[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**10/9/2017**
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: **9/7/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				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	101.087	100.937	100.787	3.250	100.920	100.770	100.620	1.875	N/A	N/A	N/A	3.125	100.702	100.552	100.402
3.375	101.537	101.387	101.237	3.375	101.334	101.184	101.034	2.000	N/A	N/A	N/A	3.250	100.596	100.446	100.296
3.500	101.983	101.833	101.683	3.500	101.745	101.595	101.445	2.125	N/A	N/A	N/A	3.375	101.005	100.855	100.705
3.625	102.386	102.236	102.086	3.625	102.112	101.962	101.812	2.250	97.838	97.688	97.538	3.500	101.410	101.260	101.110
3.750	103.143	102.955	102.805	3.750	102.976	102.788	102.638	2.375	98.232	98.082	97.932	3.625	101.812	101.662	101.512
3.875	103.582	103.395	103.245	3.875	103.379	103.192	103.042	2.500	98.621	98.471	98.321	Margin = 2.250		Index = 1.230	
4.000	104.014	103.827	103.677	4.000	103.776	103.588	103.438	2.625	98.962	98.812	98.662				
4.125	104.336	104.149	103.999	4.125	104.062	103.874	103.724	2.750	100.906	100.756	100.606				
4.250	104.262	104.137	104.037	4.250	104.095	103.970	103.870	2.875	101.294	101.144	100.994				
4.375	104.626	104.501	104.401	4.375	104.424	104.299	104.199	3.000	101.669	101.519	101.369				
4.500	104.956	104.831	104.731	4.500	104.717	104.592	104.492	3.125	101.995	101.845	101.695				
4.625	105.214	105.089	104.989	4.625	104.940	104.815	104.715	3.250	102.637	102.487	102.337				
4.750	105.094	104.906	104.735	4.750	104.927	104.739	104.567	3.375	102.959	102.809	102.659				
4.875	105.388	105.200	105.029	4.875	105.185	104.998	104.826	3.500	103.247	103.097	102.947				
5.000	105.648	105.460	105.289	5.000	105.409	105.222	105.050	3.625	103.462	103.312	103.162				
5.125	106.117	105.930	105.758	5.125	105.843	105.656	105.484	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				

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**
3.250	100.197	100.047	99.897	3.250	100.030	99.880	99.730	1.875	N/A	N/A	N/A	3.125	99.812	99.662	99.512
3.375	100.647	100.497	100.347	3.375	100.444	100.294	100.144	2.000	N/A	N/A	N/A	3.250	99.706	99.556	99.406
3.500	101.093	100.943	100.793	3.500	100.855	100.705	100.555	2.125	N/A	N/A	N/A	3.375	100.115	99.965	99.815
3.625	101.496	101.346	101.196	3.625	101.222	101.072	100.922	2.250	96.948	96.798	96.648	3.500	100.520	100.370	100.220
3.750	102.253	102.065	101.915	3.750	102.086	101.898	101.748	2.375	97.342	97.192	97.042	3.625	100.922	100.772	100.622
3.875	102.692	102.505	102.355	3.875	102.489	102.302	102.152	2.500	97.731	97.581	97.431	Margin = 2.250		Index = 1.230	
4.000	103.124	102.937	102.787	4.000	102.886	102.698	102.548	2.625	98.072	97.922	97.772	**30 Year OTC**			
4.125	103.446	103.259	103.109	4.125	103.172	102.984	102.834	2.750	100.016	99.866	99.716	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.372	103.247	103.147	4.250	103.205	103.080	102.980	2.875	100.404	100.254	100.104	3.500	99.393	99.143	98.893
4.375	103.736	103.611	103.511	4.375	103.534	103.409	103.309	3.000	100.779	100.629	100.479	4.000	101.424	101.174	100.924
4.500	104.066	103.941	103.841	4.500	103.827	103.702	103.602	3.125	101.105	100.955	100.805	4.500	102.366	102.116	101.866
4.625	104.324	104.199	104.099	4.625	104.050	103.925	103.825	3.250	101.747	101.597	101.447	5.000	103.058	102.808	102.558
4.750	104.204	104.016	103.845	4.750	104.037	103.849	103.677	3.375	102.069	101.919	101.769	5.500	103.820	103.570	103.320
4.875	104.498	104.310	104.139	4.875	104.295	104.108	103.936	3.500	102.357	102.207	102.057	**15 Year OTC**			
5.000	104.758	104.570	104.399	5.000	104.519	104.332	104.160	3.625	102.572	102.422	102.272	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.227	105.040	104.868	5.125	104.953	104.766	104.594	3.750	102.513	102.363	102.213	2.500	96.031	95.781	95.531
5.250	104.966	104.866	104.766	5.250	104.799	104.699	104.599	3.875	102.765	102.615	102.465	3.000	99.079	98.829	98.579
5.375	105.260	105.160	105.060	5.375	105.057	104.957	104.857	4.000	102.982	102.832	102.682	3.500	100.657	100.407	100.157
5.500	105.520	105.420	105.320	5.500	105.282	105.182	105.082	4.125	103.136	102.986	102.836	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:	9/7/2017	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.:	**10/9/2017**
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: **9/7/2017** **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	99.743	99.593	99.443	3.250	99.576	99.426	99.276	1.875	N/A	N/A	N/A	3.125	99.01	98.865	98.715
3.375	100.194	100.044	99.894	3.375	99.991	99.841	99.691	2.000	N/A	N/A	N/A	3.250	99.25	99.102	98.952
3.500	100.640	100.490	100.340	3.500	100.401	100.251	100.101	2.125	N/A	N/A	N/A	3.375	99.66	99.511	99.361
3.625	101.042	100.892	100.742	3.625	100.768	100.618	100.468	2.250	95.838	95.688	95.538	3.500	100.07	99.916	99.766
3.750	101.518	101.330	101.180	3.750	101.351	101.163	101.013	2.375	96.232	96.082	95.932	3.625	100.47	100.318	100.168
3.875	101.957	101.770	101.620	3.875	101.754	101.567	101.417	2.500	96.621	96.471	96.321	Margin = 2.250		Index = 1.230	
4.000	102.389	102.202	102.052	4.000	102.151	101.963	101.813	2.625	96.962	96.812	96.662				
4.125	102.711	102.524	102.374	4.125	102.437	102.249	102.099	2.750	99.218	99.068	98.918				
4.250	102.043	101.918	101.818	4.250	101.876	101.751	101.651	2.875	99.606	99.456	99.306				
4.375	102.408	102.283	102.183	4.375	102.205	102.080	101.980	3.000	99.981	99.831	99.681				
4.500	102.737	102.612	102.512	4.500	102.498	102.373	102.273	3.125	100.307	100.157	100.007				
4.625	102.996	102.871	102.771	4.625	102.722	102.597	102.497	3.250	101.293	101.143	100.993				
4.750	102.281	102.094	101.922	4.750	102.114	101.927	101.755	3.375	101.616	101.466	101.316				
4.875	102.575	102.388	102.216	4.875	102.373	102.185	102.013	3.500	101.903	101.753	101.603				
5.000	102.835	102.648	102.476	5.000	102.597	102.409	102.238	3.625	102.118	101.968	101.818				
5.125	103.305	103.117	102.945	5.125	103.031	102.843	102.671	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	98.853	98.703	98.553	3.250	98.686	98.536	98.386	1.875	N/A	N/A	N/A	3.125	98.125	97.975	97.825
3.375	99.304	99.154	99.004	3.375	99.101	98.951	98.801	2.000	N/A	N/A	N/A	3.250	98.362	98.212	98.062
3.500	99.750	99.600	99.450	3.500	99.511	99.361	99.211	2.125	N/A	N/A	N/A	3.375	98.771	98.621	98.471
3.625	100.152	100.002	99.852	3.625	99.878	99.728	99.578	2.250	95.198	95.048	94.898	3.500	99.176	99.026	98.876
3.750	100.628	100.440	100.290	3.750	100.461	100.273	100.123	2.375	95.592	95.442	95.292	3.625	99.578	99.428	99.278
3.875	101.067	100.880	100.730	3.875	100.864	100.677	100.527	2.500	95.981	95.831	95.681	Margin = 2.250		Index = 1.230	
4.000	101.499	101.312	101.162	4.000	101.261	101.073	100.923	2.625	96.322	96.172	96.022	30 Year OTC			
4.125	101.821	101.634	101.484	4.125	101.547	101.359	101.209	2.750	98.953	98.803	98.653	Rate	30 Day	45 Day	60 Day
4.250	101.153	101.028	100.928	4.250	100.986	100.861	100.761	2.875	99.341	99.191	99.041	3.500	98.050	97.800	97.550
4.375	101.518	101.393	101.293	4.375	101.315	101.190	101.090	3.000	99.716	99.566	99.416	4.000	99.799	99.549	99.299
4.500	101.847	101.722	101.622	4.500	101.608	101.483	101.383	3.125	100.042	99.892	99.742	4.500	100.147	99.897	99.647
4.625	102.106	101.981	101.881	4.625	101.832	101.707	101.607	3.250	100.317	100.167	100.017	5.000	100.245	99.995	99.745
4.750	101.391	101.204	101.032	4.750	101.224	101.037	100.865	3.375	100.640	100.490	100.340	5.500	97.570	97.320	97.070
4.875	101.685	101.498	101.326	4.875	101.483	101.295	101.123	3.500	100.927	100.777	100.627	15 Year OTC			
5.000	101.945	101.758	101.586	5.000	101.707	101.519	101.348	3.625	101.143	100.993	100.843	Rate	30 Day	45 Day	60 Day
5.125	102.415	102.227	102.055	5.125	102.141	101.953	101.781	3.750	100.622	100.472	100.322	2.500	94.281	94.031	93.781
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	98.016	97.766	97.516
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	99.227	98.977	98.727
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:	9/7/2017	4.500%

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Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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.: **10/9/2017**
45 Day Lock Exp.: **10/23/2017**
60 Day Lock Exp.: **11/6/2017**

W. Rate Sheet Dated: 9/7/2017 **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	99.294	99.194	99.094	3.125	98.733	98.633	98.533	3.000	101.102	101.002	100.902	3.000	101.035	100.935	100.835
3.375	99.986	99.886	99.786	3.250	100.246	100.146	100.046	3.125	101.560	101.460	101.360	3.125	101.315	101.215	101.115
3.500	100.659	100.559	100.459	3.375	100.802	100.702	100.602	3.250	102.227	102.127	102.027	3.250	102.170	102.070	101.970
3.625	101.285	101.185	101.085	3.500	101.456	101.356	101.256	3.375	102.613	102.513	102.413	3.375	102.422	102.322	102.222
3.750	101.831	101.731	101.631	3.625	102.031	101.931	101.831	3.500	102.909	102.809	102.709	3.500	102.666	102.566	102.466
3.875	102.356	102.256	102.156	3.750	102.497	102.397	102.297	3.625	103.175	103.075	102.975	3.625	102.896	102.796	102.696
3.990	102.823	102.723	102.623	3.875	102.912	102.812	102.712	3.750	103.541	103.441	103.341	3.750	103.120	103.020	102.920
4.000	102.923	102.823	102.723	3.990	103.314	103.211	103.109	3.875	103.873	103.773	103.673	3.875	103.353	103.253	103.153
4.125	103.462	103.362	103.262	4.000	103.414	103.311	103.209	3.990	103.903	103.803	103.703	3.990	103.587	103.487	103.387
4.250	103.944	103.844	103.744	4.125	103.888	103.785	103.683	4.000	104.003	103.903	103.803	4.000	103.687	103.587	103.487
4.375	104.368	104.268	104.168	4.250	104.341	104.241	104.141	4.125	104.160	104.060	103.960	4.125	103.903	103.803	103.703
4.500	104.640	104.540	104.440	4.375	104.753	104.653	104.553	4.250	104.511	104.411	104.311	4.250	104.125	104.025	103.925
4.625	105.187	105.087	104.987	4.500	105.301	105.201	105.101	4.375	104.808	104.708	104.608	4.375	104.308	104.208	104.108
4.750	105.673	105.573	105.473	4.625	105.731	105.631	105.531	4.500	104.926	104.826	104.726	4.500	104.525	104.425	104.325
4.875	106.146	106.046	105.946	4.750	106.130	106.030	105.930	4.625	104.977	104.877	104.777	4.625	104.725	104.625	104.525
4.990	106.288	106.188	106.088	4.875	106.501	106.401	106.301	4.750	105.252	105.152	105.052	4.750	104.898	104.798	104.698
5.000	106.388	106.288	106.188	4.990	106.613	106.513	106.413	4.875	105.488	105.388	105.288	4.875	105.042	104.942	104.842
5.125	106.872	106.772	106.672	5.000	106.713	106.613	106.513	4.990	105.622	105.522	105.422	4.990	105.090	104.990	104.890
5.250	107.365	107.265	107.165	5.125	107.180	107.080	106.980	5.000	105.722	105.622	105.522	5.000	105.190	105.090	104.990

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	101.370	101.268	101.165	3.000	100.363	100.263	100.163
4.125	102.002	101.899	101.797	3.125	100.728	100.628	100.528
4.250	102.520	102.417	102.315	3.250	101.047	100.947	100.847
4.375	102.961	102.858	102.756	3.375	101.467	101.367	101.267
4.500	103.119	103.016	102.914	3.500	101.863	101.763	101.663
4.625	103.266	103.163	103.060	3.625	102.163	102.063	101.963
4.750	103.668	103.568	103.468	3.750	102.407	102.307	102.207
4.875	104.076	103.976	103.876	3.875	102.627	102.527	102.427
4.990	104.123	104.023	103.923	3.990	102.609	102.509	102.409
5.000	104.223	104.123	104.023	4.000	102.709	102.609	102.509
5.125	104.385	104.285	104.185	4.125	102.413	102.313	102.213
5.250	104.021	103.921	103.821	4.250	102.654	102.554	102.454
5.375	104.366	104.266	104.166	4.375	102.854	102.754	102.654
5.500	104.610	104.510	104.410	4.500	102.935	102.835	102.735
5.625	104.784	104.684	104.584	4.625	103.174	103.074	102.974
5.750	104.718	104.608	104.498	4.750	103.362	103.262	103.162
5.875	105.080	104.970	104.860	4.875	103.519	103.419	103.319
5.990	105.245	105.135	105.025	4.990	103.579	103.479	103.379
6.000	105.345	105.235	105.125	5.000	103.679	103.579	103.479

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

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

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

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.: 10/9/2017
45 Day Lock Exp.: 10/23/2017
60 Day Lock Exp.: 11/6/2017

W. Rate Sheet Dated: 9/7/2017 **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	96.017	95.917	95.817	3.000	N/A	N/A	N/A	3.125	96.483	96.383	96.283	3.250	95.397	95.297	95.197
3.375	96.852	96.752	96.652	3.125	N/A	N/A	N/A	3.250	97.612	97.512	97.412	3.375	96.302	96.202	96.102
3.500	97.869	97.769	97.669	3.250	93.902	93.802	93.702	3.375	98.425	98.325	98.225	3.500	97.627	97.527	97.427
3.625	98.595	98.495	98.395	3.375	95.029	94.929	94.829	3.500	99.206	99.106	99.006	3.625	98.603	98.503	98.403
3.750	99.222	99.122	99.022	3.500	96.403	96.303	96.203	3.625	99.781	99.681	99.581	3.750	99.287	99.187	99.087
3.875	99.749	99.649	99.549	3.625	97.387	97.287	97.187	3.750	100.247	100.147	100.047	3.875	99.864	99.764	99.664
3.990	100.310	100.210	100.110	3.750	98.154	98.054	97.954	3.875	100.662	100.562	100.462	3.990	100.199	100.099	99.999
4.000	100.410	100.310	100.210	3.875	98.737	98.637	98.537	3.990	101.064	100.961	100.859	4.000	100.299	100.199	100.099
4.125	101.036	100.936	100.836	3.990	99.546	99.446	99.346	4.000	101.164	101.061	100.959	4.125	100.688	100.588	100.488
4.250	101.593	101.493	101.393	4.000	99.646	99.546	99.446	4.125	101.638	101.535	101.433	4.250	101.323	101.223	101.123
4.375	102.105	102.005	101.905	4.125	100.496	100.396	100.296	4.250	102.091	101.991	101.891	4.375	101.885	101.785	101.685
4.500	102.390	102.290	102.190	4.250	101.182	101.082	100.982	4.375	102.503	102.403	102.303	4.500	102.141	102.041	101.941
4.625	102.937	102.837	102.737	4.375	101.747	101.647	101.547	4.500	103.051	102.951	102.851	4.625	102.508	102.408	102.308
4.750	103.423	103.323	103.223	4.500	102.527	102.427	102.327	4.625	103.481	103.381	103.281	4.750	103.090	102.990	102.890
4.875	103.896	103.796	103.696	4.625	103.280	103.180	103.080	4.750	103.880	103.780	103.680	4.875	103.607	103.507	103.407
4.990	104.038	103.938	103.838	4.750	103.883	103.783	103.683	4.875	104.251	104.151	104.051	4.990	103.735	103.635	103.535
5.000	104.138	104.038	103.938	4.875	104.403	104.303	104.203	4.990	104.363	104.263	104.163	5.000	103.835	103.735	103.635
5.125	104.622	104.522	104.422	4.990	104.573	104.473	104.373	5.000	104.463	104.363	104.263	5.125	104.184	104.084	103.984
5.250	105.115	105.015	104.915	5.000	104.673	104.573	104.473	5.125	104.930	104.830	104.730	5.250	104.691	104.591	104.491

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	100.363	100.263	100.163	3.000	97.128	97.028	96.928	3.000	98.735	98.635	98.535	3.000	96.933	96.833	96.733
3.125	100.728	100.628	100.528	3.125	97.656	97.556	97.456	3.125	99.015	98.915	98.815	3.125	97.451	97.351	97.251
3.250	101.047	100.947	100.847	3.250	98.625	98.525	98.425	3.250	99.870	99.770	99.670	3.250	98.421	98.321	98.221
3.375	101.467	101.367	101.267	3.375	99.171	99.071	98.971	3.375	100.122	100.022	99.922	3.375	98.946	98.846	98.746
3.500	101.863	101.763	101.663	3.500	99.700	99.600	99.500	3.500	100.366	100.266	100.166	3.500	99.455	99.355	99.255
3.625	102.163	102.063	101.963	3.625	100.144	100.044	99.944	3.625	100.596	100.496	100.396	3.625	99.899	99.799	99.699
3.750	102.407	102.307	102.207	3.750	100.550	100.450	100.350	3.750	100.820	100.720	100.620	3.750	100.306	100.206	100.106
3.875	102.627	102.527	102.427	3.875	100.918	100.818	100.718	3.875	101.053	100.953	100.853	3.875	100.663	100.563	100.463
3.990	102.609	102.509	102.409	3.990	101.045	100.945	100.845	3.990	101.287	101.187	101.087	3.990	100.811	100.711	100.611
4.000	102.709	102.609	102.509	4.000	101.145	101.045	100.945	4.000	101.387	101.287	101.187	4.000	100.911	100.811	100.711
4.125	102.413	102.313	102.213	4.125	101.529	101.429	101.329	4.125	101.603	101.503	101.403	4.125	101.324	101.224	101.124
4.250	102.654	102.554	102.454	4.250	101.917	101.817	101.717	4.250	101.825	101.725	101.625	4.250	101.713	101.613	101.513
4.375	102.854	102.754	102.654	4.375	102.243	102.143	102.043	4.375	102.008	101.908	101.808	4.375	102.039	101.939	101.839
4.500	102.935	102.835	102.735	4.500	102.375	102.275	102.175	4.500	102.225	102.125	102.025	4.500	102.170	102.070	101.970
4.625	103.174	103.074	102.974	4.625	102.626	102.526	102.426	4.625	102.425	102.325	102.225	4.625	102.422	102.322	102.222
4.750	103.362	103.262	103.162	4.750	102.931	102.831	102.731	4.750	102.598	102.498	102.398	4.750	102.726	102.626	102.526
4.875	103.519	103.419	103.319	4.875	103.192	103.092	102.992	4.875	102.742	102.642	102.542	4.875	102.987	102.887	102.787
4.990	103.579	103.479	103.379	4.990	103.352	103.252	103.152	4.990	102.790	102.690	102.590	4.990	103.147	103.047	102.947
5.000	103.679	103.579	103.479	5.000	103.452	103.352	103.252	5.000	102.890	102.790	102.690	5.000	103.247	103.147	103.047

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	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		30 Day Lock Exp.:	**10/9/2017**
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: **9/7/2017** **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	101.831	101.731	101.631	3.750	102.430	102.288	102.230	2.750	100.225	100.104	100.025
3.875	102.356	102.256	102.156	3.875	103.024	102.878	102.820	2.875	100.762	100.639	100.562
3.990	102.823	102.723	102.623	3.990	103.541	103.393	103.336	2.990	101.002	100.902	100.802
4.000	102.923	102.823	102.723	4.000	103.641	103.493	103.436	3.000	101.102	101.002	100.902
4.125	103.462	103.362	103.262	4.125	103.650	103.515	103.439	3.125	101.560	101.460	101.360
4.250	104.009	103.909	103.809	4.250	104.246	104.110	104.034	3.250	102.227	102.127	102.027
4.375	104.562	104.462	104.362	4.375	104.655	104.518	104.442	3.375	102.613	102.513	102.413
4.500	105.049	104.949	104.849	4.500	105.120	104.984	104.908	3.500	102.909	102.809	102.709
4.625	105.282	105.182	105.082	4.625	105.494	105.394	105.294	3.625	103.327	103.227	103.127
4.750	105.772	105.672	105.572	4.750	105.992	105.892	105.792	3.750	103.818	103.718	103.618
4.875	106.243	106.143	106.043	4.875	106.460	106.360	106.260	3.875	104.295	104.195	104.095
4.990	106.554	106.454	106.354	4.990	106.795	106.695	106.595	3.990	103.865	103.765	103.665
5.000	106.654	106.554	106.454	5.000	106.895	106.795	106.695	4.000	103.965	103.865	103.765
5.125	106.975	106.875	106.775	5.125	106.862	106.762	106.662	4.125	104.431	104.331	104.231
5.250	107.418	107.318	107.218	5.250	107.280	107.180	107.080	4.250	104.806	104.706	104.606
5.375	107.782	107.682	107.582	5.375	107.660	107.560	107.460	4.375	105.186	105.086	104.986
5.500	108.101	108.001	107.901	5.500	108.014	107.914	107.814	4.500	105.712	105.612	105.512
5.625	108.127	108.027	107.927	5.625	108.120	108.020	107.920	4.625	106.080	105.980	105.880
5.750	108.521	108.421	108.321	5.750	108.525	108.425	108.325	4.750	103.444	103.344	103.244

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					

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.: **10/9/2017**
45 Day Lock Exp.: **10/23/2017**
60 Day Lock Exp.: **11/6/2017**

W. Rate Sheet Dated: 9/7/2017 **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	99.456	99.356	99.256	3.750	99.356	99.256	99.156	3.750	100.350	100.208	100.150	3.750	100.250	100.108	100.050
3.875	100.115	100.015	99.915	3.875	100.015	99.915	99.815	3.875	100.944	100.798	100.740	3.875	100.844	100.698	100.640
3.990	100.590	100.490	100.390	3.990	100.490	100.390	100.290	3.990	101.461	101.313	101.256	3.990	101.361	101.213	101.156
4.000	100.690	100.590	100.490	4.000	100.590	100.490	100.390	4.000	101.561	101.413	101.356	4.000	101.461	101.313	101.256
4.125	101.195	101.095	100.995	4.125	101.095	100.995	100.895	4.125	101.495	101.360	101.284	4.125	101.395	101.260	101.184
4.250	101.780	101.680	101.580	4.250	101.680	101.580	101.480	4.250	102.055	101.919	101.843	4.250	101.955	101.819	101.743
4.375	102.333	102.233	102.133	4.375	102.233	102.133	102.033	4.375	102.567	102.430	102.354	4.375	102.467	102.330	102.254
4.500	102.820	102.720	102.620	4.500	102.720	102.620	102.520	4.500	103.040	102.904	102.828	4.500	102.940	102.804	102.728
4.625	103.053	102.953	102.853	4.625	102.953	102.853	102.753	4.625	103.414	103.314	103.214	4.625	103.314	103.214	103.114
4.750	103.543	103.443	103.343	4.750	103.443	103.343	103.243	4.750	103.912	103.812	103.712	4.750	103.812	103.712	103.612
4.875	104.014	103.914	103.814	4.875	103.914	103.814	103.714	4.875	104.380	104.280	104.180	4.875	104.280	104.180	104.080
4.990	104.325	104.225	104.125	4.990	104.225	104.125	104.025	4.990	104.715	104.615	104.515	4.990	104.615	104.515	104.415
5.000	104.425	104.325	104.225	5.000	104.325	104.225	104.125	5.000	104.815	104.715	104.615	5.000	104.715	104.615	104.515
5.125	104.746	104.646	104.546	5.125	104.646	104.546	104.446	5.125	104.782	104.682	104.582	5.125	104.682	104.582	104.482
5.250	105.189	105.089	104.989	5.250	105.089	104.989	104.889	5.250	105.200	105.100	105.000	5.250	105.100	105.000	104.900
5.375	105.553	105.453	105.353	5.375	105.453	105.353	105.253	5.375	105.580	105.480	105.380	5.375	105.480	105.380	105.280
5.500	105.872	105.772	105.672	5.500	105.772	105.672	105.572	5.500	105.934	105.834	105.734	5.500	105.834	105.734	105.634
5.625	105.898	105.798	105.698	5.625	105.798	105.698	105.598	5.625	106.040	105.940	105.840	5.625	105.940	105.840	105.740
5.750	106.292	106.192	106.092	5.750	106.192	106.092	105.992	5.750	106.445	106.345	106.245	5.750	106.345	106.245	106.145

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.663	97.542	97.463	2.750	97.563	97.442	97.363
2.875	98.231	98.108	98.031	2.875	98.131	98.008	97.931
2.990	98.701	98.601	98.501	2.990	98.601	98.501	98.401
3.000	98.801	98.701	98.601	3.000	98.701	98.601	98.501
3.125	99.362	99.262	99.162	3.125	99.262	99.162	99.062
3.250	99.899	99.799	99.699	3.250	99.799	99.699	99.599
3.375	100.417	100.317	100.217	3.375	100.317	100.217	100.117
3.500	100.732	100.632	100.532	3.500	100.632	100.532	100.432
3.625	101.197	101.097	100.997	3.625	101.097	100.997	100.897
3.750	101.688	101.588	101.488	3.750	101.588	101.488	101.388
3.875	102.165	102.065	101.965	3.875	102.065	101.965	101.865
3.990	101.735	101.635	101.535	3.990	101.635	101.535	101.435
4.000	101.835	101.735	101.635	4.000	101.735	101.635	101.535
4.125	102.301	102.201	102.101	4.125	102.201	102.101	102.001
4.250	102.676	102.576	102.476	4.250	102.576	102.476	102.376
4.375	103.056	102.956	102.856	4.375	102.956	102.856	102.756
4.500	103.582	103.482	103.382	4.500	103.482	103.382	103.282
4.625	103.950	103.850	103.750	4.625	103.850	103.750	103.650
4.750	101.314	101.214	101.114	4.750	101.214	101.114	101.014

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.: **10/9/2017**
45 Day Lock Exp.: **10/23/2017**
60 Day Lock Exp.: **11/6/2017**

W. Rate Sheet Dated: 9/7/2017 **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	99.986	99.886	99.786	3.750	100.880	100.738	100.680	2.750	98.193	98.072	97.993
3.875	100.645	100.545	100.445	3.875	101.474	101.328	101.270	2.875	98.761	98.638	98.561
3.990	101.120	101.020	100.920	3.990	101.991	101.843	101.786	2.990	99.231	99.131	99.031
4.000	101.220	101.120	101.020	4.000	102.091	101.943	101.886	3.000	99.331	99.231	99.131
4.125	101.725	101.625	101.525	4.125	102.025	101.890	101.814	3.125	99.892	99.792	99.692
4.250	102.310	102.210	102.110	4.250	102.585	102.449	102.373	3.250	100.429	100.329	100.229
4.375	102.863	102.763	102.663	4.375	103.097	102.960	102.884	3.375	100.947	100.847	100.747
4.500	103.350	103.250	103.150	4.500	103.570	103.434	103.358	3.500	101.262	101.162	101.062
4.625	103.583	103.483	103.383	4.625	103.944	103.844	103.744	3.625	101.727	101.627	101.527
4.750	104.073	103.973	103.873	4.750	104.442	104.342	104.242	3.750	102.218	102.118	102.018
4.875	104.544	104.444	104.344	4.875	104.910	104.810	104.710	3.875	102.695	102.595	102.495
4.990	104.855	104.755	104.655	4.990	105.245	105.145	105.045	3.990	102.265	102.165	102.065
5.000	104.955	104.855	104.755	5.000	105.345	105.245	105.145	4.000	102.365	102.265	102.165
5.125	105.276	105.176	105.076	5.125	105.312	105.212	105.112	4.125	102.831	102.731	102.631
5.250	105.719	105.619	105.519	5.250	105.730	105.630	105.530	4.250	103.206	103.106	103.006
5.375	106.083	105.983	105.883	5.375	106.110	106.010	105.910	4.375	103.586	103.486	103.386
5.500	106.402	106.302	106.202	5.500	106.464	106.364	106.264	4.500	104.112	104.012	103.912
5.625	106.428	106.328	106.228	5.625	106.570	106.470	106.370	4.625	104.480	104.380	104.280
5.750	106.822	106.722	106.622	5.750	106.975	106.875	106.775	4.750	101.844	101.744	101.644

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