AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**10/1/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**10/15/2018**
		60 Day Lock Exp.:	**10/29/2018**

W. Rate Sheet Dated: **8/30/2018** **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	98.021	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	93.361	93.211	93.061	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	93.722	93.572	93.422	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	92.848	92.698	92.548	Margin = 2.250		Index = 2.440	
4.250	101.886	101.761	101.620	4.250	101.245	101.120	100.979	2.625	93.798	93.648	93.498				
4.375	102.400	102.275	102.134	4.375	101.723	101.598	101.457	2.750	96.826	96.676	96.526				
4.500	102.844	102.719	102.579	4.500	102.132	102.007	101.866	2.875	97.390	97.240	97.090				
4.625	103.244	103.119	102.978	4.625	102.496	102.371	102.230	3.000	97.864	97.714	97.564				
4.750	103.369	103.212	103.072	4.750	102.682	102.525	102.385	3.125	98.339	98.189	98.039				
4.875	103.658	103.502	103.361	4.875	103.081	102.925	102.784	3.250	98.953	98.803	98.653				
5.000	104.222	104.065	103.925	5.000	103.409	103.253	103.112	3.375	99.420	99.270	99.120				
5.125	104.492	104.336	104.195	5.125	103.664	103.508	103.367	3.500	99.889	99.739	99.589				
5.250	104.623	104.467	104.295	5.250	103.561	103.405	103.233	3.625	100.351	100.201	100.051				
5.375	104.750	104.593	104.422	5.375	103.893	103.737	103.565	3.750	100.295	100.145	99.995				
5.500	104.954	104.798	104.626	5.500	104.312	104.156	103.984	3.875	100.749	100.599	100.449				
5.625	105.145	104.989	104.817	5.625	104.667	104.511	104.339	4.000	101.134	100.984	100.834				
5.750	105.760	105.660	105.560	5.750	104.688	104.588	104.488	4.125	101.474	101.324	101.174				

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	97.021	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	92.361	92.211	92.061	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	92.722	92.572	92.422	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	91.848	91.698	91.548	Margin = 2.250		Index = 2.440	
4.250	100.686	100.561	100.420	4.250	100.245	100.120	99.979	2.625	92.798	92.648	92.498	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	101.200	101.075	100.934	4.375	100.723	100.598	100.457	2.750	95.826	95.676	95.526	Rate	30 Day	45 Day	60 Day
4.500	101.644	101.519	101.379	4.500	101.132	101.007	100.866	2.875	96.390	96.240	96.090	4.500	100.444	100.194	99.944
4.625	102.044	101.919	101.778	4.625	101.496	101.371	101.230	3.000	96.864	96.714	96.564	4.625	100.844	100.594	100.344
4.750	102.173	102.016	101.876	4.750	101.682	101.525	101.385	3.125	97.339	97.189	97.039	4.750	100.923	100.673	100.423
4.875	102.708	102.552	102.411	4.875	102.081	101.925	101.784	3.250	97.953	97.803	97.653	4.875	101.358	101.108	100.858
5.000	103.072	102.915	102.775	5.000	102.409	102.253	102.112	3.375	98.420	98.270	98.120	5.000	101.722	101.472	101.222
5.125	103.542	103.386	103.245	5.125	102.764	102.608	102.467	3.500	98.889	98.739	98.589	5.125	102.112	101.862	101.612
5.250	104.193	104.037	103.865	5.250	102.561	102.405	102.233	3.625	99.351	99.201	99.051	5.250	101.512	101.262	101.012
5.375	104.444	104.287	104.116	5.375	102.893	102.737	102.565	3.750	99.295	99.145	98.995	5.375	102.060	101.810	101.560
5.500	104.724	104.568	104.396	5.500	103.312	103.156	102.984	3.875	99.749	99.599	99.449	5.500	102.254	102.004	101.754
5.625	104.865	104.709	104.537	5.625	103.667	103.511	103.339	4.000	100.134	99.984	99.834	5.625	102.505	102.255	102.005
5.750	105.530	105.430	105.330	5.750	103.688	103.588	103.488	4.125	100.474	100.324	100.174	5.750	102.750	102.500	102.250

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

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:	8/30/2018	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	99.594	99.344	99.094	4.500	99.412	99.162	98.912
4.750	100.073	99.823	99.573	4.750	99.962	99.712	99.462
5.000	100.872	100.622	100.372	5.000	100.689	100.439	100.189
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	102.500	102.250	102.000	5.750	101.968	101.718	101.468
5.875	102.757	102.507	102.257	5.875	102.310	102.060	101.810

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 *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)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**10/1/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**10/15/2018**
			60 Day Lock Exp.:	**10/29/2018**

W. Rate Sheet Dated: **8/30/2018** **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	97.08	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	89.861	89.711	89.561	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	90.222	90.072	89.922	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	89.348	89.198	89.048	Margin = 2.250		Index = 2.440	
4.250	100.511	100.386	100.245	4.250	99.870	99.745	99.604	2.625	90.298	90.148	89.998				
4.375	101.025	100.900	100.759	4.375	100.348	100.223	100.082	2.750	95.138	94.988	94.838				
4.500	101.469	101.344	101.204	4.500	100.757	100.632	100.491	2.875	95.703	95.553	95.403				
4.625	101.869	101.744	101.603	4.625	101.121	100.996	100.855	3.000	96.177	96.027	95.877				
4.750	101.494	101.337	101.197	4.750	100.807	100.650	100.510	3.125	96.651	96.501	96.351				
4.875	101.783	101.627	101.486	4.875	101.206	101.050	100.909	3.250	98.015	97.865	97.715				
5.000	102.347	102.190	102.050	5.000	101.534	101.378	101.237	3.375	98.482	98.332	98.182				
5.125	102.617	102.461	102.320	5.125	101.789	101.633	101.492	3.500	98.952	98.802	98.652				
5.250	102.436	102.280	102.108	5.250	101.374	101.217	101.046	3.625	99.413	99.263	99.113				
5.375	102.562	102.406	102.234	5.375	101.705	101.549	101.377	3.750	99.045	98.895	98.745				
5.500	102.767	102.611	102.439	5.500	102.125	101.968	101.796	3.875	99.499	99.349	99.199				
5.625	102.958	102.801	102.629	5.625	102.480	102.323	102.151	4.000	99.884	99.734	99.584				
5.750	102.322	102.222	102.122	5.750	101.251	101.151	101.051	4.125	100.224	100.074	99.924				

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	96.084	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	90.611	90.461	90.311	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	90.972	90.822	90.672	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	90.098	89.948	89.798	Margin = 2.250		Index = 2.440	
4.250	99.311	99.186	99.045	4.250	98.870	98.745	98.604	2.625	91.048	90.898	90.748	**30 Year OTC** "Borrower Paid Only for USDA"			
4.375	99.825	99.700	99.559	4.375	99.348	99.223	99.082	2.750	94.920	94.770	94.620	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	100.269	100.144	100.004	4.500	99.757	99.632	99.491	2.875	95.484	95.334	95.184	4.500	99.069	98.819	98.569
4.625	100.669	100.544	100.403	4.625	100.121	99.996	99.855	3.000	95.958	95.808	95.658	4.625	99.469	99.219	98.969
4.750	100.298	100.141	100.001	4.750	99.807	99.650	99.510	3.125	96.432	96.282	96.132	4.750	99.048	98.798	98.548
4.875	100.833	100.677	100.536	4.875	100.206	100.050	99.909	3.250	96.484	96.334	96.184	4.875	99.483	99.233	98.983
5.000	101.197	101.040	100.900	5.000	100.534	100.378	100.237	3.375	96.951	96.801	96.651	5.000	99.847	99.597	99.347
5.125	101.667	101.511	101.370	5.125	100.889	100.733	100.592	3.500	97.420	97.270	97.120	5.125	100.237	99.987	99.737
5.250	102.006	101.850	101.678	5.250	100.374	100.217	100.046	3.625	97.882	97.732	97.582	5.250	99.325	99.075	98.825
5.375	102.256	102.100	101.928	5.375	100.705	100.549	100.377	3.750	97.107	96.957	96.807	5.375	99.872	99.622	99.372
5.500	102.537	102.381	102.209	5.500	101.125	100.968	100.796	3.875	97.562	97.412	97.262	5.500	100.067	99.817	99.567
5.625	102.678	102.521	102.349	5.625	101.480	101.323	101.151	4.000	97.947	97.797	97.647	5.625	100.318	100.068	99.818
5.750	102.092	101.992	101.892	5.750	100.251	100.151	100.051	4.125	98.287	98.137	97.987	5.750	99.312	99.062	98.812

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:	8/30/2018	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	98.219	97.969	97.719	4.500	98.037	97.787	97.537
4.750	98.198	97.948	97.698	4.750	98.087	97.837	97.587
5.000	98.997	98.747	98.497	5.000	98.814	98.564	98.314
5.250	99.526	99.276	99.026	5.250	99.362	99.112	98.862
5.500	99.907	99.657	99.407	5.500	99.405	99.155	98.905
5.625	100.068	99.818	99.568	5.625	99.760	99.510	99.260
5.750	99.062	98.812	98.562	5.750	98.531	98.281	98.031
5.875	99.319	99.069	98.819	5.875	98.873	98.623	98.373

DPA Advantage Adjustment

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

Lock Desk Policy

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

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.: 10/1/2018

45 Day Lock Exp.: 10/15/2018

60 Day Lock Exp.: 10/29/2018

W. Rate Sheet Dated: 8/30/2018 **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	99.966	99.866	99.766	4.625	101.776	101.676	101.576	3.000	96.605	96.505	96.405	2.750	96.594	96.494	96.394
4.375	100.513	100.413	100.313	4.750	102.281	102.181	102.081	3.125	97.116	97.016	96.916	2.875	96.942	96.842	96.742
4.500	101.024	100.924	100.824	4.875	102.688	102.588	102.488	3.250	97.781	97.681	97.581	2.990	97.198	97.098	96.998
4.625	101.618	101.518	101.418	4.990	102.898	102.798	102.698	3.375	98.303	98.203	98.103	3.000	97.298	97.198	97.098
4.750	102.167	102.067	101.967	5.000	102.998	102.898	102.798	3.500	98.815	98.715	98.615	3.125	97.658	97.558	97.458
4.875	102.658	102.558	102.458	5.125	103.416	103.316	103.216	3.625	99.321	99.221	99.121	3.250	98.316	98.216	98.116
4.990	102.840	102.740	102.640	5.250	103.909	103.809	103.709	3.750	99.655	99.555	99.455	3.375	98.679	98.579	98.479
5.000	102.940	102.840	102.740	5.375	104.203	104.103	104.003	3.875	100.030	99.930	99.830	3.500	99.022	98.922	98.822
5.125	103.313	103.213	103.113	5.500	104.544	104.444	104.344	3.990	100.418	100.318	100.218	3.625	99.362	99.262	99.162
5.250	103.975	103.875	103.775	5.625	104.785	104.685	104.585	4.000	100.518	100.418	100.318	3.750	100.075	99.975	99.875
5.375	104.374	104.274	104.174	5.750	105.413	105.313	105.213	4.125	100.993	100.893	100.793	3.875	100.408	100.308	100.208
5.500	104.753	104.653	104.553	5.875	105.567	105.467	105.367	4.250	101.286	101.186	101.086	3.990	100.614	100.514	100.414
5.625	105.025	104.925	104.825	5.990	105.649	105.549	105.449	4.375	101.568	101.468	101.368	4.000	100.714	100.614	100.514
5.750	105.703	105.603	105.503	6.000	105.749	105.649	105.549	4.500	101.883	101.783	101.683	4.125	100.999	100.899	100.799
5.875	105.902	105.802	105.702	6.125	106.267	106.167	106.067	4.625	102.293	102.193	102.093	4.250	101.264	101.164	101.064
5.990	106.025	105.925	105.825	6.250	106.589	106.472	106.359	4.750	102.454	102.354	102.254	4.375	101.533	101.433	101.333
6.000	106.125	106.025	105.925	6.375	106.876	106.760	106.646	4.875	102.706	102.606	102.506	4.500	101.793	101.693	101.593
6.125	106.721	106.621	106.521	6.500	N/A	N/A	N/A	4.990	102.856	102.756	102.656	4.625	102.044	101.944	101.844
6.250	106.983	106.883	106.783	6.625	N/A	N/A	N/A	5.000	102.956	102.856	102.756	4.750	102.222	102.122	102.022

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.016	97.916	97.816	3.000	96.230	96.130	96.030
4.250	98.758	98.658	98.558	3.125	96.641	96.541	96.441
4.375	99.376	99.276	99.176	3.250	97.503	97.403	97.303
4.500	99.941	99.841	99.741	3.375	97.914	97.814	97.714
4.625	100.358	100.258	100.158	3.500	98.342	98.242	98.142
4.750	101.020	100.920	100.820	3.625	98.752	98.652	98.552
4.875	101.578	101.478	101.378	3.750	98.987	98.887	98.787
4.990	102.015	101.915	101.815	3.875	99.301	99.201	99.101
5.000	102.115	102.015	101.915	3.990	99.608	99.508	99.408
5.125	102.363	102.263	102.163	4.000	99.708	99.608	99.508
5.250	102.584	102.484	102.384	4.125	100.096	99.996	99.896
5.375	102.723	102.623	102.523	4.250	100.296	100.196	100.096
5.500	103.211	103.111	103.011	4.375	100.489	100.389	100.289
5.625	103.427	103.327	103.227	4.500	100.629	100.529	100.429
5.750	103.641	103.541	103.441	4.625	100.631	100.531	100.431
5.875	102.747	102.647	102.547	4.750	100.733	100.633	100.533
5.990	103.112	103.012	102.912	4.875	100.897	100.797	100.697
6.000	103.212	103.112	103.012	4.990	100.958	100.858	100.758
6.125	103.461	103.361	103.261	5.000	101.058	100.958	100.858

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

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

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

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.

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 *Not applicable to detached condominiums or site condominiums

HomeReady LLPA Caps*

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 LLPA's: 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) FHA ID# - 1358600006

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

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.: **10/1/2018**
45 Day Lock Exp.: **10/15/2018**
60 Day Lock Exp.: **10/29/2018**

W. Rate Sheet Dated: **8/30/2018** **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	96.585	96.485	96.385	4.000	95.311	95.211	95.111	4.625	100.301	100.201	100.101	4.625	99.172	99.072	98.972
4.125	97.363	97.263	97.163	4.125	96.131	96.031	95.931	4.750	100.831	100.731	100.631	4.750	100.002	99.902	99.802
4.250	98.119	98.019	97.919	4.250	97.155	97.055	96.955	4.875	101.201	101.101	101.001	4.875	100.504	100.404	100.304
4.375	98.664	98.564	98.464	4.375	97.767	97.667	97.567	4.990	101.448	101.348	101.248	4.990	100.877	100.777	100.677
4.500	99.152	99.052	98.952	4.500	98.336	98.236	98.136	5.000	101.548	101.448	101.348	5.000	100.977	100.877	100.777
4.625	99.838	99.738	99.638	4.625	99.311	99.211	99.111	5.125	101.966	101.866	101.766	5.125	101.346	101.246	101.146
4.750	100.534	100.434	100.334	4.750	100.257	100.157	100.057	5.250	102.459	102.359	102.259	5.250	101.781	101.681	101.581
4.875	101.026	100.926	100.826	4.875	100.816	100.716	100.616	5.375	102.753	102.653	102.553	5.375	102.203	102.103	102.003
4.990	101.390	101.290	101.190	4.990	101.227	101.127	101.027	5.500	103.094	102.994	102.894	5.500	102.629	102.529	102.429
5.000	101.490	101.390	101.290	5.000	101.327	101.227	101.127	5.625	103.335	103.235	103.135	5.625	102.952	102.852	102.752
5.125	101.863	101.763	101.663	5.125	101.706	101.606	101.506	5.750	103.963	103.863	103.763	5.750	103.457	103.357	103.257
5.250	102.525	102.425	102.325	5.250	102.453	102.353	102.253	5.875	104.117	104.017	103.917	5.875	103.666	103.566	103.466
5.375	102.924	102.824	102.724	5.375	102.908	102.808	102.708	5.990	104.199	104.099	103.999	5.990	103.812	103.712	103.612
5.500	103.303	103.203	103.103	5.500	103.329	103.229	103.129	6.000	104.299	104.199	104.099	6.000	103.912	103.812	103.712
5.625	103.575	103.475	103.375	5.625	103.631	103.531	103.431	6.125	104.817	104.717	104.617	6.125	104.603	104.503	104.403
5.750	104.253	104.153	104.053	5.750	104.494	104.394	104.294	6.250	105.139	105.022	104.909	6.250	104.648	104.532	104.418
5.875	104.452	104.352	104.252	5.875	104.727	104.627	104.527	6.375	105.426	105.310	105.196	6.375	105.034	104.918	104.804
5.990	104.575	104.475	104.375	5.990	104.873	104.773	104.673	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.675	104.575	104.475	6.000	104.973	104.873	104.773	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	96.230	96.130	96.030	2.875	N/A	#N/A	#N/A	2.750	95.094	94.994	94.894	2.875	N/A	#N/A	#N/A
3.125	96.641	96.541	96.441	2.990	93.361	93.261	93.161	2.875	95.442	95.342	95.242	2.990	93.216	93.116	93.016
3.250	97.503	97.403	97.303	3.000	93.461	93.361	93.261	2.990	95.698	95.598	95.498	3.000	93.316	93.216	93.116
3.375	97.914	97.814	97.714	3.125	94.112	94.012	93.912	3.000	95.798	95.698	95.598	3.125	93.977	93.877	93.777
3.500	98.342	98.242	98.142	3.250	94.568	94.468	94.368	3.125	96.158	96.058	95.958	3.250	94.423	94.323	94.223
3.625	98.752	98.652	98.552	3.375	95.236	95.136	95.036	3.250	96.816	96.716	96.616	3.375	95.101	95.001	94.901
3.750	98.987	98.887	98.787	3.500	95.890	95.790	95.690	3.375	97.179	97.079	96.979	3.500	95.746	95.646	95.546
3.875	99.301	99.201	99.101	3.625	96.535	96.435	96.335	3.500	97.522	97.422	97.322	3.625	96.401	96.301	96.201
3.990	99.608	99.508	99.408	3.750	96.902	96.802	96.702	3.625	97.862	97.762	97.662	3.750	96.758	96.658	96.558
4.000	99.708	99.608	99.508	3.875	97.364	97.264	97.164	3.750	98.575	98.475	98.375	3.875	97.219	97.119	97.019
4.125	100.096	99.996	99.896	3.990	97.889	97.789	97.689	3.875	98.908	98.808	98.708	3.990	97.735	97.635	97.535
4.250	100.296	100.196	100.096	4.000	97.989	97.889	97.789	3.990	99.114	99.014	98.914	4.000	97.835	97.735	97.635
4.375	100.489	100.389	100.289	4.125	98.598	98.498	98.398	4.000	99.214	99.114	99.014	4.125	98.444	98.344	98.244
4.500	100.629	100.529	100.429	4.250	98.923	98.823	98.723	4.125	99.499	99.399	99.299	4.250	98.768	98.668	98.568
4.625	100.631	100.531	100.431	4.375	99.234	99.134	99.034	4.250	99.764	99.664	99.564	4.375	99.060	98.960	98.860
4.750	100.733	100.633	100.533	4.500	99.602	99.502	99.402	4.375	100.033	99.933	99.833	4.500	99.427	99.327	99.227
4.875	100.897	100.797	100.697	4.625	100.133	100.033	99.933	4.500	100.293	100.193	100.093	4.625	99.958	99.858	99.758
4.990	100.958	100.858	100.758	4.750	100.314	100.214	100.114	4.625	100.544	100.444	100.344	4.750	100.139	100.039	99.939
5.000	101.058	100.958	100.858	4.875	100.592	100.492	100.392	4.750	100.722	100.622	100.522	4.875	100.407	100.307	100.207

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

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

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums 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		

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-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.

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	10/1/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	10/15/2018
		60 Day Lock Exp.:	10/29/2018

W. Rate Sheet Dated: 8/30/2018 **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	99.966	99.866	99.766	3.750	97.814	97.714	97.614	2.750	95.362	95.262	95.162
4.375	100.513	100.413	100.313	3.875	98.406	98.306	98.206	2.875	96.025	95.925	95.825
4.500	101.067	100.967	100.867	3.990	98.922	98.822	98.722	2.990	96.575	96.475	96.375
4.625	101.714	101.614	101.514	4.000	99.022	98.922	98.822	3.000	96.675	96.575	96.475
4.750	102.259	102.159	102.059	4.125	99.677	99.577	99.477	3.125	97.267	97.167	97.067
4.875	102.768	102.668	102.568	4.250	100.261	100.161	100.061	3.250	97.772	97.672	97.572
4.990	103.125	103.025	102.925	4.375	100.843	100.743	100.643	3.375	98.272	98.172	98.072
5.000	103.225	103.125	103.025	4.500	101.470	101.370	101.270	3.500	98.930	98.830	98.730
5.125	103.694	103.594	103.494	4.625	102.019	101.919	101.819	3.625	99.466	99.366	99.266
5.250	104.215	104.115	104.015	4.750	102.493	102.393	102.293	3.750	99.858	99.758	99.658
5.375	104.672	104.572	104.472	4.875	102.854	102.754	102.654	3.875	100.312	100.212	100.112
5.500	105.033	104.933	104.833	4.990	103.116	103.016	102.916	3.990	100.638	100.538	100.438
5.625	105.161	105.061	104.961	5.000	103.216	103.116	103.016	4.000	100.738	100.638	100.538
5.750	105.627	105.527	105.427	5.125	103.623	103.523	103.423	4.125	101.228	101.128	101.028
5.875	105.915	105.815	105.715	5.250	103.998	103.898	103.798	4.250	101.499	101.399	101.299
5.990	106.088	105.988	105.888	5.375	104.312	104.212	104.112	4.375	101.784	101.684	101.584
6.000	106.188	106.088	105.988	5.500	104.690	104.590	104.490	4.500	102.130	102.030	101.930
6.125	106.519	106.419	106.319	5.625	105.152	105.052	104.952	4.625	102.506	102.406	102.306
6.250	107.048	106.948	106.848	5.750	105.467	105.367	105.267	4.750	102.728	102.628	102.528

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	98.981	98.881	98.781	2.750	95.018	94.918	94.818
4.375	99.528	99.428	99.328	2.875	95.681	95.581	95.481
4.500	100.082	99.982	99.882	2.990	96.231	96.131	96.031
4.625	100.737	100.637	100.537	3.000	96.331	96.231	96.131
4.750	101.282	101.182	101.082	3.125	96.923	96.823	96.723
4.875	101.791	101.691	101.591	3.250	97.428	97.328	97.228
4.990	102.148	102.048	101.948	3.375	97.647	97.547	97.447
5.000	102.248	102.148	102.048	3.500	98.305	98.205	98.105
5.125	101.928	101.828	101.728	3.625	98.841	98.741	98.641
5.250	102.449	102.349	102.249	3.750	99.233	99.133	99.033
5.375	102.906	102.806	102.706	3.875	99.687	99.587	99.487
5.500	103.267	103.167	103.067	3.990	99.528	99.428	99.328
5.625	102.129	102.029	101.929	4.000	99.628	99.528	99.428
5.750	102.595	102.495	102.395	4.125	100.118	100.018	99.918
5.875	102.733	102.633	102.533	4.250	100.389	100.289	100.189
5.990	102.756	102.656	102.556	4.375	100.674	100.574	100.474
6.000	102.856	102.756	102.656	4.500	100.551	100.451	100.351
6.125	103.037	102.937	102.837	4.625	100.927	100.827	100.727
6.250	103.416	103.316	103.216	4.750	101.149	101.049	100.949

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

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

Program Feataures								
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	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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.	

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.: **10/1/2018**
45 Day Lock Exp.: **10/15/2018**
60 Day Lock Exp.: **10/29/2018**

W. Rate Sheet Dated: **8/30/2018** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

FHLMC Open Access

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.411	98.311	98.211	4.250	98.311	98.211	98.111	3.750	96.364	96.264	96.164	3.750	96.264	96.164	96.064
4.375	98.971	98.871	98.771	4.375	98.871	98.771	98.671	3.875	96.956	96.856	96.756	3.875	96.856	96.756	96.656
4.500	99.617	99.517	99.417	4.500	99.517	99.417	99.317	3.990	97.472	97.372	97.272	3.990	97.372	97.272	97.172
4.625	100.264	100.164	100.064	4.625	100.164	100.064	99.964	4.000	97.572	97.472	97.372	4.000	97.472	97.372	97.272
4.750	100.809	100.709	100.609	4.750	100.709	100.609	100.509	4.125	98.227	98.127	98.027	4.125	98.127	98.027	97.927
4.875	101.318	101.218	101.118	4.875	101.218	101.118	101.018	4.250	98.811	98.711	98.611	4.250	98.711	98.611	98.511
4.990	101.675	101.575	101.475	4.990	101.575	101.475	101.375	4.375	99.393	99.293	99.193	4.375	99.293	99.193	99.093
5.000	101.775	101.675	101.575	5.000	101.675	101.575	101.475	4.500	100.020	99.920	99.820	4.500	99.920	99.820	99.720
5.125	102.244	102.144	102.044	5.125	102.144	102.044	101.944	4.625	100.569	100.469	100.369	4.625	100.469	100.369	100.269
5.250	102.765	102.665	102.565	5.250	102.665	102.565	102.465	4.750	101.043	100.943	100.843	4.750	100.943	100.843	100.743
5.375	103.222	103.122	103.022	5.375	103.122	103.022	102.922	4.875	101.404	101.304	101.204	4.875	101.304	101.204	101.104
5.500	103.583	103.483	103.383	5.500	103.483	103.383	103.283	4.990	101.666	101.566	101.466	4.990	101.566	101.466	101.366
5.625	103.711	103.611	103.511	5.625	103.611	103.511	103.411	5.000	101.766	101.666	101.566	5.000	101.666	101.566	101.466
5.750	104.177	104.077	103.977	5.750	104.077	103.977	103.877	5.125	102.173	102.073	101.973	5.125	102.073	101.973	101.873
5.875	104.465	104.365	104.265	5.875	104.365	104.265	104.165	5.250	102.548	102.448	102.348	5.250	102.448	102.348	102.248
5.990	104.638	104.538	104.438	5.990	104.538	104.438	104.338	5.375	102.862	102.762	102.662	5.375	102.762	102.662	102.562
6.000	104.738	104.638	104.538	6.000	104.638	104.538	104.438	5.500	103.240	103.140	103.040	5.500	103.140	103.040	102.940
6.125	105.069	104.969	104.869	6.125	104.969	104.869	104.769	5.625	103.702	103.602	103.502	5.625	103.602	103.502	103.402
6.250	105.598	105.498	105.398	6.250	105.498	105.398	105.298	5.750	104.017	103.917	103.817	5.750	103.917	103.817	103.717

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	93.862	93.762	93.662	2.750	93.762	93.662	93.562
2.875	94.525	94.425	94.325	2.875	94.425	94.325	94.225
2.990	95.075	94.975	94.875	2.990	94.975	94.875	94.775
3.000	95.175	95.075	94.975	3.000	95.075	94.975	94.875
3.125	95.767	95.667	95.567	3.125	95.667	95.567	95.467
3.250	96.243	96.143	96.043	3.250	96.143	96.043	95.943
3.375	96.643	96.543	96.443	3.375	96.543	96.443	96.343
3.500	97.430	97.330	97.230	3.500	97.330	97.230	97.130
3.625	97.966	97.866	97.766	3.625	97.866	97.766	97.666
3.750	98.358	98.258	98.158	3.750	98.258	98.158	98.058
3.875	98.812	98.712	98.612	3.875	98.712	98.612	98.512
3.990	99.138	99.038	98.938	3.990	99.038	98.938	98.838
4.000	99.238	99.138	99.038	4.000	99.138	99.038	98.938
4.125	99.728	99.628	99.528	4.125	99.628	99.528	99.428
4.250	99.999	99.899	99.799	4.250	99.899	99.799	99.699
4.375	100.284	100.184	100.084	4.375	100.184	100.084	99.984
4.500	100.630	100.530	100.430	4.500	100.530	100.430	100.330
4.625	101.006	100.906	100.806	4.625	100.906	100.806	100.706
4.750	101.228	101.128	101.028	4.750	101.128	101.028	100.928

30-20 Year Super Conforming								15 Year Super Conforming							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	97.426	97.326	97.226	4.250	97.326	97.226	97.126	2.750	93.518	93.418	93.318	2.750	93.418	93.318	93.218
4.375	97.986	97.886	97.786	4.375	97.886	97.786	97.686	2.875	94.181	94.081	93.981	2.875	94.081	93.981	93.881
4.500	98.632	98.532	98.432	4.500	98.532	98.432	98.332	2.990	94.731	94.631	94.531	2.990	94.631	94.531	94.431
4.625	99.287	99.187	99.087	4.625	99.187	99.087	98.987	3.000	94.831	94.731	94.631	3.000	94.731	94.631	94.531
4.750	99.832	99.732	99.632	4.750	99.732	99.632	99.532	3.125	95.423	95.323	95.223	3.125	95.323	95.223	95.123
4.875	100.341	100.241	100.141	4.875	100.241	100.141	100.041	3.250	95.899	95.799	95.699	3.250	95.799	95.699	95.599
4.990	100.698	100.598	100.498	4.990	100.598	100.498	100.398	3.375	96.018	95.918	95.818	3.375	95.918	95.818	95.718
5.000	100.798	100.698	100.598	5.000	100.698	100.598	100.498	3.500	96.805	96.705	96.605	3.500	96.705	96.605	96.505
5.125	100.478	100.378	100.278	5.125	100.378	100.278	100.178	3.625	97.341	97.241	97.141	3.625	97.241	97.141	97.041
5.250	100.999	100.899	100.799	5.250	100.899	100.799	100.699	3.750	97.733	97.633	97.533	3.750	97.633	97.533	97.433
5.375	101.456	101.356	101.256	5.375	101.356	101.256	101.156	3.875	98.187	98.087	97.987	3.875	98.087	97.987	97.887
5.500	101.817	101.717	101.617	5.500	101.717	101.617	101.517	3.990	98.028	97.928	97.828	3.990	97.928	97.828	97.728
5.625	100.679	100.579	100.479	5.625	100.579	100.479	100.379	4.000	98.128	98.028	97.928	4.000	98.028	97.928	97.828
5.750	101.145	101.045	100.945	5.750	101.045	100.945	100.845	4.125	98.618	98.518	98.418	4.125	98.518	98.418	98.318
5.875	101.283	101.183	101.083	5.875	101.183	101.083	100.983	4.250	98.889	98.789	98.689	4.250	98.789	98.689	98.589
5.990	101.306	101.206	101.106	5.990	101.206	101.106	101.006	4.375	99.174	99.074	98.974	4.375	99.074	98.974	98.874
6.000	101.406	101.306	101.206	6.000	101.306	101.206	101.106	4.500	99.051	98.951	98.851	4.500	98.951	98.851	98.751
6.125	101.587	101.487	101.387	6.125	101.487	101.387	101.287	4.625	99.427	99.327	99.227	4.625	99.327	99.227	99.127
6.250	101.966	101.866	101.766	6.250	101.866	101.766	101.666	4.750	99.649	99.549	99.449	4.750	99.549	99.449	99.349

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing

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

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

Product Features

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

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 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

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**10/1/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**10/15/2018**
		60 Day Lock Exp.:	**10/29/2018**

W. Rate Sheet Dated: **8/30/2018** **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			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	99.861	99.761	99.661	3.750	97.814	97.714	97.614	2.750	95.362	95.262	95.162
4.375	100.421	100.321	100.221	3.875	98.406	98.306	98.206	2.875	96.025	95.925	95.825
4.500	101.067	100.967	100.867	3.990	98.922	98.822	98.722	2.990	96.575	96.475	96.375
4.625	101.714	101.614	101.514	4.000	99.022	98.922	98.822	3.000	96.675	96.575	96.475
4.750	102.259	102.159	102.059	4.125	99.677	99.577	99.477	3.125	97.267	97.167	97.067
4.875	102.768	102.668	102.568	4.250	100.261	100.161	100.061	3.250	97.743	97.643	97.543
4.990	103.125	103.025	102.925	4.375	100.843	100.743	100.643	3.375	98.143	98.043	97.943
5.000	103.225	103.125	103.025	4.500	101.470	101.370	101.270	3.500	98.930	98.830	98.730
5.125	103.694	103.594	103.494	4.625	102.019	101.919	101.819	3.625	99.466	99.366	99.266
5.250	104.215	104.115	104.015	4.750	102.493	102.393	102.293	3.750	99.858	99.758	99.658
5.375	104.672	104.572	104.472	4.875	102.854	102.754	102.654	3.875	100.312	100.212	100.112
5.500	105.033	104.933	104.833	4.990	103.116	103.016	102.916	3.990	100.638	100.538	100.438
5.625	105.161	105.061	104.961	5.000	103.216	103.116	103.016	4.000	100.738	100.638	100.538
5.750	105.627	105.527	105.427	5.125	103.623	103.523	103.423	4.125	101.228	101.128	101.028
5.875	105.915	105.815	105.715	5.250	103.998	103.898	103.798	4.250	101.499	101.399	101.299
5.990	106.088	105.988	105.888	5.375	104.312	104.212	104.112	4.375	101.784	101.684	101.584
6.000	106.188	106.088	105.988	5.500	104.690	104.590	104.490	4.500	102.130	102.030	101.930
6.125	106.519	106.419	106.319	5.625	105.152	105.052	104.952	4.625	102.506	102.406	102.306
6.250	107.048	106.948	106.848	5.750	105.467	105.367	105.267	4.750	102.728	102.628	102.528

Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	98.876	98.776	98.676	2.750	95.018	94.918	94.818
4.375	99.436	99.336	99.236	2.875	95.681	95.581	95.481
4.500	100.082	99.982	99.882	2.990	96.231	96.131	96.031
4.625	100.737	100.637	100.537	3.000	96.331	96.231	96.131
4.750	101.282	101.182	101.082	3.125	96.923	96.823	96.723
4.875	101.791	101.691	101.591	3.250	97.399	97.299	97.199
4.990	102.148	102.048	101.948	3.375	97.518	97.418	97.318
5.000	102.248	102.148	102.048	3.500	98.305	98.205	98.105
5.125	101.928	101.828	101.728	3.625	98.841	98.741	98.641
5.250	102.449	102.349	102.249	3.750	99.233	99.133	99.033
5.375	102.906	102.806	102.706	3.875	99.687	99.587	99.487
5.500	103.267	103.167	103.067	3.990	99.528	99.428	99.328
5.625	102.129	102.029	101.929	4.000	99.628	99.528	99.428
5.750	102.595	102.495	102.395	4.125	100.118	100.018	99.918
5.875	102.733	102.633	102.533	4.250	100.389	100.289	100.189
5.990	102.756	102.656	102.556	4.375	100.674	100.574	100.474
6.000	102.856	102.756	102.656	4.500	100.551	100.451	100.351
6.125	103.037	102.937	102.837	4.625	100.927	100.827	100.727
6.250	103.416	103.316	103.216	4.750	101.149	101.049	100.949

Applicable for all mortgages with greater than 15 year terms

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

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap

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

Product Features

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(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.

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.: **10/1/2018**
45 Day Lock Exp.: **10/15/2018**
60 Day Lock Exp.: **10/29/2018**

W. Rate Sheet Dated: **8/30/2018** **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	96.342	96.217	96.092
4.125	97.466	97.341	97.216
4.250	98.310	98.185	98.060
4.375	98.876	98.751	98.626
4.500	99.475	99.350	99.225
4.625	100.013	99.888	99.763
4.750	100.486	100.361	100.236
4.875	100.913	100.788	100.663
5.000	101.269	101.144	101.019
5.125	101.582	101.457	101.332
5.250	101.903	101.778	101.653
5.375	102.181	102.056	101.931
5.500	102.313	102.188	102.063

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	97.105	96.980	96.855
3.625	97.548	97.423	97.298
3.750	97.952	97.827	97.702
3.875	98.536	98.411	98.286
4.000	98.859	98.734	98.609
4.125	99.096	98.971	98.846
4.250	99.366	99.241	99.116
4.375	99.612	99.487	99.362
4.500	99.850	99.725	99.600
4.625	100.128	100.003	99.878
4.750	100.396	100.271	100.146

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	97.229	97.104	96.979
3.375	97.762	97.637	97.512
3.500	98.272	98.147	98.022
3.625	98.732	98.607	98.482
3.750	99.012	98.887	98.762
3.875	99.403	99.278	99.153
4.000	99.767	99.642	99.517
4.125	100.159	100.034	99.909
4.250	100.522	100.397	100.272
4.375	100.876	100.751	100.626
4.500	101.230	101.105	100.980
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

[1]Full Am. [2]ARMs 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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)