



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.: 9/28/2018

45 Day Lock Exp.: 10/15/2018

60 Day Lock Exp.: 10/29/2018

W. Rate Sheet Dated: 8/29/2018

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	98.218	98.068	97.918	3.500	97.706	97.556	97.406	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.752	98.602	98.452	3.625	98.204	98.054	97.904	2.000	N/A	N/A	N/A	3.250	98.021	97.871	97.721
3.750	99.599	99.449	99.299	3.750	99.207	99.057	98.907	2.125	N/A	N/A	N/A	3.375	98.611	98.461	98.311
3.875	100.125	99.975	99.825	3.875	99.698	99.548	99.398	2.250	93.372	93.222	93.072	3.500	99.103	98.953	98.803
4.000	100.654	100.504	100.354	4.000	100.192	100.042	99.892	2.375	93.734	93.584	93.434	3.625	99.637	99.487	99.337
4.125	101.175	101.025	100.875	4.125	100.677	100.527	100.377	2.500	92.859	92.709	92.559	Margin = 2.250		Index = 2.440	
4.250	101.870	101.745	101.620	4.250	101.229	101.104	100.979	2.625	93.809	93.659	93.509				
4.375	102.384	102.259	102.134	4.375	101.707	101.582	101.457	2.750	96.783	96.633	96.483				
4.500	102.829	102.704	102.579	4.500	102.116	101.991	101.866	2.875	97.257	97.107	96.957				
4.625	103.228	103.103	102.978	4.625	102.480	102.355	102.230	3.000	97.732	97.582	97.432				
4.750	103.353	103.212	103.072	4.750	102.666	102.525	102.385	3.125	98.199	98.049	97.899				
4.875	103.642	103.502	103.361	4.875	103.066	102.925	102.784	3.250	98.909	98.759	98.609				
5.000	104.206	104.065	103.925	5.000	103.394	103.253	103.112	3.375	99.379	99.229	99.079				
5.125	104.477	104.336	104.195	5.125	103.649	103.508	103.367	3.500	99.844	99.694	99.544				
5.250	104.623	104.451	104.295	5.250	103.561	103.389	103.233	3.625	100.291	100.141	99.991				
5.375	104.750	104.578	104.422	5.375	103.893	103.721	103.565	3.750	100.236	100.086	99.936				
5.500	104.954	104.783	104.626	5.500	104.312	104.140	103.984	3.875	100.644	100.494	100.344				
5.625	105.145	104.973	104.817	5.625	104.667	104.495	104.339	4.000	101.007	100.857	100.707				
5.750	105.791	105.691	105.591	5.750	104.720	104.620	104.520	4.125	101.344	101.194	101.044				

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	97.018	96.868	96.718	3.500	96.706	96.556	96.406	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.552	97.402	97.252	3.625	97.204	97.054	96.904	2.000	N/A	N/A	N/A	3.250	97.021	96.871	96.721
3.750	98.399	98.249	98.099	3.750	98.207	98.057	97.907	2.125	N/A	N/A	N/A	3.375	97.611	97.461	97.311
3.875	98.925	98.775	98.625	3.875	98.698	98.548	98.398	2.250	92.372	92.222	92.072	3.500	98.103	97.953	97.803
4.000	99.454	99.304	99.154	4.000	99.192	99.042	98.892	2.375	92.734	92.584	92.434	3.625	98.637	98.487	98.337
4.125	99.975	99.825	99.675	4.125	99.677	99.527	99.377	2.500	91.859	91.709	91.559	Margin = 2.250		Index = 2.440	
4.250	100.670	100.545	100.420	4.250	100.229	100.104	99.979	2.625	92.809	92.659	92.509	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.184	101.059	100.934	4.375	100.707	100.582	100.457	2.750	95.783	95.633	95.483	Rate	30 Day	45 Day	60 Day
4.500	101.629	101.504	101.379	4.500	101.116	100.991	100.866	2.875	96.257	96.107	95.957	4.500	100.429	100.179	99.929
4.625	102.028	101.903	101.778	4.625	101.480	101.355	101.230	3.000	96.732	96.582	96.432	4.625	100.828	100.578	100.328
4.750	102.157	102.016	101.876	4.750	101.666	101.525	101.385	3.125	97.199	97.049	96.899	4.750	100.907	100.657	100.407
4.875	102.692	102.552	102.411	4.875	102.066	101.925	101.784	3.250	97.909	97.759	97.609	4.875	101.342	101.092	100.842
5.000	103.056	102.915	102.775	5.000	102.394	102.253	102.112	3.375	98.379	98.229	98.079	5.000	101.706	101.456	101.206
5.125	103.527	103.386	103.245	5.125	102.749	102.608	102.467	3.500	98.844	98.694	98.544	5.125	102.097	101.847	101.597
5.250	104.193	104.021	103.865	5.250	102.561	102.389	102.233	3.625	99.291	99.141	98.991	5.250	101.512	101.262	101.012
5.375	104.444	104.272	104.116	5.375	102.893	102.721	102.565	3.750	99.236	99.086	98.936	5.375	102.060	101.810	101.560
5.500	104.724	104.553	104.396	5.500	103.312	103.140	102.984	3.875	99.644	99.494	99.344	5.500	102.254	102.004	101.754
5.625	104.865	104.693	104.537	5.625	103.667	103.495	103.339	4.000	100.007	99.857	99.707	5.625	102.505	102.255	102.005
5.750	105.561	105.461	105.361	5.750	103.720	103.620	103.520	4.125	100.344	100.194	100.044	5.750	102.751	102.501	102.251

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	101.713	101.463	101.213	5.250	101.550	101.300	101.050
5.500	102.094	101.844	101.594	5.500	101.592	101.342	101.092
5.625	102.255	102.005	101.755	5.625	101.947	101.697	101.447
5.750	102.511	102.261	102.011	5.750	102.000	101.750	101.500
5.875	102.758	102.508	102.258	5.875	102.341	102.091	101.841

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:	8/29/2018	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)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/28/2018

45 Day Lock Exp.:

10/15/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/29/2018

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	97.281	97.131	96.981	3.500	96.768	96.618	96.468	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	97.814	97.664	97.514	3.625	97.266	97.116	96.966	2.000	N/A	N/A	N/A	3.250	97.08	96.934	96.784
3.750	98.349	98.199	98.049	3.750	97.957	97.807	97.657	2.125	N/A	N/A	N/A	3.375	97.67	97.524	97.374
3.875	98.875	98.725	98.575	3.875	98.448	98.298	98.148	2.250	89.872	89.722	89.572	3.500	98.17	98.016	97.866
4.000	99.404	99.254	99.104	4.000	98.942	98.792	98.642	2.375	90.234	90.084	89.934	3.625	98.70	98.550	98.400
4.125	99.925	99.775	99.625	4.125	99.427	99.277	99.127	2.500	89.359	89.209	89.059	Margin = 2.250		Index = 2.440	
4.250	100.620	100.495	100.370	4.250	99.979	99.854	99.729	2.625	90.309	90.159	90.009				
4.375	101.134	101.009	100.884	4.375	100.457	100.332	100.207	2.750	95.095	94.945	94.795				
4.500	101.579	101.454	101.329	4.500	100.866	100.741	100.616	2.875	95.570	95.420	95.270				
4.625	101.978	101.853	101.728	4.625	101.230	101.105	100.980	3.000	96.044	95.894	95.744				
4.750	101.665	101.525	101.384	4.750	100.978	100.838	100.697	3.125	96.511	96.361	96.211				
4.875	101.955	101.814	101.674	4.875	101.378	101.237	101.097	3.250	97.972	97.822	97.672				
5.000	102.518	102.378	102.237	5.000	101.706	101.565	101.425	3.375	98.442	98.292	98.142				
5.125	102.789	102.648	102.508	5.125	101.961	101.820	101.680	3.500	98.906	98.756	98.606				
5.250	102.123	101.951	101.795	5.250	101.061	100.889	100.733	3.625	99.354	99.204	99.054				
5.375	102.250	102.078	101.922	5.375	101.393	101.221	101.065	3.750	98.986	98.836	98.686				
5.500	102.454	102.283	102.126	5.500	101.812	101.640	101.484	3.875	99.394	99.244	99.094				
5.625	102.645	102.473	102.317	5.625	102.167	101.995	101.839	4.000	99.757	99.607	99.457				
5.750	102.353	102.253	102.153	5.750	101.282	101.182	101.082	4.125	100.094	99.944	99.794				

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	96.081	95.931	95.781	3.500	95.768	95.618	95.468	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.614	96.464	96.314	3.625	96.266	96.116	95.966	2.000	N/A	N/A	N/A	3.250	96.084	95.934	95.784
3.750	97.149	96.999	96.849	3.750	96.957	96.807	96.657	2.125	N/A	N/A	N/A	3.375	96.674	96.524	96.374
3.875	97.675	97.525	97.375	3.875	97.448	97.298	97.148	2.250	90.622	90.472	90.322	3.500	97.166	97.016	96.866
4.000	98.204	98.054	97.904	4.000	97.942	97.792	97.642	2.375	90.984	90.834	90.684	3.625	97.700	97.550	97.400
4.125	98.725	98.575	98.425	4.125	98.427	98.277	98.127	2.500	90.109	89.959	89.809	Margin = 2.250		Index = 2.440	
4.250	99.420	99.295	99.170	4.250	98.979	98.854	98.729	2.625	91.059	90.909	90.759	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.934	99.809	99.684	4.375	99.457	99.332	99.207	2.750	94.877	94.727	94.577	Rate	30 Day	45 Day	60 Day
4.500	100.379	100.254	100.129	4.500	99.866	99.741	99.616	2.875	95.351	95.201	95.051	4.500	99.179	98.929	98.679
4.625	100.778	100.653	100.528	4.625	100.230	100.105	99.980	3.000	95.825	95.675	95.525	4.625	99.578	99.328	99.078
4.750	100.470	100.329	100.188	4.750	99.978	99.838	99.697	3.125	96.293	96.143	95.993	4.750	99.220	98.970	98.720
4.875	101.005	100.864	100.724	4.875	100.378	100.237	100.097	3.250	96.441	96.291	96.141	4.875	99.655	99.405	99.155
5.000	101.368	101.228	101.087	5.000	100.706	100.565	100.425	3.375	96.911	96.761	96.611	5.000	100.018	99.768	99.518
5.125	101.839	101.698	101.558	5.125	101.061	100.920	100.780	3.500	97.375	97.225	97.075	5.125	100.409	100.159	99.909
5.250	101.693	101.521	101.365	5.250	100.061	99.889	99.733	3.625	97.822	97.672	97.522	5.250	99.012	98.762	98.512
5.375	101.944	101.772	101.616	5.375	100.393	100.221	100.065	3.750	97.048	96.898	96.748	5.375	99.560	99.310	99.060
5.500	102.224	102.053	101.896	5.500	100.812	100.640	100.484	3.875	97.457	97.307	97.157	5.500	99.754	99.504	99.254
5.625	102.365	102.193	102.037	5.625	101.167	100.995	100.839	4.000	97.819	97.669	97.519	5.625	100.005	99.755	99.505
5.750	102.123	102.023	101.923	5.750	100.282	100.182	100.082	4.125	98.157	98.007	97.857	5.750	99.313	99.063	98.813

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:	8/29/2018 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	99.213	98.963	98.713	5.250	99.050	98.800	98.550
5.500	99.594	99.344	99.094	5.500	99.092	98.842	98.592
5.625	99.755	99.505	99.255	5.625	99.447	99.197	98.947
5.750	99.073	98.823	98.573	5.750	98.562	98.312	98.062
5.875	99.321	99.071	98.821	5.875	98.904	98.654	98.404

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

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



AFR Loan Center

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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/28/2018

45 Day Lock Exp.:

10/15/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/29/2018

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	100.059	99.959	99.859	4.625	101.838	101.738	101.638	3.000	96.503	96.403	96.303	2.875	96.840	96.740	96.640
4.375	100.607	100.507	100.407	4.750	102.302	102.202	102.102	3.125	97.014	96.914	96.814	2.990	97.096	96.996	96.896
4.500	101.118	101.018	100.918	4.875	102.750	102.650	102.550	3.250	97.897	97.797	97.697	3.000	97.196	97.096	96.996
4.625	101.712	101.612	101.512	4.990	102.856	102.756	102.656	3.375	98.397	98.297	98.197	3.125	97.556	97.456	97.356
4.750	102.261	102.161	102.061	5.000	102.956	102.856	102.756	3.500	98.864	98.764	98.664	3.250	98.226	98.126	98.026
4.875	102.752	102.652	102.552	5.125	103.358	103.258	103.158	3.625	99.388	99.288	99.188	3.375	98.589	98.489	98.389
4.990	102.758	102.658	102.558	5.250	103.852	103.752	103.652	3.750	99.729	99.629	99.529	3.500	98.933	98.833	98.733
5.000	102.858	102.758	102.658	5.375	104.145	104.045	103.945	3.875	100.124	100.024	99.924	3.625	99.273	99.173	99.073
5.125	103.215	103.115	103.015	5.500	104.484	104.384	104.284	3.990	100.401	100.301	100.201	3.750	100.004	99.904	99.804
5.250	103.877	103.777	103.677	5.625	104.727	104.627	104.527	4.000	100.501	100.401	100.301	3.875	100.340	100.240	100.140
5.375	104.276	104.176	104.076	5.750	105.278	105.178	105.078	4.125	100.923	100.823	100.723	3.990	100.544	100.444	100.344
5.500	104.643	104.543	104.443	5.875	105.432	105.332	105.232	4.250	101.216	101.116	101.016	4.000	100.644	100.544	100.444
5.625	104.944	104.844	104.744	5.990	105.514	105.414	105.314	4.375	101.498	101.398	101.298	4.125	100.929	100.829	100.729
5.750	105.548	105.448	105.348	6.000	105.614	105.514	105.414	4.500	101.786	101.686	101.586	4.250	101.167	101.067	100.967
5.875	105.747	105.647	105.547	6.125	106.132	106.032	105.932	4.625	102.196	102.096	101.996	4.375	101.436	101.336	101.236
5.990	105.870	105.770	105.670	6.250	106.426	106.308	106.195	4.750	102.357	102.257	102.157	4.500	101.697	101.597	101.478
6.000	105.970	105.870	105.770	6.375	106.713	106.596	106.482	4.875	102.606	102.506	102.406	4.625	101.947	101.847	101.728
6.125	106.566	106.466	106.366	6.500	N/A	N/A	N/A	4.990	102.760	102.660	102.560	4.750	102.126	102.026	101.906
6.250	106.827	106.727	106.627	6.625	N/A	N/A	N/A	5.000	102.860	102.760	102.660	4.875	102.288	102.188	102.069

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	97.949	97.849	97.749	3.000	96.128	96.028	95.928
4.250	98.699	98.599	98.499	3.125	96.539	96.439	96.339
4.375	99.306	99.206	99.106	3.250	97.413	97.313	97.213
4.500	99.869	99.769	99.669	3.375	97.824	97.724	97.624
4.625	100.297	100.197	100.097	3.500	98.253	98.153	98.053
4.750	100.958	100.858	100.758	3.625	98.662	98.562	98.462
4.875	101.515	101.415	101.315	3.750	98.897	98.797	98.697
4.990	101.933	101.833	101.733	3.875	99.233	99.133	99.033
5.000	102.033	101.933	101.833	3.990	99.538	99.438	99.338
5.125	102.281	102.181	102.081	4.000	99.638	99.538	99.438
5.250	102.498	102.398	102.298	4.125	100.026	99.926	99.826
5.375	102.625	102.525	102.425	4.250	100.226	100.126	100.026
5.500	103.103	103.003	102.903	4.375	100.419	100.319	100.219
5.625	103.349	103.249	103.149	4.500	100.558	100.458	100.358
5.750	103.563	103.463	103.363	4.625	100.534	100.434	100.334
5.875	102.592	102.492	102.392	4.750	100.636	100.536	100.436
5.990	102.957	102.857	102.757	4.875	100.800	100.700	100.600
6.000	103.057	102.957	102.857	4.990	100.861	100.761	100.661
6.125	103.306	103.206	103.106	5.000	100.961	100.861	100.761

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	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

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.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownhouse.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/28/2018

45 Day Lock Exp.:

10/15/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/29/2018

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	96.513	96.413	96.313	4.000	95.238	95.138	95.038	4.625	100.260	100.160	100.060	4.625	99.113	99.013	98.913
4.125	97.295	97.195	97.095	4.125	96.064	95.964	95.864	4.750	100.788	100.688	100.588	4.750	99.960	99.860	99.760
4.250	98.060	97.960	97.860	4.250	97.096	96.996	96.896	4.875	101.159	101.059	100.959	4.875	100.462	100.362	100.262
4.375	98.594	98.494	98.394	4.375	97.698	97.598	97.498	4.990	101.406	101.306	101.206	4.990	100.835	100.735	100.635
4.500	99.082	98.982	98.882	4.500	98.284	98.184	98.084	5.000	101.506	101.406	101.306	5.000	100.935	100.835	100.735
4.625	99.777	99.677	99.577	4.625	99.251	99.151	99.051	5.125	101.908	101.808	101.708	5.125	101.304	101.204	101.104
4.750	100.472	100.372	100.272	4.750	100.195	100.095	99.995	5.250	102.402	102.302	102.202	5.250	101.723	101.623	101.523
4.875	100.964	100.864	100.764	4.875	100.754	100.654	100.554	5.375	102.695	102.595	102.495	5.375	102.145	102.045	101.945
4.990	101.308	101.208	101.108	4.990	101.145	101.045	100.945	5.500	103.034	102.934	102.834	5.500	102.572	102.472	102.372
5.000	101.408	101.308	101.208	5.000	101.245	101.145	101.045	5.625	103.277	103.177	103.077	5.625	102.895	102.795	102.695
5.125	101.765	101.665	101.565	5.125	101.624	101.524	101.424	5.750	103.828	103.728	103.628	5.750	103.322	103.222	103.122
5.250	102.427	102.327	102.227	5.250	102.355	102.255	102.155	5.875	103.982	103.882	103.782	5.875	103.531	103.431	103.331
5.375	102.826	102.726	102.626	5.375	102.811	102.711	102.611	5.990	104.064	103.964	103.864	5.990	103.677	103.577	103.477
5.500	103.193	103.093	102.993	5.500	103.222	103.122	103.022	6.000	104.164	104.064	103.964	6.000	103.777	103.677	103.577
5.625	103.494	103.394	103.294	5.625	103.553	103.453	103.353	6.125	104.682	104.582	104.482	6.125	104.468	104.368	104.268
5.750	104.098	103.998	103.898	5.750	104.339	104.239	104.139	6.250	104.976	104.876	104.776	6.250	104.486	104.386	104.286
5.875	104.297	104.197	104.097	5.875	104.573	104.473	104.373	6.375	105.263	105.163	105.063	6.375	104.872	104.772	104.672
5.990	104.420	104.320	104.220	5.990	104.718	104.618	104.518	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.520	104.420	104.320	6.000	104.818	104.718	104.618	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	96.128	96.028	95.928	2.875	N/A	#N/A	#N/A	2.875	95.340	95.240	95.140	2.875	N/A	#N/A	#N/A
3.125	96.539	96.439	96.339	2.990	93.259	93.159	93.059	2.990	95.596	95.496	95.396	2.990	93.115	93.015	92.915
3.250	97.413	97.313	97.213	3.000	93.359	93.259	93.159	3.000	95.696	95.596	95.496	3.000	93.215	93.115	93.015
3.375	97.824	97.724	97.624	3.125	94.010	93.910	93.810	3.125	96.056	95.956	95.856	3.125	93.875	93.775	93.675
3.500	98.253	98.153	98.053	3.250	94.478	94.378	94.278	3.250	96.726	96.626	96.526	3.250	94.333	94.233	94.133
3.625	98.662	98.562	98.462	3.375	95.146	95.046	94.946	3.375	97.089	96.989	96.889	3.375	95.012	94.912	94.812
3.750	98.897	98.797	98.697	3.500	95.801	95.701	95.601	3.500	97.433	97.333	97.233	3.500	95.656	95.556	95.456
3.875	99.233	99.133	99.033	3.625	96.446	96.346	96.246	3.625	97.773	97.673	97.573	3.625	96.311	96.211	96.111
3.990	99.538	99.438	99.338	3.750	96.813	96.713	96.613	3.750	98.504	98.404	98.304	3.750	96.668	96.568	96.468
4.000	99.638	99.538	99.438	3.875	97.296	97.196	97.096	3.875	98.840	98.740	98.640	3.875	97.151	97.051	96.951
4.125	100.026	99.926	99.826	3.990	97.821	97.721	97.621	3.990	99.044	98.944	98.844	3.990	97.666	97.566	97.466
4.250	100.226	100.126	100.026	4.000	97.921	97.821	97.721	4.000	99.144	99.044	98.944	4.000	97.766	97.666	97.566
4.375	100.419	100.319	100.219	4.125	98.528	98.428	98.328	4.125	99.429	99.329	99.229	4.125	98.374	98.274	98.174
4.500	100.558	100.458	100.358	4.250	98.851	98.751	98.651	4.250	99.667	99.567	99.467	4.250	98.697	98.597	98.497
4.625	100.534	100.434	100.334	4.375	99.164	99.064	98.964	4.375	99.936	99.836	99.736	4.375	98.990	98.890	98.790
4.750	100.636	100.536	100.436	4.500	99.505	99.405	99.305	4.500	100.197	100.097	99.997	4.500	99.330	99.230	99.130
4.875	100.800	100.700	100.600	4.625	100.036	99.936	99.836	4.625	100.447	100.347	100.247	4.625	99.861	99.761	99.661
4.990	100.861	100.761	100.661	4.750	100.217	100.117	100.017	4.750	100.626	100.526	100.426	4.750	100.042	99.942	99.842
5.000	100.961	100.861	100.761	4.875	100.495	100.395	100.295	4.875	100.788	100.688	100.588	4.875	100.310	100.210	100.110

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00 LTV only with DU v. 9.2

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums or site condominiums

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownline.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

9/28/2018

45 Day Lock Exp.:

10/15/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/29/2018

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	100.059	99.959	99.859	3.750	97.864	97.757	97.664	2.750	95.304	95.204	95.104	
4.375	100.607	100.507	100.407	3.875	98.394	98.283	98.194	2.875	95.966	95.866	95.766	
4.500	101.118	101.018	100.918	3.990	98.866	98.754	98.666	2.990	96.516	96.416	96.316	
4.625	101.712	101.612	101.512	4.000	98.966	98.854	98.766	3.000	96.616	96.516	96.416	
4.750	102.261	102.161	102.061	4.125	99.638	99.538	99.438	3.125	97.208	97.108	97.008	
4.875	102.752	102.652	102.552	4.250	100.278	100.178	100.078	3.250	97.897	97.797	97.697	
4.990	103.021	102.921	102.821	4.375	100.803	100.703	100.603	3.375	98.397	98.297	98.197	
5.000	103.121	103.021	102.921	4.500	101.428	101.328	101.228	3.500	98.875	98.775	98.675	
5.125	103.595	103.495	103.395	4.625	101.976	101.876	101.776	3.625	99.411	99.311	99.211	
5.250	104.116	104.016	103.916	4.750	102.450	102.350	102.250	3.750	99.803	99.703	99.603	
5.375	104.572	104.472	104.372	4.875	102.810	102.710	102.610	3.875	100.256	100.156	100.056	
5.500	104.920	104.820	104.720	4.990	103.071	102.971	102.871	3.990	100.567	100.467	100.367	
5.625	105.062	104.962	104.862	5.000	103.171	103.071	102.971	4.000	100.667	100.567	100.467	
5.750	105.540	105.440	105.340	5.125	103.564	103.464	103.364	4.125	101.157	101.057	100.957	
5.875	105.833	105.733	105.633	5.250	103.939	103.837	103.739	4.250	101.428	101.328	101.228	
5.990	106.010	105.910	105.810	5.375	104.252	104.149	104.052	4.375	101.713	101.613	101.513	
6.000	106.110	106.010	105.910	5.500	104.629	104.524	104.429	4.500	102.087	101.987	101.887	
6.125	106.537	106.437	106.337	5.625	105.149	105.049	104.949	4.625	102.462	102.362	102.262	
6.250	107.033	106.933	106.833	5.750	105.463	105.363	105.263	4.750	102.684	102.584	102.484	

Conforming FHLMC Super Conforming									
SC 30-20 Year				SC 15 Year					
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day		
4.250	99.074	98.974	98.874	2.750	94.960	94.860	94.760		
4.375	99.622	99.522	99.422	2.875	95.622	95.522	95.422		
4.500	100.133	100.033	99.933	2.990	96.172	96.072	95.972		
4.625	100.727	100.627	100.527	3.000	96.272	96.172	96.072		
4.750	101.276	101.176	101.076	3.125	96.864	96.764	96.664		
4.875	101.767	101.667	101.567	3.250	97.553	97.453	97.353		
4.990	102.036	101.936	101.836	3.375	97.772	97.672	97.572		
5.000	102.136	102.036	101.936	3.500	98.250	98.150	98.050		
5.125	101.829	101.729	101.629	3.625	98.786	98.686	98.586		
5.250	102.350	102.250	102.150	3.750	99.178	99.078	98.978		
5.375	102.806	102.706	102.606	3.875	99.631	99.531	99.431		
5.500	103.154	103.054	102.954	3.990	99.457	99.357	99.257		
5.625	102.030	101.930	101.830	4.000	99.557	99.457	99.357		
5.750	102.508	102.408	102.308	4.125	100.047	99.947	99.847		
5.875	102.651	102.551	102.451	4.250	100.318	100.218	100.118		
5.990	102.678	102.578	102.478	4.375	100.603	100.503	100.403		
6.000	102.778	102.678	102.578	4.500	100.508	100.408	100.308		
6.125	103.055	102.955	102.855	4.625	100.883	100.783	100.683		
6.250	103.401	103.301	103.201	4.750	101.105	101.005	100.905		

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.: 9/28/2018
45 Day Lock Exp.: 10/15/2018
60 Day Lock Exp.: 10/29/2018

Prices are subject to change without notice

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.:

9/28/2018

45 Day Lock Exp.:

10/15/2018

60 Day Lock Exp.:

10/29/2018

W. Rate Sheet Dated: 8/29/2018

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	99.802	99.702	99.602	3.750	97.743	97.636	97.543	2.750	95.304	95.204	95.104	4.250	98.817	98.717	98.617	2.750	94.960	94.860	94.760
4.375	100.350	100.250	100.150	3.875	98.336	98.225	98.136	2.875	95.966	95.866	95.766	4.375	99.365	99.265	99.165	2.875	95.622	95.522	95.422
4.500	100.994	100.894	100.794	3.990	98.851	98.739	98.651	2.990	96.516	96.416	96.316	4.500	100.009	99.909	99.809	2.990	96.172	96.072	95.972
4.625	101.632	101.532	101.432	4.000	98.951	98.839	98.751	3.000	96.616	96.516	96.416	4.625	100.647	100.547	100.447	3.000	96.272	96.172	96.072
4.750	102.175	102.075	101.975	4.125	99.638	99.538	99.438	3.125	97.208	97.108	97.008	4.750	101.190	101.090	100.990	3.125	96.864	96.764	96.664
4.875	102.684	102.584	102.484	4.250	100.222	100.122	100.022	3.250	97.685	97.585	97.485	4.875	101.699	101.599	101.499	3.250	97.341	97.241	97.141
4.990	103.021	102.921	102.821	4.375	100.803	100.703	100.603	3.375	98.088	97.988	97.888	4.990	102.036	101.936	101.836	3.375	97.463	97.363	97.263
5.000	103.121	103.021	102.921	4.500	101.428	101.328	101.228	3.500	98.875	98.775	98.675	5.000	102.136	102.036	101.936	3.500	98.250	98.150	98.050
5.125	103.595	103.495	103.395	4.625	101.976	101.876	101.776	3.625	99.411	99.311	99.211	5.125	101.829	101.729	101.629	3.625	98.786	98.686	98.586
5.250	104.116	104.016	103.916	4.750	102.450	102.350	102.250	3.750	99.803	99.703	99.603	5.250	102.350	102.250	102.150	3.750	99.178	99.078	98.978
5.375	104.572	104.472	104.372	4.875	102.810	102.710	102.610	3.875	100.256	100.156	100.056	5.375	102.806	102.706	102.606	3.875	99.631	99.531	99.431
5.500	104.920	104.820	104.720	4.990	103.071	102.971	102.871	3.990	100.567	100.467	100.367	5.500	103.154	103.054	102.954	3.990	99.457	99.357	99.257
5.625	105.062	104.962	104.862	5.000	103.171	103.071	102.971	4.000	100.667	100.567	100.467	5.625	102.030	101.930	101.830	4.000	99.557	99.457	99.357
5.750	105.540	105.440	105.340	5.125	103.564	103.464	103.364	4.125	101.157	101.057	100.957	5.750	102.508	102.408	102.308	4.125	100.047	99.947	99.847
5.875	105.833	105.733	105.633	5.250	103.939	103.837	103.739	4.250	101.428	101.328	101.228	5.875	102.651	102.551	102.451	4.250	100.318	100.218	100.118
5.990	106.010	105.910	105.810	5.375	104.252	104.149	104.052	4.375	101.713	101.613	101.513	5.990	102.678	102.578	102.478	4.375	100.603	100.503	100.403
6.000	106.110	106.010	105.910	5.500	104.629	104.524	104.429	4.500	102.087	101.987	101.887	6.000	102.778	102.678	102.578	4.500	100.508	100.408	100.308
6.125	106.537	106.437	106.337	5.625	105.149	105.049	104.949	4.625	102.462	102.362	102.262	6.125	103.055	102.955	102.855	4.625	100.883	100.783	100.683
6.250	107.033	106.933	106.833	5.750	105.463	105.363	105.263	4.750	102.684	102.584	102.484	6.250	103.401	103.301	103.201	4.750	101.105	101.005	100.905

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.: 9/28/2018

45 Day Lock Exp.: 10/15/2018

60 Day Lock Exp.: 10/29/2018

W. Rate Sheet Dated: 8/29/2018

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	96.345	96.220	96.095	
4.125	97.475	97.350	97.225	
4.250	98.322	98.197	98.072	
4.375	98.892	98.767	98.642	
4.500	99.494	99.369	99.244	
4.625	100.036	99.911	99.786	
4.750	100.509	100.384	100.259	
4.875	100.937	100.812	100.687	
5.000	101.292	101.167	101.042	
5.125	101.604	101.479	101.354	
5.250	101.924	101.799	101.674	
5.375	102.201	102.076	101.951	
5.500	102.332	102.207	102.082	

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	97.147	97.022	96.897	
3.625	97.588	97.463	97.338	
3.750	97.990	97.865	97.740	
3.875	98.572	98.447	98.322	
4.000	98.894	98.769	98.644	
4.125	99.129	99.004	98.879	
4.250	99.398	99.273	99.148	
4.375	99.643	99.518	99.393	
4.500	99.880	99.755	99.630	
4.625	100.155	100.030	99.905	
4.750	100.424	100.299	100.174	

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	97.275	97.150	97.025	
3.375	97.807	97.682	97.557	
3.500	98.316	98.191	98.066	
3.625	98.775	98.650	98.525	
3.750	99.053	98.928	98.803	
3.875	99.443	99.318	99.193	
4.000	99.806	99.681	99.556	
4.125	100.195	100.070	99.945	
4.250	100.558	100.433	100.308	
4.375	100.912	100.787	100.662	
4.500	101.267	101.142	101.017	
1 year LIBOR "Wall Street Journal"				
Margin	2.250	Cap	5/2/5	

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

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

Lock Desk Policy

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

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

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

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

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