



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.: 11/7/2017

W. Rate Sheet Dated: 9/8/2017

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	101.057	100.907	100.757	3.250	100.890	100.740	100.590	1.875	N/A	N/A	N/A	3.125	100.672	100.522	100.372
3.375	101.507	101.357	101.207	3.375	101.304	101.154	101.004	2.000	N/A	N/A	N/A	3.250	100.566	100.416	100.266
3.500	101.953	101.803	101.653	3.500	101.715	101.565	101.415	2.125	N/A	N/A	N/A	3.375	100.975	100.825	100.675
3.625	102.356	102.206	102.056	3.625	102.082	101.932	101.782	2.250	98.027	97.877	97.727	3.500	101.380	101.230	101.080
3.750	103.128	102.941	102.791	3.750	102.961	102.774	102.624	2.375	98.420	98.270	98.120	3.625	101.782	101.632	101.482
3.875	103.568	103.380	103.230	3.875	103.365	103.177	103.027	2.500	98.810	98.660	98.510	Margin = 2.250		Index = 1.230	
4.000	104.000	103.813	103.663	4.000	103.762	103.574	103.424	2.625	99.151	99.001	98.851				
4.125	104.322	104.134	103.984	4.125	104.048	103.860	103.710	2.750	100.915	100.765	100.615				
4.250	104.232	104.123	104.023	4.250	104.065	103.955	103.855	2.875	101.303	101.153	101.003				
4.375	104.596	104.487	104.387	4.375	104.394	104.284	104.184	3.000	101.678	101.528	101.378				
4.500	104.926	104.816	104.716	4.500	104.687	104.578	104.478	3.125	102.004	101.854	101.704				
4.625	105.184	105.075	104.975	4.625	104.910	104.801	104.701	3.250	102.607	102.457	102.307				
4.750	104.986	104.767	104.611	4.750	104.819	104.600	104.444	3.375	102.929	102.779	102.629				
4.875	105.280	105.061	104.905	4.875	105.077	104.858	104.702	3.500	103.217	103.067	102.917				
5.000	105.540	105.321	105.165	5.000	105.301	105.083	104.926	3.625	103.432	103.282	103.132				
5.125	106.009	105.790	105.634	5.125	105.735	105.516	105.360	3.750	103.396	103.246	103.096				
5.250	105.811	105.670	105.570	5.250	105.643	105.503	105.403	3.875	103.648	103.498	103.348				
5.375	106.105	105.964	105.864	5.375	105.902	105.761	105.661	4.000	103.865	103.715	103.565				
5.500	106.365	106.224	106.124	5.500	106.126	105.985	105.885	4.125	104.020	103.870	103.720				

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	100.167	100.017	99.867	3.250	100.000	99.850	99.700	1.875	N/A	N/A	N/A	3.125	99.782	99.632	99.482
3.375	100.617	100.467	100.317	3.375	100.414	100.264	100.114	2.000	N/A	N/A	N/A	3.250	99.676	99.526	99.376
3.500	101.063	100.913	100.763	3.500	100.825	100.675	100.525	2.125	N/A	N/A	N/A	3.375	100.085	99.935	99.785
3.625	101.466	101.316	101.166	3.625	101.192	101.042	100.892	2.250	97.137	96.987	96.837	3.500	100.490	100.340	100.190
3.750	102.238	102.051	101.901	3.750	102.071	101.884	101.734	2.375	97.530	97.380	97.230	3.625	100.892	100.742	100.592
3.875	102.678	102.490	102.340	3.875	102.475	102.287	102.137	2.500	97.920	97.770	97.620	Margin = 2.250		Index = 1.230	
4.000	103.110	102.923	102.773	4.000	102.872	102.684	102.534	2.625	98.261	98.111	97.961	30 Year OTC			
4.125	103.432	103.244	103.094	4.125	103.158	102.970	102.820	2.750	100.025	99.875	99.725	Rate	30 Day	45 Day	60 Day
4.250	103.342	103.233	103.133	4.250	103.175	103.065	102.965	2.875	100.413	100.263	100.113	3.500	99.363	99.113	98.863
4.375	103.706	103.597	103.497	4.375	103.504	103.394	103.294	3.000	100.788	100.638	100.488	4.000	101.410	101.160	100.910
4.500	104.036	103.926	103.826	4.500	103.797	103.688	103.588	3.125	101.114	100.964	100.814	4.500	102.336	102.086	101.836
4.625	104.294	104.185	104.085	4.625	104.020	103.911	103.811	3.250	101.717	101.567	101.417	5.000	102.950	102.700	102.450
4.750	104.096	103.877	103.721	4.750	103.929	103.710	103.554	3.375	102.039	101.889	101.739	5.500	103.775	103.525	103.275
4.875	104.390	104.171	104.015	4.875	104.187	103.968	103.812	3.500	102.327	102.177	102.027	15 Year OTC			
5.000	104.650	104.431	104.275	5.000	104.411	104.193	104.036	3.625	102.542	102.392	102.242	Rate	30 Day	45 Day	60 Day
5.125	105.119	104.900	104.744	5.125	104.845	104.626	104.470	3.750	102.506	102.356	102.206	2.500	96.220	95.970	95.720
5.250	104.921	104.780	104.680	5.250	104.753	104.613	104.513	3.875	102.758	102.608	102.458	3.000	99.088	98.838	98.588
5.375	105.215	105.074	104.974	5.375	105.012	104.871	104.771	4.000	102.975	102.825	102.675	3.500	100.627	100.377	100.127
5.500	105.475	105.334	105.234	5.500	105.236	105.095	104.995	4.125	103.130	102.980	102.830	4.000	101.275	101.025	100.775

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:	9/8/2017	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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option.		
Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
		FHA ID# - 1358600006
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45 Day Lock Exp.:

60 Day Lock Exp.:

10/9/2017

10/23/2017

11/7/2017

W. Rate Sheet Dated: 9/8/2017

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE 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	99.713	99.563	99.413	3.250	99.546	99.396	99.246	1.875	N/A	N/A	N/A
3.375	100.164	100.014	99.864	3.375	99.961	99.811	99.661	2.000	N/A	N/A	N/A
3.500	100.610	100.460	100.310	3.500	100.371	100.221	100.071	2.125	N/A	N/A	N/A
3.625	101.012	100.862	100.712	3.625	100.738	100.588	100.438	2.250	96.027	95.877	95.727
3.750	101.503	101.316	101.166	3.750	101.336	101.149	100.999	2.375	96.420	96.270	96.120
3.875	101.943	101.755	101.605	3.875	101.740	101.552	101.402	2.500	96.810	96.660	96.510
4.000	102.375	102.188	102.038	4.000	102.137	101.949	101.799	2.625	97.151	97.001	96.851
4.125	102.697	102.509	102.359	4.125	102.423	102.235	102.085	2.750	99.228	99.078	98.928
4.250	102.013	101.904	101.804	4.250	101.846	101.737	101.637	2.875	99.615	99.465	99.315
4.375	102.378	102.268	102.168	4.375	102.175	102.066	101.966	3.000	99.990	99.840	99.690
4.500	102.707	102.597	102.497	4.500	102.468	102.359	102.259	3.125	100.316	100.166	100.016
4.625	102.966	102.856	102.756	4.625	102.692	102.582	102.482	3.250	101.263	101.113	100.963
4.750	102.173	101.955	101.798	4.750	102.006	101.787	101.631	3.375	101.586	101.436	101.286
4.875	102.467	102.249	102.092	4.875	102.265	102.046	101.890	3.500	101.873	101.723	101.573
5.000	102.727	102.509	102.352	5.000	102.489	102.270	102.114	3.625	102.088	101.938	101.788
5.125	103.197	102.978	102.822	5.125	102.923	102.704	102.548	3.750	101.771	101.621	101.471
5.250	99.561	99.420	99.320	5.250	99.393	99.253	99.153	3.875	102.023	101.873	101.723
5.375	99.855	99.714	99.614	5.375	99.652	99.511	99.411	4.000	102.240	102.090	101.940
5.500	100.115	99.974	99.874	5.500	99.876	99.735	99.635	4.125	102.395	102.245	102.095

Margin = 2.250

Index = 1.230

SPECIALTY GOVERNMENT HIGH BALANCE 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	98.823	98.673	98.523	3.250	98.656	98.506	98.356	1.875	N/A	N/A	N/A
3.375	99.274	99.124	98.974	3.375	99.071	98.921	98.771	2.000	N/A	N/A	N/A
3.500	99.720	99.570	99.420	3.500	99.481	99.331	99.181	2.125	N/A	N/A	N/A
3.625	100.122	99.972	99.822	3.625	99.848	99.698	99.548	2.250	95.387	95.237	95.087
3.750	100.613	100.426	100.276	3.750	100.446	100.259	100.109	2.375	95.780	95.630	95.480
3.875	101.053	100.865	100.715	3.875	100.850	100.662	100.512	2.500	96.170	96.020	95.870
4.000	101.485	101.298	101.148	4.000	101.247	101.059	100.909	2.625	96.511	96.361	96.211
4.125	101.807	101.619	101.469	4.125	101.533	101.345	101.195	2.750	98.963	98.813	98.663
4.250	101.123	101.014	100.914	4.250	100.956	100.847	100.747	2.875	99.350	99.200	99.050
4.375	101.488	101.378	101.278	4.375	101.285	101.176	101.076	3.000	99.725	99.575	99.425
4.500	101.817	101.707	101.607	4.500	101.578	101.469	101.369	3.125	100.051	99.901	99.751
4.625	102.076	101.966	101.866	4.625	101.802	101.692	101.592	3.250	100.287	100.137	99.987
4.750	101.283	101.065	100.908	4.750	101.116	100.897	100.741	3.375	100.610	100.460	100.310
4.875	101.577	101.359	101.202	4.875	101.375	101.156	101.000	3.500	100.897	100.747	100.597
5.000	101.837	101.619	101.462	5.000	101.599	101.380	101.224	3.625	101.113	100.963	100.813
5.125	102.307	102.088	101.932	5.125	102.033	101.814	101.658	3.750	100.615	100.465	100.315
5.250	98.671	98.530	98.430	5.250	98.503	98.363	98.263	3.875	100.867	100.717	100.567
5.375	98.965	98.824	98.724	5.375	98.762	98.621	98.521	4.000	101.085	100.935	100.785
5.500	99.225	99.084	98.984	5.500	98.986	98.845	98.745	4.125	101.239	101.089	100.939

Margin = 2.250

Index = 1.230

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
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
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:	9/8/2017 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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
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11/7/2017

W. Rate Sheet Dated: 9/8/2017

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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	99.001	98.901	98.801	3.125	98.821	98.721	98.621	3.000	101.070	100.970	100.870	3.000	101.062	100.962	100.862
3.375	99.918	99.818	99.718	3.250	100.009	99.909	99.809	3.125	101.529	101.429	101.329	3.125	101.339	101.239	101.139
3.500	100.595	100.495	100.395	3.375	100.768	100.668	100.568	3.250	102.196	102.096	101.996	3.250	102.187	102.087	101.987
3.625	101.245	101.145	101.045	3.500	101.548	101.448	101.348	3.375	102.581	102.481	102.381	3.375	102.438	102.338	102.238
3.750	101.809	101.709	101.609	3.625	102.119	102.019	101.919	3.500	102.877	102.777	102.677	3.500	102.678	102.578	102.478
3.875	102.414	102.314	102.214	3.750	102.581	102.481	102.381	3.625	103.183	103.083	102.983	3.625	102.905	102.805	102.705
3.990	102.838	102.738	102.638	3.875	102.991	102.891	102.791	3.750	103.542	103.442	103.342	3.750	103.125	103.025	102.925
4.000	102.938	102.838	102.738	3.990	103.346	103.243	103.141	3.875	103.868	103.768	103.668	3.875	103.355	103.255	103.155
4.125	103.492	103.392	103.292	4.000	103.446	103.343	103.241	3.990	103.898	103.798	103.698	3.990	103.584	103.484	103.384
4.250	103.987	103.887	103.787	4.125	103.914	103.811	103.709	4.000	103.998	103.898	103.798	4.000	103.684	103.584	103.484
4.375	104.425	104.325	104.225	4.250	104.340	104.240	104.140	4.125	104.154	104.054	103.954	4.125	103.897	103.797	103.697
4.500	104.634	104.534	104.434	4.375	104.746	104.646	104.546	4.250	104.502	104.402	104.302	4.250	104.118	104.018	103.918
4.625	105.169	105.069	104.969	4.500	105.286	105.186	105.086	4.375	104.795	104.695	104.595	4.375	104.302	104.202	104.102
4.750	105.650	105.550	105.450	4.625	105.711	105.611	105.511	4.500	104.914	104.814	104.714	4.500	104.522	104.422	104.322
4.875	106.118	106.018	105.918	4.750	106.106	106.006	105.906	4.625	104.972	104.872	104.772	4.625	104.720	104.620	104.520
4.990	106.258	106.158	106.058	4.875	106.473	106.373	106.273	4.750	105.244	105.144	105.044	4.750	104.892	104.792	104.692
5.000	106.358	106.258	106.158	4.990	106.565	106.465	106.365	4.875	105.477	105.377	105.277	4.875	105.035	104.935	104.835
5.125	106.823	106.723	106.623	5.000	106.665	106.565	106.465	4.990	105.609	105.509	105.409	4.990	105.082	104.982	104.882
5.250	107.312	107.212	107.112	5.125	107.130	107.030	106.930	5.000	105.709	105.609	105.509	5.000	105.182	105.082	104.982

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	101.405	101.303	101.200	3.000	100.390	100.290	100.190
4.125	102.029	101.927	101.824	3.125	100.753	100.653	100.553
4.250	102.541	102.438	102.336	3.250	101.068	100.968	100.868
4.375	102.974	102.871	102.769	3.375	101.482	101.382	101.282
4.500	103.129	103.027	102.924	3.500	101.876	101.776	101.676
4.625	103.276	103.174	103.071	3.625	102.172	102.072	101.972
4.750	103.644	103.544	103.444	3.750	102.413	102.313	102.213
4.875	104.049	103.949	103.849	3.875	102.629	102.529	102.429
4.990	104.096	103.996	103.896	3.990	102.607	102.507	102.407
5.000	104.196	104.096	103.996	4.000	102.707	102.607	102.507
5.125	104.356	104.256	104.156	4.125	102.408	102.308	102.208
5.250	103.968	103.868	103.768	4.250	102.645	102.545	102.445
5.375	104.311	104.211	104.111	4.375	102.844	102.744	102.644
5.500	104.550	104.450	104.350	4.500	102.924	102.824	102.724
5.625	104.725	104.625	104.525	4.625	103.169	103.069	102.969
5.750	104.663	104.563	104.464	4.750	103.354	103.254	103.154
5.875	105.024	104.914	104.804	4.875	103.511	103.411	103.311
5.990	105.188	105.078	104.968	4.990	103.571	103.471	103.371
6.000	105.288	105.178	105.068	5.000	103.671	103.571	103.471

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

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

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00% & purchase or R/T refi with LTV over 90.00% eligible with DU 9.3 or later only applicable to detached condominiums *Not								

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

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.

HomeReady 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 LLPAs: 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

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AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/9/2017

45 Day Lock Exp.:

10/23/2017

60 Day Lock Exp.:

11/7/2017

W. Rate Sheet Dated: 9/8/2017

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	96.114	96.014	95.914	3.125	N/A	N/A	N/A	3.125	96.571	96.471	96.371	3.125	94.664	94.564	94.464
3.375	96.947	96.847	96.747	3.250	93.999	93.899	93.799	3.250	97.708	97.608	97.508	3.250	95.484	95.384	95.284
3.500	97.963	97.863	97.763	3.375	95.130	95.030	94.930	3.375	98.518	98.418	98.318	3.375	96.401	96.301	96.201
3.625	98.686	98.586	98.486	3.500	96.499	96.399	96.299	3.500	99.298	99.198	99.098	3.500	97.722	97.622	97.522
3.750	99.307	99.207	99.107	3.625	97.478	97.378	97.278	3.625	99.869	99.769	99.669	3.625	98.693	98.593	98.493
3.875	99.828	99.728	99.628	3.750	98.239	98.139	98.039	3.750	100.331	100.231	100.131	3.750	99.370	99.270	99.170
3.990	100.347	100.247	100.147	3.875	98.814	98.714	98.614	3.875	100.741	100.641	100.541	3.875	99.939	99.839	99.739
4.000	100.447	100.347	100.247	3.990	99.586	99.486	99.386	3.990	101.096	100.993	100.891	3.990	100.265	100.165	100.065
4.125	101.064	100.964	100.864	4.000	99.686	99.586	99.486	4.000	101.196	101.093	100.991	4.000	100.365	100.265	100.165
4.250	101.614	101.514	101.414	4.125	100.526	100.426	100.326	4.125	101.664	101.561	101.459	4.125	100.741	100.641	100.541
4.375	102.117	102.017	101.917	4.250	101.202	101.102	101.002	4.250	102.090	101.990	101.890	4.250	101.342	101.242	101.142
4.500	102.384	102.284	102.184	4.375	101.759	101.659	101.559	4.375	102.496	102.396	102.296	4.375	101.894	101.794	101.694
4.625	102.919	102.819	102.719	4.500	102.520	102.420	102.320	4.500	103.036	102.936	102.836	4.500	102.147	102.047	101.947
4.750	103.400	103.300	103.200	4.625	103.263	103.163	103.063	4.625	103.461	103.361	103.261	4.625	102.489	102.389	102.289
4.875	103.868	103.768	103.668	4.750	103.860	103.760	103.660	4.750	103.856	103.756	103.656	4.750	103.065	102.965	102.865
4.990	104.008	103.908	103.808	4.875	104.375	104.275	104.175	4.875	104.223	104.123	104.023	4.875	103.577	103.477	103.377
5.000	104.108	104.008	103.908	4.990	104.543	104.443	104.343	4.990	104.315	104.215	104.115	4.990	103.705	103.605	103.505
5.125	104.573	104.473	104.373	5.000	104.643	104.543	104.443	5.000	104.415	104.315	104.215	5.000	103.805	103.705	103.605
5.250	105.062	104.962	104.862	5.125	105.189	105.089	104.989	5.125	104.880	104.780	104.680	5.125	104.151	104.051	103.951

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	100.390	100.290	100.190	3.000	97.156	97.056	96.956	3.000	98.762	98.662	98.562	3.000	96.961	96.861	96.761
3.125	100.753	100.653	100.553	3.125	97.680	97.580	97.480	3.125	99.039	98.939	98.839	3.125	97.475	97.375	97.275
3.250	101.068	100.968	100.868	3.250	98.649	98.549	98.449	3.250	99.887	99.787	99.687	3.250	98.444	98.344	98.244
3.375	101.482	101.382	101.282	3.375	99.190	99.090	98.990	3.375	100.138	100.038	99.938	3.375	98.965	98.865	98.765
3.500	101.876	101.776	101.676	3.500	99.714	99.614	99.514	3.500	100.378	100.278	100.178	3.500	99.469	99.369	99.269
3.625	102.172	102.072	101.972	3.625	100.151	100.051	99.951	3.625	100.605	100.505	100.405	3.625	99.907	99.807	99.707
3.750	102.413	102.313	102.213	3.750	100.552	100.452	100.352	3.750	100.825	100.725	100.625	3.750	100.307	100.207	100.107
3.875	102.629	102.529	102.429	3.875	100.914	100.814	100.714	3.875	101.055	100.955	100.855	3.875	100.659	100.559	100.459
3.990	102.607	102.507	102.407	3.990	101.045	100.945	100.845	3.990	101.284	101.184	101.084	3.990	100.810	100.710	100.610
4.000	102.707	102.607	102.507	4.000	101.145	101.045	100.945	4.000	101.384	101.284	101.184	4.000	100.910	100.810	100.710
4.125	102.408	102.308	102.208	4.125	101.524	101.424	101.324	4.125	101.597	101.497	101.397	4.125	101.319	101.219	101.119
4.250	102.645	102.545	102.445	4.250	101.908	101.808	101.708	4.250	101.818	101.718	101.618	4.250	101.703	101.603	101.503
4.375	102.844	102.744	102.644	4.375	102.231	102.131	102.031	4.375	102.002	101.902	101.802	4.375	102.026	101.926	101.826
4.500	102.924	102.824	102.724	4.500	102.363	102.263	102.163	4.500	102.222	102.122	102.022	4.500	102.158	102.058	101.958
4.625	103.169	103.069	102.969	4.625	102.620	102.520	102.420	4.625	102.420	102.320	102.220	4.625	102.415	102.315	102.215
4.750	103.354	103.254	103.154	4.750	102.923	102.823	102.723	4.750	102.592	102.492	102.392	4.750	102.718	102.618	102.518
4.875	103.511	103.411	103.311	4.875	103.181	103.081	102.981	4.875	102.735	102.635	102.535	4.875	102.977	102.877	102.777
4.990	103.571	103.471	103.371	4.990	103.339	103.239	103.139	4.990	102.782	102.682	102.582	4.990	103.134	103.034	102.934
5.000	103.671	103.571	103.471	5.000	103.439	103.339	103.239	5.000	102.882	102.782	102.682	5.000	103.234	103.134	103.034

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		\$0 - \$49,999	-1.500
\$50,000 - \$85,000		\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000		\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000		\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000		\$175,001 - \$275,000	-0.300
\$275,001 up to HB		\$275,001 - Up to HB	-0.200
		High Balance	-0.



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/9/2017

45 Day Lock Exp.:

10/23/2017

60 Day Lock Exp.:

11/7/2017

W. Rate Sheet Dated: 9/8/2017

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	101.809	101.709	101.609	3.750	102.446	102.288	102.226	2.750	100.194	100.088	99.994
3.875	102.438	102.338	102.238	3.875	103.040	102.878	102.816	2.875	100.730	100.624	100.530
3.990	102.912	102.812	102.712	3.990	103.557	103.393	103.332	2.990	100.970	100.870	100.770
4.000	103.012	102.912	102.812	4.000	103.657	103.493	103.432	3.000	101.070	100.970	100.870
4.125	103.492	103.392	103.292	4.125	103.618	103.499	103.418	3.125	101.539	101.439	101.339
4.250	104.048	103.948	103.848	4.250	104.305	104.185	104.103	3.250	102.196	102.096	101.996
4.375	104.601	104.501	104.401	4.375	104.735	104.614	104.533	3.375	102.594	102.494	102.394
4.500	105.088	104.988	104.888	4.500	105.148	105.027	104.945	3.500	102.877	102.777	102.677
4.625	105.282	105.182	105.082	4.625	105.615	105.515	105.415	3.625	103.311	103.211	103.111
4.750	105.772	105.672	105.572	4.750	106.114	106.014	105.914	3.750	103.802	103.702	103.602
4.875	106.243	106.143	106.043	4.875	106.581	106.481	106.381	3.875	104.279	104.179	104.079
4.990	106.554	106.454	106.354	4.990	106.916	106.816	106.716	3.990	103.861	103.761	103.661
5.000	106.654	106.554	106.454	5.000	107.016	106.916	106.816	4.000	103.961	103.861	103.761
5.125	106.939	106.839	106.739	5.125	106.897	106.797	106.697	4.125	104.427	104.327	104.227
5.250	107.383	107.283	107.183	5.250	107.315	107.215	107.115	4.250	104.802	104.702	104.602
5.375	107.747	107.647	107.547	5.375	107.696	107.596	107.496	4.375	105.182	105.082	104.982
5.500	108.065	107.965	107.865	5.500	108.049	107.949	107.849	4.500	105.708	105.608	105.508
5.625	108.096	107.996	107.896	5.625	108.159	108.059	107.959	4.625	106.076	105.976	105.876
5.750	108.490	108.390	108.290	5.750	108.564	108.464	108.364	4.750	103.460	103.360	103.260

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 Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
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								

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

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

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

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					

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.:

11/7/2017

W. Rate Sheet Dated: 9/8/2017

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	99.550	99.450	99.350	3.750	99.450	99.350	99.250	3.750	100.366	100.208	100.146	3.750	100.266	100.108	100.046
3.875	100.209	100.109	100.009	3.875	100.109	100.009	99.909	3.875	100.960	100.798	100.736	3.875	100.860	100.698	100.636
3.990	100.683	100.583	100.483	3.990	100.583	100.483	100.383	3.990	101.477	101.313	101.252	3.990	101.377	101.213	101.152
4.000	100.783	100.683	100.583	4.000	100.683	100.583	100.483	4.000	101.577	101.413	101.352	4.000	101.477	101.313	101.252
4.125	101.234	101.134	101.034	4.125	101.134	101.034	100.934	4.125	101.522	101.403	101.322	4.125	101.422	101.303	101.222
4.250	101.819	101.719	101.619	4.250	101.719	101.619	101.519	4.250	102.082	101.962	101.880	4.250	101.982	101.862	101.780
4.375	102.372	102.272	102.172	4.375	102.272	102.172	102.072	4.375	102.594	102.473	102.392	4.375	102.494	102.373	102.292
4.500	102.859	102.759	102.659	4.500	102.759	102.659	102.559	4.500	103.068	102.947	102.865	4.500	102.968	102.847	102.765
4.625	103.053	102.953	102.853	4.625	102.953	102.853	102.753	4.625	103.535	103.435	103.335	4.625	103.435	103.335	103.235
4.750	103.543	103.443	103.343	4.750	103.443	103.343	103.243	4.750	104.034	103.934	103.834	4.750	103.934	103.834	103.734
4.875	104.014	103.914	103.814	4.875	103.914	103.814	103.714	4.875	104.501	104.401	104.301	4.875	104.401	104.301	104.201
4.990	104.325	104.225	104.125	4.990	104.225	104.125	104.025	4.990	104.836	104.736	104.636	4.990	104.736	104.636	104.536
5.000	104.425	104.325	104.225	5.000	104.325	104.225	104.125	5.000	104.936	104.836	104.736	5.000	104.836	104.736	104.636
5.125	104.710	104.610	104.510	5.125	104.610	104.510	104.410	5.125	104.817	104.717	104.617	5.125	104.717	104.617	104.517
5.250	105.154	105.054	104.954	5.250	105.054	104.954	104.854	5.250	105.235	105.135	105.035	5.250	105.135	105.035	104.935
5.375	105.518	105.418	105.318	5.375	105.418	105.318	105.218	5.375	105.616	105.516	105.416	5.375	105.516	105.416	105.316
5.500	105.836	105.736	105.636	5.500	105.736	105.636	105.536	5.500	105.969	105.869	105.769	5.500	105.869	105.769	105.669
5.625	105.867	105.767	105.667	5.625	105.767	105.667	105.567	5.625	106.079	105.979	105.879	5.625	105.979	105.879	105.779
5.750	106.261	106.161	106.061	5.750	106.161	106.061	105.961	5.750	106.484	106.384	106.284	5.750	106.384	106.284	106.184

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.710	97.604	97.510	2.750	97.610	97.504	97.410
2.875	98.277	98.171	98.077	2.875	98.177	98.071	97.977
2.990	98.748	98.648	98.548	2.990	98.648	98.548	98.448
3.000	98.848	98.748	98.648	3.000	98.748	98.648	98.548
3.125	99.409	99.309	99.209	3.125	99.309	99.209	99.109
3.250	99.946	99.846	99.746	3.250	99.846	99.746	99.646
3.375	100.464	100.364	100.264	3.375	100.364	100.264	100.164
3.500	100.716	100.616	100.516	3.500	100.616	100.516	100.416
3.625	101.181	101.081	100.981	3.625	101.081	100.981	100.881
3.750	101.672	101.572	101.472	3.750	101.572	101.472	101.372
3.875	102.149	102.049	101.949	3.875	102.049	101.949	101.849
3.990	101.731	101.631	101.531	3.990	101.631	101.531	101.431
4.000	101.831	101.731	101.631	4.000	101.731	101.631	101.531
4.125	102.297	102.197	102.097	4.125	102.197	102.097	101.997
4.250	102.672	102.572	102.472	4.250	102.572	102.472	102.372
4.375	103.052	102.952	102.852	4.375	102.952	102.852	102.752
4.500	103.578	103.478	103.378	4.500	103.478	103.378	103.278
4.625	103.946	103.846	103.746	4.625	103.846	103.746	103.646
4.750	101.330	101.230	101.130	4.750	101.230	101.130	101.030

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

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

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

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

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%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	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

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.:

11/7/2017

W. Rate Sheet Dated: 9/8/2017

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	100.080	99.980	99.880	3.750	100.896	100.738	100.676	2.750	98.240	98.134	98.040
3.875	100.739	100.639	100.539	3.875	101.490	101.328	101.266	2.875	98.807	98.701	98.607
3.990	101.213	101.113	101.013	3.990	102.007	101.843	101.782	2.990	99.278	99.178	99.078
4.000	101.313	101.213	101.113	4.000	102.107	101.943	101.882	3.000	99.378	99.278	99.178
4.125	101.764	101.664	101.564	4.125	102.052	101.933	101.852	3.125	99.939	99.839	99.739
4.250	102.349	102.249	102.149	4.250	102.612	102.492	102.410	3.250	100.476	100.376	100.276
4.375	102.902	102.802	102.702	4.375	103.124	103.003	102.922	3.375	100.994	100.894	100.794
4.500	103.389	103.289	103.189	4.500	103.598	103.477	103.395	3.500	101.246	101.146	101.046
4.625	103.583	103.483	103.383	4.625	104.065	103.965	103.865	3.625	101.711	101.611	101.511
4.750	104.073	103.973	103.873	4.750	104.564	104.464	104.364	3.750	102.202	102.102	102.002
4.875	104.544	104.444	104.344	4.875	105.031	104.931	104.831	3.875	102.679	102.579	102.479
4.990	104.855	104.755	104.655	4.990	105.366	105.266	105.166	3.990	102.261	102.161	102.061
5.000	104.955	104.855	104.755	5.000	105.466	105.366	105.266	4.000	102.361	102.261	102.161
5.125	105.240	105.140	105.040	5.125	105.347	105.247	105.147	4.125	102.827	102.727	102.627
5.250	105.684	105.584	105.484	5.250	105.765	105.665	105.565	4.250	103.202	103.102	103.002
5.375	106.048	105.948	105.848	5.375	106.146	106.046	105.946	4.375	103.582	103.482	103.382
5.500	106.366	106.266	106.166	5.500	106.499	106.399	106.299	4.500	104.108	104.008	103.908
5.625	106.397	106.297	106.197	5.625	106.609	106.509	106.409	4.625	104.476	104.376	104.276
5.750	106.791	106.691	106.591	5.750	107.014	106.914	106.814	4.750	101.860	101.760	101.660

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

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

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

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

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