



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/24/2018

45 Day Lock Exp.: 10/8/2018

60 Day Lock Exp.: 10/22/2018

W. Rate Sheet Dated: 8/23/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	98.484	98.334	98.184	3.500	97.971	97.821	97.671	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	99.018	98.868	98.718	3.625	98.470	98.320	98.170	2.000	N/A	N/A	N/A	3.250	98.084	97.934	97.784
3.750	99.817	99.667	99.517	3.750	99.426	99.276	99.126	2.125	N/A	N/A	N/A	3.375	98.674	98.524	98.374
3.875	100.344	100.194	100.044	3.875	99.917	99.767	99.617	2.250	93.634	93.484	93.334	3.500	99.166	99.016	98.866
4.000	100.873	100.723	100.573	4.000	100.410	100.260	100.110	2.375	93.996	93.846	93.696	3.625	99.700	99.550	99.400
4.125	101.394	101.244	101.094	4.125	100.896	100.746	100.596	2.500	93.121	92.971	92.821	Margin = 2.250		Index = 2.440	
4.250	102.042	101.917	101.792	4.250	101.401	101.276	101.151	2.625	94.071	93.921	93.771				
4.375	102.556	102.431	102.306	4.375	101.879	101.754	101.629	2.750	97.115	96.965	96.815				
4.500	103.000	102.875	102.750	4.500	102.288	102.163	102.038	2.875	97.589	97.439	97.289				
4.625	103.400	103.275	103.150	4.625	102.652	102.527	102.402	3.000	98.064	97.914	97.764				
4.750	103.525	103.369	103.228	4.750	102.791	102.635	102.494	3.125	98.531	98.381	98.231				
4.875	103.767	103.611	103.470	4.875	103.191	103.034	102.894	3.250	99.191	99.041	98.891				
5.000	104.331	104.175	104.034	5.000	103.519	103.362	103.222	3.375	99.661	99.511	99.361				
5.125	104.602	104.445	104.305	5.125	103.774	103.617	103.477	3.500	100.125	99.975	99.825				
5.250	104.670	104.514	104.326	5.250	103.608	103.452	103.264	3.625	100.572	100.422	100.272				
5.375	104.797	104.640	104.453	5.375	103.940	103.784	103.596	3.750	100.486	100.336	100.186				
5.500	105.001	104.845	104.658	5.500	104.359	104.203	104.015	3.875	100.894	100.744	100.594				
5.625	105.192	105.036	104.848	5.625	104.714	104.558	104.370	4.000	101.257	101.107	100.957				
5.750	105.619	105.519	105.378	5.750	104.548	104.448	104.307	4.125	101.594	101.444	101.294				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.284	97.134	96.984	3.500	96.971	96.821	96.671	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.818	97.668	97.518	3.625	97.470	97.320	97.170	2.000	N/A	N/A	N/A	3.250	97.084	96.934	96.784
3.750	98.617	98.467	98.317	3.750	98.426	98.276	98.126	2.125	N/A	N/A	N/A	3.375	97.674	97.524	97.374
3.875	99.144	98.994	98.844	3.875	98.917	98.767	98.617	2.250	92.634	92.484	92.334	3.500	98.166	98.016	97.866
4.000	99.673	99.523	99.373	4.000	99.410	99.260	99.110	2.375	92.996	92.846	92.696	3.625	98.700	98.550	98.400
4.125	100.194	100.044	99.894	4.125	99.896	99.746	99.596	2.500	92.121	91.971	91.821	Margin = 2.250		Index = 2.440	
4.250	100.842	100.717	100.592	4.250	100.401	100.276	100.151	2.625	93.071	92.921	92.771	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.356	101.231	101.106	4.375	100.879	100.754	100.629	2.750	96.115	95.965	95.815	Rate	30 Day	45 Day	60 Day
4.500	101.800	101.675	101.550	4.500	101.288	101.163	101.038	2.875	96.589	96.439	96.289	4.500	100.600	100.350	100.100
4.625	102.200	102.075	101.950	4.625	101.652	101.527	101.402	3.000	97.064	96.914	96.764	4.625	101.000	100.750	100.500
4.750	102.282	102.126	101.985	4.750	101.791	101.635	101.494	3.125	97.531	97.381	97.231	4.750	101.032	100.782	100.532
4.875	102.817	102.661	102.520	4.875	102.191	102.034	101.894	3.250	98.191	98.041	97.891	4.875	101.467	101.217	100.967
5.000	103.181	103.025	102.884	5.000	102.519	102.362	102.222	3.375	98.661	98.511	98.361	5.000	101.831	101.581	101.331
5.125	103.652	103.495	103.355	5.125	102.874	102.717	102.577	3.500	99.125	98.975	98.825	5.125	102.222	101.972	101.722
5.250	104.240	104.084	103.896	5.250	102.608	102.452	102.264	3.625	99.572	99.422	99.272	5.250	101.559	101.309	101.059
5.375	104.491	104.334	104.147	5.375	102.940	102.784	102.596	3.750	99.486	99.336	99.186	5.375	101.807	101.557	101.307
5.500	104.771	104.615	104.428	5.500	103.359	103.203	103.015	3.875	99.894	99.744	99.594	5.500	102.281	102.031	101.781
5.625	104.912	104.756	104.568	5.625	103.714	103.558	103.370	4.000	100.257	100.107	99.957	5.625	102.522	102.272	102.022
5.750	105.389	105.289	105.148	5.750	103.548	103.448	103.307	4.125	100.594	100.444	100.294	5.750	102.759	102.509	102.259

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

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	99.750	99.500	99.250	4.500	99.568	99.318	99.068
4.750	100.182	99.932	99.682	4.750	100.071	99.821	99.571
5.000	100.981	100.731	100.481	5.000	100.799	100.549	100.299
5.250	101.760	101.510	101.260	5.250	101.596	101.346	101.096
5.500	101.991	101.741	101.491	5.500	101.639	101.389	101.139
5.625	102.252	102.002	101.752	5.625	101.994	101.744	101.494
5.750	102.509	102.259	102.009	5.750	101.828	101.578	101.328
5.875	102.756	102.506	102.256	5.875	102.170	101.920	101.670

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

Max USDA-GRH Rate		
Today:	8/23/2018	5.250%

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

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



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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/24/2018

45 Day Lock Exp.:

10/8/2018

60 Day Lock Exp.:

10/22/2018

W. Rate Sheet Dated: 8/23/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.546	97.396	97.246	3.500	97.034	96.884	96.734	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	98.080	97.930	97.780	3.625	97.532	97.382	97.232	2.000	N/A	N/A	N/A	3.250	97.15	96.996	96.846
3.750	98.567	98.417	98.267	3.750	98.176	98.026	97.876	2.125	N/A	N/A	N/A	3.375	97.74	97.586	97.436
3.875	99.094	98.944	98.794	3.875	98.667	98.517	98.367	2.250	90.134	89.984	89.834	3.500	98.23	98.078	97.928
4.000	99.623	99.473	99.323	4.000	99.160	99.010	98.860	2.375	90.496	90.346	90.196	3.625	98.76	98.612	98.462
4.125	100.144	99.994	99.844	4.125	99.646	99.496	99.346	2.500	89.621	89.471	89.321	Margin = 2.250		Index = 2.440	
4.250	100.792	100.667	100.542	4.250	100.151	100.026	99.901	2.625	90.571	90.421	90.271				
4.375	101.306	101.181	101.056	4.375	100.629	100.504	100.379	2.750	95.427	95.277	95.127				
4.500	101.750	101.625	101.500	4.500	101.038	100.913	100.788	2.875	95.902	95.752	95.602				
4.625	102.150	102.025	101.900	4.625	101.402	101.277	101.152	3.000	96.376	96.226	96.076				
4.750	101.837	101.681	101.540	4.750	101.103	100.947	100.807	3.125	96.843	96.693	96.543				
4.875	102.080	101.924	101.783	4.875	101.503	101.347	101.206	3.250	98.253	98.103	97.953				
5.000	102.643	102.487	102.347	5.000	101.831	101.675	101.534	3.375	98.723	98.573	98.423				
5.125	102.914	102.758	102.617	5.125	102.086	101.930	101.789	3.500	99.188	99.038	98.888				
5.250	102.170	102.014	101.826	5.250	101.108	100.952	100.764	3.625	99.635	99.485	99.335				
5.375	102.297	102.140	101.953	5.375	101.440	101.284	101.096	3.750	99.236	99.086	98.936				
5.500	102.501	102.345	102.158	5.500	101.859	101.703	101.515	3.875	99.644	99.494	99.344				
5.625	102.692	102.536	102.348	5.625	102.214	102.058	101.870	4.000	100.007	99.857	99.707				
5.750	102.181	102.081	101.941	5.750	101.110	101.010	100.870	4.125	100.344	100.194	100.044				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	96.346	96.196	96.046	3.500	96.034	95.884	95.734	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.880	96.730	96.580	3.625	96.532	96.382	96.232	2.000	N/A	N/A	N/A	3.250	96.146	95.996	95.846
3.750	97.367	97.217	97.067	3.750	97.176	97.026	96.876	2.125	N/A	N/A	N/A	3.375	96.736	96.586	96.436
3.875	97.894	97.744	97.594	3.875	97.667	97.517	97.367	2.250	90.884	90.734	90.584	3.500	97.228	97.078	96.928
4.000	98.423	98.273	98.123	4.000	98.160	98.010	97.860	2.375	91.246	91.096	90.946	3.625	97.762	97.612	97.462
4.125	98.944	98.794	98.644	4.125	98.646	98.496	98.346	2.500	90.371	90.221	90.071	Margin = 2.250		Index = 2.440	
4.250	99.592	99.467	99.342	4.250	99.151	99.026	98.901	2.625	91.321	91.171	91.021	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.106	99.981	99.856	4.375	99.629	99.504	99.379	2.750	95.209	95.059	94.909	Rate	30 Day	45 Day	60 Day
4.500	100.550	100.425	100.300	4.500	100.038	99.913	99.788	2.875	95.683	95.533	95.383	4.500	99.350	99.100	98.850
4.625	100.950	100.825	100.700	4.625	100.402	100.277	100.152	3.000	96.157	96.007	95.857	4.625	99.750	99.500	99.250
4.750	100.595	100.438	100.298	4.750	100.103	99.947	99.807	3.125	96.625	96.475	96.325	4.750	99.345	99.095	98.845
4.875	101.130	100.974	100.833	4.875	100.503	100.347	100.206	3.250	96.722	96.572	96.422	4.875	99.780	99.530	99.280
5.000	101.493	101.337	101.197	5.000	100.831	100.675	100.534	3.375	97.192	97.042	96.892	5.000	100.143	99.893	99.643
5.125	101.964	101.808	101.667	5.125	101.186	101.030	100.889	3.500	97.656	97.506	97.356	5.125	100.534	100.284	100.034
5.250	101.740	101.584	101.396	5.250	100.108	99.952	99.764	3.625	98.104	97.954	97.804	5.250	99.059	98.809	98.559
5.375	101.991	101.834	101.647	5.375	100.440	100.284	100.096	3.750	97.298	97.148	96.998	5.375	99.307	99.057	98.807
5.500	102.271	102.115	101.928	5.500	100.859	100.703	100.515	3.875	97.707	97.557	97.407	5.500	99.781	99.531	99.281
5.625	102.412	102.256	102.068	5.625	101.214	101.058	100.870	4.000	98.069	97.919	97.769	5.625	100.022	99.772	99.522
5.750	101.951	101.851	101.711	5.750	100.110	100.010	99.870	4.125	98.407	98.257	98.107	5.750	99.321	99.071	98.821

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

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

Max USDA-GRH Rate	
Today:	8/23/2018 5.250%

DPA Advantage Program *comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only*							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	98.500	98.250	98.000	4.500	98.318	98.068	97.818
4.750	98.495	98.245	97.995	4.750	98.383	98.133	97.883
5.000	99.293	99.043	98.793	5.000	99.111	98.861	98.611
5.250	99.260	99.010	98.760	5.250	99.096	98.846	98.596
5.500	99.491	99.241	98.991	5.500	99.139	98.889	98.639
5.625	99.752	99.502	99.252	5.625	99.494	99.244	98.994
5.750	99.071	98.821	98.571	5.750	98.390	98.140	97.890
5.875	99.319	99.069	98.819	5.875	98.732	98.482	98.232

DPA Advantage Adjustment	
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/24/2018

45 Day Lock Exp.:

10/8/2018

60 Day Lock Exp.:

10/22/2018

W. Rate Sheet Dated: 8/23/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	100.184	100.084	99.984	4.625	101.952	101.852	101.752	2.875	96.301	96.201	96.101	2.750	96.794	96.694	96.594
4.375	100.732	100.632	100.532	4.750	102.460	102.360	102.260	2.990	96.705	96.605	96.505	2.875	97.143	97.043	96.943
4.500	101.211	101.111	101.011	4.875	102.844	102.744	102.644	3.000	96.805	96.705	96.605	2.990	97.398	97.298	97.198
4.625	101.806	101.706	101.606	4.990	103.075	102.975	102.875	3.125	97.316	97.216	97.116	3.000	97.498	97.398	97.298
4.750	102.355	102.255	102.155	5.000	103.175	103.075	102.975	3.250	97.953	97.853	97.753	3.125	97.858	97.758	97.658
4.875	102.846	102.746	102.646	5.125	103.549	103.449	103.349	3.375	98.474	98.374	98.274	3.250	98.485	98.385	98.285
4.990	103.018	102.918	102.818	5.250	104.032	103.932	103.832	3.500	98.985	98.885	98.785	3.375	98.848	98.748	98.648
5.000	103.118	103.018	102.918	5.375	104.355	104.255	104.155	3.625	99.490	99.390	99.290	3.500	99.191	99.091	98.991
5.125	103.459	103.359	103.259	5.500	104.695	104.595	104.495	3.750	99.824	99.724	99.624	3.625	99.531	99.431	99.331
5.250	104.108	104.008	103.908	5.625	104.938	104.838	104.738	3.875	100.166	100.066	99.966	3.750	100.212	100.112	100.012
5.375	104.506	104.406	104.306	5.750	105.501	105.401	105.301	3.990	100.553	100.453	100.353	3.875	100.544	100.444	100.344
5.500	104.874	104.774	104.674	5.875	105.654	105.554	105.454	4.000	100.653	100.553	100.453	3.990	100.748	100.648	100.548
5.625	105.174	105.074	104.974	5.990	105.736	105.636	105.536	4.125	101.127	101.027	100.927	4.000	100.848	100.748	100.648
5.750	105.791	105.691	105.591	6.000	105.836	105.736	105.636	4.250	101.420	101.320	101.220	4.125	101.133	101.033	100.933
5.875	105.990	105.890	105.790	6.125	106.354	106.254	106.154	4.375	101.702	101.602	101.502	4.250	101.363	101.263	101.163
5.990	106.113	106.013	105.913	6.250	106.617	106.491	106.377	4.500	101.979	101.879	101.779	4.375	101.627	101.527	101.427
6.000	106.213	106.113	106.013	6.375	106.904	106.778	106.665	4.625	102.388	102.288	102.188	4.500	101.888	101.788	101.688
6.125	106.809	106.709	106.609	6.500	N/A	N/A	N/A	4.750	102.549	102.449	102.349	4.625	102.139	102.039	101.939
6.250	107.067	106.967	106.867	6.625	N/A	N/A	N/A	4.875	102.798	102.698	102.598	4.750	102.317	102.217	102.117

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.257	98.157	98.057	3.000	96.430	96.330	96.230
4.250	99.006	98.906	98.806	3.125	96.841	96.741	96.641
4.375	99.613	99.513	99.413	3.250	97.672	97.572	97.472
4.500	100.177	100.077	99.977	3.375	98.083	97.983	97.883
4.625	100.559	100.459	100.359	3.500	98.511	98.411	98.311
4.750	101.220	101.120	101.020	3.625	98.921	98.821	98.721
4.875	101.777	101.677	101.577	3.750	99.155	99.055	98.955
4.990	102.193	102.093	101.993	3.875	99.437	99.337	99.237
5.000	102.293	102.193	102.093	3.990	99.742	99.642	99.542
5.125	102.543	102.443	102.343	4.000	99.842	99.742	99.642
5.250	102.760	102.660	102.560	4.125	100.230	100.130	100.030
5.375	102.855	102.755	102.655	4.250	100.430	100.330	100.230
5.500	103.334	103.234	103.134	4.375	100.623	100.523	100.423
5.625	103.580	103.480	103.380	4.500	100.762	100.662	100.562
5.750	103.794	103.694	103.594	4.625	100.726	100.626	100.526
5.875	102.834	102.734	102.634	4.750	100.828	100.728	100.628
5.990	103.200	103.100	103.000	4.875	100.992	100.892	100.792
6.000	103.300	103.200	103.100	4.990	101.053	100.953	100.853
6.125	103.549	103.449	103.349	5.000	101.153	101.053	100.953

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.500	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPAs*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPAs: State; Extension; Loan Size	

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/24/2018

45 Day Lock Exp.:

10/8/2018

60 Day Lock Exp.:

10/22/2018

W. Rate Sheet Dated: 8/23/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	96.874	96.774	96.674	4.000	95.600	95.500	95.400	4.625	100.502	100.402	100.302	4.625	99.396	99.296	99.196
4.125	97.602	97.502	97.402	4.125	96.372	96.272	96.172	4.750	101.010	100.910	100.810	4.750	100.182	100.082	99.982
4.250	98.368	98.268	98.168	4.250	97.403	97.303	97.203	4.875	101.379	101.279	101.179	4.875	100.683	100.583	100.483
4.375	98.901	98.801	98.701	4.375	98.004	97.904	97.804	4.990	101.625	101.525	101.425	4.990	101.055	100.955	100.855
4.500	99.388	99.288	99.188	4.500	98.548	98.448	98.348	5.000	101.725	101.625	101.525	5.000	101.155	101.055	100.955
4.625	100.039	99.939	99.839	4.625	99.513	99.413	99.313	5.125	102.099	101.999	101.899	5.125	101.526	101.426	101.326
4.750	100.734	100.634	100.534	4.750	100.457	100.357	100.257	5.250	102.582	102.482	102.382	5.250	101.904	101.804	101.704
4.875	101.226	101.126	101.026	4.875	101.015	100.915	100.815	5.375	102.905	102.805	102.705	5.375	102.356	102.256	102.156
4.990	101.568	101.468	101.368	4.990	101.405	101.305	101.205	5.500	103.245	103.145	103.045	5.500	102.780	102.680	102.580
5.000	101.668	101.568	101.468	5.000	101.505	101.405	101.305	5.625	103.488	103.388	103.288	5.625	103.105	103.005	102.905
5.125	102.009	101.909	101.809	5.125	101.886	101.786	101.686	5.750	104.051	103.951	103.851	5.750	103.545	103.445	103.345
5.250	102.658	102.558	102.458	5.250	102.586	102.486	102.386	5.875	104.204	104.104	104.004	5.875	103.753	103.653	103.553
5.375	103.056	102.956	102.856	5.375	103.041	102.941	102.841	5.990	104.286	104.186	104.086	5.990	103.903	103.803	103.703
5.500	103.424	103.324	103.224	5.500	103.450	103.350	103.250	6.000	104.386	104.286	104.186	6.000	104.003	103.903	103.803
5.625	103.724	103.624	103.524	5.625	103.784	103.684	103.584	6.125	104.904	104.804	104.704	6.125	104.691	104.591	104.491
5.750	104.341	104.241	104.141	5.750	104.582	104.482	104.382	6.250	105.167	105.041	104.927	6.250	104.676	104.551	104.437
5.875	104.540	104.440	104.340	5.875	104.815	104.715	104.615	6.375	105.454	105.328	105.215	6.375	105.062	104.936	104.823
5.990	104.663	104.563	104.463	5.990	104.963	104.863	104.763	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.763	104.663	104.563	6.000	105.063	104.963	104.863	6.625	N/A	N/A	N/A	6.625	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	96.430	96.330	96.230	2.875	N/A	#N/A	#N/A	2.750	95.294	95.194	95.094	2.875	N/A	#N/A	#N/A
3.125	96.841	96.741	96.641	2.990	93.561	93.461	93.361	2.875	95.643	95.543	95.443	2.990	93.417	93.317	93.217
3.250	97.672	97.572	97.472	3.000	93.661	93.561	93.461	2.990	95.898	95.798	95.698	3.000	93.517	93.417	93.317
3.375	98.073	97.973	97.873	3.125	94.312	94.212	94.112	3.000	95.998	95.898	95.798	3.125	94.178	94.078	93.978
3.500	98.511	98.411	98.311	3.250	94.740	94.640	94.540	3.125	96.358	96.258	96.158	3.250	94.596	94.496	94.396
3.625	98.921	98.821	98.721	3.375	95.407	95.307	95.207	3.250	96.985	96.885	96.785	3.375	95.273	95.173	95.073
3.750	99.155	99.055	98.955	3.500	96.060	95.960	95.860	3.375	97.348	97.248	97.148	3.500	95.915	95.815	95.715
3.875	99.437	99.337	99.237	3.625	96.704	96.604	96.504	3.500	97.691	97.591	97.491	3.625	96.570	96.470	96.370
3.990	99.742	99.642	99.542	3.750	97.071	96.971	96.871	3.625	98.031	97.931	97.831	3.750	96.927	96.827	96.727
4.000	99.842	99.742	99.642	3.875	97.500	97.400	97.300	3.750	98.712	98.612	98.512	3.875	97.355	97.255	97.155
4.125	100.230	100.130	100.030	3.990	98.025	97.925	97.825	3.875	99.044	98.944	98.844	3.990	97.870	97.770	97.670
4.250	100.430	100.330	100.230	4.000	98.125	98.025	97.925	3.990	99.248	99.148	99.048	4.000	97.970	97.870	97.770
4.375	100.623	100.523	100.423	4.125	98.732	98.632	98.532	4.000	99.348	99.248	99.148	4.125	98.578	98.478	98.378
4.500	100.762	100.662	100.562	4.250	99.055	98.955	98.855	4.125	99.633	99.533	99.433	4.250	98.901	98.801	98.701
4.625	100.726	100.626	100.526	4.375	99.368	99.268	99.168	4.250	99.863	99.763	99.663	4.375	99.194	99.094	98.994
4.750	100.828	100.728	100.628	4.500	99.698	99.598	99.498	4.375	100.127	100.027	99.927	4.500	99.523	99.423	99.323
4.875	100.992	100.892	100.792	4.625	100.228	100.128	100.028	4.500	100.388	100.288	100.188	4.625	100.053	99.953	99.853
4.990	101.053	#N/A	#N/A	4.750	100.409	100.309	100.209	4.625	100.639	100.539	100.439	4.750	100.234	100.134	100.034
5.000	101.153	#N/A	#N/A	4.875	100.686	100.586	100.486	4.750	100.817	100.717	100.617	4.875	100.502	100.402	100.302

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%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-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

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/24/2018

45 Day Lock Exp.:

10/8/2018

60 Day Lock Exp.:

10/22/2018

W. Rate Sheet Dated: 8/23/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC												
30/25 Year				20 Year				15 Year				
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	
4.250	100.184	100.084	99.984	3.750	97.998	97.898	97.798	2.750	95.558	95.458	95.358	
4.375	100.732	100.632	100.532	3.875	98.589	98.489	98.389	2.875	96.219	96.119	96.019	
4.500	101.289	101.189	101.089	3.990	99.129	99.029	98.929	2.990	96.769	96.669	96.569	
4.625	101.881	101.781	101.681	4.000	99.229	99.129	99.029	3.000	96.869	96.769	96.669	
4.750	102.439	102.339	102.239	4.125	99.856	99.756	99.656	3.125	97.456	97.356	97.256	
4.875	102.914	102.814	102.714	4.250	100.469	100.369	100.269	3.250	97.930	97.830	97.730	
4.990	103.196	103.096	102.996	4.375	101.034	100.934	100.834	3.375	98.428	98.328	98.228	
5.000	103.296	103.196	103.096	4.500	101.643	101.543	101.443	3.500	99.087	98.987	98.887	
5.125	103.762	103.662	103.562	4.625	102.186	102.086	101.986	3.625	99.621	99.521	99.421	
5.250	104.253	104.153	104.053	4.750	102.632	102.532	102.432	3.750	100.010	99.910	99.810	
5.375	104.717	104.617	104.517	4.875	102.987	102.887	102.787	3.875	100.495	100.395	100.295	
5.500	105.048	104.948	104.848	4.990	103.240	103.140	103.040	3.990	100.758	100.658	100.558	
5.625	105.361	105.261	105.161	5.000	103.340	103.240	103.140	4.000	100.858	100.758	100.658	
5.750	105.805	105.689	105.605	5.125	103.712	103.612	103.512	4.125	101.361	101.261	101.161	
5.875	106.085	105.985	105.885	5.250	104.070	103.970	103.870	4.250	101.630	101.530	101.430	
5.990	106.253	106.153	106.053	5.375	104.406	104.306	104.206	4.375	101.931	101.831	101.731	
6.000	106.353	106.253	106.153	5.500	104.770	104.670	104.570	4.500	102.205	102.105	102.005	
6.125	106.585	106.485	106.385	5.625	105.298	105.183	105.098	4.625	102.578	102.478	102.378	
6.250	107.226	107.126	107.026	5.750	105.648	105.533	105.448	4.750	102.797	102.697	102.597	

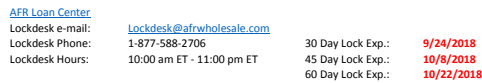
Conforming FHLMC Super Conforming									
SC 30-20 Year				SC 15 Year					
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day		
4.250	99.199	99.099	98.999	2.750	95.214	95.114	95.014		
4.375	99.747	99.647	99.547	2.875	95.875	95.775	95.675		
4.500	100.304	100.204	100.104	2.990	96.425	96.325	96.225		
4.625	100.873	100.773	100.673	3.000	96.525	96.425	96.325		
4.750	101.431	101.331	101.231	3.125	97.112	97.012	96.912		
4.875	101.906	101.806	101.706	3.250	97.586	97.486	97.386		
4.990	102.188	102.088	101.988	3.375	97.803	97.703	97.603		
5.000	102.288	102.188	102.088	3.500	98.462	98.362	98.262		
5.125	101.972	101.872	101.772	3.625	98.996	98.896	98.796		
5.250	102.463	102.363	102.263	3.750	99.385	99.285	99.185		
5.375	102.927	102.827	102.727	3.875	99.870	99.770	99.670		
5.500	103.258	103.158	103.058	3.990	99.640	99.540	99.440		
5.625	102.314	102.199	102.114	4.000	99.740	99.640	99.540		
5.750	102.758	102.642	102.558	4.125	100.243	100.143	100.043		
5.875	102.888	102.788	102.688	4.250	100.512	100.412	100.312		
5.990	102.906	102.806	102.706	4.375	100.813	100.713	100.613		
6.000	103.006	102.906	102.806	4.500	100.626	100.526	100.426		
6.125	103.088	102.988	102.888	4.625	100.999	100.899	100.799		
6.250	103.579	103.479	103.379	4.750	101.218	101.118	101.018		

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

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

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

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



Prices are subject to change without notice

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.660	97.560	97.460	4.250	97.560	97.460	97.360	2.750	93.714	93.614	93.514	2.750	93.614	93.514	93.414
4.375	98.211	98.111	98.011	4.375	98.111	98.011	97.911	2.875	94.375	94.275	94.175	2.875	94.275	94.175	94.075
4.500	98.854	98.754	98.654	4.500	98.754	98.654	98.554	2.990	94.925	94.825	94.725	2.990	94.825	94.725	94.625
4.625	99.423	99.323	99.223	4.625	99.323	99.223	99.123	3.000	95.025	94.925	94.825	3.000	94.925	94.825	94.725
4.750	99.981	99.881	99.781	4.750	99.881	99.781	99.681	3.125	95.612	95.512	95.412	3.125	95.512	95.412	95.312
4.875	100.456	100.356	100.256	4.875	100.356	100.256	100.156	3.250	96.086	95.986	95.886	3.250	95.986	95.886	95.786
4.990	100.738	100.638	100.538	4.990	100.638	100.538	100.438	3.275	96.179	96.079	95.979	3.275	96.079	95.979	95.879
5.000	100.838	100.738	100.638	5.000	100.738	100.638	100.538	3.500	96.962	96.862	96.762	3.500	96.862	96.762	96.662
5.125	100.522	100.422	100.322	5.125	100.422	100.322	100.222	3.625	97.496	97.396	97.296	3.625	97.396	97.296	97.196
5.250	101.013	100.913	100.813	5.250	100.913	100.813	100.713	3.750	97.885	97.785	97.685	3.750	97.785	97.685	97.585
5.375	101.477	101.377	101.277	5.375	101.377	101.277	101.177	3.875	98.370	98.270	98.170	3.875	98.270	98.170	98.070
5.500	101.808	101.708	101.608	5.500	101.708	101.608	101.508	3.990	98.840	98.740	98.640	3.990	98.740	98.640	98.540
5.625	106.864	106.749	106.664	5.625	106.749	106.664	106.564	4.000	98.240	98.140	98.040	4.000	98.140	98.040	97.940
5.750	101.308	101.192	101.108	5.750	101.208	101.092	101.008	4.125	98.743	98.643	98.543	4.125	98.643	98.543	98.443
5.875	101.438	101.322	101.238	5.875	101.322	101.238	101.158	4.250	98.988	98.888	98.788	4.250	98.888	98.788	98.688
5.990	101.456	101.340	101.256	5.990	101.356	101.240	101.156	4.375	99.313	99.213	99.113	4.375	99.213	99.113	99.013
6.000	101.556	101.440	101.356	6.000	101.456	101.340	101.256	4.500	99.126	99.026	98.926	4.500	99.026	98.926	98.826
6.125	101.628	101.502	101.438	6.125	101.538	101.402	101.338	4.625	99.499	99.399	99.299	4.625	99.399	99.299	99.199
6.250	102.129	101.975	101.929	6.250	102.029	101.875	101.829	4.750	99.718	99.618	99.518	4.750	99.618	99.518	99.418

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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

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

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

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.

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/24/2018

45 Day Lock Exp.:

10/8/2018

60 Day Lock Exp.:

10/22/2018

W. Rate Sheet Dated: 8/23/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	100.095	99.995	99.895	3.750	97.998	97.898	97.798	2.750	95.558	95.458	95.358	4.250	99.110	99.010	98.910	2.750	95.214	95.114	95.014
4.375	100.646	100.546	100.446	3.875	98.589	98.489	98.389	2.875	96.219	96.119	96.019	4.375	99.661	99.561	99.461	2.875	95.875	95.775	95.675
4.500	101.289	101.189	101.089	3.990	99.129	99.029	98.929	2.990	96.769	96.669	96.569	4.500	100.304	100.204	100.104	2.990	96.425	96.325	96.225
4.625	101.881	101.781	101.681	4.000	99.229	99.129	99.029	3.000	96.869	96.769	96.669	4.625	100.873	100.773	100.673	3.000	96.525	96.425	96.325
4.750	102.439	102.339	102.239	4.125	99.856	99.756	99.656	3.125	97.456	97.356	97.256	4.750	101.431	101.331	101.231	3.125	97.112	97.012	96.912
4.875	102.914	102.814	102.714	4.250	100.469	100.369	100.269	3.250	97.930	97.830	97.730	4.875	101.906	101.806	101.706	3.250	97.586	97.486	97.386
4.990	103.196	103.096	102.996	4.375	101.034	100.934	100.834	3.375	98.304	98.204	98.104	4.990	102.188	102.088	101.988	3.375	97.679	97.579	97.479
5.000	103.296	103.196	103.096	4.500	101.643	101.543	101.443	3.500	99.087	98.987	98.887	5.000	102.288	102.188	102.088	3.500	98.462	98.362	98.262
5.125	103.762	103.662	103.562	4.625	102.186	102.086	101.986	3.625	99.621	99.521	99.421	5.125	101.972	101.872	101.772	3.625	98.996	98.896	98.796
5.250	104.253	104.153	104.053	4.750	102.632	102.532	102.432	3.750	100.010	99.910	99.810	5.250	102.463	102.363	102.263	3.750	99.385	99.285	99.185
5.375	104.717	104.617	104.517	4.875	102.987	102.887	102.787	3.875	100.495	100.395	100.295	5.375	102.927	102.827	102.727	3.875	99.870	99.770	99.670
5.500	105.048	104.948	104.848	4.990	103.240	103.140	103.040	3.990	100.758	100.658	100.558	5.500	103.258	103.158	103.058	3.990	99.640	99.540	99.440
5.625	105.361	105.261	105.161	5.000	103.340	103.240	103.140	4.000	100.858	100.758	100.658	5.625	103.314	103.214	103.114	4.000	99.740	99.640	99.540
5.750	105.805	105.689	105.605	5.125	103.712	103.612	103.512	4.125	101.361	101.261	101.161	5.750	102.758	102.642	102.558	4.125	100.243	100.143	100.043
5.875	106.085	105.985	105.885	5.250	104.070	103.970	103.870	4.250	101.630	101.530	101.430	5.875	102.888	102.788	102.688	4.250	100.512	100.412	100.312
5.990	106.253	106.153	106.053	5.375	104.406	104.306	104.206	4.375	101.931	101.831	101.731	5.990	102.906	102.806	102.706	4.375	100.813	100.713	100.613
6.000	106.353	106.253	106.153	5.500	104.770	104.670	104.570	4.500	102.205	102.105	102.005	6.000	103.006	102.906	102.806	4.500	100.626	100.526	100.426
6.125	106.585	106.485	106.385	5.625	105.298	105.183	105.098	4.625	102.578	102.478	102.378	6.125	103.088	102.988	102.888	4.625	100.999	100.899	100.799
6.250	107.226	107.126	107.026	5.750	105.648	105.533	105.448	4.750	102.797	102.697	102.597	6.250	103.579	103.479	103.379	4.750	101.218	101.118	101.018

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/24/2018

45 Day Lock Exp.: 10/8/2018

60 Day Lock Exp.: 10/22/2018

W. Rate Sheet Dated: 8/23/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
4.000	96.602	96.477	96.352	
4.125	97.713	97.588	97.463	
4.250	98.540	98.415	98.290	
4.375	99.100	98.975	98.850	
4.500	99.688	99.563	99.438	
4.625	100.217	100.092	99.967	
4.750	100.679	100.554	100.429	
4.875	101.096	100.971	100.846	
5.000	101.439	101.314	101.189	
5.125	101.740	101.615	101.490	
5.250	102.051	101.926	101.801	
5.375	102.321	102.196	102.071	
5.500	102.444	102.319	102.194	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	97.243	97.118	96.993	
3.625	97.681	97.556	97.431	
3.750	98.079	97.954	97.829	
3.875	98.658	98.533	98.408	
4.000	98.978	98.853	98.728	
4.125	99.210	99.085	98.960	
4.250	99.477	99.352	99.227	
4.375	99.720	99.595	99.470	
4.500	99.952	99.827	99.702	
4.625	100.218	100.093	99.968	
4.750	100.486	100.361	100.236	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.000	N/A	N/A	N/A	
3.125	N/A	N/A	N/A	
3.250	97.388	97.263	97.138	
3.375	97.914	97.789	97.664	
3.500	98.422	98.297	98.172	
3.625	98.878	98.753	98.628	
3.750	99.152	99.027	98.902	
3.875	99.539	99.414	99.289	
4.000	99.899	99.774	99.649	
4.125	100.287	100.162	100.037	
4.250	100.648	100.523	100.398	
4.375	101.005	100.880	100.755	
4.500	101.361	101.236	101.111	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

FICO/CLTV Adjuster									
FICO	CLTV								
	<=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.500	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.375	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	-	-	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	-	-	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	-	-	-	n/a
Other									
Interest Only ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor ¹	-0.750	-0.750	-1.250	-1.250	-1.750	n/a	n/a	n/a	n/a
> 80 LTV NO MI ¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)