



AFR Loan Center

Lockdesk e-mail:

Lockdesk@af wholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 9/25/2017

45 Day Lock Exp.: 10/9/2017

60 Day Lock Exp.: 10/24/2017

W. Rate Sheet Dated: 8/25/2017

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	100.482	100.332	3.250	100.471	100.314	100.164	1.875	N/A	N/A	N/A	3.125	100.769	100.619	100.469
3.375	101.088	100.932	100.782	3.375	100.885	100.729	100.579	2.000	N/A	N/A	N/A	3.250	100.663	100.513	100.363
3.500	101.534	101.378	101.228	3.500	101.296	101.140	100.990	2.125	N/A	N/A	N/A	3.375	101.072	100.922	100.772
3.625	101.937	101.780	101.630	3.625	101.663	101.506	101.356	2.250	97.584	97.434	97.284	3.500	101.476	101.326	101.176
3.750	102.913	102.725	102.575	3.750	102.745	102.558	102.408	2.375	97.978	97.828	97.678	3.625	101.879	101.729	101.579
3.875	103.352	103.164	103.014	3.875	103.149	102.962	102.812	2.500	98.368	98.218	98.068	Margin = 2.250		Index = 1.240	
4.000	103.784	103.597	103.447	4.000	103.546	103.358	103.208	2.625	98.708	98.558	98.408				
4.125	104.106	103.918	103.768	4.125	103.832	103.644	103.494	2.750	100.609	100.457	100.305				
4.250	104.047	103.922	103.822	4.250	103.880	103.755	103.655	2.875	100.997	100.845	100.692				
4.375	104.412	104.287	104.187	4.375	104.209	104.084	103.984	3.000	101.372	101.220	101.067				
4.500	104.741	104.616	104.516	4.500	104.502	104.377	104.277	3.125	101.698	101.546	101.393				
4.625	105.000	104.875	104.775	4.625	104.726	104.601	104.501	3.250	102.407	102.257	102.107				
4.750	104.926	104.801	104.676	4.750	104.759	104.634	104.509	3.375	102.729	102.579	102.429				
4.875	105.220	105.095	104.970	4.875	105.017	104.892	104.767	3.500	103.017	102.867	102.717				
5.000	105.480	105.355	105.230	5.000	105.242	105.117	104.992	3.625	103.232	103.082	102.932				
5.125	105.949	105.824	105.699	5.125	105.675	105.550	105.425	3.750	103.243	103.093	102.943				
5.250	105.938	105.838	105.738	5.250	105.771	105.671	105.571	3.875	103.495	103.345	103.195				
5.375	106.232	106.132	106.032	5.375	106.030	105.930	105.830	4.000	103.712	103.562	103.412				
5.500	106.492	106.392	106.292	5.500	106.254	106.154	106.054	4.125	103.866	103.716	103.566				

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	99.592	99.442	3.250	99.581	99.424	99.274	1.875	N/A	N/A	N/A	3.125	99.879	99.729	99.579
3.375	100.198	100.042	99.892	3.375	99.995	99.839	99.689	2.000	N/A	N/A	N/A	3.250	99.773	99.623	99.473
3.500	100.644	100.488	100.338	3.500	100.406	100.250	100.100	2.125	N/A	N/A	N/A	3.375	100.182	100.032	99.882
3.625	101.047	100.890	100.740	3.625	100.773	100.616	100.466	2.250	96.694	96.544	96.394	3.500	100.586	100.436	100.286
3.750	102.023	101.835	101.685	3.750	101.855	101.668	101.518	2.375	97.088	96.938	96.788	3.625	100.989	100.839	100.689
3.875	102.462	102.274	102.124	3.875	102.259	102.072	101.922	2.500	97.478	97.328	97.178	Margin = 2.250		Index = 1.240	
4.000	102.894	102.707	102.557	4.000	102.656	102.468	102.318	2.625	97.818	97.668	97.518	30 Year OTC			
4.125	103.216	103.028	102.878	4.125	102.942	102.754	102.604	2.750	99.719	99.567	99.415	Rate	30 Day	45 Day	60 Day
4.250	103.157	103.032	102.932	4.250	102.990	102.865	102.765	2.875	100.107	99.955	99.802	3.500	98.944	98.694	98.444
4.375	103.522	103.397	103.297	4.375	103.319	103.194	103.094	3.000	100.482	100.330	100.177	4.000	101.194	100.944	100.694
4.500	103.851	103.726	103.626	4.500	103.612	103.487	103.387	3.125	100.808	100.656	100.503	4.500	102.151	101.901	101.651
4.625	104.110	103.985	103.885	4.625	103.836	103.711	103.611	3.250	101.517	101.367	101.217	5.000	102.890	102.640	102.390
4.750	104.036	103.911	103.786	4.750	103.869	103.744	103.619	3.375	101.839	101.689	101.539	5.500	103.902	103.652	103.402
4.875	104.330	104.205	104.080	4.875	104.127	104.002	103.877	3.500	102.127	101.977	101.827	15 Year OTC			
5.000	104.590	104.465	104.340	5.000	104.352	104.227	104.102	3.625	102.342	102.192	102.042	Rate	30 Day	45 Day	60 Day
5.125	105.059	104.934	104.809	5.125	104.785	104.660	104.535	3.750	102.353	102.203	102.053	2.500	95.778	95.528	95.278
5.250	105.048	104.948	104.848	5.250	104.881	104.781	104.681	3.875	102.605	102.455	102.305	3.000	98.782	98.532	98.282
5.375	105.342	105.242	105.142	5.375	105.140	105.040	104.940	4.000	102.822	102.672	102.522	3.500	100.427	100.177	99.927
5.500	105.602	105.502	105.402	5.500	105.364	105.264	105.164	4.125	102.976	102.826	102.676	4.000	101.122	100.872	100.622

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

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

Max USDA-GRH Rate		
Today:	8/25/2017	4.500%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option.		
Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
		FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.		



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/25/2017

45 Day Lock Exp.:

10/9/2017

60 Day Lock Exp.:

10/24/2017

W. Rate Sheet Dated: 8/25/2017

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	99.138	98.988	3.250	99.127	98.971	98.821	1.875	N/A	N/A	N/A	3.125	99.08	98.932	98.782
3.375	99.745	99.588	99.438	3.375	99.542	99.385	99.235	2.000	N/A	N/A	N/A	3.250	99.32	99.169	99.019
3.500	100.191	100.034	99.884	3.500	99.952	99.796	99.646	2.125	N/A	N/A	N/A	3.375	99.73	99.578	99.428
3.625	100.593	100.437	100.287	3.625	100.319	100.163	100.013	2.250	95.584	95.434	95.284	3.500	100.13	99.982	99.832
3.750	101.288	101.100	100.950	3.750	101.120	100.933	100.783	2.375	95.978	95.828	95.678	3.625	100.53	100.385	100.235
3.875	101.727	101.539	101.389	3.875	101.524	101.337	101.187	2.500	96.368	96.218	96.068	Margin = 2.250		Index = 1.240	
4.000	102.159	101.972	101.822	4.000	101.921	101.733	101.583	2.625	96.708	96.558	96.408				
4.125	102.481	102.293	102.143	4.125	102.207	102.019	101.869	2.750	98.922	98.770	98.617				
4.250	101.829	101.704	101.604	4.250	101.661	101.536	101.436	2.875	99.309	99.157	99.005				
4.375	102.193	102.068	101.968	4.375	101.990	101.865	101.765	3.000	99.685	99.532	99.380				
4.500	102.522	102.397	102.297	4.500	102.284	102.159	102.059	3.125	100.011	99.858	99.706				
4.625	102.781	102.656	102.556	4.625	102.507	102.382	102.282	3.250	101.063	100.913	100.763				
4.750	102.114	101.989	101.864	4.750	101.946	101.821	101.696	3.375	101.385	101.235	101.085				
4.875	102.408	102.283	102.158	4.875	102.205	102.080	101.955	3.500	101.673	101.523	101.373				
5.000	102.668	102.543	102.418	5.000	102.429	102.304	102.179	3.625	101.888	101.738	101.588				
5.125	103.137	103.012	102.887	5.125	102.863	102.738	102.613	3.750	101.618	101.468	101.318				
5.250	99.688	99.588	99.488	5.250	99.521	99.421	99.321	3.875	101.870	101.720	101.570				
5.375	99.982	99.882	99.782	5.375	99.780	99.680	99.580	4.000	102.087	101.937	101.787				
5.500	100.242	100.142	100.042	5.500	100.004	99.904	99.804	4.125	102.241	102.091	101.941				

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	98.248	98.098	3.250	98.237	98.081	97.931	1.875	N/A	N/A	N/A	3.125	98.192	98.042	97.892
3.375	98.855	98.698	98.548	3.375	98.652	98.495	98.345	2.000	N/A	N/A	N/A	3.250	98.429	98.279	98.129
3.500	99.301	99.144	98.994	3.500	99.062	98.906	98.756	2.125	N/A	N/A	N/A	3.375	98.838	98.688	98.538
3.625	99.703	99.547	99.397	3.625	99.429	99.273	99.123	2.250	94.944	94.794	94.644	3.500	99.242	99.092	98.942
3.750	100.398	100.210	100.060	3.750	100.230	100.043	99.893	2.375	95.338	95.188	95.038	3.625	99.645	99.495	99.345
3.875	100.837	100.649	100.499	3.875	100.634	100.447	100.297	2.500	95.728	95.578	95.428	Margin = 2.250		Index = 1.240	
4.000	101.269	101.082	100.932	4.000	101.031	100.843	100.693	2.625	96.068	95.918	95.768	30 Year OTC			
4.125	101.591	101.403	101.253	4.125	101.317	101.129	100.979	2.750	98.657	98.505	98.352	Rate	30 Day	45 Day	60 Day
4.250	100.939	100.814	100.714	4.250	100.771	100.646	100.546	2.875	99.044	98.892	98.740	3.500	97.601	97.351	97.101
4.375	101.303	101.178	101.078	4.375	101.100	100.975	100.875	3.000	99.420	99.267	99.115	4.000	99.569	99.319	99.069
4.500	101.632	101.507	101.407	4.500	101.394	101.269	101.169	3.125	99.746	99.593	99.441	4.500	99.932	99.682	99.432
4.625	101.891	101.766	101.666	4.625	101.617	101.492	101.392	3.250	100.087	99.937	99.787	5.000	100.078	99.828	99.578
4.750	101.224	101.099	100.974	4.750	101.056	100.931	100.806	3.375	100.410	100.260	100.110	5.500	97.652	97.402	97.152
4.875	101.518	101.393	101.268	4.875	101.315	101.190	101.065	3.500	100.697	100.547	100.397	15 Year OTC			
5.000	101.778	101.653	101.528	5.000	101.539	101.414	101.289	3.625	100.912	100.762	100.612	Rate	30 Day	45 Day	60 Day
5.125	102.247	102.122	101.997	5.125	101.973	101.848	101.723	3.750	100.462	100.312	100.162	2.500	94.028	93.778	93.528
5.250	98.798	98.698	98.598	5.250	98.631	98.531	98.431	3.875	100.714	100.564	100.414	3.000	97.720	97.470	97.220
5.375	99.092	98.992	98.892	5.375	98.890	98.790	98.690	4.000	100.931	100.781	100.631	3.500	98.997	98.747	98.497
5.500	99.352	99.252	99.152	5.500	99.114	99.014	98.914	4.125	101.086	100.936	100.786	4.000	99.231	98.981	98.731

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option**	
FICO 720 +	0.500	FICO 620 - 639	-1.000	Loan Size	Standard
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150
FICO 640 - 659	0.000				-0.100
NY	-0.250	Non Owner Occupancy	-2.000		
USDA Streamline-Assist Refinance Option			-0.250		

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

Max USDA-GRH Rate		
Today:	8/25/2017	4.500%

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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		
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9/25/2017

45 Day Lock Exp.:

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60 Day Lock Exp.:

10/24/2017

W. Rate Sheet Dated: 8/25/2017

Release Time: 10:00 am ET

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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	101.381	101.281	101.181	3.750	102.074	101.974	101.866	2.750	99.839	99.739	99.639
3.875	102.049	101.949	101.849	3.875	102.669	102.569	102.457	2.875	100.376	100.276	100.176
3.990	102.473	102.373	102.273	3.990	103.187	103.087	102.974	2.990	100.616	100.516	100.416
4.000	102.573	102.473	102.373	4.000	103.287	103.187	103.074	3.000	100.716	100.616	100.516
4.125	103.126	103.026	102.926	4.125	103.374	103.274	103.149	3.125	101.188	101.088	100.988
4.250	103.621	103.521	103.421	4.250	104.059	103.959	103.832	3.250	101.873	101.773	101.673
4.375	104.166	104.066	103.966	4.375	104.488	104.388	104.261	3.375	102.259	102.159	102.059
4.500	104.656	104.556	104.456	4.500	104.924	104.824	104.697	3.500	102.572	102.472	102.372
4.625	105.070	104.968	104.870	4.625	105.383	105.282	105.173	3.625	103.042	102.942	102.842
4.750	105.572	105.470	105.372	4.750	105.871	105.770	105.661	3.750	103.532	103.432	103.332
4.875	106.015	105.914	105.815	4.875	106.340	106.239	106.131	3.875	104.010	103.910	103.810
4.990	106.328	106.227	106.128	4.990	106.676	106.575	106.470	3.990	103.760	103.660	103.560
5.000	106.428	106.327	106.228	5.000	106.776	106.675	106.570	4.000	103.860	103.760	103.660
5.125	106.854	106.733	106.654	5.125	106.630	106.509	106.430	4.125	104.325	104.225	104.125
5.250	107.321	107.199	107.121	5.250	107.085	106.964	106.885	4.250	104.698	104.598	104.498
5.375	107.687	107.566	107.487	5.375	107.467	107.346	107.267	4.375	105.078	104.978	104.878
5.500	108.007	107.885	107.807	5.500	107.820	107.699	107.620	4.500	105.606	105.506	105.406
5.625	108.146	108.005	107.946	5.625	108.041	107.900	107.841	4.625	105.976	105.876	105.776
5.750	108.541	108.400	108.341	5.750	108.446	108.306	108.246	4.750	103.534	103.431	103.334

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/25/2017

45 Day Lock Exp.:

10/9/2017

60 Day Lock Exp.:

10/24/2017

W. Rate Sheet Dated: 8/25/2017

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	98.928	98.828	98.728	3.750	98.828	98.728	98.628	3.750	99.994	99.894	99.786	3.750	99.894	99.794	99.686
3.875	99.598	99.498	99.398	3.875	99.498	99.398	99.298	3.875	100.589	100.489	100.377	3.875	100.489	100.389	100.277
3.990	100.075	99.975	99.875	3.990	99.975	99.875	99.775	3.990	101.107	101.007	100.894	3.990	101.007	100.907	100.794
4.000	100.175	100.075	99.975	4.000	100.075	99.975	99.875	4.000	101.207	101.107	100.994	4.000	101.107	101.007	100.894
4.125	100.776	100.676	100.576	4.125	100.676	100.576	100.476	4.125	101.294	101.194	101.069	4.125	101.194	101.094	100.969
4.250	101.382	101.282	101.182	4.250	101.282	101.182	101.082	4.250	101.856	101.756	101.629	4.250	101.756	101.656	101.529
4.375	101.937	101.837	101.737	4.375	101.837	101.737	101.637	4.375	102.369	102.269	102.142	4.375	102.269	102.169	102.042
4.500	102.427	102.327	102.227	4.500	102.327	102.227	102.127	4.500	102.844	102.744	102.617	4.500	102.744	102.644	102.517
4.625	102.841	102.739	102.641	4.625	102.741	102.639	102.541	4.625	103.303	103.202	103.093	4.625	103.203	103.102	102.993
4.750	103.343	103.241	103.143	4.750	103.243	103.141	103.043	4.750	103.791	103.690	103.581	4.750	103.691	103.590	103.481
4.875	103.786	103.685	103.586	4.875	103.686	103.585	103.486	4.875	104.260	104.159	104.051	4.875	104.160	104.059	103.951
4.990	104.099	103.998	103.898	4.990	103.998	103.898	103.799	4.990	104.596	104.495	104.390	4.990	104.496	104.395	104.290
5.000	104.199	104.098	103.998	5.000	104.098	103.998	103.898	5.000	104.696	104.595	104.490	5.000	104.596	104.495	104.390
5.125	104.625	104.504	104.425	5.125	104.525	104.404	104.325	5.125	104.550	104.429	104.350	5.125	104.450	104.329	104.250
5.250	105.092	104.970	104.892	5.250	104.992	104.870	104.792	5.250	105.005	104.884	104.805	5.250	104.905	104.784	104.705
5.375	105.458	105.337	105.258	5.375	105.358	105.237	105.158	5.375	105.387	105.266	105.187	5.375	105.287	105.166	105.087
5.500	105.778	105.656	105.578	5.500	105.678	105.556	105.478	5.500	105.740	105.619	105.540	5.500	105.640	105.519	105.440
5.625	105.917	105.776	105.717	5.625	105.817	105.676	105.617	5.625	105.961	105.820	105.761	5.625	105.861	105.720	105.661
5.750	106.312	106.171	106.112	5.750	106.212	106.071	106.012	5.750	106.366	106.226	106.166	5.750	106.266	106.126	106.066

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.267	97.167	97.067	2.750	97.167	97.067	96.967
2.875	97.895	97.795	97.695	2.875	97.795	97.695	97.595
2.990	98.394	98.294	98.194	2.990	98.294	98.194	98.094
3.000	98.494	98.394	98.294	3.000	98.394	98.294	98.194
3.125	99.058	98.958	98.858	3.125	98.958	98.858	98.758
3.250	99.596	99.496	99.396	3.250	99.496	99.396	99.296
3.375	100.114	100.014	99.914	3.375	100.014	99.914	99.814
3.500	100.442	100.342	100.242	3.500	100.342	100.242	100.142
3.625	100.912	100.812	100.712	3.625	100.812	100.712	100.612
3.750	101.402	101.302	101.202	3.750	101.302	101.202	101.102
3.875	101.880	101.780	101.680	3.875	101.780	101.680	101.580
3.990	101.630	101.530	101.430	3.990	101.530	101.430	101.330
4.000	101.730	101.630	101.530	4.000	101.630	101.530	101.430
4.125	102.195	102.095	101.995	4.125	102.095	101.995	101.895
4.250	102.568	102.468	102.368	4.250	102.468	102.368	102.268
4.375	102.948	102.848	102.748	4.375	102.848	102.748	102.648
4.500	103.476	103.376	103.276	4.500	103.376	103.276	103.176
4.625	103.846	103.746	103.646	4.625	103.746	103.646	103.546
4.750	104.404	104.304	104.204	4.750	104.304	104.204	104.104

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/25/2017

45 Day Lock Exp.:

10/9/2017

60 Day Lock Exp.:

10/24/2017

W. Rate Sheet Dated: 8/25/2017

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	99.458	99.358	99.258	3.750	100.524	100.424	100.316	2.750	97.797	97.697	97.597
3.875	100.128	100.028	99.928	3.875	101.119	101.019	100.907	2.875	98.425	98.325	98.225
3.990	100.605	100.505	100.405	3.990	101.637	101.537	101.424	2.990	98.924	98.824	98.724
4.000	100.705	100.605	100.505	4.000	101.737	101.637	101.524	3.000	99.024	98.924	98.824
4.125	101.306	101.206	101.106	4.125	101.824	101.724	101.599	3.125	99.588	99.488	99.388
4.250	101.912	101.812	101.712	4.250	102.386	102.286	102.159	3.250	100.126	100.026	99.926
4.375	102.467	102.367	102.267	4.375	102.899	102.799	102.672	3.375	100.644	100.544	100.444
4.500	102.957	102.857	102.757	4.500	103.374	103.274	103.147	3.500	100.972	100.872	100.772
4.625	103.371	103.269	103.171	4.625	103.833	103.732	103.623	3.625	101.442	101.342	101.242
4.750	103.873	103.771	103.673	4.750	104.321	104.220	104.111	3.750	101.932	101.832	101.732
4.875	104.316	104.215	104.116	4.875	104.790	104.689	104.581	3.875	102.410	102.310	102.210
4.990	104.629	104.528	104.429	4.990	105.126	105.025	104.920	3.990	102.160	102.060	101.960
5.000	104.729	104.628	104.529	5.000	105.226	105.125	105.020	4.000	102.260	102.160	102.060
5.125	105.155	105.034	104.955	5.125	105.080	104.959	104.880	4.125	102.725	102.625	102.525
5.250	105.622	105.500	105.422	5.250	105.535	105.414	105.335	4.250	103.098	102.998	102.898
5.375	105.988	105.867	105.788	5.375	105.917	105.796	105.717	4.375	103.478	103.378	103.278
5.500	106.308	106.186	106.108	5.500	106.270	106.149	106.070	4.500	104.006	103.906	103.806
5.625	106.447	106.306	106.247	5.625	106.491	106.350	106.291	4.625	104.376	104.276	104.176
5.750	106.842	106.701	106.642	5.750	106.896	106.756	106.696	4.750	101.934	101.831	101.734

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.	