



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

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.: 10/30/2018

W. Rate Sheet Dated: 8/31/2018

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	98.390	98.240	98.090	3.500	97.878	97.728	97.578	1.875	N/A	N/A	N/A	3.125	96.790	96.640	96.490
3.625	98.924	98.774	98.624	3.625	98.376	98.226	98.076	2.000	N/A	N/A	N/A	3.250	98.021	97.871	97.721
3.750	99.724	99.574	99.424	3.750	99.332	99.182	99.032	2.125	N/A	N/A	N/A	3.375	98.611	98.461	98.311
3.875	100.250	100.100	99.950	3.875	99.823	99.673	99.523	2.250	93.532	93.382	93.232	3.500	99.103	98.953	98.803
4.000	100.779	100.629	100.479	4.000	100.317	100.167	100.017	2.375	93.894	93.744	93.594	3.625	99.637	99.487	99.337
4.125	101.300	101.150	101.000	4.125	100.802	100.652	100.502	2.500	93.019	92.869	92.719	Margin = 2.250		Index = 2.440	
4.250	101.964	101.839	101.714	4.250	101.323	101.198	101.073	2.625	93.969	93.819	93.669				
4.375	102.478	102.353	102.228	4.375	101.801	101.676	101.551	2.750	96.978	96.828	96.678				
4.500	102.922	102.797	102.672	4.500	102.210	102.085	101.960	2.875	97.542	97.392	97.242				
4.625	103.322	103.197	103.072	4.625	102.574	102.449	102.324	3.000	98.017	97.867	97.717				
4.750	103.447	103.306	103.150	4.750	102.697	102.557	102.400	3.125	98.491	98.341	98.191				
4.875	103.674	103.533	103.377	4.875	103.097	102.956	102.800	3.250	99.035	98.885	98.735				
5.000	104.237	104.097	103.940	5.000	103.425	103.284	103.128	3.375	99.502	99.352	99.202				
5.125	104.508	104.367	104.211	5.125	103.680	103.539	103.383	3.500	99.971	99.821	99.671				
5.250	104.686	104.530	104.358	5.250	103.624	103.467	103.296	3.625	100.433	100.283	100.133				
5.375	104.812	104.656	104.484	5.375	103.955	103.799	103.627	3.750	100.361	100.211	100.061				
5.500	105.017	104.861	104.689	5.500	104.375	104.218	104.046	3.875	100.815	100.665	100.515				
5.625	105.208	105.051	104.879	5.625	104.730	104.573	104.401	4.000	101.201	101.051	100.901				
5.750	105.994	105.894	105.794	5.750	104.923	104.823	104.723	4.125	101.541	101.391	101.241				

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	97.190	97.040	96.890	3.500	96.878	96.728	96.578	1.875	N/A	N/A	N/A	3.125	95.790	95.640	95.490
3.625	97.724	97.574	97.424	3.625	97.376	97.226	97.076	2.000	N/A	N/A	N/A	3.250	97.021	96.871	96.721
3.750	98.524	98.374	98.224	3.750	98.332	98.182	98.032	2.125	N/A	N/A	N/A	3.375	97.611	97.461	97.311
3.875	99.050	98.900	98.750	3.875	98.823	98.673	98.523	2.250	92.532	92.382	92.232	3.500	98.103	97.953	97.803
4.000	99.579	99.429	99.279	4.000	99.317	99.167	99.017	2.375	92.894	92.744	92.594	3.625	98.637	98.487	98.337
4.125	100.100	99.950	99.800	4.125	99.802	99.652	99.502	2.500	92.019	91.869	91.719	Margin = 2.250		Index = 2.440	
4.250	100.764	100.639	100.514	4.250	100.323	100.198	100.073	2.625	92.969	92.819	92.669	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.278	101.153	101.028	4.375	100.801	100.676	100.551	2.750	95.978	95.828	95.678	Rate	30 Day	45 Day	60 Day
4.500	101.722	101.597	101.472	4.500	101.210	101.085	100.960	2.875	96.542	96.392	96.242	4.500	100.522	100.272	100.022
4.625	102.122	101.997	101.872	4.625	101.574	101.449	101.324	3.000	97.017	96.867	96.717	4.625	100.922	100.672	100.422
4.750	102.188	102.048	101.891	4.750	101.697	101.557	101.400	3.125	97.491	97.341	97.191	4.750	100.938	100.688	100.438
4.875	102.724	102.583	102.427	4.875	102.097	101.956	101.800	3.250	98.035	97.885	97.735	4.875	101.374	101.124	100.874
5.000	103.087	102.947	102.790	5.000	102.425	102.284	102.128	3.375	98.502	98.352	98.202	5.000	101.737	101.487	101.237
5.125	103.558	103.417	103.261	5.125	102.780	102.639	102.483	3.500	98.971	98.821	98.671	5.125	102.128	101.878	101.628
5.250	104.256	104.100	103.928	5.250	102.624	102.467	102.296	3.625	99.433	99.283	99.133	5.250	101.575	101.325	101.075
5.375	104.506	104.350	104.178	5.375	102.955	102.799	102.627	3.750	99.361	99.211	99.061	5.375	102.122	101.872	101.622
5.500	104.787	104.631	104.459	5.500	103.375	103.218	103.046	3.875	99.815	99.665	99.515	5.500	102.267	102.017	101.767
5.625	104.928	104.771	104.599	5.625	103.730	103.573	103.401	4.000	100.201	100.051	99.901	5.625	102.568	102.318	102.068
5.750	105.764	105.664	105.564	5.750	103.923	103.823	103.723	4.125	100.541	100.391	100.241	5.750	102.754	102.504	102.254

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	99.672	99.422	99.172	4.500	99.490	99.240	98.990
4.750	100.088	99.838	99.588	4.750	99.977	99.727	99.477
5.000	100.887	100.637	100.387	5.000	100.705	100.455	100.205
5.250	101.776	101.526	101.276	5.250	101.612	101.362	101.112
5.500	102.157	101.907	101.657	5.500	101.655	101.405	101.155
5.625	102.258	102.008	101.758	5.625	102.010	101.760	101.510
5.750	102.514	102.264	102.014	5.750	102.203	101.953	101.703
5.875	102.751	102.501	102.251	5.875	102.545	102.295	102.045

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:	8/31/2018	5.250%

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

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

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.:

10/30/2018

W. Rate Sheet Dated: 8/31/2018

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	97.453	97.303	97.153	3.500	96.940	96.790	96.640	1.875	N/A	N/A	N/A	3.125	95.10	94.952	94.802
3.625	97.986	97.836	97.686	3.625	97.438	97.288	97.138	2.000	N/A	N/A	N/A	3.250	97.08	96.934	96.784
3.750	98.474	98.324	98.174	3.750	98.082	97.932	97.782	2.125	N/A	N/A	N/A	3.375	97.67	97.524	97.374
3.875	99.000	98.850	98.700	3.875	98.573	98.423	98.273	2.250	90.032	89.882	89.732	3.500	98.17	98.016	97.866
4.000	99.529	99.379	99.229	4.000	99.067	98.917	98.767	2.375	90.394	90.244	90.094	3.625	98.70	98.550	98.400
4.125	100.050	99.900	99.750	4.125	99.552	99.402	99.252	2.500	89.519	89.369	89.219	Margin = 2.250		Index = 2.440	
4.250	100.589	100.464	100.339	4.250	99.948	99.823	99.698	2.625	90.469	90.319	90.169				
4.375	101.103	100.978	100.853	4.375	100.426	100.301	100.176	2.750	95.291	95.141	94.991				
4.500	101.547	101.422	101.297	4.500	100.835	100.710	100.585	2.875	95.855	95.705	95.555				
4.625	101.947	101.822	101.697	4.625	101.199	101.074	100.949	3.000	96.329	96.179	96.029				
4.750	101.572	101.431	101.275	4.750	100.822	100.682	100.525	3.125	96.804	96.654	96.504				
4.875	101.799	101.658	101.502	4.875	101.222	101.081	100.925	3.250	98.097	97.947	97.797				
5.000	102.362	102.222	102.065	5.000	101.550	101.409	101.253	3.375	98.564	98.414	98.264				
5.125	102.633	102.492	102.336	5.125	101.805	101.664	101.508	3.500	99.034	98.884	98.734				
5.250	102.498	102.342	102.170	5.250	101.436	101.280	101.108	3.625	99.495	99.345	99.195				
5.375	102.625	102.468	102.297	5.375	101.768	101.612	101.440	3.750	99.111	98.961	98.811				
5.500	102.829	102.673	102.501	5.500	102.187	102.031	101.859	3.875	99.565	99.415	99.265				
5.625	103.020	102.864	102.692	5.625	102.542	102.386	102.214	4.000	99.951	99.801	99.651				
5.750	102.556	102.456	102.356	5.750	101.485	101.385	101.285	4.125	100.291	100.141	99.991				

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	96.253	96.103	95.953	3.500	95.940	95.790	95.640	1.875	N/A	N/A	N/A	3.125	94.102	93.952	93.802
3.625	96.786	96.636	96.486	3.625	96.438	96.288	96.138	2.000	N/A	N/A	N/A	3.250	96.084	95.934	95.784
3.750	97.274	97.124	96.974	3.750	97.082	96.932	96.782	2.125	N/A	N/A	N/A	3.375	96.674	96.524	96.374
3.875	97.800	97.650	97.500	3.875	97.573	97.423	97.273	2.250	90.782	90.632	90.482	3.500	97.166	97.016	96.866
4.000	98.329	98.179	98.029	4.000	98.067	97.917	97.767	2.375	91.144	90.994	90.844	3.625	97.700	97.550	97.400
4.125	98.850	98.700	98.550	4.125	98.552	98.402	98.252	2.500	90.269	90.119	89.969	Margin = 2.250		Index = 2.440	
4.250	99.389	99.264	99.139	4.250	98.948	98.823	98.698	2.625	91.219	91.069	90.919	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.903	99.778	99.653	4.375	99.426	99.301	99.176	2.750	95.072	94.922	94.772	Rate	30 Day	45 Day	60 Day
4.500	100.347	100.222	100.097	4.500	99.835	99.710	99.585	2.875	95.636	95.486	95.336	4.500	99.147	98.897	98.647
4.625	100.747	100.622	100.497	4.625	100.199	100.074	99.949	3.000	96.110	95.960	95.810	4.625	99.547	99.297	99.047
4.750	100.313	100.173	100.016	4.750	99.822	99.682	99.525	3.125	96.585	96.435	96.285	4.750	99.063	98.813	98.563
4.875	100.849	100.708	100.552	4.875	100.222	100.081	99.925	3.250	96.566	96.416	96.266	4.875	99.499	99.249	98.999
5.000	101.212	101.072	100.915	5.000	100.550	100.409	100.253	3.375	97.033	96.883	96.733	5.000	99.862	99.612	99.362
5.125	101.683	101.542	101.386	5.125	100.905	100.764	100.608	3.500	97.502	97.352	97.202	5.125	100.253	100.003	99.753
5.250	102.068	101.912	101.740	5.250	100.436	100.280	100.108	3.625	97.964	97.814	97.664	5.250	99.387	99.137	98.887
5.375	102.319	102.162	101.991	5.375	100.768	100.612	100.440	3.750	97.174	97.024	96.874	5.375	99.935	99.685	99.435
5.500	102.599	102.443	102.271	5.500	101.187	101.031	100.859	3.875	97.628	97.478	97.328	5.500	100.079	99.829	99.579
5.625	102.740	102.584	102.412	5.625	101.542	101.386	101.214	4.000	98.013	97.863	97.713	5.625	100.380	100.130	99.880
5.750	102.326	102.226	102.126	5.750	100.485	100.385	100.285	4.125	98.353	98.203	98.053	5.750	99.316	99.066	98.816

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

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	98.297	98.047	97.797	4.500	98.115	97.865	97.615
4.750	98.213	97.963	97.713	4.750	98.102	97.852	97.602
5.000	99.012	98.762	98.512	5.000	98.830	98.580	98.330
5.250	99.588	99.338	99.088	5.250	99.425	99.175	98.925
5.500	99.969	99.719	99.469	5.500	99.467	99.217	98.967
5.625	100.070	99.820	99.570	5.625	99.822	99.572	99.322
5.750	99.076	98.826	98.576	5.750	98.765	98.515	98.265
5.875	99.314	99.064	98.814	5.875	99.107	98.857	98.607

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:	8/31/2018 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 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

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.:

10/30/2018

W. Rate Sheet Dated: 8/31/2018

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	101.842	101.742	101.642	2.875	96.241	96.141	96.041	2.750	96.735	96.635	96.535
4.375	100.513	100.413	100.313	4.750	102.370	102.270	102.170	2.990	96.644	96.544	96.444	2.875	97.083	96.983	96.883
4.500	101.024	100.924	100.824	4.875	102.739	102.639	102.539	3.000	96.744	96.644	96.544	2.990	97.337	97.237	97.137
4.625	101.618	101.518	101.418	4.990	102.985	102.885	102.785	3.125	97.254	97.154	97.054	3.000	97.437	97.337	97.237
4.750	102.167	102.067	101.967	5.000	103.085	102.985	102.885	3.250	97.874	97.774	97.674	3.125	97.796	97.696	97.596
4.875	102.658	102.558	102.458	5.125	103.458	103.358	103.258	3.375	98.395	98.295	98.195	3.250	98.409	98.309	98.209
4.990	102.927	102.827	102.727	5.250	103.952	103.852	103.752	3.500	98.906	98.806	98.706	3.375	98.769	98.669	98.569
5.000	103.027	102.927	102.827	5.375	104.244	104.144	104.044	3.625	99.411	99.311	99.211	3.500	99.112	99.012	98.912
5.125	103.368	103.268	103.168	5.500	104.584	104.484	104.384	3.750	99.745	99.645	99.545	3.625	99.452	99.352	99.252
5.250	104.018	103.918	103.818	5.625	104.827	104.727	104.627	3.875	100.107	100.007	99.907	3.750	100.153	100.053	99.953
5.375	104.415	104.315	104.215	5.750	105.454	105.354	105.254	3.990	100.494	100.394	100.294	3.875	100.485	100.385	100.285
5.500	104.793	104.693	104.593	5.875	105.607	105.507	105.407	4.000	100.594	100.494	100.394	3.990	100.689	100.589	100.489
5.625	105.064	104.964	104.864	5.990	105.690	105.590	105.490	4.125	101.068	100.968	100.868	4.000	100.789	100.689	100.589
5.750	105.744	105.644	105.544	6.000	105.790	105.690	105.590	4.250	101.361	101.261	101.161	4.125	101.073	100.973	100.873
5.875	105.943	105.843	105.743	6.125	106.304	106.204	106.104	4.375	101.642	101.542	101.442	4.250	101.330	101.230	101.130
5.990	106.064	105.964	105.864	6.250	106.627	106.512	106.398	4.500	101.947	101.847	101.747	4.375	101.595	101.495	101.395
6.000	106.164	106.064	105.964	6.375	106.914	106.799	106.685	4.625	102.356	102.256	102.156	4.500	101.856	101.756	101.656
6.125	106.762	106.662	106.562	6.500	N/A	N/A	N/A	4.750	102.517	102.417	102.317	4.625	102.106	102.006	101.906
6.250	107.023	106.923	106.823	6.625	N/A	N/A	N/A	4.875	102.766	102.666	102.566	4.750	102.285	102.185	102.085

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	98.141	98.041	97.941	3.000	96.368	96.268	96.168
4.250	98.880	98.780	98.680	3.125	96.778	96.678	96.578
4.375	99.496	99.396	99.296	3.250	97.593	97.493	97.393
4.500	100.060	99.960	99.860	3.375	98.006	97.906	97.806
4.625	100.449	100.349	100.249	3.500	98.432	98.332	98.232
4.750	101.109	101.009	100.909	3.625	98.842	98.742	98.642
4.875	101.667	101.567	101.467	3.750	99.076	98.976	98.876
4.990	102.102	102.002	101.902	3.875	99.378	99.278	99.178
5.000	102.202	102.102	102.002	3.990	99.683	99.583	99.483
5.125	102.452	102.352	102.252	4.000	99.783	99.683	99.583
5.250	102.670	102.570	102.470	4.125	100.171	100.071	99.971
5.375	102.764	102.664	102.564	4.250	100.371	100.271	100.171
5.500	103.253	103.153	103.053	4.375	100.564	100.464	100.364
5.625	103.469	103.369	103.269	4.500	100.703	100.603	100.503
5.750	103.680	103.580	103.480	4.625	100.693	100.593	100.493
5.875	102.787	102.687	102.587	4.750	100.795	100.695	100.595
5.990	103.151	103.051	102.951	4.875	100.959	100.859	100.759
6.000	103.251	103.151	103.051	4.990	101.020	100.920	100.820
6.125	103.502	103.402	103.302	5.000	101.120	101.020	100.920

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	-0.250	-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.			
FHA ID# - 1358600006			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/1/2018

45 Day Lock Exp.:

10/15/2018

60 Day Lock Exp.:

10/30/2018

W. Rate Sheet Dated: 8/31/2018

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	96.736	96.636	96.536	4.000	95.463	95.363	95.263	4.625	100.392	100.292	100.192	4.625	99.290	99.190	99.090
4.125	97.486	97.386	97.286	4.125	96.256	96.156	96.056	4.750	100.920	100.820	100.720	4.750	100.091	99.991	99.891
4.250	98.241	98.141	98.041	4.250	97.277	97.177	97.077	4.875	101.289	101.189	101.089	4.875	100.592	100.492	100.392
4.375	98.784	98.684	98.584	4.375	97.888	97.788	97.688	4.990	101.535	101.435	101.335	4.990	100.964	100.864	100.764
4.500	99.271	99.171	99.071	4.500	98.428	98.328	98.228	5.000	101.635	101.535	101.435	5.000	101.064	100.964	100.864
4.625	99.928	99.828	99.728	4.625	99.402	99.302	99.202	5.125	102.008	101.908	101.808	5.125	101.435	101.335	101.235
4.750	100.623	100.523	100.423	4.750	100.346	100.246	100.146	5.250	102.502	102.402	102.302	5.250	101.824	101.724	101.624
4.875	101.115	101.015	100.915	4.875	100.904	100.804	100.704	5.375	102.794	102.694	102.594	5.375	102.245	102.145	102.045
4.990	101.477	101.377	101.277	4.990	101.314	101.214	101.114	5.500	103.134	103.034	102.934	5.500	102.669	102.569	102.469
5.000	101.577	101.477	101.377	5.000	101.414	101.314	101.214	5.625	103.377	103.277	103.177	5.625	102.991	102.891	102.791
5.125	101.918	101.818	101.718	5.125	101.795	101.695	101.595	5.750	104.004	103.904	103.804	5.750	103.498	103.398	103.298
5.250	102.568	102.468	102.368	5.250	102.495	102.395	102.295	5.875	104.157	104.057	103.957	5.875	103.707	103.607	103.507
5.375	102.965	102.865	102.765	5.375	102.951	102.851	102.751	5.990	104.240	104.140	104.040	5.990	103.854	103.754	103.654
5.500	103.343	103.243	103.143	5.500	103.369	103.269	103.169	6.000	104.340	104.240	104.140	6.000	103.954	103.854	103.754
5.625	103.614	103.514	103.414	5.625	103.670	103.570	103.470	6.125	104.854	104.754	104.654	6.125	104.644	104.544	104.444
5.750	104.294	104.194	104.094	5.750	104.536	104.436	104.336	6.250	105.177	105.062	104.948	6.250	104.686	104.571	104.458
5.875	104.493	104.393	104.293	5.875	104.769	104.669	104.569	6.375	105.464	105.349	105.235	6.375	105.072	104.957	104.844
5.990	104.614	104.514	104.414	5.990	104.914	104.814	104.714	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.714	104.614	104.514	6.000	105.014	104.914	104.814	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	96.368	96.268	96.168	2.875	N/A	#N/A	#N/A	2.750	95.235	95.135	95.035	2.875	N/A	#N/A	#N/A
3.125	96.778	96.678	96.578	2.990	93.500	93.400	93.300	2.875	95.583	95.483	95.383	2.990	93.355	93.255	93.155
3.250	97.593	97.493	97.393	3.000	93.600	93.500	93.400	2.990	95.837	95.737	95.637	3.000	93.455	93.355	93.255
3.375	98.006	97.906	97.806	3.125	94.250	94.150	94.050	3.000	95.937	95.837	95.737	3.125	94.115	94.015	93.915
3.500	98.432	98.332	98.232	3.250	94.661	94.561	94.461	3.125	96.296	96.196	96.096	3.250	94.517	94.417	94.317
3.625	98.842	98.742	98.642	3.375	95.328	95.228	95.128	3.250	96.909	96.809	96.709	3.375	95.193	95.093	94.993
3.750	99.076	98.976	98.876	3.500	95.980	95.880	95.780	3.375	97.269	97.169	97.069	3.500	95.836	95.736	95.636
3.875	99.378	99.278	99.178	3.625	96.625	96.525	96.425	3.500	97.612	97.512	97.412	3.625	96.491	96.391	96.291
3.990	99.683	99.583	99.483	3.750	96.992	96.892	96.792	3.625	97.952	97.852	97.752	3.750	96.848	96.748	96.648
4.000	99.783	99.683	99.583	3.875	97.441	97.341	97.241	3.750	98.653	98.553	98.453	3.875	97.296	97.196	97.096
4.125	100.171	100.071	99.971	3.990	97.965	97.865	97.765	3.875	98.985	98.885	98.785	3.990	97.811	97.711	97.611
4.250	100.371	100.271	100.171	4.000	98.065	97.965	97.865	3.990	99.189	99.089	98.989	4.000	97.911	97.811	97.711
4.375	100.564	100.464	100.364	4.125	98.673	98.573	98.473	4.000	99.289	99.189	99.089	4.125	98.519	98.419	98.319
4.500	100.703	100.603	100.503	4.250	98.996	98.896	98.796	4.125	99.573	99.473	99.373	4.250	98.842	98.742	98.642
4.625	100.693	100.593	100.493	4.375	99.309	99.209	99.109	4.250	99.830	99.730	99.630	4.375	99.135	99.035	98.935
4.750	100.795	100.695	100.595	4.500	99.665	99.565	99.465	4.375	100.095	99.995	99.895	4.500	99.491	99.391	99.291
4.875	100.959	100.859	100.759	4.625	100.195	100.095	99.995	4.500	100.356	100.256	100.156	4.625	100.021	99.921	99.821
4.990	101.020	#N/A	#N/A	4.750	100.376	100.276	100.176	4.625	100.606	100.506	100.406	4.750	100.202	100.102	100.002
5.000	101.120	#N/A	#N/A	4.875	100.654	100.554	100.454	4.750	100.785	100.685	100.585	4.875	100.470	100.370	100.270

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

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

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

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

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

*Not applicable to detached condominiums or site condominiums

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/1/2018

45 Day Lock Exp.:

10/15/2018

60 Day Lock Exp.:

10/30/2018

W. Rate Sheet Dated: 8/31/2018

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	99.999	99.899	99.799	3.750	97.959	97.859	97.759	2.750	95.503	95.403	95.303	
4.375	100.554	100.454	100.354	3.875	98.549	98.449	98.349	2.875	96.164	96.064	95.964	
4.500	101.192	101.092	100.992	3.990	99.061	98.961	98.861	2.990	96.714	96.614	96.514	
4.625	101.816	101.716	101.616	4.000	99.161	99.061	98.961	3.000	96.814	96.714	96.614	
4.750	102.355	102.255	102.155	4.125	99.798	99.698	99.598	3.125	97.404	97.304	97.204	
4.875	102.856	102.756	102.656	4.250	100.379	100.279	100.179	3.250	97.879	97.779	97.679	
4.990	103.204	103.104	103.004	4.375	100.957	100.857	100.757	3.375	98.303	98.203	98.103	
5.000	103.304	103.204	103.104	4.500	101.560	101.460	101.360	3.500	99.010	98.910	98.810	
5.125	103.749	103.649	103.549	4.625	102.105	102.005	101.905	3.625	99.544	99.444	99.344	
5.250	104.262	104.162	104.062	4.750	102.576	102.476	102.376	3.750	99.934	99.834	99.734	
5.375	104.711	104.611	104.511	4.875	102.932	102.832	102.732	3.875	100.384	100.284	100.184	
5.500	105.070	104.970	104.870	4.990	103.187	103.087	102.987	3.990	100.707	100.607	100.507	
5.625	105.240	105.140	105.040	5.000	103.287	103.187	103.087	4.000	100.807	100.707	100.607	
5.750	105.700	105.600	105.500	5.125	103.678	103.578	103.478	4.125	101.294	101.194	101.094	
5.875	105.984	105.884	105.784	5.250	104.048	103.948	103.848	4.250	101.564	101.464	101.364	
5.990	106.154	106.054	105.954	5.375	104.357	104.257	104.157	4.375	101.848	101.748	101.648	
6.000	106.254	106.154	106.054	5.500	104.734	104.634	104.534	4.500	102.164	102.064	101.964	
6.125	106.824	106.724	106.624	5.625	105.232	105.132	105.032	4.625	102.538	102.438	102.338	
6.250	107.356	107.256	107.156	5.750	105.544	105.444	105.344	4.750	102.759	102.659	102.559	

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	99.014	98.914	98.814	2.750	95.159	95.059	94.959		
4.375	99.569	99.469	99.369	2.875	95.820	95.720	95.620		
4.500	100.207	100.107	100.007	2.990	96.370	96.270	96.170		
4.625	100.839	100.739	100.639	3.000	96.470	96.370	96.270		
4.750	101.378	101.278	101.178	3.125	97.060	96.960	96.860		
4.875	101.879	101.779	101.679	3.250	97.535	97.435	97.335		
4.990	102.227	102.127	102.027	3.375	97.678	97.578	97.478		
5.000	102.327	102.227	102.127	3.500	98.385	98.285	98.185		
5.125	101.983	101.883	101.783	3.625	98.919	98.819	98.719		
5.250	102.496	102.396	102.296	3.750	99.309	99.209	99.109		
5.375	102.945	102.845	102.745	3.875	99.759	99.659	99.559		
5.500	103.304	103.204	103.104	3.990	99.597	99.497	99.397		
5.625	102.208	102.108	102.008	4.000	99.697	99.597	99.497		
5.750	102.668	102.568	102.468	4.125	100.184	100.084	99.984		
5.875	102.802	102.702	102.602	4.250	100.454	100.354	100.254		
5.990	102.822	102.722	102.622	4.375	100.738	100.638	100.538		
6.000	102.922	102.822	102.722	4.500	100.585	100.485	100.385		
6.125	103.342	103.242	103.142	4.625	100.959	100.859	100.759		
6.250	103.724	103.624	103.524	4.750	101.180	101.080	100.980		

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	-2.750	
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.: 10/1/2018
45 Day Lock Exp.: 10/15/2018
60 Day Lock Exp.: 10/30/2018

Prices are subject to change without notice.

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	Rate	30 Day	45 Day	60 Day				
4.250	97.564	97.464	97.364	4.250	97.464	97.364	97.264	2.750	93.659	93.559	93.459	2.750	93.559	93.459	93.359	4.375	98.119	98.019	97.919				
4.375	98.119	98.019	97.919	4.375	98.019	97.919	97.819	2.875	94.320	94.220	94.120	2.875	94.220	94.120	94.020	4.500	98.757	98.657	98.557				
4.500	98.757	98.657	98.557	4.500	98.657	98.557	98.457	2.990	94.870	94.770	94.670	2.990	94.770	94.670	94.570	4.625	99.389	99.289	99.189				
4.625	99.389	99.289	99.189	4.625	99.289	99.189	99.089	3.000	94.970	94.870	94.770	3.000	94.870	94.770	94.670	4.750	99.928	99.828	99.728				
4.750	99.928	99.828	99.728	4.750	99.828	99.728	99.628	3.125	95.560	95.460	95.360	3.125	95.460	95.360	95.260	4.875	100.329	100.229	100.129				
4.875	100.329	100.229	100.129	4.875	100.229	100.129	100.029	3.250	96.035	95.935	95.835	3.250	95.935	95.835	95.735	5.000	100.777	100.677	100.577				
5.000	100.777	100.677	100.577	5.000	100.677	100.577	100.477	3.375	96.101	96.001	95.901	3.375	96.001	95.901	95.801	5.125	101.033	100.933	100.833				
5.125	101.033	100.933	100.833	5.125	100.933	100.833	100.733	3.500	96.885	96.785	96.685	3.500	96.785	96.685	96.585	5.250	101.546	101.446	101.346				
5.250	101.546	101.446	101.346	5.250	101.446	101.346	101.246	3.625	97.419	97.319	97.219	3.625	97.319	97.219	97.119	5.375	101.945	101.845	101.745				
5.375	101.945	101.845	101.745	5.375	101.845	101.745	101.645	3.750	97.809	97.709	97.609	3.750	97.709	97.609	97.509	5.500	102.354	102.254	102.154				
5.500	102.354	102.254	102.154	5.500	102.254	102.154	102.054	3.875	98.259	98.159	98.059	3.875	98.159	98.059	97.959	5.625	102.758	102.658	102.558				
5.625	102.758	102.658	102.558	5.625	102.658	102.558	102.458	4.000	98.987	98.887	98.787	4.000	98.887	98.787	98.687	5.750	103.172	103.072	102.972				
5.750	103.172	103.072	102.972	5.750	103.072	102.972	102.872	4.125	99.684	99.584	99.484	4.125	99.584	99.484	99.384	5.875	103.523	103.423	103.323				
5.875	103.523	103.423	103.323	5.875	103.423	103.323	103.223	4.250	99.985	99.885	99.785	4.250	99.885	99.785	99.685	5.990	103.772	103.672	103.572				
5.990	103.772	103.672	103.572	5.990	103.672	103.572	103.472	4.375	99.238	99.138	99.038	4.375	99.138	99.038	98.938	6.000	104.172	104.072	103.972				
6.000	104.172	104.072	103.972	6.000	104.072	103.972	103.872	4.500	99.085	98.985	98.885	4.500	98.985	98.885	98.785	6.125	104.592	104.492	104.392				
6.125	104.592	104.492	104.392	6.125	104.492	104.392	104.292	4.625	99.459	99.359	99.259	4.625	99.359	99.259	99.159	6.250	104.724	104.624	104.524				
6.250	104.724	104.624	104.524	6.250	104.624	104.524	104.424	4.750	99.680	99.580	99.480	4.750	99.580	99.480	99.380								

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

All Loan Type Adjustments	
Adjusters	All Terms
NV	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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

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# = 13S8600006
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.:

10/30/2018

W. Rate Sheet Dated: 8/31/2018

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	99.999	99.899	99.799	3.750	97.959	97.859	97.759	2.750	95.503	95.403	95.303	4.250	99.014	98.914	98.814	2.750	95.159	95.059	94.959
4.375	100.554	100.454	100.354	3.875	98.549	98.449	98.349	2.875	96.164	96.064	95.964	4.375	99.569	99.469	99.369	2.875	95.820	95.720	95.620
4.500	101.192	101.092	100.992	3.990	99.061	98.961	98.861	2.990	96.714	96.614	96.514	4.500	100.207	100.107	100.007	2.990	96.370	96.270	96.170
4.625	101.816	101.716	101.616	4.000	99.161	99.061	98.961	3.000	96.814	96.714	96.614	4.625	100.839	100.739	100.639	3.000	96.470	96.370	96.270
4.750	102.355	102.255	102.155	4.125	99.798	99.698	99.598	3.125	97.404	97.304	97.204	4.750	101.378	101.278	101.178	3.125	97.060	96.960	96.860
4.875	102.856	102.756	102.656	4.250	100.379	100.279	100.179	3.250	97.879	97.779	97.679	4.875	101.879	101.779	101.679	3.250	97.535	97.435	97.335
4.990	103.204	103.104	103.004	4.375	100.957	100.857	100.757	3.375	98.226	98.126	98.026	4.990	102.227	102.127	102.027	3.375	97.601	97.501	97.401
5.000	103.304	103.204	103.104	4.500	101.560	101.460	101.360	3.500	99.010	98.910	98.810	5.000	102.327	102.227	102.127	3.500	98.385	98.285	98.185
5.125	103.749	103.649	103.549	4.625	102.105	102.005	101.905	3.625	99.544	99.444	99.344	5.125	101.983	101.883	101.783	3.625	98.919	98.819	98.719
5.250	104.262	104.162	104.062	4.750	102.576	102.476	102.376	3.750	99.934	99.834	99.734	5.250	102.496	102.396	102.296	3.750	99.309	99.209	99.109
5.375	104.711	104.611	104.511	4.875	102.932	102.832	102.732	3.875	100.384	100.284	100.184	5.375	102.945	102.845	102.745	3.875	99.759	99.659	99.559
5.500	105.070	104.970	104.870	4.990	103.187	103.087	102.987	3.990	100.707	100.607	100.507	5.500	103.304	103.204	103.104	3.990	99.597	99.497	99.397
5.625	105.240	105.140	105.040	5.000	103.287	103.187	103.087	4.000	100.807	100.707	100.607	5.625	102.208	102.108	102.008	4.000	99.697	99.597	99.497
5.750	105.700	105.600	105.500	5.125	103.678	103.578	103.478	4.125	101.294	101.194	101.094	5.750	102.668	102.568	102.468	4.125	100.184	100.084	99.984
5.875	105.984	105.884	105.784	5.250	104.048	103.948	103.848	4.250	101.564	101.464	101.364	5.875	102.802	102.702	102.602	4.250	100.454	100.354	100.254
5.990	106.154	106.054	105.954	5.375	104.357	104.257	104.157	4.375	101.848	101.748	101.648	5.990	102.822	102.722	102.622	4.375	100.738	100.638	100.538
6.000	106.254	106.154	106.054	5.500	104.734	104.634	104.534	4.500	102.164	102.064	101.964	6.000	102.922	102.822	102.722	4.500	100.585	100.485	100.385
6.125	106.824	106.724	106.624	5.625	105.232	105.132	105.032	4.625	102.538	102.438	102.338	6.125	103.342	103.242	103.142	4.625	100.959	100.859	100.759
6.250	107.356	107.256	107.156	5.750	105.544	105.444	105.344	4.750	102.759	102.659	102.559	6.250	103.724	103.624	103.524	4.750	101.180	101.080	100.980

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@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.: **10/30/2018**

W. Rate Sheet Dated: **8/31/2018**

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	96.444	96.319	96.194	
4.125	97.563	97.438	97.313	
4.250	98.400	98.275	98.150	
4.375	98.956	98.831	98.706	
4.500	99.550	99.425	99.300	
4.625	100.084	99.959	99.834	
4.750	100.550	100.425	100.300	
4.875	100.972	100.847	100.722	
5.000	101.322	101.197	101.072	
5.125	101.629	101.504	101.379	
5.250	101.945	101.820	101.695	
5.375	102.220	102.095	101.970	
5.500	102.349	102.224	102.099	

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	97.193	97.068	96.943	
3.625	97.630	97.505	97.380	
3.750	98.028	97.903	97.778	
3.875	98.607	98.482	98.357	
4.000	98.926	98.801	98.676	
4.125	99.159	99.034	98.909	
4.250	99.426	99.301	99.176	
4.375	99.669	99.544	99.419	
4.500	99.902	99.777	99.652	
4.625	100.180	100.055	99.930	
4.750	100.449	100.324	100.199	

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	97.353	97.228	97.103	
3.375	97.879	97.754	97.629	
3.500	98.382	98.257	98.132	
3.625	98.836	98.711	98.586	
3.750	99.110	98.985	98.860	
3.875	99.497	99.372	99.247	
4.000	99.856	99.731	99.606	
4.125	100.242	100.117	99.992	
4.250	100.602	100.477	100.352	
4.375	100.955	100.830	100.705	
4.500	101.310	101.185	101.060	
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)