



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.: 9/27/2018

45 Day Lock Exp.: 10/12/2018

60 Day Lock Exp.: 10/29/2018

W. Rate Sheet Dated: 8/28/2018

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	98.234	98.084	97.934	3.500	97.721	97.571	97.421	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.768	98.618	98.468	3.625	98.220	98.070	97.920	2.000	N/A	N/A	N/A	3.250	98.084	97.934	97.784
3.750	99.614	99.464	99.314	3.750	99.223	99.073	98.923	2.125	N/A	N/A	N/A	3.375	98.674	98.524	98.374
3.875	100.141	99.991	99.841	3.875	99.714	99.564	99.414	2.250	93.529	93.379	93.229	3.500	99.166	99.016	98.866
4.000	100.670	100.520	100.370	4.000	100.207	100.057	99.907	2.375	93.890	93.740	93.590	3.625	99.700	99.550	99.400
4.125	101.191	101.041	100.891	4.125	100.692	100.542	100.392	2.500	93.016	92.866	92.716	Margin = 2.250		Index = 2.440	
4.250	101.870	101.745	101.605	4.250	101.229	101.104	100.964	2.625	93.966	93.816	93.666				
4.375	102.384	102.259	102.118	4.375	101.707	101.582	101.442	2.750	96.861	96.711	96.561				
4.500	102.829	102.704	102.563	4.500	102.116	101.991	101.851	2.875	97.335	97.185	97.035				
4.625	103.228	103.103	102.962	4.625	102.480	102.355	102.214	3.000	97.810	97.660	97.510				
4.750	103.353	103.197	103.056	4.750	102.666	102.510	102.369	3.125	98.277	98.127	97.977				
4.875	103.642	103.486	103.345	4.875	103.066	102.909	102.769	3.250	98.945	98.795	98.645				
5.000	104.206	104.050	103.909	5.000	103.394	103.237	103.097	3.375	99.414	99.264	99.114				
5.125	104.477	104.320	104.180	5.125	103.649	103.492	103.352	3.500	99.879	99.729	99.579				
5.250	104.545	104.373	104.201	5.250	103.483	103.311	103.139	3.625	100.326	100.176	100.026				
5.375	104.672	104.500	104.328	5.375	103.815	103.643	103.471	3.750	100.306	100.156	100.006				
5.500	104.876	104.704	104.533	5.500	104.234	104.062	103.890	3.875	100.714	100.564	100.414				
5.625	105.067	104.895	104.723	5.625	104.589	104.417	104.245	4.000	101.077	100.927	100.777				
5.750	105.619	105.510	105.369	5.750	104.548	104.438	104.298	4.125	101.415	101.265	101.115				

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	97.034	96.884	96.734	3.500	96.721	96.571	96.421	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.568	97.418	97.268	3.625	97.220	97.070	96.920	2.000	N/A	N/A	N/A	3.250	97.084	96.934	96.784
3.750	98.414	98.264	98.114	3.750	98.223	98.073	97.923	2.125	N/A	N/A	N/A	3.375	97.674	97.524	97.374
3.875	98.941	98.791	98.641	3.875	98.714	98.564	98.414	2.250	92.529	92.379	92.229	3.500	98.166	98.016	97.866
4.000	99.470	99.320	99.170	4.000	99.207	99.057	98.907	2.375	92.890	92.740	92.590	3.625	98.700	98.550	98.400
4.125	99.991	99.841	99.691	4.125	99.692	99.542	99.392	2.500	92.016	91.866	91.716	Margin = 2.250		Index = 2.440	
4.250	100.670	100.545	100.405	4.250	100.229	100.104	99.964	2.625	92.966	92.816	92.666	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.184	101.059	100.918	4.375	100.707	100.582	100.442	2.750	95.861	95.711	95.561	Rate	30 Day	45 Day	60 Day
4.500	101.629	101.504	101.363	4.500	101.116	100.991	100.851	2.875	96.335	96.185	96.035	4.500	100.429	100.179	99.929
4.625	102.028	101.903	101.762	4.625	101.480	101.355	101.214	3.000	96.810	96.660	96.510	4.625	100.828	100.578	100.328
4.750	102.157	102.001	101.860	4.750	101.666	101.510	101.369	3.125	97.277	97.127	96.977	4.750	100.907	100.657	100.407
4.875	102.692	102.536	102.395	4.875	102.066	101.909	101.769	3.250	97.945	97.795	97.645	4.875	101.342	101.092	100.842
5.000	103.056	102.900	102.759	5.000	102.394	102.237	102.097	3.375	98.414	98.264	98.114	5.000	101.706	101.456	101.206
5.125	103.527	103.370	103.230	5.125	102.749	102.592	102.452	3.500	98.879	98.729	98.579	5.125	102.097	101.847	101.597
5.250	104.115	103.943	103.771	5.250	102.483	102.311	102.139	3.625	99.326	99.176	99.026	5.250	101.434	101.184	100.934
5.375	104.366	104.194	104.022	5.375	102.815	102.643	102.471	3.750	99.306	99.156	99.006	5.375	101.982	101.732	101.482
5.500	104.646	104.474	104.303	5.500	103.234	103.062	102.890	3.875	99.714	99.564	99.414	5.500	102.256	102.006	101.756
5.625	104.787	104.615	104.443	5.625	103.589	103.417	103.245	4.000	100.077	99.927	99.777	5.625	102.507	102.257	102.007
5.750	105.389	105.280	105.139	5.750	103.548	103.438	103.298	4.125	100.415	100.265	100.115	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	99.579	99.329	99.079	4.500	99.396	99.146	98.896
4.750	100.057	99.807	99.557	4.750	99.946	99.696	99.446
5.000	100.856	100.606	100.356	5.000	100.674	100.424	100.174
5.250	101.635	101.385	101.135	5.250	101.471	101.221	100.971
5.500	102.016	101.766	101.516	5.500	101.514	101.264	101.014
5.625	102.247	101.997	101.747	5.625	101.869	101.619	101.369
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:	8/28/2018	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
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

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.:

9/27/2018

45 Day Lock Exp.:

10/12/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/28/2018

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	97.296	97.146	96.996	3.500	96.784	96.634	96.484	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	97.830	97.680	97.530	3.625	97.282	97.132	96.982	2.000	N/A	N/A	N/A	3.250	97.15	96.996	96.846
3.750	98.364	98.214	98.064	3.750	97.973	97.823	97.673	2.125	N/A	N/A	N/A	3.375	97.74	97.586	97.436
3.875	98.891	98.741	98.591	3.875	98.464	98.314	98.164	2.250	90.029	89.879	89.729	3.500	98.23	98.078	97.928
4.000	99.420	99.270	99.120	4.000	98.957	98.807	98.657	2.375	90.390	90.240	90.090	3.625	98.76	98.612	98.462
4.125	99.941	99.791	99.641	4.125	99.442	99.292	99.142	2.500	89.516	89.366	89.216	Margin = 2.250		Index = 2.440	
4.250	100.620	100.495	100.355	4.250	99.979	99.854	99.714	2.625	90.466	90.316	90.166				
4.375	101.134	101.009	100.868	4.375	100.457	100.332	100.192	2.750	95.173	95.023	94.873				
4.500	101.579	101.454	101.313	4.500	100.866	100.741	100.601	2.875	95.648	95.498	95.348				
4.625	101.978	101.853	101.712	4.625	101.230	101.105	100.964	3.000	96.122	95.972	95.822				
4.750	101.665	101.509	101.369	4.750	100.978	100.822	100.682	3.125	96.589	96.439	96.289				
4.875	101.955	101.799	101.658	4.875	101.378	101.222	101.081	3.250	98.007	97.857	97.707				
5.000	102.518	102.362	102.222	5.000	101.706	101.550	101.409	3.375	98.477	98.327	98.177				
5.125	102.789	102.633	102.492	5.125	101.961	101.805	101.664	3.500	98.941	98.791	98.641				
5.250	102.045	101.873	101.701	5.250	100.983	100.811	100.639	3.625	99.389	99.239	99.089				
5.375	102.172	102.000	101.828	5.375	101.315	101.143	100.971	3.750	99.056	98.906	98.756				
5.500	102.376	102.204	102.033	5.500	101.734	101.562	101.390	3.875	99.464	99.314	99.164				
5.625	102.567	102.395	102.223	5.625	102.089	101.917	101.745	4.000	99.827	99.677	99.527				
5.750	102.181	102.072	101.931	5.750	101.110	101.001	100.860	4.125	100.165	100.015	99.865				

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	96.096	95.946	95.796	3.500	95.784	95.634	95.484	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.630	96.480	96.330	3.625	96.282	96.132	95.982	2.000	N/A	N/A	N/A	3.250	96.146	95.996	95.846
3.750	97.164	97.014	96.864	3.750	96.973	96.823	96.673	2.125	N/A	N/A	N/A	3.375	96.736	96.586	96.436
3.875	97.691	97.541	97.391	3.875	97.464	97.314	97.164	2.250	90.779	90.629	90.479	3.500	97.228	97.078	96.928
4.000	98.220	98.070	97.920	4.000	97.957	97.807	97.657	2.375	91.140	90.990	90.840	3.625	97.762	97.612	97.462
4.125	98.741	98.591	98.441	4.125	98.442	98.292	98.142	2.500	90.266	90.116	89.966	Margin = 2.250		Index = 2.440	
4.250	99.420	99.295	99.155	4.250	98.979	98.854	98.714	2.625	91.216	91.066	90.916	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.934	99.809	99.668	4.375	99.457	99.332	99.192	2.750	94.955	94.805	94.655	Rate	30 Day	45 Day	60 Day
4.500	100.379	100.254	100.113	4.500	99.866	99.741	99.601	2.875	95.429	95.279	95.129	4.500	99.179	98.929	98.679
4.625	100.778	100.653	100.512	4.625	100.230	100.105	99.964	3.000	95.903	95.753	95.603	4.625	99.578	99.328	99.078
4.750	100.470	100.313	100.173	4.750	99.978	99.822	99.682	3.125	96.371	96.221	96.071	4.750	99.220	98.970	98.720
4.875	101.005	100.849	100.708	4.875	100.378	100.222	100.081	3.250	96.476	96.326	96.176	4.875	99.655	99.405	99.155
5.000	101.368	101.212	101.072	5.000	100.706	100.550	100.409	3.375	96.946	96.796	96.646	5.000	100.018	99.768	99.518
5.125	101.839	101.683	101.542	5.125	101.061	100.905	100.764	3.500	97.410	97.260	97.110	5.125	100.409	100.159	99.909
5.250	101.615	101.443	101.271	5.250	99.983	99.811	99.639	3.625	97.858	97.708	97.558	5.250	98.934	98.684	98.434
5.375	101.866	101.694	101.522	5.375	100.315	100.143	99.971	3.750	97.118	96.968	96.818	5.375	99.482	99.232	98.982
5.500	102.146	101.974	101.803	5.500	100.734	100.562	100.390	3.875	97.527	97.377	97.227	5.500	99.756	99.506	99.256
5.625	102.287	102.115	101.943	5.625	101.089	100.917	100.745	4.000	97.890	97.740	97.590	5.625	100.007	99.757	99.507
5.750	101.951	101.842	101.701	5.750	100.110	100.001	99.860	4.125	98.227	98.077	97.927	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:	8/28/2018 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	98.329	98.079	97.829	4.500	98.146	97.896	97.646
4.750	98.370	98.120	97.870	4.750	98.258	98.008	97.758
5.000	99.168	98.918	98.668	5.000	98.986	98.736	98.486
5.250	99.135	98.885	98.635	5.250	98.971	98.721	98.471
5.500	99.516	99.266	99.016	5.500	99.014	98.764	98.514
5.625	99.747	99.497	99.247	5.625	99.369	99.119	98.869
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	
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
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

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.:

9/27/2018

45 Day Lock Exp.:

10/12/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/28/2018

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	100.153	100.053	99.953	4.625	101.901	101.801	101.701	3.000	96.565	96.465	96.365	2.875	96.904	96.804	96.704
4.375	100.701	100.601	100.501	4.750	102.364	102.264	102.164	3.125	97.075	96.975	96.875	2.990	97.157	97.057	96.957
4.500	101.180	101.080	100.980	4.875	102.813	102.713	102.613	3.250	97.928	97.828	97.728	3.000	97.257	97.157	97.057
4.625	101.775	101.675	101.575	4.990	102.873	102.773	102.673	3.375	98.428	98.328	98.228	3.125	97.617	97.517	97.417
4.750	102.323	102.223	102.123	5.000	102.973	102.873	102.773	3.500	98.895	98.795	98.695	3.250	98.327	98.227	98.127
4.875	102.815	102.715	102.615	5.125	103.395	103.295	103.195	3.625	99.419	99.319	99.219	3.375	98.689	98.589	98.489
4.990	102.776	102.676	102.576	5.250	103.887	103.787	103.687	3.750	99.760	99.660	99.560	3.500	99.031	98.931	98.831
5.000	102.876	102.776	102.676	5.375	104.180	104.080	103.980	3.875	100.156	100.056	99.956	3.625	99.370	99.270	99.170
5.125	103.252	103.152	103.052	5.500	104.517	104.417	104.317	3.990	100.440	100.340	100.240	3.750	100.090	99.990	99.890
5.250	103.913	103.813	103.713	5.625	104.759	104.659	104.559	4.000	100.540	100.440	100.340	3.875	100.425	100.325	100.225
5.375	104.309	104.209	104.109	5.750	105.284	105.184	105.084	4.125	101.005	100.905	100.805	3.990	100.628	100.528	100.428
5.500	104.676	104.576	104.476	5.875	105.436	105.336	105.236	4.250	101.297	101.197	101.097	4.000	100.728	100.628	100.528
5.625	104.976	104.876	104.776	5.990	105.520	105.420	105.320	4.375	101.577	101.477	101.377	4.125	101.011	100.911	100.811
5.750	105.554	105.454	105.354	6.000	105.620	105.520	105.420	4.500	101.839	101.739	101.639	4.250	101.224	101.124	101.024
5.875	105.751	105.651	105.551	6.125	106.134	106.034	105.934	4.625	102.248	102.148	102.048	4.375	101.490	101.390	101.290
5.990	105.874	105.774	105.674	6.250	106.372	106.253	106.140	4.750	102.409	102.309	102.209	4.500	101.748	101.648	101.533
6.000	105.974	105.874	105.774	6.375	106.658	106.539	106.426	4.875	102.658	102.558	102.458	4.625	101.999	101.899	101.783
6.125	106.569	106.469	106.369	6.500	N/A	N/A	N/A	4.990	102.807	102.707	102.607	4.750	102.177	102.077	101.962
6.250	106.830	106.730	106.630	6.625	N/A	N/A	N/A	5.000	102.907	102.807	102.707	4.875	102.337	102.237	102.122

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	97.971	97.871	97.771	3.000	96.189	96.089	95.989
4.250	98.718	98.618	98.518	3.125	96.600	96.500	96.400
4.375	99.323	99.223	99.123	3.250	97.511	97.411	97.311
4.500	99.884	99.784	99.684	3.375	97.924	97.824	97.724
4.625	100.320	100.220	100.120	3.500	98.352	98.252	98.152
4.750	100.978	100.878	100.778	3.625	98.760	98.660	98.560
4.875	101.534	101.434	101.334	3.750	98.994	98.894	98.794
4.990	101.951	101.851	101.751	3.875	99.315	99.215	99.115
5.000	102.051	101.951	101.851	3.990	99.621	99.521	99.421
5.125	102.298	102.198	102.098	4.000	99.721	99.621	99.521
5.250	102.515	102.415	102.315	4.125	100.108	100.008	99.908
5.375	102.659	102.559	102.459	4.250	100.307	100.207	100.107
5.500	103.134	103.034	102.934	4.375	100.498	100.398	100.298
5.625	103.378	103.278	103.178	4.500	100.641	100.541	100.441
5.750	103.592	103.492	103.392	4.625	100.585	100.485	100.385
5.875	102.596	102.496	102.396	4.750	100.686	100.586	100.486
5.990	102.960	102.860	102.760	4.875	100.849	100.749	100.649
6.000	103.060	102.960	102.860	4.990	100.909	100.809	100.709
6.125	103.309	103.209	103.109	5.000	101.009	100.909	100.809

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.:

9/27/2018

45 Day Lock Exp.:

10/12/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/28/2018

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	96.557	96.457	96.357	4.000	95.284	95.184	95.084	4.625	100.281	100.181	100.081	4.625	99.125	99.025	98.925
4.125	97.317	97.217	97.117	4.125	96.086	95.986	95.886	4.750	100.808	100.708	100.608	4.750	99.980	99.880	99.780
4.250	98.080	97.980	97.880	4.250	97.115	97.015	96.915	4.875	101.177	101.077	100.977	4.875	100.480	100.380	100.280
4.375	98.610	98.510	98.410	4.375	97.715	97.615	97.515	4.990	101.423	101.323	101.223	4.990	100.850	100.750	100.650
4.500	99.098	98.998	98.898	4.500	98.312	98.212	98.112	5.000	101.523	101.423	101.323	5.000	100.950	100.850	100.750
4.625	99.798	99.698	99.598	4.625	99.273	99.173	99.073	5.125	101.945	101.845	101.745	5.125	101.320	101.220	101.120
4.750	100.492	100.392	100.292	4.750	100.215	100.115	100.015	5.250	102.437	102.337	102.237	5.250	101.759	101.659	101.559
4.875	100.983	100.883	100.783	4.875	100.772	100.672	100.572	5.375	102.730	102.630	102.530	5.375	102.178	102.078	101.978
4.990	101.326	101.226	101.126	4.990	101.161	101.061	100.961	5.500	103.067	102.967	102.867	5.500	102.602	102.502	102.402
5.000	101.426	101.326	101.226	5.000	101.261	101.161	101.061	5.625	103.309	103.209	103.109	5.625	102.923	102.823	102.723
5.125	101.802	101.702	101.602	5.125	101.640	101.540	101.440	5.750	103.834	103.734	103.634	5.750	103.328	103.228	103.128
5.250	102.463	102.363	102.263	5.250	102.391	102.291	102.191	5.875	103.986	103.886	103.786	5.875	103.535	103.435	103.335
5.375	102.859	102.759	102.659	5.375	102.844	102.744	102.644	5.990	104.070	103.970	103.870	5.990	103.683	103.583	103.483
5.500	103.226	103.126	103.026	5.500	103.253	103.153	103.053	6.000	104.170	104.070	103.970	6.000	103.783	103.683	103.583
5.625	103.526	103.426	103.326	5.625	103.582	103.482	103.382	6.125	104.684	104.584	104.484	6.125	104.470	104.370	104.270
5.750	104.104	104.004	103.904	5.750	104.345	104.245	104.145	6.250	104.922	104.803	104.690	6.250	104.432	104.313	104.199
5.875	104.301	104.201	104.101	5.875	104.577	104.477	104.377	6.375	105.208	105.089	104.976	6.375	104.817	104.698	104.584
5.990	104.424	104.324	104.224	5.990	104.724	104.624	104.524	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.524	104.424	104.324	6.000	104.824	104.724	104.624	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	96.189	96.089	95.989	2.875	N/A	#N/A	#N/A	2.875	95.404	95.304	95.204	2.875	N/A	#N/A	#N/A
3.125	96.600	96.500	96.400	2.990	93.320	93.220	93.120	2.990	95.657	95.557	95.457	2.990	93.175	93.075	92.975
3.250	97.511	97.411	97.311	3.000	93.420	93.320	93.220	3.000	95.757	95.657	95.557	3.000	93.275	93.175	93.075
3.375	97.924	97.824	97.724	3.125	94.071	93.971	93.871	3.125	96.117	96.017	95.917	3.125	93.936	93.836	93.736
3.500	98.352	98.252	98.152	3.250	94.579	94.479	94.379	3.250	96.827	96.727	96.627	3.250	94.435	94.335	94.235
3.625	98.760	98.660	98.560	3.375	95.249	95.149	95.049	3.375	97.189	97.089	96.989	3.375	95.114	95.014	94.914
3.750	98.994	98.894	98.794	3.500	95.900	95.800	95.700	3.500	97.531	97.431	97.331	3.500	95.755	95.655	95.555
3.875	99.315	99.215	99.115	3.625	96.543	96.443	96.343	3.625	97.870	97.770	97.670	3.625	96.409	96.309	96.209
3.990	99.621	99.521	99.421	3.750	96.909	96.809	96.709	3.750	98.590	98.490	98.390	3.750	96.765	96.665	96.565
4.000	99.721	99.621	99.521	3.875	97.380	97.280	97.180	3.875	98.925	98.825	98.725	3.875	97.236	97.136	97.036
4.125	100.108	100.008	99.908	3.990	97.904	97.804	97.704	3.990	99.128	99.028	98.928	3.990	97.749	97.649	97.549
4.250	100.307	100.207	100.107	4.000	98.004	97.904	97.804	4.000	99.228	99.128	99.028	4.000	97.849	97.749	97.649
4.375	100.498	100.398	100.298	4.125	98.610	98.510	98.410	4.125	99.511	99.411	99.311	4.125	98.456	98.356	98.256
4.500	100.641	100.541	100.441	4.250	98.932	98.832	98.732	4.250	99.724	99.624	99.524	4.250	98.778	98.678	98.578
4.625	100.585	100.485	100.385	4.375	99.244	99.144	99.044	4.375	99.990	99.890	99.790	4.375	99.069	98.969	98.869
4.750	100.686	100.586	100.486	4.500	99.557	99.457	99.357	4.500	100.248	100.148	100.033	4.500	99.383	99.283	99.183
4.875	100.849	100.749	100.649	4.625	100.087	99.987	99.887	4.625	100.499	100.399	100.283	4.625	99.913	99.813	99.713
4.990	100.909	100.809	100.709	4.750	100.267	100.167	100.067	4.750	100.677	100.577	100.462	4.750	100.092	99.992	99.892
5.000	101.009	100.909	100.809	4.875	100.544	100.444	100.344	4.875	100.837	100.737	100.622	4.875	100.359	100.259	100.159

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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/27/2018

45 Day Lock Exp.:

10/12/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/28/2018

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	100.153	100.053	99.953	3.750	97.926	97.823	97.726	2.750	95.336	95.236	95.136	
4.375	100.701	100.601	100.501	3.875	98.461	98.356	98.261	2.875	95.999	95.899	95.799	
4.500	101.180	101.080	100.980	3.990	98.960	98.853	98.760	2.990	96.549	96.449	96.349	
4.625	101.775	101.675	101.575	4.000	99.060	98.953	98.860	3.000	96.649	96.549	96.449	
4.750	102.323	102.223	102.123	4.125	99.639	99.539	99.439	3.125	97.240	97.140	97.040	
4.875	102.815	102.715	102.615	4.250	100.341	100.241	100.141	3.250	97.928	97.828	97.728	
4.990	103.026	102.926	102.826	4.375	100.828	100.728	100.628	3.375	98.428	98.328	98.228	
5.000	103.126	103.026	102.926	4.500	101.445	101.345	101.245	3.500	98.940	98.840	98.740	
5.125	103.619	103.519	103.419	4.625	101.990	101.890	101.790	3.625	99.475	99.375	99.275	
5.250	104.133	104.033	103.933	4.750	102.461	102.361	102.261	3.750	99.865	99.765	99.665	
5.375	104.583	104.483	104.383	4.875	102.818	102.718	102.618	3.875	100.316	100.216	100.116	
5.500	104.925	104.825	104.725	4.990	103.075	102.975	102.875	3.990	100.646	100.546	100.446	
5.625	105.125	105.025	104.925	5.000	103.175	103.075	102.975	4.000	100.746	100.646	100.546	
5.750	105.588	105.488	105.388	5.125	103.587	103.487	103.387	4.125	101.233	101.133	101.033	
5.875	105.875	105.775	105.675	5.250	103.958	103.858	103.758	4.250	101.504	101.404	101.304	
5.990	106.046	105.946	105.846	5.375	104.268	104.168	104.068	4.375	101.787	101.687	101.587	
6.000	106.146	106.046	105.946	5.500	104.640	104.540	104.440	4.500	102.131	102.031	101.931	
6.125	106.525	106.425	106.325	5.625	105.159	105.059	104.959	4.625	102.506	102.406	102.306	
6.250	107.055	106.955	106.855	5.750	105.471	105.371	105.271	4.750	102.726	102.626	102.526	

Conforming FHLMC Super Conforming						
SC 30-20 Year				SC 15 Year		
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day
4.250	99.168	99.068	98.968	2.750	94.992	94.892
4.375	99.716	99.616	99.516	2.875	95.655	95.555
4.500	100.195	100.095	99.995	2.990	96.205	96.105
4.625	100.775	100.675	100.575	3.000	96.305	96.205
4.750	101.323	101.223	101.123	3.125	96.896	96.796
4.875	101.815	101.715	101.615	3.250	97.584	97.484
4.990	102.026	101.926	101.826	3.375	97.795	97.695
5.000	102.126	102.026	101.926	3.500	98.307	98.207
5.125	101.829	101.729	101.629	3.625	98.842	98.742
5.250	102.343	102.243	102.143	3.750	99.232	99.132
5.375	102.793	102.693	102.593	3.875	99.683	99.583
5.500	103.135	103.035	102.935	3.990	99.536	99.436
5.625	102.078	101.978	101.878	4.000	99.636	99.536
5.750	102.541	102.441	102.341	4.125	100.123	100.023
5.875	102.678	102.578	102.478	4.250	100.394	100.294
5.990	102.699	102.599	102.499	4.375	100.677	100.577
6.000	102.799	102.699	102.599	4.500	100.552	100.452
6.125	103.028	102.928	102.828	4.625	100.927	100.827
6.250	103.408	103.308	103.208	4.750	101.147	101.047

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	-0.500	-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.			

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

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



30 Day Lock Exp.: 9/27/2018
45 Day Lock Exp.: 10/12/2018
60 Day Lock Exp.: 10/29/2018

Prices are subject to change without notice.

Rate	15 Year							
	≤ 105% LTV				> 105% LTV			
	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate
2.750	93.836	93.736	93.636	2.750	93.736	93.636	93.536	
2.875	94.499	94.399	94.299	2.875	94.399	94.299	94.199	
2.990	95.049	94.949	94.849	2.990	94.949	94.849	94.749	
3.000	95.149	95.049	94.949	3.000	95.049	94.949	94.849	
3.125	95.740	95.640	95.540	3.125	95.640	95.540	95.440	
3.250	96.216	96.116	96.016	3.250	96.116	96.016	95.916	
3.375	96.655	96.555	96.455	3.375	96.555	96.455	96.355	
3.500	97.440	97.340	97.240	3.500	97.340	97.240	97.140	
3.625	97.975	97.875	97.775	3.625	97.875	97.775	97.675	
3.750	98.365	98.265	98.165	3.750	98.265	98.165	98.065	
3.875	98.816	98.716	98.616	3.875	98.716	98.616	98.516	
3.990	99.146	99.046	98.946	3.990	99.046	98.946	98.846	
4.000	99.246	99.146	99.046	4.000	99.146	99.046	98.946	
4.125	99.733	99.633	99.533	4.125	99.633	99.533	99.433	
4.250	100.004	99.904	99.804	4.250	99.904	99.804	99.704	
4.375	100.287	100.187	100.087	4.375	100.187	100.087	99.987	
4.500	100.631	100.531	100.431	4.500	100.531	100.431	100.331	
4.625	101.006	100.906	100.806	4.625	100.906	100.806	100.706	
4.750	101.226	101.126	101.026	4.750	101.126	101.026	100.926	

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 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	0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%	0.00%	0.00%
720 - 739	0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%	0.00%	0.00%
700 - 719	0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.50%
680 - 699	0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%	-0.75%	-0.75%
660 - 679	0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%	-1.75%	-1.75%
640 - 659	-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
620 - 639	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%	-2.75%
< 620 *	-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%	-2.75%

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

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

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ TV →	≤ 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
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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/27/2018

45 Day Lock Exp.:

10/12/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/28/2018

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	99.820	99.720	99.620	3.750	97.753	97.650	97.553	2.750	95.336	95.236	95.136	4.250	98.835	98.735	98.635	2.750	94.992	94.892	94.792
4.375	100.363	100.263	100.163	3.875	98.343	98.238	98.143	2.875	95.999	95.899	95.799	4.375	99.378	99.278	99.178	2.875	95.655	95.555	95.455
4.500	101.001	100.901	100.801	3.990	98.856	98.749	98.656	2.990	96.549	96.449	96.349	4.500	100.016	99.916	99.816	2.990	96.205	96.105	96.005
4.625	101.654	101.554	101.454	4.000	98.956	98.849	98.756	3.000	96.649	96.549	96.449	4.625	100.654	100.554	100.454	3.000	96.305	96.205	96.105
4.750	102.192	102.092	101.992	4.125	99.639	99.539	99.439	3.125	97.240	97.140	97.040	4.750	101.192	101.092	100.992	3.125	96.896	96.796	96.696
4.875	102.696	102.596	102.496	4.250	100.220	100.120	100.020	3.250	97.716	97.616	97.516	4.875	101.696	101.596	101.496	3.250	97.372	97.272	97.172
4.990	103.026	102.926	102.826	4.375	100.798	100.698	100.598	3.375	98.155	98.055	97.955	4.990	102.026	101.926	101.826	3.375	97.522	97.422	97.322
5.000	103.126	103.026	102.926	4.500	101.445	101.345	101.245	3.500	98.940	98.840	98.740	5.000	102.126	102.026	101.926	3.500	98.307	98.207	98.107
5.125	103.619	103.519	103.419	4.625	101.990	101.890	101.790	3.625	99.475	99.375	99.275	5.125	101.829	101.729	101.629	3.625	98.842	98.742	98.642
5.250	104.133	104.033	103.933	4.750	102.461	102.361	102.261	3.750	99.865	99.765	99.665	5.250	102.343	102.243	102.143	3.750	99.232	99.132	99.032
5.375	104.583	104.483	104.383	4.875	102.818	102.718	102.618	3.875	100.316	100.216	100.116	5.375	102.793	102.693	102.593	3.875	99.683	99.583	99.483
5.500	104.925	104.825	104.725	4.990	103.075	102.975	102.875	3.990	100.646	100.546	100.446	5.500	103.135	103.035	102.935	3.990	99.536	99.436	99.336
5.625	105.125	105.025	104.925	5.000	103.175	103.075	102.975	4.000	100.746	100.646	100.546	5.625	102.078	101.978	101.878	4.000	99.636	99.536	99.436
5.750	105.588	105.488	105.388	5.125	103.587	103.487	103.387	4.125	101.233	101.133	101.033	5.750	102.541	102.441	102.341	4.125	100.123	100.023	99.923
5.875	105.875	105.775	105.675	5.250	103.958	103.858	103.758	4.250	101.504	101.404	101.304	5.875	102.678	102.578	102.478	4.250	100.394	100.294	100.194
5.990	106.046	105.946	105.846	5.375	104.268	104.168	104.068	4.375	101.787	101.687	101.587	5.990	102.699	102.599	102.499	4.375	100.677	100.577	100.477
6.000	106.146	106.046	105.946	5.500	104.640	104.540	104.440	4.500	102.131	102.031	101.931	6.000	102.799	102.699	102.599	4.500	100.552	100.452	100.352
6.125	106.525	106.425	106.325	5.625	105.159	105.059	104.959	4.625	102.506	102.406	102.306	6.125	103.028	102.928	102.828	4.625	100.927	100.827	100.727
6.250	107.055	106.955	106.855	5.750	105.471	105.371	105.271	4.750	102.726	102.626	102.526	6.250	103.408	103.308	103.208	4.750	101.147	101.047	100.947

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.: **9/27/2018**

45 Day Lock Exp.: **10/12/2018**

60 Day Lock Exp.: **10/29/2018**

W. Rate Sheet Dated: **8/28/2018**

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	96.517	96.392	96.267	
4.125	97.630	97.505	97.380	
4.250	98.466	98.341	98.216	
4.375	99.026	98.901	98.776	
4.500	99.619	99.494	99.369	
4.625	100.154	100.029	99.904	
4.750	100.619	100.494	100.369	
4.875	101.040	100.915	100.790	
5.000	101.388	101.263	101.138	
5.125	101.660	101.535	101.410	
5.250	101.976	101.851	101.726	
5.375	102.250	102.125	102.000	
5.500	102.378	102.253	102.128	

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	97.151	97.026	96.901	
3.625	97.592	97.467	97.342	
3.750	97.995	97.870	97.745	
3.875	98.576	98.451	98.326	
4.000	98.898	98.773	98.648	
4.125	99.134	99.009	98.884	
4.250	99.402	99.277	99.152	
4.375	99.648	99.523	99.398	
4.500	99.883	99.758	99.633	
4.625	100.157	100.032	99.907	
4.750	100.426	100.301	100.176	

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	97.321	97.196	97.071	
3.375	97.851	97.726	97.601	
3.500	98.359	98.234	98.109	
3.625	98.816	98.691	98.566	
3.750	99.093	98.968	98.843	
3.875	99.482	99.357	99.232	
4.000	99.843	99.718	99.593	
4.125	100.232	100.107	99.982	
4.250	100.593	100.468	100.343	
4.375	100.948	100.823	100.698	
4.500	101.303	101.178	101.053	
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 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)