AFR

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.: **10/6/2017**
45 Day Lock Exp.: **10/23/2017**
60 Day Lock Exp.: **11/6/2017**

W. Rate Sheet Dated: **9/6/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	101.149	100.993	100.843	3.250	100.982	100.826	100.676	1.875	N/A	N/A	N/A
3.375	101.600	101.444	101.294	3.375	101.397	101.241	101.091	2.000	N/A	N/A	N/A
3.500	102.046	101.890	101.740	3.500	101.807	101.651	101.501	2.125	N/A	N/A	N/A
3.625	102.448	102.292	102.142	3.625	102.174	102.018	101.868	2.250	98.072	97.922	97.772
3.750	103.190	103.002	102.852	3.750	103.022	102.835	102.685	2.375	98.466	98.316	98.166
3.875	103.629	103.441	103.291	3.875	103.426	103.239	103.089	2.500	98.856	98.706	98.556
4.000	104.061	103.874	103.724	4.000	103.823	103.635	103.485	2.625	99.196	99.046	98.896
4.125	104.383	104.195	104.045	4.125	104.109	103.921	103.771	2.750	100.980	100.830	100.680
4.250	104.293	104.168	104.068	4.250	104.126	104.001	103.901	2.875	101.368	101.218	101.068
4.375	104.658	104.533	104.433	4.375	104.455	104.330	104.230	3.000	101.743	101.593	101.443
4.500	104.987	104.862	104.762	4.500	104.748	104.623	104.523	3.125	102.069	101.919	101.769
4.625	105.246	105.121	105.021	4.625	104.972	104.847	104.747	3.250	102.684	102.534	102.384
4.750	105.110	104.891	104.750	4.750	104.942	104.724	104.583	3.375	103.006	102.856	102.706
4.875	105.404	105.185	105.044	4.875	105.201	104.982	104.841	3.500	103.294	103.144	102.994
5.000	105.664	105.445	105.304	5.000	105.425	105.206	105.066	3.625	103.509	103.359	103.209
5.125	106.133	105.914	105.773	5.125	105.859	105.640	105.499	3.750	103.403	103.253	103.103
5.250	105.856	105.756	105.656	5.250	105.689	105.589	105.489	3.875	103.655	103.505	103.355
5.375	106.150	106.050	105.950	5.375	105.947	105.847	105.747	4.000	103.872	103.722	103.572
5.500	106.410	106.310	106.210	5.500	106.172	106.072	105.972	4.125	104.026	103.876	103.726

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	100.702	100.552	100.402
3.250	100.596	100.446	100.296
3.375	101.005	100.855	100.705
3.500	101.410	101.260	101.110
3.625	101.812	101.662	101.512
Margin = 2.250		Index = 1.230	

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.259	100.103	99.953	3.250	100.092	99.936	99.786	1.875	N/A	N/A	N/A
3.375	100.710	100.554	100.404	3.375	100.507	100.351	100.201	2.000	N/A	N/A	N/A
3.500	101.156	101.000	100.850	3.500	100.917	100.761	100.611	2.125	N/A	N/A	N/A
3.625	101.558	101.402	101.252	3.625	101.284	101.128	100.978	2.250	97.182	97.032	96.882
3.750	102.300	102.112	101.962	3.750	102.132	101.945	101.795	2.375	97.576	97.426	97.276
3.875	102.739	102.551	102.401	3.875	102.536	102.349	102.199	2.500	97.966	97.816	97.666
4.000	103.171	102.984	102.834	4.000	102.933	102.745	102.595	2.625	98.306	98.156	98.006
4.125	103.493	103.305	103.155	4.125	103.219	103.031	102.881	2.750	100.090	99.940	99.790
4.250	103.403	103.278	103.178	4.250	103.236	103.111	103.011	2.875	100.478	100.328	100.178
4.375	103.768	103.643	103.543	4.375	103.565	103.440	103.340	3.000	100.853	100.703	100.553
4.500	104.097	103.972	103.872	4.500	103.858	103.733	103.633	3.125	101.179	101.029	100.879
4.625	104.356	104.231	104.131	4.625	104.082	103.957	103.857	3.250	101.794	101.644	101.494
4.750	104.220	104.001	103.860	4.750	104.052	103.834	103.693	3.375	102.116	101.966	101.816
4.875	104.514	104.295	104.154	4.875	104.311	104.092	103.951	3.500	102.404	102.254	102.104
5.000	104.774	104.555	104.414	5.000	104.535	104.316	104.176	3.625	102.619	102.469	102.319
5.125	105.243	105.024	104.883	5.125	104.969	104.750	104.609	3.750	102.513	102.363	102.213
5.250	104.966	104.866	104.766	5.250	104.799	104.699	104.599	3.875	102.765	102.615	102.465
5.375	105.260	105.160	105.060	5.375	105.057	104.957	104.857	4.000	102.982	102.832	102.682
5.500	105.520	105.420	105.320	5.500	105.282	105.182	105.082	4.125	103.136	102.986	102.836

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	99.812	99.662	99.512
3.250	99.706	99.556	99.406
3.375	100.115	99.965	99.815
3.500	100.520	100.370	100.220
3.625	100.922	100.772	100.622
Margin = 2.250		Index = 1.230	

30 Year OTC			
Rate	30 Day	45 Day	60 Day
3.500	99.456	99.206	98.956
4.000	101.471	101.221	100.971
4.500	102.397	102.147	101.897
5.000	103.074	102.824	102.574
5.500	103.820	103.570	103.320

15 Year OTC			
Rate	30 Day	45 Day	60 Day
2.500	96.266	96.016	95.766
3.000	99.153	98.903	98.653
3.500	100.704	100.454	100.204
4.000	101.282	101.032	100.782

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	$0 - $49,999	-2.500	Loan Size	Standard	Streamline
FICO 660 - 719	0.500	$50,000 - $85,000	-1.375	$0 - $49,999	-1.500	-0.900
FICO 640 - 659	0.000	$85,001 - $125,000	-0.500	$50,000 - $85,000	-1.000	-0.650
FICO 620 - 639	-1.000	$125,001 - $175,000	-0.125	$85,001 - $125,000	-0.750	-0.500
FICO 600 - 619	-1.500	$175,001 - $275,000	0.000	$125,001 - $175,000	-0.500	-0.300
NY	-0.250	$275,001 up to HB	0.375	$175,001 - $275,000	-0.300	-0.200
Non Owner Occupancy	-2.000			$275,001 - Up to HB	-0.200	-0.150
USDA Streamline-Assist Refinance Option			-0.250			

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

Max USDA-GRH Rate		
Today:	9/6/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *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

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		30 Day Lock Exp.:	**10/6/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**10/23/2017**
			60 Day Lock Exp.:	**11/6/2017**

W. Rate Sheet Dated: **9/6/2017** **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**
3.250	99.805	99.649	99.499	3.250	99.638	99.482	99.332	1.875	N/A	N/A	N/A	3.125	99.01	98.865	98.715
3.375	100.256	100.100	99.950	3.375	100.053	99.897	99.747	2.000	N/A	N/A	N/A	3.250	99.25	99.102	98.952
3.500	100.702	100.546	100.396	3.500	100.464	100.307	100.157	2.125	N/A	N/A	N/A	3.375	99.66	99.511	99.361
3.625	101.104	100.948	100.798	3.625	100.830	100.674	100.524	2.250	96.072	95.922	95.772	3.500	100.07	99.916	99.766
3.750	101.565	101.377	101.227	3.750	101.397	101.210	101.060	2.375	96.466	96.316	96.166	3.625	100.47	100.318	100.168
3.875	102.004	101.816	101.666	3.875	101.801	101.614	101.464	2.500	96.856	96.706	96.556	Margin = 2.250		Index = 1.230	
4.000	102.436	102.249	102.099	4.000	102.198	102.010	101.860	2.625	97.196	97.046	96.896				
4.125	102.758	102.570	102.420	4.125	102.484	102.296	102.146	2.750	99.293	99.143	98.993				
4.250	102.074	101.949	101.849	4.250	101.907	101.782	101.682	2.875	99.680	99.530	99.380				
4.375	102.439	102.314	102.214	4.375	102.236	102.111	102.011	3.000	100.056	99.906	99.756				
4.500	102.768	102.643	102.543	4.500	102.530	102.405	102.305	3.125	100.381	100.231	100.081				
4.625	103.027	102.902	102.802	4.625	102.753	102.628	102.528	3.250	101.340	101.190	101.040				
4.750	102.297	102.078	101.938	4.750	102.130	101.911	101.770	3.375	101.663	101.513	101.363				
4.875	102.591	102.372	102.232	4.875	102.388	102.170	102.029	3.500	101.950	101.800	101.650				
5.000	102.851	102.632	102.492	5.000	102.613	102.394	102.253	3.625	102.165	102.015	101.865				
5.125	103.320	103.102	102.961	5.125	103.046	102.828	102.687	3.750	101.778	101.628	101.478				
5.250	99.606	99.506	99.406	5.250	99.439	99.339	99.239	3.875	102.030	101.880	101.730				
5.375	99.900	99.800	99.700	5.375	99.697	99.597	99.497	4.000	102.247	102.097	101.947				
5.500	100.160	100.060	99.960	5.500	99.922	99.822	99.722	4.125	102.401	102.251	102.101				

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**
3.250	98.915	98.759	98.609	3.250	98.748	98.592	98.442	1.875	N/A	N/A	N/A	3.125	98.125	97.975	97.825
3.375	99.366	99.210	99.060	3.375	99.163	99.007	98.857	2.000	N/A	N/A	N/A	3.250	98.362	98.212	98.062
3.500	99.812	99.656	99.506	3.500	99.574	99.417	99.267	2.125	N/A	N/A	N/A	3.375	98.771	98.621	98.471
3.625	100.214	100.058	99.908	3.625	99.940	99.784	99.634	2.250	95.432	95.282	95.132	3.500	99.176	99.026	98.876
3.750	100.675	100.487	100.337	3.750	100.507	100.320	100.170	2.375	95.826	95.676	95.526	3.625	99.578	99.428	99.278
3.875	101.114	100.926	100.776	3.875	100.911	100.724	100.574	2.500	96.216	96.066	95.916	Margin = 2.250		Index = 1.230	
4.000	101.546	101.359	101.209	4.000	101.308	101.120	100.970	2.625	96.556	96.406	96.256	**30 Year OTC**			
4.125	101.868	101.680	101.530	4.125	101.594	101.406	101.256	2.750	99.028	98.878	98.728	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.184	101.059	100.959	4.250	101.017	100.892	100.792	2.875	99.415	99.265	99.115	3.500	98.112	97.862	97.612
4.375	101.549	101.424	101.324	4.375	101.346	101.221	101.121	3.000	99.791	99.641	99.491	4.000	99.846	99.596	99.346
4.500	101.878	101.753	101.653	4.500	101.640	101.515	101.415	3.125	100.116	99.966	99.816	4.500	100.178	99.928	99.678
4.625	102.137	102.012	101.912	4.625	101.863	101.738	101.638	3.250	100.364	100.214	100.064	5.000	100.261	100.011	99.761
4.750	101.407	101.188	101.048	4.750	101.240	101.021	100.880	3.375	100.687	100.537	100.387	5.500	97.570	97.320	97.070
4.875	101.701	101.482	101.342	4.875	101.498	101.280	101.139	3.500	100.974	100.824	100.674	**15 Year OTC**			
5.000	101.961	101.742	101.602	5.000	101.723	101.504	101.363	3.625	101.189	101.039	100.889	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.430	102.212	102.071	5.125	102.156	101.938	101.797	3.750	100.622	100.472	100.322	2.500	94.516	94.266	94.016
5.250	98.716	98.616	98.516	5.250	98.549	98.449	98.349	3.875	100.874	100.724	100.574	3.000	98.091	97.841	97.591
5.375	99.010	98.910	98.810	5.375	98.807	98.707	98.607	4.000	101.091	100.941	100.791	3.500	99.274	99.024	98.774
5.500	99.270	99.170	99.070	5.500	99.032	98.932	98.832	4.125	101.246	101.096	100.946	4.000	99.391	99.141	98.891

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	FICO 620 - 639	-1.000	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
FICO 640 - 659	0.000					
NY	-0.250	Non Owner Occupancy	-2.000			
USDA Streamline-Assist Refinance Option			-0.250			

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

Max USDA-GRH Rate		
Today:	9/6/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *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

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.: **10/6/2017**
45 Day Lock Exp.: **10/23/2017**
60 Day Lock Exp.: **11/6/2017**

W. Rate Sheet Dated: **9/6/2017** **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
3.250	98.814	98.714	98.614	3.125	98.786	98.686	98.586	3.000	101.070	100.970	100.870	3.000	101.119	101.019	100.919
3.375	99.730	99.630	99.530	3.250	99.918	99.818	99.718	3.125	101.516	101.416	101.316	3.125	101.397	101.297	101.197
3.500	100.408	100.308	100.208	3.375	100.730	100.630	100.530	3.250	102.133	102.033	101.933	3.250	102.243	102.143	102.043
3.625	101.058	100.958	100.858	3.500	101.511	101.411	101.311	3.375	102.519	102.419	102.319	3.375	102.492	102.392	102.292
3.750	101.621	101.521	101.421	3.625	102.084	101.984	101.884	3.500	102.870	102.770	102.670	3.500	102.733	102.633	102.533
3.875	102.258	102.158	102.058	3.750	102.547	102.447	102.347	3.625	103.240	103.140	103.040	3.625	102.961	102.861	102.761
3.990	102.682	102.582	102.482	3.875	102.958	102.858	102.758	3.750	103.602	103.502	103.402	3.750	103.183	103.083	102.983
4.000	102.782	102.682	102.582	3.990	103.309	103.209	103.109	3.875	103.930	103.830	103.730	3.875	103.379	103.279	103.179
4.125	103.335	103.235	103.135	4.000	103.409	103.309	103.209	3.990	103.962	103.862	103.762	3.990	103.606	103.506	103.406
4.250	103.831	103.731	103.631	4.125	103.879	103.779	103.679	4.000	104.062	103.962	103.862	4.000	103.706	103.606	103.506
4.375	104.338	104.238	104.138	4.250	104.358	104.258	104.158	4.125	104.177	104.077	103.977	4.125	103.920	103.820	103.720
4.500	104.650	104.550	104.450	4.375	104.764	104.664	104.564	4.250	104.526	104.426	104.326	4.250	104.142	104.042	103.942
4.625	105.194	105.094	104.994	4.500	105.309	105.209	105.109	4.375	104.820	104.720	104.620	4.375	104.324	104.224	104.124
4.750	105.677	105.577	105.477	4.625	105.736	105.636	105.536	4.500	104.936	104.836	104.736	4.500	104.546	104.446	104.346
4.875	106.145	106.045	105.945	4.750	106.133	106.033	105.933	4.625	104.997	104.897	104.797	4.625	104.745	104.645	104.545
4.990	106.287	106.187	106.087	4.875	106.502	106.402	106.302	4.750	105.270	105.170	105.070	4.750	104.916	104.816	104.716
5.000	106.387	106.287	106.187	4.990	106.589	106.489	106.389	4.875	105.501	105.401	105.301	4.875	105.059	104.959	104.859
5.125	106.845	106.745	106.645	5.000	106.689	106.589	106.489	4.990	105.637	105.537	105.437	4.990	105.106	105.006	104.906
5.250	107.336	107.236	107.136	5.125	107.153	107.053	106.953	5.000	105.737	105.637	105.537	5.000	105.206	105.106	105.006

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.368	101.268	101.168	3.000	100.447	100.347	100.247
4.125	101.994	101.894	101.794	3.125	100.810	100.710	100.610
4.250	102.508	102.408	102.308	3.250	101.120	101.020	100.920
4.375	102.943	102.843	102.743	3.375	101.535	101.435	101.335
4.500	103.101	103.001	102.901	3.500	101.931	101.831	101.731
4.625	103.249	103.149	103.049	3.625	102.229	102.129	102.029
4.750	103.671	103.571	103.471	3.750	102.470	102.370	102.270
4.875	104.077	103.977	103.877	3.875	102.688	102.588	102.488
4.990	104.122	104.022	103.922	3.990	102.672	102.572	102.472
5.000	104.222	104.122	104.022	4.000	102.772	102.672	102.572
5.125	104.386	104.286	104.186	4.125	102.430	102.330	102.230
5.250	103.993	103.893	103.793	4.250	102.669	102.569	102.469
5.375	104.337	104.237	104.137	4.375	102.869	102.769	102.669
5.500	104.577	104.477	104.377	4.500	102.951	102.851	102.751
5.625	104.753	104.653	104.553	4.625	103.193	103.093	102.993
5.750	104.690	104.584	104.474	4.750	103.380	103.280	103.180
5.875	105.050	104.945	104.835	4.875	103.539	103.439	103.339
5.990	105.214	105.109	104.999	4.990	103.595	103.495	103.395
6.000	105.314	105.209	105.099	5.000	103.695	103.595	103.495

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to HB	-0.200
High Balance	-0.150

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

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	-0.250
All other LTV & FICO combos	-1.750

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) FHA ID# - 1358600006

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 10/6/2017
45 Day Lock Exp.: 10/23/2017
60 Day Lock Exp.: 11/6/2017

W. Rate Sheet Dated: 9/6/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	96.073	95.973	95.873	3.000	N/A	N/A	N/A	3.125	96.536	96.436	96.336	3.250	95.447	95.347	95.247
3.375	96.911	96.811	96.711	3.125	N/A	N/A	N/A	3.250	97.668	97.568	97.468	3.375	96.362	96.262	96.162
3.500	97.925	97.825	97.725	3.250	93.959	93.859	93.759	3.375	98.480	98.380	98.280	3.500	97.684	97.584	97.484
3.625	98.649	98.549	98.449	3.375	95.091	94.991	94.891	3.500	99.261	99.161	99.061	3.625	98.657	98.557	98.457
3.750	99.272	99.172	99.072	3.500	96.461	96.361	96.261	3.625	99.834	99.734	99.634	3.750	99.335	99.235	99.135
3.875	99.796	99.696	99.596	3.625	97.441	97.341	97.241	3.750	100.297	100.197	100.097	3.875	99.909	99.809	99.709
3.990	100.308	100.208	100.108	3.750	98.204	98.104	98.004	3.875	100.708	100.608	100.508	3.990	100.239	100.139	100.039
4.000	100.408	100.308	100.208	3.875	98.784	98.684	98.584	3.990	101.059	100.959	100.859	4.000	100.339	100.239	100.139
4.125	101.028	100.928	100.828	3.990	99.544	99.444	99.344	4.000	101.159	101.059	100.959	4.125	100.718	100.618	100.518
4.250	101.581	101.481	101.381	4.000	99.644	99.544	99.444	4.125	101.629	101.529	101.429	4.250	101.310	101.210	101.110
4.375	102.088	101.988	101.888	4.125	100.489	100.389	100.289	4.250	102.108	102.008	101.908	4.375	101.866	101.766	101.666
4.500	102.400	102.300	102.200	4.250	101.169	101.069	100.969	4.375	102.514	102.414	102.314	4.500	102.118	102.018	101.918
4.625	102.944	102.844	102.744	4.375	101.730	101.630	101.530	4.500	103.059	102.959	102.859	4.625	102.514	102.414	102.314
4.750	103.427	103.327	103.227	4.500	102.540	102.440	102.340	4.625	103.486	103.386	103.286	4.750	103.092	102.992	102.892
4.875	103.895	103.795	103.695	4.625	103.287	103.187	103.087	4.750	103.883	103.783	103.683	4.875	103.607	103.507	103.407
4.990	104.037	103.937	103.837	4.750	103.886	103.786	103.686	4.875	104.252	104.152	104.052	4.990	103.733	103.633	103.533
5.000	104.137	104.037	103.937	4.875	104.404	104.304	104.204	4.990	104.339	104.239	104.139	5.000	103.833	103.733	103.633
5.125	104.595	104.495	104.395	4.990	104.572	104.472	104.372	5.000	104.439	104.339	104.239	5.125	104.181	104.081	103.981
5.250	105.086	104.986	104.886	5.000	104.672	104.572	104.472	5.125	104.903	104.803	104.703	5.250	104.661	104.561	104.461

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	100.447	100.347	100.247	3.000	97.212	97.112	97.012	3.000	98.819	98.719	98.619	3.000	97.017	96.917	96.817
3.125	100.810	100.710	100.610	3.125	97.737	97.637	97.537	3.125	99.097	98.997	98.897	3.125	97.532	97.432	97.332
3.250	101.120	101.020	100.920	3.250	98.701	98.601	98.501	3.250	99.943	99.843	99.743	3.250	98.497	98.397	98.297
3.375	101.535	101.435	101.335	3.375	99.243	99.143	99.043	3.375	100.192	100.092	99.992	3.375	99.019	98.919	98.819
3.500	101.931	101.831	101.731	3.500	99.768	99.668	99.568	3.500	100.433	100.333	100.233	3.500	99.524	99.424	99.324
3.625	102.229	102.129	102.029	3.625	100.208	100.108	100.008	3.625	100.661	100.561	100.461	3.625	99.964	99.864	99.764
3.750	102.470	102.370	102.270	3.750	100.611	100.511	100.411	3.750	100.883	100.783	100.683	3.750	100.367	100.267	100.167
3.875	102.688	102.588	102.488	3.875	100.976	100.876	100.776	3.875	101.079	100.979	100.879	3.875	100.721	100.621	100.521
3.990	102.672	102.572	102.472	3.990	101.066	100.966	100.866	3.990	101.306	101.206	101.106	3.990	100.831	100.731	100.631
4.000	102.772	102.672	102.572	4.000	101.166	101.066	100.966	4.000	101.406	101.306	101.206	4.000	100.931	100.831	100.731
4.125	102.430	102.330	102.230	4.125	101.547	101.447	101.347	4.125	101.620	101.520	101.420	4.125	101.342	101.242	101.142
4.250	102.669	102.569	102.469	4.250	101.932	101.832	101.732	4.250	101.842	101.742	101.642	4.250	101.728	101.628	101.528
4.375	102.869	102.769	102.669	4.375	102.259	102.159	102.059	4.375	102.024	101.924	101.824	4.375	102.054	101.954	101.854
4.500	102.951	102.851	102.751	4.500	102.390	102.290	102.190	4.500	102.246	102.146	102.046	4.500	102.185	102.085	101.985
4.625	103.193	103.093	102.993	4.625	102.645	102.545	102.445	4.625	102.445	102.345	102.245	4.625	102.440	102.340	102.240
4.750	103.380	103.280	103.180	4.750	102.947	102.847	102.747	4.750	102.616	102.516	102.416	4.750	102.742	102.642	102.542
4.875	103.539	103.439	103.339	4.875	103.206	103.106	103.006	4.875	102.759	102.659	102.559	4.875	103.001	102.901	102.801
4.990	103.595	103.495	103.395	4.990	103.363	103.263	103.163	4.990	102.806	102.706	102.606	4.990	103.158	103.058	102.958
5.000	103.695	103.595	103.495	5.000	103.463	103.363	103.263	5.000	102.906	102.806	102.706	5.000	103.258	103.158	103.058

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	**UW Fee Buy Out Option**	
Loan Size Adjuster		**Loan Size**	**Standard**
$0 - $49,999	-2.500	$0 - $49,999	-1.500
$50,000 - $85,000	-1.375	$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.500	$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.375	$125,001 - $175,000	-0.500
$175,001 - $275,000	0.000	$175,001 - $275,000	-0.300
$275,001 up to HB	0.125	$275,001 - Up to HB	-0.200
		High Balance	-0.150

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 = $77 (WA exempt) FHA ID# - 1358600006

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **10/6/2017**
45 Day Lock Exp.: **10/23/2017**
60 Day Lock Exp.: **11/6/2017**

W. Rate Sheet Dated: **9/6/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.753	101.653	101.553	3.750	102.490	102.331	102.273	2.750	100.131	100.031	99.931
3.875	102.412	102.312	102.212	3.875	103.083	102.921	102.863	2.875	100.668	100.568	100.468
3.990	102.886	102.786	102.686	3.990	103.601	103.436	103.379	2.990	100.940	100.840	100.740
4.000	102.986	102.886	102.786	4.000	103.701	103.536	103.479	3.000	101.040	100.940	100.840
4.125	103.430	103.327	103.230	4.125	103.592	103.428	103.352	3.125	101.600	101.500	101.400
4.250	104.015	103.915	103.815	4.250	104.180	104.014	103.938	3.250	102.137	102.037	101.937
4.375	104.568	104.466	104.368	4.375	104.664	104.499	104.423	3.375	102.654	102.554	102.454
4.500	105.055	104.954	104.855	4.500	105.138	104.972	104.896	3.500	102.891	102.791	102.691
4.625	105.281	105.181	105.081	4.625	105.497	105.376	105.281	3.625	103.361	103.261	103.161
4.750	105.772	105.672	105.572	4.750	105.996	105.874	105.780	3.750	103.851	103.751	103.651
4.875	106.243	106.143	106.043	4.875	106.463	106.343	106.248	3.875	104.328	104.228	104.128
4.990	106.554	106.454	106.354	4.990	106.798	106.679	106.585	3.990	103.924	103.807	103.724
5.000	106.654	106.554	106.454	5.000	106.898	106.779	106.685	4.000	104.024	103.907	103.824
5.125	106.976	106.876	106.776	5.125	106.863	106.763	106.663	4.125	104.488	104.371	104.288
5.250	107.419	107.319	107.219	5.250	107.281	107.181	107.081	4.250	104.860	104.743	104.660
5.375	107.783	107.683	107.583	5.375	107.661	107.561	107.461	4.375	105.240	105.123	105.040
5.500	108.102	108.002	107.902	5.500	108.015	107.915	107.815	4.500	105.767	105.650	105.567
5.625	108.134	108.034	107.934	5.625	108.127	108.027	107.927	4.625	106.135	106.016	105.935
5.750	108.528	108.428	108.328	5.750	108.531	108.431	108.331	4.750	103.504	103.404	103.304

Applicable for all mortgages with greater than 15 year terms

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

Program 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
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								

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

Cash-Out Refinance

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K					

FICO ↓ \ LTV →	LPMI Adjust Term > 20 yr & All Manuf. ≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	LPMI Adjust Term ≤ 20 yr ≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) | FHA ID# - 1358600006

AFR

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.: **10/6/2017**
45 Day Lock Exp.: **10/23/2017**
60 Day Lock Exp.: **11/6/2017**

W. Rate Sheet Dated: **9/6/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.524	99.424	99.324	3.750	99.424	99.324	99.224	3.750	100.410	100.251	100.193	3.750	100.310	100.151	100.093
3.875	100.183	100.083	99.983	3.875	100.083	99.983	99.883	3.875	101.003	100.841	100.783	3.875	100.903	100.741	100.683
3.990	100.657	100.557	100.457	3.990	100.557	100.457	100.357	3.990	101.521	101.356	101.299	3.990	101.421	101.256	101.199
4.000	100.757	100.657	100.557	4.000	100.657	100.557	100.457	4.000	101.621	101.456	101.399	4.000	101.521	101.356	101.299
4.125	101.201	101.098	101.001	4.125	101.101	100.998	100.901	4.125	101.512	101.348	101.272	4.125	101.412	101.248	101.172
4.250	101.786	101.686	101.586	4.250	101.686	101.586	101.486	4.250	102.073	101.907	101.831	4.250	101.973	101.807	101.731
4.375	102.339	102.237	102.139	4.375	102.239	102.137	102.039	4.375	102.584	102.419	102.343	4.375	102.484	102.319	102.243
4.500	102.826	102.725	102.626	4.500	102.726	102.625	102.526	4.500	103.058	102.892	102.816	4.500	102.958	102.792	102.716
4.625	103.052	102.952	102.852	4.625	102.952	102.852	102.752	4.625	103.417	103.296	103.201	4.625	103.317	103.196	103.101
4.750	103.543	103.443	103.343	4.750	103.443	103.343	103.243	4.750	103.916	103.794	103.700	4.750	103.816	103.694	103.600
4.875	104.014	103.914	103.814	4.875	103.914	103.814	103.714	4.875	104.383	104.263	104.168	4.875	104.283	104.163	104.068
4.990	104.325	104.225	104.125	4.990	104.225	104.125	104.025	4.990	104.718	104.599	104.505	4.990	104.618	104.499	104.405
5.000	104.425	104.325	104.225	5.000	104.325	104.225	104.125	5.000	104.818	104.699	104.605	5.000	104.718	104.599	104.505
5.125	104.747	104.647	104.547	5.125	104.647	104.547	104.447	5.125	104.783	104.683	104.583	5.125	104.683	104.583	104.483
5.250	105.190	105.090	104.990	5.250	105.090	104.990	104.890	5.250	105.201	105.101	105.001	5.250	105.101	105.001	104.901
5.375	105.554	105.454	105.354	5.375	105.454	105.354	105.254	5.375	105.581	105.481	105.381	5.375	105.481	105.381	105.281
5.500	105.873	105.773	105.673	5.500	105.773	105.673	105.573	5.500	105.935	105.835	105.735	5.500	105.835	105.735	105.635
5.625	105.905	105.805	105.705	5.625	105.805	105.705	105.605	5.625	106.047	105.947	105.847	5.625	105.947	105.847	105.747
5.750	106.299	106.199	106.099	5.750	106.199	106.099	105.999	5.750	106.451	106.351	106.251	5.750	106.351	106.251	106.151

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.770	97.670	97.570	2.750	97.670	97.570	97.470
2.875	98.338	98.238	98.138	2.875	98.238	98.138	98.038
2.990	98.810	98.710	98.610	2.990	98.710	98.610	98.510
3.000	98.910	98.810	98.710	3.000	98.810	98.710	98.610
3.125	99.470	99.370	99.270	3.125	99.370	99.270	99.170
3.250	100.007	99.907	99.807	3.250	99.907	99.807	99.707
3.375	100.524	100.424	100.324	3.375	100.424	100.324	100.224
3.500	100.761	100.661	100.561	3.500	100.661	100.561	100.461
3.625	101.231	101.131	101.031	3.625	101.131	101.031	100.931
3.750	101.721	101.621	101.521	3.750	101.621	101.521	101.421
3.875	102.198	102.098	101.998	3.875	102.098	101.998	101.898
3.990	101.794	101.677	101.594	3.990	101.694	101.577	101.494
4.000	101.894	101.777	101.694	4.000	101.794	101.677	101.594
4.125	102.358	102.241	102.158	4.125	102.258	102.141	102.058
4.250	102.730	102.613	102.530	4.250	102.630	102.513	102.430
4.375	103.110	102.993	102.910	4.375	103.010	102.893	102.810
4.500	103.637	103.520	103.437	4.500	103.537	103.420	103.337
4.625	104.005	103.886	103.805	4.625	103.905	103.786	103.705
4.750	101.374	101.274	101.174	4.750	101.274	101.174	101.074

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
Super Conforming	-1.500
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

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								

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
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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 10/6/2017
45 Day Lock Exp.: 10/23/2017
60 Day Lock Exp.: 11/6/2017

W. Rate Sheet Dated: 9/6/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	100.054	99.954	99.854	3.750	100.940	100.781	100.723	2.750	98.300	98.200	98.100
3.875	100.713	100.613	100.513	3.875	101.533	101.371	101.313	2.875	98.868	98.768	98.668
3.990	101.187	101.087	100.987	3.990	102.051	101.886	101.829	2.990	99.340	99.240	99.140
4.000	101.287	101.187	101.087	4.000	102.151	101.986	101.929	3.000	99.440	99.340	99.240
4.125	101.731	101.628	101.531	4.125	102.042	101.878	101.802	3.125	100.000	99.900	99.800
4.250	102.316	102.216	102.116	4.250	102.603	102.437	102.361	3.250	100.537	100.437	100.337
4.375	102.869	102.767	102.669	4.375	103.114	102.949	102.873	3.375	101.054	100.954	100.854
4.500	103.356	103.255	103.156	4.500	103.588	103.422	103.346	3.500	101.291	101.191	101.091
4.625	103.582	103.482	103.382	4.625	103.947	103.826	103.731	3.625	101.761	101.661	101.561
4.750	104.073	103.973	103.873	4.750	104.446	104.324	104.230	3.750	102.251	102.151	102.051
4.875	104.544	104.444	104.344	4.875	104.913	104.793	104.698	3.875	102.728	102.628	102.528
4.990	104.855	104.755	104.655	4.990	105.248	105.129	105.035	3.990	102.324	102.207	102.124
5.000	104.955	104.855	104.755	5.000	105.348	105.229	105.135	4.000	102.424	102.307	102.224
5.125	105.277	105.177	105.077	5.125	105.313	105.213	105.113	4.125	102.888	102.771	102.688
5.250	105.720	105.620	105.520	5.250	105.731	105.631	105.531	4.250	103.260	103.143	103.060
5.375	106.084	105.984	105.884	5.375	106.111	106.011	105.911	4.375	103.640	103.523	103.440
5.500	106.403	106.303	106.203	5.500	106.465	106.365	106.265	4.500	104.167	104.050	103.967
5.625	106.435	106.335	106.235	5.625	106.577	106.477	106.377	4.625	104.535	104.416	104.335
5.750	106.829	106.729	106.629	5.750	106.981	106.881	106.781	4.750	101.904	101.804	101.704

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

Additional LPMI Premium Adjustments					
Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K					

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	