



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.: **9/27/2017**45 Day Lock Exp.: **10/12/2017**60 Day Lock Exp.: **10/27/2017**W. Rate Sheet Dated: **8/28/2017**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	100.702	100.552	100.402	3.250	100.534	100.384	100.234	1.875	N/A	N/A	N/A	3.125	100.739	100.589	100.439
3.375	101.152	101.002	100.852	3.375	100.949	100.799	100.649	2.000	N/A	N/A	N/A	3.250	100.633	100.483	100.333
3.500	101.598	101.448	101.298	3.500	101.360	101.210	101.060	2.125	N/A	N/A	N/A	3.375	101.042	100.892	100.742
3.625	102.000	101.850	101.700	3.625	101.726	101.576	101.426	2.250	97.585	97.435	97.285	3.500	101.446	101.296	101.146
3.750	102.929	102.742	102.592	3.750	102.762	102.575	102.425	2.375	97.979	97.829	97.679	3.625	101.849	101.699	101.549
3.875	103.369	103.181	103.031	3.875	103.166	102.978	102.828	2.500	98.369	98.219	98.069	Margin = 2.250		Index = 1.240	
4.000	103.801	103.614	103.464	4.000	103.563	103.375	103.225	2.625	98.709	98.559	98.409				
4.125	104.123	103.935	103.785	4.125	103.849	103.661	103.511	2.750	100.595	100.445	100.295				
4.250	104.033	103.924	103.824	4.250	103.866	103.756	103.656	2.875	100.983	100.833	100.683				
4.375	104.398	104.288	104.188	4.375	104.195	104.085	103.985	3.000	101.358	101.208	101.058				
4.500	104.727	104.617	104.517	4.500	104.488	104.379	104.279	3.125	101.684	101.534	101.384				
4.625	104.985	104.876	104.776	4.625	104.711	104.602	104.502	3.250	102.424	102.274	102.124				
4.750	104.943	104.834	104.734	4.750	104.776	104.666	104.566	3.375	102.746	102.596	102.446				
4.875	105.237	105.128	105.028	4.875	105.034	104.925	104.825	3.500	103.034	102.884	102.734				
5.000	105.497	105.388	105.288	5.000	105.259	105.149	105.049	3.625	103.249	103.099	102.949				
5.125	105.966	105.857	105.757	5.125	105.692	105.583	105.483	3.750	103.213	103.063	102.913				
5.250	106.033	105.933	105.833	5.250	105.866	105.766	105.666	3.875	103.465	103.315	103.165				
5.375	106.327	106.227	106.127	5.375	106.125	106.025	105.925	4.000	103.682	103.532	103.382				
5.500	106.587	106.487	106.387	5.500	106.349	106.249	106.149	4.125	103.836	103.686	103.536				

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	99.812	99.662	99.512	3.250	99.644	99.494	99.344	1.875	N/A	N/A	N/A	3.125	99.849	99.699	99.549
3.375	100.262	100.112	99.962	3.375	100.059	99.909	99.759	2.000	N/A	N/A	N/A	3.250	99.743	99.593	99.443
3.500	100.708	100.558	100.408	3.500	100.470	100.320	100.170	2.125	N/A	N/A	N/A	3.375	100.152	100.002	99.852
3.625	101.110	100.960	100.810	3.625	100.836	100.686	100.536	2.250	96.695	96.545	96.395	3.500	100.556	100.406	100.256
3.750	102.039	101.852	101.702	3.750	101.872	101.685	101.535	2.375	97.089	96.939	96.789	3.625	100.959	100.809	100.659
3.875	102.479	102.291	102.141	3.875	102.276	102.088	101.938	2.500	97.479	97.329	97.179	Margin = 2.250		Index = 1.240	
4.000	102.911	102.724	102.574	4.000	102.673	102.485	102.335	2.625	97.819	97.669	97.519	30 Year OTC			
4.125	103.233	103.045	102.895	4.125	102.959	102.771	102.621	2.750	99.705	99.555	99.405	Rate	30 Day	45 Day	60 Day
4.250	103.143	103.034	102.934	4.250	102.976	102.866	102.766	2.875	100.093	99.943	99.793	3.500	99.008	98.758	98.508
4.375	103.508	103.398	103.298	4.375	103.305	103.195	103.095	3.000	100.468	100.318	100.168	4.000	101.211	100.961	100.711
4.500	103.837	103.727	103.627	4.500	103.598	103.489	103.389	3.125	100.794	100.644	100.494	4.500	102.137	101.887	101.637
4.625	104.095	103.986	103.886	4.625	103.821	103.712	103.612	3.250	101.534	101.384	101.234	5.000	102.907	102.657	102.407
4.750	104.053	103.944	103.844	4.750	103.886	103.776	103.676	3.375	101.856	101.706	101.556	5.500	103.997	103.747	103.497
4.875	104.347	104.238	104.138	4.875	104.144	104.035	103.935	3.500	102.144	101.994	101.844	15 Year OTC			
5.000	104.607	104.498	104.398	5.000	104.369	104.259	104.159	3.625	102.359	102.209	102.059	Rate	30 Day	45 Day	60 Day
5.125	105.076	104.967	104.867	5.125	104.802	104.693	104.593	3.750	102.323	102.173	102.023	2.500	95.779	95.529	95.279
5.250	105.143	105.043	104.943	5.250	104.976	104.876	104.776	3.875	102.575	102.425	102.275	3.000	98.768	98.518	98.268
5.375	105.437	105.337	105.237	5.375	105.235	105.135	105.035	4.000	102.792	102.642	102.492	3.500	100.444	100.194	99.944
5.500	105.697	105.597	105.497	5.500	105.459	105.359	105.259	4.125	102.946	102.796	102.646	4.000	101.092	100.842	100.592

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:	8/28/2017	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
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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

9/27/2017

10/12/2017

10/27/2017

W. Rate Sheet Dated: 8/28/2017

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.358	99.208	99.058	3.250	99.191	99.041	98.891	1.875	N/A	N/A	N/A
3.375	99.808	99.658	99.508	3.375	99.605	99.455	99.305	2.000	N/A	N/A	N/A
3.500	100.254	100.104	99.954	3.500	100.016	99.866	99.716	2.125	N/A	N/A	N/A
3.625	100.657	100.507	100.357	3.625	100.383	100.233	100.083	2.250	95.585	95.435	95.285
3.750	101.304	101.117	100.967	3.750	101.137	100.950	100.800	2.375	95.979	95.829	95.679
3.875	101.744	101.556	101.406	3.875	101.541	101.353	101.203	2.500	96.369	96.219	96.069
4.000	102.176	101.989	101.839	4.000	101.938	101.750	101.600	2.625	96.709	96.559	96.409
4.125	102.498	102.310	102.160	4.125	102.224	102.036	101.886	2.750	98.907	98.757	98.607
4.250	101.814	101.705	101.605	4.250	101.647	101.538	101.438	2.875	99.295	99.145	98.995
4.375	102.179	102.069	101.969	4.375	101.976	101.867	101.767	3.000	99.670	99.520	99.370
4.500	102.508	102.398	102.298	4.500	102.269	102.160	102.060	3.125	99.996	99.846	99.696
4.625	102.767	102.657	102.557	4.625	102.493	102.383	102.283	3.250	101.080	100.930	100.780
4.750	102.131	102.021	101.921	4.750	101.963	101.854	101.754	3.375	101.402	101.252	101.102
4.875	102.425	102.315	102.215	4.875	102.222	102.112	102.012	3.500	101.690	101.540	101.390
5.000	102.685	102.575	102.475	5.000	102.446	102.337	102.237	3.625	101.905	101.755	101.605
5.125	103.154	103.044	102.944	5.125	102.880	102.770	102.670	3.750	101.588	101.438	101.288
5.250	99.783	99.683	99.583	5.250	99.616	99.516	99.416	3.875	101.840	101.690	101.540
5.375	100.077	99.977	99.877	5.375	99.875	99.775	99.675	4.000	102.057	101.907	101.757
5.500	100.337	100.237	100.137	5.500	100.099	99.999	99.899	4.125	102.211	102.061	101.911

Margin = 2.250

Index = 1.240

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.468	98.318	98.168	3.250	98.301	98.151	98.001	1.875	N/A	N/A	N/A
3.375	98.918	98.768	98.618	3.375	98.715	98.565	98.415	2.000	N/A	N/A	N/A
3.500	99.364	99.214	99.064	3.500	99.126	98.976	98.826	2.125	N/A	N/A	N/A
3.625	99.767	99.617	99.467	3.625	99.493	99.343	99.193	2.250	94.945	94.795	94.645
3.750	100.414	100.227	100.077	3.750	100.247	100.060	99.910	2.375	95.339	95.189	95.039
3.875	100.854	100.666	100.516	3.875	100.651	100.463	100.313	2.500	95.729	95.579	95.429
4.000	101.286	101.099	100.949	4.000	101.048	100.860	100.710	2.625	96.069	95.919	95.769
4.125	101.608	101.420	101.270	4.125	101.334	101.146	100.996	2.750	98.642	98.492	98.342
4.250	100.924	100.815	100.715	4.250	100.757	100.648	100.548	2.875	99.030	98.880	98.730
4.375	101.289	101.179	101.079	4.375	101.086	100.977	100.877	3.000	99.405	99.255	99.105
4.500	101.618	101.508	101.408	4.500	101.379	101.270	101.170	3.125	99.731	99.581	99.431
4.625	101.877	101.767	101.667	4.625	101.603	101.493	101.393	3.250	100.104	99.954	99.804
4.750	101.241	101.131	101.031	4.750	101.073	100.964	100.864	3.375	100.426	100.276	100.126
4.875	101.535	101.425	101.325	4.875	101.332	101.222	101.122	3.500	100.714	100.564	100.414
5.000	101.795	101.685	101.585	5.000	101.556	101.447	101.347	3.625	100.929	100.779	100.629
5.125	102.264	102.154	102.054	5.125	101.990	101.880	101.780	3.750	100.432	100.282	100.132
5.250	98.893	98.793	98.693	5.250	98.726	98.626	98.526	3.875	100.684	100.534	100.384
5.375	99.187	99.087	98.987	5.375	98.985	98.885	98.785	4.000	100.901	100.751	100.601
5.500	99.447	99.347	99.247	5.500	99.209	99.109	99.009	4.125	101.056	100.906	100.756

Margin = 2.250

Index = 1.240

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
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

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

Max USDA-GRH Rate	
Today:	8/28/2017 4.500%

Lock Desk Policy		
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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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	98.481	98.381	98.281	3.125	98.343	98.243	98.143	3.000	100.766	100.666	100.566	3.000	100.784	100.684	100.584
3.375	99.397	99.297	99.197	3.250	99.591	99.491	99.391	3.125	101.224	101.124	101.024	3.125	101.064	100.964	100.864
3.500	100.074	99.974	99.874	3.375	100.395	100.295	100.195	3.250	101.891	101.791	101.691	3.250	101.965	101.865	101.765
3.625	100.724	100.624	100.524	3.500	101.180	101.080	100.980	3.375	102.277	102.177	102.077	3.375	102.236	102.136	102.036
3.750	101.349	101.249	101.149	3.625	101.756	101.656	101.556	3.500	102.577	102.477	102.377	3.500	102.482	102.382	102.282
3.875	102.017	101.917	101.817	3.750	102.226	102.126	102.026	3.625	102.957	102.857	102.757	3.625	102.716	102.616	102.516
3.990	102.441	102.341	102.241	3.875	102.647	102.547	102.447	3.750	103.328	103.228	103.128	3.750	102.944	102.844	102.744
4.000	102.541	102.441	102.341	3.990	103.022	102.922	102.822	3.875	103.666	103.566	103.466	3.875	103.212	103.112	103.012
4.125	103.094	102.994	102.894	4.000	103.122	103.022	102.922	3.990	103.702	103.602	103.502	3.990	103.419	103.319	103.219
4.250	103.590	103.490	103.390	4.125	103.602	103.502	103.402	4.000	103.802	103.702	103.602	4.000	103.519	103.419	103.319
4.375	104.062	103.962	103.862	4.250	104.058	103.958	103.858	4.125	103.976	103.876	103.776	4.125	103.738	103.638	103.538
4.500	104.405	104.305	104.205	4.375	104.476	104.376	104.276	4.250	104.331	104.231	104.131	4.250	103.965	103.865	103.765
4.625	104.960	104.860	104.760	4.500	105.030	104.930	104.830	4.375	104.631	104.531	104.431	4.375	104.148	104.048	103.948
4.750	105.463	105.363	105.263	4.625	105.466	105.366	105.266	4.500	104.748	104.648	104.548	4.500	104.369	104.269	104.169
4.875	105.910	105.810	105.710	4.750	105.871	105.771	105.671	4.625	104.803	104.703	104.603	4.625	104.572	104.472	104.372
4.990	106.053	105.953	105.853	4.875	106.246	106.146	106.046	4.750	105.080	104.980	104.880	4.750	104.745	104.645	104.545
5.000	106.153	106.053	105.953	4.990	106.414	106.314	106.214	4.875	105.318	105.218	105.118	4.875	104.893	104.793	104.693
5.125	106.693	106.593	106.493	5.000	106.514	106.414	106.314	4.990	105.455	105.355	105.255	4.990	104.939	104.839	104.739
5.250	107.190	107.090	106.990	5.125	106.983	106.883	106.783	5.000	105.555	105.455	105.355	5.000	105.039	104.939	104.839

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	101.859	101.759	101.659	3.000	100.091	99.991	99.891
4.250	102.405	102.305	102.205	3.125	100.458	100.358	100.258
4.375	102.853	102.753	102.653	3.250	100.822	100.722	100.622
4.500	103.014	102.914	102.814	3.375	101.241	101.141	101.041
4.625	103.179	103.079	102.979	3.500	101.639	101.539	101.439
4.750	103.645	103.545	103.445	3.625	101.943	101.843	101.743
4.875	104.027	103.927	103.827	3.750	102.193	102.093	101.993
4.990	104.075	103.975	103.875	3.875	102.418	102.318	102.218
5.000	104.175	104.075	103.975	3.990	102.399	102.299	102.199
5.125	104.339	104.239	104.139	4.000	102.499	102.399	102.299
5.250	104.159	104.059	103.959	4.125	102.228	102.128	102.028
5.375	104.508	104.408	104.308	4.250	102.472	102.372	102.272
5.500	104.754	104.654	104.554	4.375	102.674	102.574	102.474
5.625	104.934	104.834	104.734	4.500	102.753	102.653	102.553
5.750	104.539	104.439	104.339	4.625	103.000	102.900	102.800
5.875	104.906	104.806	104.706	4.750	103.188	103.088	102.988
5.990	105.075	104.975	104.875	4.875	103.349	103.249	103.149
6.000	105.175	105.075	104.975	4.990	103.412	103.312	103.212
6.125	105.294	105.194	105.094	5.000	103.512	103.412	103.312

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

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	-2.250	-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 *Not								

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

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 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 LLPAs: State; Extension; LPMI, Loan Size	

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						



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.:

9/27/2017

45 Day Lock Exp.:

10/12/2017

60 Day Lock Exp.:

10/27/2017

W. Rate Sheet Dated: 8/28/2017

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	95.600	95.500	95.400	3.125	N/A	N/A	N/A	3.125	96.093	95.993	95.893	3.250	95.012	94.912	94.812
3.375	96.454	96.354	96.254	3.250	93.477	93.377	93.277	3.250	97.326	97.226	97.126	3.375	95.894	95.794	95.694
3.500	97.468	97.368	97.268	3.375	94.631	94.531	94.431	3.375	98.145	98.045	97.945	3.500	97.226	97.126	97.026
3.625	98.204	98.104	98.004	3.500	96.002	95.902	95.802	3.500	98.930	98.830	98.730	3.625	98.203	98.103	98.003
3.750	98.835	98.735	98.635	3.625	96.996	96.896	96.796	3.625	99.506	99.406	99.306	3.750	98.892	98.792	98.692
3.875	99.394	99.294	99.194	3.750	97.768	97.668	97.568	3.750	99.976	99.876	99.776	3.875	99.478	99.378	99.278
3.990	99.971	99.871	99.771	3.875	98.383	98.283	98.183	3.875	100.397	100.297	100.197	3.990	99.827	99.727	99.627
4.000	100.071	99.971	99.871	3.990	99.201	99.101	99.001	3.990	100.772	100.672	100.572	4.000	99.927	99.827	99.727
4.125	100.705	100.605	100.505	4.000	99.301	99.201	99.101	4.000	100.872	100.772	100.672	4.125	100.339	100.239	100.139
4.250	101.291	101.191	101.091	4.125	100.164	100.064	99.964	4.125	101.352	101.252	101.152	4.250	100.984	100.884	100.784
4.375	101.812	101.712	101.612	4.250	100.880	100.780	100.680	4.250	101.808	101.708	101.608	4.375	101.556	101.456	101.356
4.500	102.155	102.055	101.955	4.375	101.456	101.356	101.256	4.375	102.226	102.126	102.026	4.500	101.814	101.714	101.614
4.625	102.710	102.610	102.510	4.500	102.289	102.189	102.089	4.500	102.780	102.680	102.580	4.625	102.242	102.142	102.042
4.750	103.213	103.113	103.013	4.625	103.052	102.952	102.852	4.625	103.216	103.116	103.016	4.750	102.831	102.731	102.631
4.875	103.660	103.560	103.460	4.750	103.673	103.573	103.473	4.750	103.621	103.521	103.421	4.875	103.354	103.254	103.154
4.990	103.803	103.703	103.603	4.875	104.169	104.069	103.969	4.875	103.996	103.896	103.796	4.990	103.481	103.381	103.281
5.000	103.903	103.803	103.703	4.990	104.338	104.238	104.138	4.990	104.164	104.064	103.964	5.000	103.581	103.481	103.381
5.125	104.443	104.343	104.243	5.000	104.438	104.338	104.238	5.000	104.264	104.164	104.064	5.125	103.972	103.872	103.772
5.250	104.940	104.840	104.740	5.125	105.059	104.959	104.859	5.125	104.733	104.633	104.533	5.250	104.497	104.397	104.297

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	100.091	99.991	99.891	3.000	96.856	96.756	96.656	3.000	98.484	98.384	98.284	3.000	96.681	96.581	96.481
3.125	100.458	100.358	100.258	3.125	97.386	97.286	97.186	3.125	98.764	98.664	98.564	3.125	97.201	97.101	97.001
3.250	100.822	100.722	100.622	3.250	98.425	98.325	98.225	3.250	99.665	99.565	99.465	3.250	98.241	98.141	98.041
3.375	101.241	101.141	101.041	3.375	98.971	98.871	98.771	3.375	99.936	99.836	99.736	3.375	98.787	98.687	98.587
3.500	101.639	101.539	101.439	3.500	99.506	99.406	99.306	3.500	100.182	100.082	99.982	3.500	99.302	99.202	99.102
3.625	102.193	101.843	101.743	3.625	99.957	99.857	99.757	3.625	100.416	100.316	100.216	3.625	99.752	99.652	99.552
3.750	102.943	102.093	101.993	3.750	100.369	100.269	100.169	3.750	100.644	100.544	100.444	3.750	100.165	100.065	99.965
3.875	102.418	102.318	102.218	3.875	100.743	100.643	100.543	3.875	100.912	100.812	100.712	3.875	100.538	100.438	100.338
3.990	102.399	102.299	102.199	3.990	100.919	100.819	100.719	3.990	101.119	101.019	100.919	3.990	100.704	100.604	100.504
4.000	102.499	102.399	102.299	4.000	101.019	100.919	100.819	4.000	101.219	101.119	101.019	4.000	100.804	100.704	100.604
4.125	102.228	102.128	102.028	4.125	101.408	101.308	101.208	4.125	101.438	101.338	101.238	4.125	101.224	101.124	101.024
4.250	102.472	102.372	102.272	4.250	101.802	101.702	101.602	4.250	101.665	101.565	101.465	4.250	101.617	101.517	101.417
4.375	102.674	102.574	102.474	4.375	102.132	102.032	101.932	4.375	101.848	101.748	101.648	4.375	101.948	101.848	101.748
4.500	102.753	102.653	102.553	4.500	102.264	102.164	102.064	4.500	102.069	101.969	101.869	4.500	102.079	101.979	101.879
4.625	103.000	102.900	102.800	4.625	102.515	102.415	102.315	4.625	102.272	102.172	102.072	4.625	102.330	102.230	102.130
4.750	103.188	103.088	102.988	4.750	102.822	102.722	102.622	4.750	102.445	102.345	102.245	4.750	102.637	102.537	102.437
4.875	103.349	103.249	103.149	4.875	103.085	102.985	102.885	4.875	102.593	102.493	102.393	4.875	102.900	102.800	102.700
4.990	103.412	103.312	103.212	4.990	103.247	103.147	103.047	4.990	102.639	102.539	102.439	4.990	103.062	102.962	102.862
5.000	103.512	103.412	103.312	5.000	103.347	103.247	103.147	5.000	102.739	102.639	102.539	5.000	103.162	103.062	102.962

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



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.:

9/27/2017

45 Day Lock Exp.:

10/12/2017

60 Day Lock Exp.:

10/27/2017

W. Rate Sheet Dated: 8/28/2017

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	101.349	101.249	101.149	3.750	102.164	102.013	101.951	2.750	99.889	99.789	99.689
3.875	102.017	101.917	101.817	3.875	102.757	102.603	102.542	2.875	100.426	100.326	100.226
3.990	102.448	102.348	102.248	3.990	103.275	103.119	103.057	2.990	100.666	100.566	100.466
4.000	102.548	102.448	102.348	4.000	103.375	103.219	103.157	3.000	100.766	100.666	100.566
4.125	103.094	102.994	102.894	4.125	103.376	103.227	103.145	3.125	101.224	101.124	101.024
4.250	103.694	103.594	103.494	4.250	103.997	103.846	103.765	3.250	101.891	101.791	101.691
4.375	104.247	104.147	104.047	4.375	104.448	104.297	104.216	3.375	102.277	102.177	102.077
4.500	104.734	104.634	104.534	4.500	104.922	104.770	104.689	3.500	102.612	102.512	102.412
4.625	105.074	104.974	104.874	4.625	105.339	105.223	105.122	3.625	103.081	102.981	102.881
4.750	105.574	105.474	105.374	4.750	105.838	105.722	105.621	3.750	103.572	103.472	103.372
4.875	106.015	105.915	105.815	4.875	106.305	106.190	106.089	3.875	104.049	103.949	103.849
4.990	106.327	106.227	106.127	4.990	106.640	106.527	106.426	3.990	103.703	103.603	103.503
5.000	106.427	106.327	106.227	5.000	106.740	106.627	106.526	4.000	103.803	103.703	103.603
5.125	106.861	106.761	106.661	5.125	106.631	106.531	106.431	4.125	104.268	104.168	104.068
5.250	107.305	107.205	107.105	5.250	107.049	106.949	106.849	4.250	104.640	104.540	104.440
5.375	107.669	107.569	107.469	5.375	107.429	107.329	107.229	4.375	105.019	104.919	104.819
5.500	107.987	107.887	107.787	5.500	107.782	107.682	107.582	4.500	105.547	105.447	105.347
5.625	108.129	108.029	107.929	5.625	108.004	107.904	107.804	4.625	105.914	105.814	105.714
5.750	108.523	108.423	108.323	5.750	108.408	108.308	108.208	4.750	103.503	103.401	103.303

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.:

9/27/2017

45 Day Lock Exp.:

10/12/2017

60 Day Lock Exp.:

10/27/2017

W. Rate Sheet Dated: 8/28/2017

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	99.075	98.975	98.875	3.750	98.975	98.875	98.775	3.750	100.084	99.933	99.871	3.750	99.984	99.833	99.771
3.875	99.744	99.644	99.544	3.875	99.644	99.544	99.444	3.875	100.677	100.523	100.462	3.875	100.577	100.423	100.362
3.990	100.219	100.119	100.019	3.990	100.119	100.019	99.919	3.990	101.195	101.039	100.977	3.990	101.095	100.939	100.877
4.000	100.319	100.219	100.119	4.000	100.219	100.119	100.019	4.000	101.295	101.139	101.077	4.000	101.195	101.039	100.977
4.125	100.860	100.760	100.660	4.125	100.760	100.660	100.560	4.125	101.296	101.147	101.065	4.125	101.196	101.047	100.965
4.250	101.465	101.365	101.265	4.250	101.365	101.265	101.165	4.250	101.856	101.705	101.624	4.250	101.756	101.605	101.524
4.375	102.018	101.918	101.818	4.375	101.918	101.818	101.718	4.375	102.368	102.217	102.136	4.375	102.268	102.117	102.036
4.500	102.505	102.405	102.305	4.500	102.405	102.305	102.205	4.500	102.842	102.690	102.609	4.500	102.742	102.590	102.509
4.625	102.845	102.745	102.645	4.625	102.745	102.645	102.545	4.625	103.259	103.143	103.042	4.625	103.159	103.043	102.942
4.750	103.345	103.245	103.145	4.750	103.245	103.145	103.045	4.750	103.758	103.642	103.541	4.750	103.658	103.542	103.441
4.875	103.786	103.686	103.586	4.875	103.686	103.586	103.486	4.875	104.225	104.110	104.009	4.875	104.125	104.010	103.909
4.990	104.098	103.998	103.898	4.990	103.998	103.898	103.798	4.990	104.560	104.447	104.346	4.990	104.460	104.347	104.246
5.000	104.198	104.098	103.998	5.000	104.098	103.998	103.898	5.000	104.660	104.547	104.446	5.000	104.560	104.447	104.346
5.125	104.632	104.532	104.432	5.125	104.532	104.432	104.332	5.125	104.551	104.451	104.351	5.125	104.451	104.351	104.251
5.250	105.076	104.976	104.876	5.250	104.976	104.876	104.776	5.250	104.969	104.869	104.769	5.250	104.869	104.769	104.669
5.375	105.440	105.340	105.240	5.375	105.340	105.240	105.140	5.375	105.349	105.249	105.149	5.375	105.249	105.149	105.049
5.500	105.758	105.658	105.558	5.500	105.658	105.558	105.458	5.500	105.702	105.602	105.502	5.500	105.602	105.502	105.402
5.625	105.900	105.800	105.700	5.625	105.800	105.700	105.600	5.625	105.924	105.824	105.724	5.625	105.824	105.724	105.624
5.750	106.294	106.194	106.094	5.750	106.194	106.094	105.994	5.750	106.328	106.228	106.128	5.750	106.228	106.128	106.028

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.308	97.208	97.108	2.750	97.208	97.108	97.008
2.875	97.922	97.822	97.722	2.875	97.822	97.722	97.622
2.990	98.409	98.309	98.209	2.990	98.309	98.209	98.109
3.000	98.509	98.409	98.309	3.000	98.409	98.309	98.209
3.125	99.069	98.969	98.869	3.125	98.969	98.869	98.769
3.250	99.606	99.506	99.406	3.250	99.506	99.406	99.306
3.375	100.124	100.024	99.924	3.375	100.024	99.924	99.824
3.500	100.482	100.382	100.282	3.500	100.382	100.282	100.182
3.625	100.951	100.851	100.751	3.625	100.851	100.751	100.651
3.750	101.442	101.342	101.242	3.750	101.342	101.242	101.142
3.875	101.919	101.819	101.719	3.875	101.819	101.719	101.619
3.990	101.573	101.473	101.373	3.990	101.473	101.373	101.273
4.000	101.673	101.573	101.473	4.000	101.573	101.473	101.373
4.125	102.138	102.038	101.938	4.125	102.038	101.938	101.838
4.250	102.510	102.410	102.310	4.250	102.410	102.310	102.210
4.375	102.889	102.789	102.689	4.375	102.789	102.689	102.589
4.500	103.417	103.317	103.217	4.500	103.317	103.217	103.117
4.625	103.784	103.684	103.584	4.625	103.684	103.584	103.484
4.750	101.373	101.271	101.173	4.750	101.273	101.171	101.073

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.:

9/27/2017

45 Day Lock Exp.:

10/12/2017

60 Day Lock Exp.:

10/27/2017

W. Rate Sheet Dated: 8/28/2017

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	99.605	99.505	99.405	3.750	100.614	100.463	100.401	2.750	97.838	97.738	97.638
3.875	100.274	100.174	100.074	3.875	101.207	101.053	100.992	2.875	98.452	98.352	98.252
3.990	100.749	100.649	100.549	3.990	101.725	101.569	101.507	2.990	98.939	98.839	98.739
4.000	100.849	100.749	100.649	4.000	101.825	101.669	101.607	3.000	99.039	98.939	98.839
4.125	101.390	101.290	101.190	4.125	101.826	101.677	101.595	3.125	99.599	99.499	99.399
4.250	101.995	101.895	101.795	4.250	102.386	102.235	102.154	3.250	100.136	100.036	99.936
4.375	102.548	102.448	102.348	4.375	102.898	102.747	102.666	3.375	100.654	100.554	100.454
4.500	103.035	102.935	102.835	4.500	103.372	103.220	103.139	3.500	101.012	100.912	100.812
4.625	103.375	103.275	103.175	4.625	103.789	103.673	103.572	3.625	101.481	101.381	101.281
4.750	103.875	103.775	103.675	4.750	104.288	104.172	104.071	3.750	101.972	101.872	101.772
4.875	104.316	104.216	104.116	4.875	104.755	104.640	104.539	3.875	102.449	102.349	102.249
4.990	104.628	104.528	104.428	4.990	105.090	104.977	104.876	3.990	102.103	102.003	101.903
5.000	104.728	104.628	104.528	5.000	105.190	105.077	104.976	4.000	102.203	102.103	102.003
5.125	105.162	105.062	104.962	5.125	105.081	104.981	104.881	4.125	102.668	102.568	102.468
5.250	105.606	105.506	105.406	5.250	105.499	105.399	105.299	4.250	103.040	102.940	102.840
5.375	105.970	105.870	105.770	5.375	105.879	105.779	105.679	4.375	103.419	103.319	103.219
5.500	106.288	106.188	106.088	5.500	106.232	106.132	106.032	4.500	103.947	103.847	103.747
5.625	106.430	106.330	106.230	5.625	106.454	106.354	106.254	4.625	104.314	104.214	104.114
5.750	106.824	106.724	106.624	5.750	106.858	106.758	106.658	4.750	101.903	101.801	101.703

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.	