3.625	100.989	100.839	100.689
3.875	102.399	102.227	102.077	3.875	102.197	102.025	101.875	2.500	97.478	97.328	97.178	Margin = 2.250		Index = 1.240	
4.000	102.832	102.660	102.510	4.000	102.593	102.421	102.271	2.625	97.818	97.668	97.518	**30 Year OTC**			
4.125	103.153	102.981	102.831	4.125	102.879	102.707	102.557	2.750	99.735	99.583	99.430	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.142	103.032	102.932	4.250	102.974	102.865	102.765	2.875	100.123	99.970	99.818	3.500	98.944	98.694	98.444
4.375	103.506	103.397	103.297	4.375	103.303	103.194	103.094	3.000	100.498	100.345	100.193	4.000	101.132	100.882	100.632
4.500	103.835	103.726	103.626	4.500	103.597	103.487	103.387	3.125	100.824	100.671	100.519	4.500	102.135	101.885	101.635
4.625	104.094	103.985	103.885	4.625	103.820	103.711	103.611	3.250	101.513	101.363	101.213	5.000	103.015	102.765	102.515
4.750	104.161	104.061	103.952	4.750	103.994	103.894	103.785	3.375	101.835	101.685	101.535	5.500	104.074	103.824	103.574
4.875	104.455	104.355	104.246	4.875	104.252	104.152	104.043	3.500	102.123	101.973	101.823	**15 Year OTC**			
5.000	104.715	104.615	104.506	5.000	104.477	104.377	104.267	3.625	102.338	102.188	102.038	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.184	105.084	104.975	5.125	104.910	104.810	104.701	3.750	102.380	102.230	102.080	2.500	95.778	95.528	95.278
5.250	105.220	105.120	105.020	5.250	105.053	104.953	104.853	3.875	102.632	102.482	102.332	3.000	98.798	98.548	98.298
5.375	105.514	105.414	105.314	5.375	105.312	105.212	105.112	4.000	102.849	102.699	102.549	3.500	100.423	100.173	99.923
5.500	105.774	105.674	105.574	5.500	105.536	105.436	105.336	4.125	103.004	102.854	102.704	4.000	101.149	100.899	100.649

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

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

Max USDA-GRH Rate		
Today:	8/23/2017	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

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.:	9/22/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	10/9/2017
			60 Day Lock Exp.:	10/23/2017

W. Rate Sheet Dated: 8/23/2017 **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	99.294	99.144	98.994	3.250	99.127	98.977	98.827	1.875	N/A	N/A	N/A	3.125	99.08	98.932	98.782
3.375	99.745	99.595	99.445	3.375	99.542	99.392	99.242	2.000	N/A	N/A	N/A	3.250	99.32	99.169	99.019
3.500	100.191	100.041	99.891	3.500	99.952	99.802	99.652	2.125	N/A	N/A	N/A	3.375	99.73	99.578	99.428
3.625	100.593	100.443	100.293	3.625	100.319	100.169	100.019	2.250	95.584	95.434	95.284	3.500	100.13	99.982	99.832
3.750	101.225	101.053	100.903	3.750	101.058	100.886	100.736	2.375	95.978	95.828	95.678	3.625	100.53	100.385	100.235
3.875	101.664	101.492	101.342	3.875	101.462	101.290	101.140	2.500	96.368	96.218	96.068	Margin = 2.250		Index = 1.240	
4.000	102.097	101.925	101.775	4.000	101.858	101.686	101.536	2.625	96.708	96.558	96.408				
4.125	102.418	102.246	102.096	4.125	102.144	101.972	101.822	2.750	98.937	98.785	98.633				
4.250	101.813	101.704	101.604	4.250	101.646	101.536	101.436	2.875	99.325	99.173	99.020				
4.375	102.178	102.068	101.968	4.375	101.975	101.865	101.765	3.000	99.700	99.548	99.396				
4.500	102.507	102.397	102.297	4.500	102.268	102.159	102.059	3.125	100.026	99.874	99.721				
4.625	102.765	102.656	102.556	4.625	102.491	102.382	102.282	3.250	101.059	100.909	100.759				
4.750	102.239	102.139	102.029	4.750	102.071	101.971	101.862	3.375	101.382	101.232	101.082				
4.875	102.533	102.433	102.323	4.875	102.330	102.230	102.121	3.500	101.669	101.519	101.369				
5.000	102.793	102.693	102.583	5.000	102.554	102.454	102.345	3.625	101.884	101.734	101.584				
5.125	103.262	103.162	103.053	5.125	102.988	102.888	102.779	3.750	101.645	101.495	101.345				
5.250	99.860	99.760	99.660	5.250	99.693	99.593	99.493	3.875	101.897	101.747	101.597				
5.375	100.154	100.054	99.954	5.375	99.952	99.852	99.752	4.000	102.114	101.964	101.814				
5.500	100.414	100.314	100.214	5.500	100.176	100.076	99.976	4.125	102.269	102.119	101.969				

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	98.404	98.254	98.104	3.250	98.237	98.087	97.937	1.875	N/A	N/A	N/A	3.125	98.192	98.042	97.892
3.375	98.855	98.705	98.555	3.375	98.652	98.502	98.352	2.000	N/A	N/A	N/A	3.250	98.429	98.279	98.129
3.500	99.301	99.151	99.001	3.500	99.062	98.912	98.762	2.125	N/A	N/A	N/A	3.375	98.838	98.688	98.538
3.625	99.703	99.553	99.403	3.625	99.429	99.279	99.129	2.250	94.944	94.794	94.644	3.500	99.242	99.092	98.942
3.750	100.335	100.163	100.013	3.750	100.168	99.996	99.846	2.375	95.338	95.188	95.038	3.625	99.645	99.495	99.345
3.875	100.774	100.602	100.452	3.875	100.572	100.400	100.250	2.500	95.728	95.578	95.428	Margin = 2.250		Index = 1.240	
4.000	101.207	101.035	100.885	4.000	100.968	100.796	100.646	2.625	96.068	95.918	95.768	30 Year OTC			
4.125	101.528	101.356	101.206	4.125	101.254	101.082	100.932	2.750	98.672	98.520	98.368	Rate	30 Day	45 Day	60 Day
4.250	100.923	100.814	100.714	4.250	100.756	100.646	100.546	2.875	99.060	98.908	98.755	3.500	97.601	97.351	97.101
4.375	101.288	101.178	101.078	4.375	101.085	100.975	100.875	3.000	99.435	99.283	99.131	4.000	99.507	99.257	99.007
4.500	101.617	101.507	101.407	4.500	101.378	101.269	101.169	3.125	99.761	99.609	99.456	4.500	99.917	99.667	99.417
4.625	101.875	101.766	101.666	4.625	101.601	101.492	101.392	3.250	100.083	99.933	99.783	5.000	100.203	99.953	99.703
4.750	101.349	101.249	101.139	4.750	101.181	101.081	100.972	3.375	100.406	100.256	100.106	5.500	97.824	97.574	97.324
4.875	101.643	101.543	101.433	4.875	101.440	101.340	101.231	3.500	100.693	100.543	100.393	15 Year OTC			
5.000	101.903	101.803	101.693	5.000	101.664	101.564	101.455	3.625	100.908	100.758	100.608	Rate	30 Day	45 Day	60 Day
5.125	102.372	102.272	102.163	5.125	102.098	101.998	101.889	3.750	100.489	100.339	100.189	2.500	94.028	93.778	93.528
5.250	98.970	98.870	98.770	5.250	98.803	98.703	98.603	3.875	100.741	100.591	100.441	3.000	97.735	97.485	97.235
5.375	99.264	99.164	99.064	5.375	99.062	98.962	98.862	4.000	100.959	100.809	100.659	3.500	98.993	98.743	98.493
5.500	99.524	99.424	99.324	5.500	99.286	99.186	99.086	4.125	101.113	100.963	100.813	4.000	99.259	99.009	98.759

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

UW Fee Buy Out Option*†		
Loan Size	Standard	Streamline
HB / VA Jumbo	-0.150	-0.100

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:	8/23/2017	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

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.: **9/22/2017**
45 Day Lock Exp.: **10/9/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: 8/23/2017 **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	98.356	98.256	98.156	3.125	98.257	98.157	98.057	3.000	100.720	100.620	100.520	3.000	100.790	100.690	100.590
3.375	99.272	99.172	99.072	3.250	99.494	99.394	99.294	3.125	101.174	101.074	100.974	3.125	101.073	100.973	100.873
3.500	99.949	99.849	99.749	3.375	100.303	100.203	100.103	3.250	101.810	101.710	101.610	3.250	101.926	101.826	101.726
3.625	100.599	100.499	100.399	3.500	101.102	101.002	100.902	3.375	102.196	102.096	101.996	3.375	102.202	102.102	102.002
3.750	101.287	101.187	101.087	3.625	101.681	101.581	101.481	3.500	102.546	102.446	102.346	3.500	102.451	102.351	102.251
3.875	101.955	101.855	101.755	3.750	102.167	102.067	101.967	3.625	102.931	102.831	102.731	3.625	102.690	102.590	102.490
3.990	102.379	102.279	102.179	3.875	102.597	102.497	102.397	3.750	103.309	103.209	103.109	3.750	103.024	102.924	102.824
4.000	102.479	102.379	102.279	3.990	103.015	102.915	102.815	3.875	103.649	103.549	103.449	3.875	103.285	103.185	103.085
4.125	103.032	102.932	102.832	4.000	103.115	103.015	102.915	3.990	103.686	103.586	103.486	3.990	103.446	103.346	103.246
4.250	103.528	103.428	103.328	4.125	103.622	103.522	103.422	4.000	103.786	103.686	103.586	4.000	103.546	103.446	103.346
4.375	104.055	103.955	103.855	4.250	104.364	104.264	104.164	4.125	104.006	103.906	103.806	4.125	103.768	103.668	103.568
4.500	104.450	104.350	104.250	4.375	104.732	104.632	104.532	4.250	104.366	104.266	104.166	4.250	103.997	103.897	103.797
4.625	105.012	104.912	104.812	4.500	105.117	105.017	104.917	4.375	104.668	104.568	104.468	4.375	104.185	104.085	103.985
4.750	105.522	105.422	105.322	4.625	105.569	105.469	105.369	4.500	104.789	104.689	104.589	4.500	104.401	104.301	104.201
4.875	105.974	105.874	105.774	4.750	105.949	105.849	105.749	4.625	104.838	104.738	104.638	4.625	104.605	104.505	104.405
4.990	106.124	106.024	105.924	4.875	106.330	106.230	106.130	4.750	105.119	105.019	104.919	4.750	104.782	104.682	104.582
5.000	106.224	106.124	106.024	4.990	106.523	106.423	106.323	4.875	105.358	105.258	105.158	4.875	104.929	104.829	104.729
5.125	106.787	106.687	106.587	5.000	106.623	106.523	106.423	4.990	105.496	105.396	105.296	4.990	104.976	104.876	104.776
5.250	107.289	107.189	107.089	5.125	107.098	106.998	106.898	5.000	105.596	105.496	105.396	5.000	105.076	104.976	104.876

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	101.837	101.737	101.637	3.000	100.097	99.997	99.897
4.250	102.391	102.291	102.191	3.125	100.467	100.367	100.267
4.375	102.844	102.744	102.644	3.250	100.783	100.683	100.583
4.500	103.009	102.909	102.809	3.375	101.206	101.106	101.006
4.625	103.228	103.128	103.028	3.500	101.608	101.508	101.408
4.750	103.702	103.602	103.502	3.625	101.917	101.817	101.717
4.875	104.089	103.989	103.889	3.750	102.169	102.069	101.969
4.990	104.138	104.038	103.938	3.875	102.397	102.297	102.197
5.000	104.238	104.138	104.038	3.990	102.383	102.283	102.183
5.125	104.403	104.303	104.203	4.000	102.483	102.383	102.283
5.250	104.257	104.157	104.057	4.125	102.258	102.158	102.058
5.375	104.610	104.510	104.410	4.250	102.505	102.405	102.305
5.500	104.856	104.756	104.656	4.375	102.711	102.611	102.511
5.625	105.036	104.936	104.836	4.500	102.787	102.687	102.587
5.750	104.633	104.533	104.433	4.625	103.034	102.934	102.834
5.875	105.003	104.903	104.803	4.750	103.225	103.125	103.025
5.990	105.173	105.073	104.973	4.875	103.389	103.289	103.189
6.000	105.273	105.173	105.073	4.990	103.449	103.349	103.249
6.125	105.391	105.291	105.191	5.000	103.549	103.449	103.349

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
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.: **9/22/2017**
45 Day Lock Exp.: **10/9/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: 8/23/2017 **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	95.508	95.408	95.308	3.125	N/A	N/A	N/A	3.125	96.007	95.907	95.807	3.250	94.938	94.838	94.738
3.375	96.361	96.261	96.161	3.250	93.380	93.280	93.180	3.250	97.244	97.144	97.044	3.375	95.800	95.700	95.600
3.500	97.377	97.277	97.177	3.375	94.535	94.435	94.335	3.375	98.053	97.953	97.853	3.500	97.144	97.044	96.944
3.625	98.118	98.018	97.918	3.500	95.908	95.808	95.708	3.500	98.852	98.752	98.652	3.625	98.128	98.028	97.928
3.750	98.756	98.656	98.556	3.625	96.909	96.809	96.709	3.625	99.431	99.331	99.231	3.750	98.834	98.734	98.634
3.875	99.357	99.257	99.157	3.750	97.689	97.589	97.489	3.750	99.917	99.817	99.717	3.875	99.430	99.330	99.230
3.990	99.940	99.840	99.740	3.875	98.337	98.237	98.137	3.875	100.347	100.247	100.147	3.990	99.789	99.689	99.589
4.000	100.040	99.940	99.840	3.990	99.165	99.065	98.965	3.990	100.765	100.665	100.565	4.000	99.889	99.789	99.689
4.125	100.683	100.583	100.483	4.000	99.265	99.165	99.065	4.000	100.865	100.765	100.665	4.125	100.358	100.258	100.158
4.250	101.278	101.178	101.078	4.125	100.140	100.040	99.940	4.125	101.372	101.272	101.172	4.250	101.014	100.914	100.814
4.375	101.805	101.705	101.605	4.250	100.867	100.767	100.667	4.250	102.114	102.014	101.914	4.375	101.593	101.493	101.393
4.500	102.200	102.100	102.000	4.375	101.451	101.351	101.251	4.375	102.482	102.382	102.282	4.500	101.855	101.755	101.655
4.625	102.762	102.662	102.562	4.500	102.331	102.231	102.131	4.500	102.867	102.767	102.667	4.625	102.345	102.245	102.145
4.750	103.272	103.172	103.072	4.625	103.103	103.003	102.903	4.625	103.319	103.219	103.119	4.750	102.911	102.811	102.711
4.875	103.724	103.624	103.524	4.750	103.731	103.631	103.531	4.750	103.699	103.599	103.499	4.875	103.439	103.339	103.239
4.990	103.874	103.774	103.674	4.875	104.233	104.133	104.033	4.875	104.080	103.980	103.880	4.990	103.572	103.472	103.372
5.000	103.974	103.874	103.774	4.990	104.408	104.308	104.208	4.990	104.273	104.173	104.073	5.000	103.672	103.572	103.472
5.125	104.537	104.437	104.337	5.000	104.508	104.408	104.308	5.000	104.373	104.273	104.173	5.125	104.087	103.987	103.887
5.250	105.039	104.939	104.839	5.125	105.152	105.052	104.952	5.125	104.848	104.748	104.648	5.250	104.617	104.517	104.417

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	100.097	99.997	99.897	3.000	96.911	96.811	96.711	3.000	98.540	98.440	98.340	3.000	96.737	96.637	96.537
3.125	100.467	100.367	100.267	3.125	97.446	97.346	97.246	3.125	98.823	98.723	98.623	3.125	97.261	97.161	97.061
3.250	100.783	100.683	100.583	3.250	98.434	98.334	98.234	3.250	99.676	99.576	99.476	3.250	98.249	98.149	98.049
3.375	101.206	101.106	101.006	3.375	98.983	98.883	98.783	3.375	99.952	99.852	99.752	3.375	98.798	98.698	98.598
3.500	101.608	101.508	101.408	3.500	99.524	99.424	99.324	3.500	100.201	100.101	100.001	3.500	99.319	99.219	99.119
3.625	101.917	101.817	101.717	3.625	99.982	99.882	99.782	3.625	100.440	100.340	100.240	3.625	99.777	99.677	99.577
3.750	102.169	102.069	101.969	3.750	100.402	100.302	100.202	3.750	100.774	100.674	100.574	3.750	100.197	100.097	99.997
3.875	102.397	102.297	102.197	3.875	100.779	100.679	100.579	3.875	101.035	100.935	100.835	3.875	100.574	100.474	100.374
3.990	102.383	102.283	102.183	3.990	100.994	100.894	100.794	3.990	101.196	101.096	100.996	3.990	100.779	100.679	100.579
4.000	102.483	102.383	102.283	4.000	101.094	100.994	100.894	4.000	101.296	101.196	101.096	4.000	100.879	100.779	100.679
4.125	102.258	102.158	102.058	4.125	101.489	101.389	101.289	4.125	101.518	101.418	101.318	4.125	101.304	101.204	101.104
4.250	102.505	102.405	102.305	4.250	101.887	101.787	101.687	4.250	101.747	101.647	101.547	4.250	101.702	101.602	101.502
4.375	102.711	102.611	102.511	4.375	102.219	102.119	102.019	4.375	101.935	101.835	101.735	4.375	102.035	101.935	101.835
4.500	102.787	102.687	102.587	4.500	102.354	102.254	102.154	4.500	102.151	102.051	101.951	4.500	102.169	102.069	101.969
4.625	103.034	102.934	102.834	4.625	102.600	102.500	102.400	4.625	102.355	102.255	102.155	4.625	102.415	102.315	102.215
4.750	103.225	103.125	103.025	4.750	102.911	102.811	102.711	4.750	102.532	102.432	102.332	4.750	102.726	102.626	102.526
4.875	103.389	103.289	103.189	4.875	103.174	103.074	102.974	4.875	102.679	102.579	102.479	4.875	102.990	102.890	102.790
4.990	103.449	103.349	103.249	4.990	103.343	103.243	103.143	4.990	102.726	102.626	102.526	4.990	103.158	103.058	102.958
5.000	103.549	103.449	103.349	5.000	103.443	103.343	103.243	5.000	102.826	102.726	102.626	5.000	103.258	103.158	103.058

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

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.: **9/22/2017**
45 Day Lock Exp.: **10/9/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: 8/23/2017 **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	101.287	101.187	101.087	3.750	102.180	102.080	101.964	2.750	99.776	99.676	99.576
3.875	101.955	101.855	101.755	3.875	102.781	102.681	102.561	2.875	100.313	100.213	100.113
3.990	102.392	102.292	102.192	3.990	103.306	103.206	103.084	2.990	100.553	100.453	100.353
4.000	102.492	102.392	102.292	4.000	103.406	103.306	103.184	3.000	100.653	100.553	100.453
4.125	103.069	102.969	102.869	4.125	103.428	103.328	103.208	3.125	101.181	101.081	100.981
4.250	103.684	103.584	103.484	4.250	103.996	103.896	103.774	3.250	101.810	101.710	101.610
4.375	104.248	104.148	104.048	4.375	104.517	104.417	104.294	3.375	102.244	102.144	102.044
4.500	104.746	104.646	104.546	4.500	104.998	104.898	104.776	3.500	102.596	102.496	102.396
4.625	105.138	105.016	104.938	4.625	105.441	105.320	105.214	3.625	103.069	102.969	102.869
4.750	105.649	105.527	105.449	4.750	105.936	105.814	105.708	3.750	103.563	103.463	103.363
4.875	106.101	105.979	105.901	4.875	106.412	106.290	106.185	3.875	104.045	103.945	103.845
4.990	106.421	106.299	106.221	4.990	106.754	106.633	106.531	3.990	103.690	103.590	103.490
5.000	106.521	106.399	106.321	5.000	106.854	106.733	106.631	4.000	103.790	103.690	103.590
5.125	106.946	106.801	106.746	5.125	106.727	106.581	106.527	4.125	104.259	104.159	104.059
5.250	107.420	107.274	107.220	5.250	107.188	107.043	106.988	4.250	104.637	104.537	104.437
5.375	107.792	107.646	107.592	5.375	107.574	107.428	107.374	4.375	105.021	104.921	104.821
5.500	108.116	107.971	107.916	5.500	107.930	107.785	107.730	4.500	105.554	105.454	105.354
5.625	108.267	108.097	108.067	5.625	108.166	107.997	107.966	4.625	105.928	105.828	105.728
5.750	108.666	108.497	108.466	5.750	108.574	108.405	108.374	4.750	103.514	103.391	103.314

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

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

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 →	> 20 yr: ≤ 85.00%	> 20 yr: 85.01 - 90.00%	> 20 yr: 90.01 - 95.00%	> 20 yr: 95.01 - 97.00%	≤ 20 yr: ≤ 85.00%	≤ 20 yr: 85.01 - 90.00%	≤ 20 yr: 90.01 - 95.00%	≤ 20 yr: 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

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.: **9/22/2017**
45 Day Lock Exp.: **10/9/2017**
60 Day Lock Exp.: **10/23/2017**

W. Rate Sheet Dated: **8/23/2017** **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	98.996	98.896	98.796	3.750	98.896	98.796	98.696	3.750	100.100	100.000	99.884	3.750	100.000	99.900	99.784
3.875	99.677	99.577	99.477	3.875	99.577	99.477	99.377	3.875	100.701	100.601	100.481	3.875	100.601	100.501	100.381
3.990	100.163	100.063	99.963	3.990	100.063	99.963	99.863	3.990	101.226	101.126	101.004	3.990	101.126	101.026	100.904
4.000	100.263	100.163	100.063	4.000	100.163	100.063	99.963	4.000	101.326	101.226	101.104	4.000	101.226	101.126	101.004
4.125	100.840	100.740	100.640	4.125	100.740	100.640	100.540	4.125	101.348	101.248	101.128	4.125	101.248	101.148	101.028
4.250	101.455	101.355	101.255	4.250	101.355	101.255	101.155	4.250	101.916	101.816	101.694	4.250	101.816	101.716	101.594
4.375	102.019	101.919	101.819	4.375	101.919	101.819	101.719	4.375	102.437	102.337	102.214	4.375	102.337	102.237	102.114
4.500	102.517	102.417	102.317	4.500	102.417	102.317	102.217	4.500	102.918	102.818	102.696	4.500	102.818	102.718	102.596
4.625	102.909	102.787	102.709	4.625	102.809	102.687	102.609	4.625	103.361	103.240	103.134	4.625	103.261	103.140	103.034
4.750	103.420	103.298	103.220	4.750	103.320	103.198	103.120	4.750	103.856	103.734	103.628	4.750	103.756	103.634	103.528
4.875	103.872	103.750	103.672	4.875	103.772	103.650	103.572	4.875	104.332	104.210	104.105	4.875	104.232	104.110	104.005
4.990	104.192	104.070	103.992	4.990	104.092	103.970	103.892	4.990	104.674	104.553	104.451	4.990	104.574	104.453	104.351
5.000	104.292	104.170	104.092	5.000	104.192	104.070	103.992	5.000	104.774	104.653	104.551	5.000	104.674	104.553	104.451
5.125	104.717	104.572	104.517	5.125	104.617	104.472	104.417	5.125	104.647	104.501	104.447	5.125	104.547	104.401	104.347
5.250	105.191	105.045	104.991	5.250	105.091	104.945	104.891	5.250	105.108	104.963	104.908	5.250	105.008	104.863	104.808
5.375	105.563	105.417	105.363	5.375	105.463	105.317	105.263	5.375	105.494	105.348	105.294	5.375	105.394	105.248	105.194
5.500	105.887	105.742	105.687	5.500	105.787	105.642	105.587	5.500	105.850	105.705	105.650	5.500	105.750	105.605	105.550
5.625	106.038	105.868	105.838	5.625	105.938	105.768	105.738	5.625	106.086	105.917	105.886	5.625	105.986	105.817	105.786
5.750	106.437	106.268	106.237	5.750	106.337	106.168	106.137	5.750	106.494	106.325	106.294	5.750	106.394	106.225	106.194

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.132	97.032	96.932	2.750	97.032	96.932	96.832
2.875	97.930	97.830	97.730	2.875	97.830	97.730	97.630
2.990	98.433	98.333	98.233	2.990	98.333	98.233	98.133
3.000	98.533	98.433	98.333	3.000	98.433	98.333	98.233
3.125	99.101	99.001	98.901	3.125	99.001	98.901	98.801
3.250	99.643	99.543	99.443	3.250	99.543	99.443	99.343
3.375	100.164	100.064	99.964	3.375	100.064	99.964	99.864
3.500	100.516	100.416	100.316	3.500	100.416	100.316	100.216
3.625	100.989	100.889	100.789	3.625	100.889	100.789	100.689
3.750	101.483	101.383	101.283	3.750	101.383	101.283	101.183
3.875	101.965	101.865	101.765	3.875	101.865	101.765	101.665
3.990	101.610	101.510	101.410	3.990	101.510	101.410	101.310
4.000	101.710	101.610	101.510	4.000	101.610	101.510	101.410
4.125	102.179	102.079	101.979	4.125	102.079	101.979	101.879
4.250	102.557	102.457	102.357	4.250	102.457	102.357	102.257
4.375	102.941	102.841	102.741	4.375	102.841	102.741	102.641
4.500	103.474	103.374	103.274	4.500	103.374	103.274	103.174
4.625	103.848	103.748	103.648	4.625	103.748	103.648	103.548
4.750	101.434	101.311	101.234	4.750	101.334	101.211	101.134

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		30 Day Lock Exp.:	9/22/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	10/9/2017
			60 Day Lock Exp.:	10/23/2017

W. Rate Sheet Dated: 8/23/2017 **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	99.526	99.426	99.326	3.750	100.630	100.530	100.414	2.750	97.662	97.562	97.462
3.875	100.207	100.107	100.007	3.875	101.231	101.131	101.011	2.875	98.460	98.360	98.260
3.990	100.693	100.593	100.493	3.990	101.756	101.656	101.534	2.990	98.963	98.863	98.763
4.000	100.793	100.693	100.593	4.000	101.856	101.756	101.634	3.000	99.063	98.963	98.863
4.125	101.370	101.270	101.170	4.125	101.878	101.778	101.658	3.125	99.631	99.531	99.431
4.250	101.985	101.885	101.785	4.250	102.446	102.346	102.224	3.250	100.173	100.073	99.973
4.375	102.549	102.449	102.349	4.375	102.967	102.867	102.744	3.375	100.694	100.594	100.494
4.500	103.047	102.947	102.847	4.500	103.448	103.348	103.226	3.500	101.046	100.946	100.846
4.625	103.439	103.317	103.239	4.625	103.891	103.770	103.664	3.625	101.519	101.419	101.319
4.750	103.950	103.828	103.750	4.750	104.386	104.264	104.158	3.750	102.013	101.913	101.813
4.875	104.402	104.280	104.202	4.875	104.862	104.740	104.635	3.875	102.495	102.395	102.295
4.990	104.722	104.600	104.522	4.990	105.204	105.083	104.981	3.990	102.140	102.040	101.940
5.000	104.822	104.700	104.622	5.000	105.304	105.183	105.081	4.000	102.240	102.140	102.040
5.125	105.247	105.102	105.047	5.125	105.177	105.031	104.977	4.125	102.709	102.609	102.509
5.250	105.721	105.575	105.521	5.250	105.638	105.493	105.438	4.250	103.087	102.987	102.887
5.375	106.093	105.947	105.893	5.375	106.024	105.878	105.824	4.375	103.471	103.371	103.271
5.500	106.417	106.272	106.217	5.500	106.380	106.235	106.180	4.500	104.004	103.904	103.804
5.625	106.568	106.398	106.368	5.625	106.616	106.447	106.416	4.625	104.378	104.278	104.178
5.750	106.967	106.798	106.767	5.750	107.024	106.855	106.824	4.750	101.964	101.841	101.764

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.	