AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **10/11/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **10/26/2017**
		60 Day Lock Exp.: **11/10/2017**

W. Rate Sheet Dated: **9/11/2017** **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	100.880	100.724	100.574	3.250	100.713	100.557	100.407	1.875	N/A	N/A	N/A	3.125	100.652	100.502	100.352
3.375	101.331	101.175	101.025	3.375	101.128	100.972	100.822	2.000	N/A	N/A	N/A	3.250	100.546	100.396	100.246
3.500	101.777	101.621	101.471	3.500	101.539	101.382	101.232	2.125	N/A	N/A	N/A	3.375	100.955	100.805	100.655
3.625	102.179	102.023	101.873	3.625	101.905	101.749	101.599	2.250	97.749	97.599	97.449	3.500	101.360	101.210	101.060
3.750	103.030	102.858	102.708	3.750	102.863	102.691	102.541	2.375	98.142	97.992	97.842	3.625	101.762	101.612	101.462
3.875	103.470	103.298	103.148	3.875	103.267	103.095	102.945	2.500	98.532	98.382	98.232	Margin = 2.250		Index = 1.230	
4.000	103.902	103.730	103.580	4.000	103.663	103.492	103.342	2.625	98.873	98.723	98.573				
4.125	104.224	104.052	103.902	4.125	103.949	103.778	103.628	2.750	100.727	100.577	100.427				
4.250	104.149	104.040	103.940	4.250	103.982	103.873	103.773	2.875	101.115	100.965	100.815				
4.375	104.514	104.405	104.305	4.375	104.311	104.202	104.102	3.000	101.490	101.340	101.190				
4.500	104.843	104.734	104.634	4.500	104.605	104.495	104.395	3.125	101.816	101.666	101.516				
4.625	105.102	104.992	104.892	4.625	104.828	104.718	104.618	3.250	102.485	102.335	102.185				
4.750	104.935	104.716	104.544	4.750	104.767	104.549	104.377	3.375	102.808	102.658	102.508				
4.875	105.229	105.010	104.838	4.875	105.026	104.807	104.635	3.500	103.095	102.945	102.795				
5.000	105.489	105.270	105.098	5.000	105.250	105.031	104.859	3.625	103.311	103.161	103.011				
5.125	105.958	105.739	105.567	5.125	105.684	105.465	105.293	3.750	103.302	103.152	103.002				
5.250	105.744	105.644	105.544	5.250	105.576	105.476	105.376	3.875	103.554	103.404	103.254				
5.375	106.038	105.938	105.838	5.375	105.835	105.735	105.635	4.000	103.771	103.621	103.471				
5.500	106.298	106.198	106.098	5.500	106.059	105.959	105.859	4.125	103.925	103.775	103.625				

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	99.990	99.834	99.684	3.250	99.823	99.667	99.517	1.875	N/A	N/A	N/A	3.125	99.762	99.612	99.462
3.375	100.441	100.285	100.135	3.375	100.238	100.082	99.932	2.000	N/A	N/A	N/A	3.250	99.656	99.506	99.356
3.500	100.887	100.731	100.581	3.500	100.649	100.492	100.342	2.125	N/A	N/A	N/A	3.375	100.065	99.915	99.765
3.625	101.289	101.133	100.983	3.625	101.015	100.859	100.709	2.250	96.859	96.709	96.559	3.500	100.470	100.320	100.170
3.750	102.140	101.968	101.818	3.750	101.973	101.801	101.651	2.375	97.252	97.102	96.952	3.625	100.872	100.722	100.572
3.875	102.580	102.408	102.258	3.875	102.377	102.205	102.055	2.500	97.642	97.492	97.342	Margin = 2.250		Index = 1.230	
4.000	103.012	102.840	102.690	4.000	102.773	102.602	102.452	2.625	97.983	97.833	97.683	30 Year OTC			
4.125	103.334	103.162	103.012	4.125	103.059	102.888	102.738	2.750	99.837	99.687	99.537	Rate	30 Day	45 Day	60 Day
4.250	103.259	103.150	103.050	4.250	103.092	102.983	102.883	2.875	100.225	100.075	99.925	3.500	99.187	98.937	98.687
4.375	103.624	103.515	103.415	4.375	103.421	103.312	103.212	3.000	100.600	100.450	100.300	4.000	101.312	101.062	100.812
4.500	103.953	103.844	103.744	4.500	103.715	103.605	103.505	3.125	100.926	100.776	100.626	4.500	102.253	102.003	101.753
4.625	104.212	104.102	104.002	4.625	103.938	103.828	103.728	3.250	101.595	101.445	101.295	5.000	102.899	102.649	102.399
4.750	104.045	103.826	103.654	4.750	103.877	103.659	103.487	3.375	101.918	101.768	101.618	5.500	103.708	103.458	103.208
4.875	104.339	104.120	103.948	4.875	104.136	103.917	103.745	3.500	102.205	102.055	101.905	15 Year OTC			
5.000	104.599	104.380	104.208	5.000	104.360	104.141	103.969	3.625	102.421	102.271	102.121	Rate	30 Day	45 Day	60 Day
5.125	105.068	104.849	104.677	5.125	104.794	104.575	104.403	3.750	102.412	102.262	102.112	2.500	95.942	95.692	95.442
5.250	104.854	104.754	104.654	5.250	104.686	104.586	104.486	3.875	102.664	102.514	102.364	3.000	98.900	98.650	98.400
5.375	105.148	105.048	104.948	5.375	104.945	104.845	104.745	4.000	102.881	102.731	102.581	3.500	100.505	100.255	100.005
5.500	105.408	105.308	105.208	5.500	105.169	105.069	104.969	4.125	103.035	102.885	102.735	4.000	101.181	100.931	100.681

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:	9/11/2017	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](#)

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Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**10/11/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**10/26/2017**
		60 Day Lock Exp.:	**11/10/2017**

W. Rate Sheet Dated: **9/11/2017** **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			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.537	99.380	99.230	3.250	99.370	99.213	99.063	1.875	N/A	N/A	N/A
3.375	99.987	99.831	99.681	3.375	99.784	99.628	99.478	2.000	N/A	N/A	N/A
3.500	100.433	100.277	100.127	3.500	100.195	100.039	99.889	2.125	N/A	N/A	N/A
3.625	100.836	100.679	100.529	3.625	100.562	100.405	100.255	2.250	95.749	95.599	95.449
3.750	101.405	101.233	101.083	3.750	101.238	101.066	100.916	2.375	96.142	95.992	95.842
3.875	101.845	101.673	101.523	3.875	101.642	101.470	101.320	2.500	96.532	96.382	96.232
4.000	102.277	102.105	101.955	4.000	102.038	101.867	101.717	2.625	96.873	96.723	96.573
4.125	102.599	102.427	102.277	4.125	102.324	102.153	102.003	2.750	99.040	98.890	98.740
4.250	101.931	101.821	101.721	4.250	101.763	101.654	101.554	2.875	99.427	99.277	99.127
4.375	102.295	102.186	102.086	4.375	102.092	101.983	101.883	3.000	99.802	99.652	99.502
4.500	102.624	102.515	102.415	4.500	102.386	102.276	102.176	3.125	100.128	99.978	99.828
4.625	102.883	102.774	102.674	4.625	102.609	102.500	102.400	3.250	101.142	100.992	100.842
4.750	102.122	101.903	101.731	4.750	101.955	101.736	101.564	3.375	101.464	101.314	101.164
4.875	102.416	102.197	102.025	4.875	102.213	101.995	101.823	3.500	101.752	101.602	101.452
5.000	102.676	102.457	102.285	5.000	102.438	102.219	102.047	3.625	101.967	101.817	101.667
5.125	103.145	102.927	102.755	5.125	102.871	102.653	102.481	3.750	101.677	101.527	101.377
5.250	99.494	99.394	99.294	5.250	99.326	99.226	99.126	3.875	101.929	101.779	101.629
5.375	99.788	99.688	99.588	5.375	99.585	99.485	99.385	4.000	102.146	101.996	101.846
5.500	100.048	99.948	99.848	5.500	99.809	99.709	99.609	4.125	102.300	102.150	102.000

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	98.96	98.815	98.665
3.250	99.20	99.052	98.902
3.375	99.61	99.461	99.311
3.500	100.02	99.866	99.716
3.625	100.42	100.268	100.118
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	98.647	98.490	98.340	3.250	98.480	98.323	98.173	1.875	N/A	N/A	N/A
3.375	99.097	98.941	98.791	3.375	98.894	98.738	98.588	2.000	N/A	N/A	N/A
3.500	99.543	99.387	99.237	3.500	99.305	99.149	98.999	2.125	N/A	N/A	N/A
3.625	99.946	99.789	99.639	3.625	99.672	99.515	99.365	2.250	95.109	94.959	94.809
3.750	100.515	100.343	100.193	3.750	100.348	100.176	100.026	2.375	95.502	95.352	95.202
3.875	100.955	100.783	100.633	3.875	100.752	100.580	100.430	2.500	95.892	95.742	95.592
4.000	101.387	101.215	101.065	4.000	101.148	100.977	100.827	2.625	96.233	96.083	95.933
4.125	101.709	101.537	101.387	4.125	101.434	101.263	101.113	2.750	98.775	98.625	98.475
4.250	101.041	100.931	100.831	4.250	100.873	100.764	100.664	2.875	99.162	99.012	98.862
4.375	101.405	101.296	101.196	4.375	101.202	101.093	100.993	3.000	99.537	99.387	99.237
4.500	101.734	101.625	101.525	4.500	101.496	101.386	101.286	3.125	99.863	99.713	99.563
4.625	101.993	101.884	101.784	4.625	101.719	101.610	101.510	3.250	100.166	100.016	99.866
4.750	101.232	101.013	100.841	4.750	101.065	100.846	100.674	3.375	100.488	100.338	100.188
4.875	101.526	101.307	101.135	4.875	101.323	101.105	100.933	3.500	100.776	100.626	100.476
5.000	101.786	101.567	101.395	5.000	101.548	101.329	101.157	3.625	100.991	100.841	100.691
5.125	102.255	102.037	101.865	5.125	101.981	101.763	101.591	3.750	100.521	100.371	100.221
5.250	98.604	98.504	98.404	5.250	98.436	98.336	98.236	3.875	100.773	100.623	100.473
5.375	98.898	98.798	98.698	5.375	98.695	98.595	98.495	4.000	100.990	100.840	100.690
5.500	99.158	99.058	98.958	5.500	98.919	98.819	98.719	4.125	101.145	100.995	100.845

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	98.075	97.925	97.775
3.250	98.312	98.162	98.012
3.375	98.721	98.571	98.421
3.500	99.126	98.976	98.826
3.625	99.528	99.378	99.228
Margin = 2.250		Index = 1.230	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.500	97.843	97.593	97.343
4.000	99.687	99.437	99.187
4.500	100.034	99.784	99.534
5.000	100.086	99.836	99.586
5.500	97.458	97.208	96.958

15 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
2.500	94.192	93.942	93.692
3.000	97.837	97.587	97.337
3.500	99.076	98.826	98.576
4.000	99.290	99.040	98.790

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
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

UW Fee Buy Out Option*†		
Loan Size	**Standard**	**Streamline**
HB / VA Jumbo	-0.150	-0.100

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:	9/11/2017	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

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.: **10/11/2017**
45 Day Lock Exp.: **10/26/2017**
60 Day Lock Exp.: **11/10/2017**

W. Rate Sheet Dated: **9/11/2017** **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	99.356	99.256	99.156	3.125	98.272	98.172	98.072	3.000	101.102	101.002	100.902	3.000	100.860	100.760	100.660
3.375	100.049	99.949	99.849	3.250	100.309	100.209	100.109	3.125	101.560	101.460	101.360	3.125	101.137	101.037	100.937
3.500	100.722	100.622	100.522	3.375	100.864	100.764	100.664	3.250	102.196	102.096	101.996	3.250	102.033	101.933	101.833
3.625	101.347	101.247	101.147	3.500	101.406	101.306	101.206	3.375	102.581	102.481	102.381	3.375	102.305	102.205	102.105
3.750	101.893	101.793	101.693	3.625	101.908	101.808	101.708	3.500	102.877	102.777	102.677	3.500	102.544	102.444	102.344
3.875	102.418	102.318	102.218	3.750	102.372	102.272	102.172	3.625	103.009	102.909	102.809	3.625	102.771	102.671	102.571
3.990	102.885	102.785	102.685	3.875	102.805	102.705	102.605	3.750	103.370	103.270	103.170	3.750	103.035	102.935	102.835
4.000	102.985	102.885	102.785	3.990	103.137	103.037	102.937	3.875	103.695	103.595	103.495	3.875	103.312	103.212	103.112
4.125	103.525	103.425	103.325	4.000	103.237	103.137	103.037	3.990	103.728	103.628	103.528	3.990	103.512	103.412	103.312
4.250	104.006	103.906	103.806	4.125	103.705	103.605	103.505	4.000	103.828	103.728	103.628	4.000	103.612	103.512	103.412
4.375	104.431	104.331	104.231	4.250	104.371	104.271	104.171	4.125	104.062	103.962	103.862	4.125	103.826	103.726	103.626
4.500	104.484	104.384	104.284	4.375	104.780	104.680	104.580	4.250	104.410	104.310	104.210	4.250	104.047	103.947	103.847
4.625	105.025	104.925	104.825	4.500	105.141	105.041	104.941	4.375	104.703	104.603	104.503	4.375	104.229	104.129	104.029
4.750	105.506	105.406	105.306	4.625	105.567	105.467	105.367	4.500	104.822	104.722	104.622	4.500	104.446	104.346	104.246
4.875	105.974	105.874	105.774	4.750	105.963	105.863	105.763	4.625	104.876	104.776	104.676	4.625	104.645	104.545	104.445
4.990	106.114	106.014	105.914	4.875	106.330	106.230	106.130	4.750	105.148	105.048	104.948	4.750	104.817	104.717	104.617
5.000	106.214	106.114	106.014	4.990	106.467	106.367	106.267	4.875	105.381	105.281	105.181	4.875	104.959	104.859	104.759
5.125	106.724	106.624	106.524	5.000	106.567	106.467	106.367	4.990	105.513	105.413	105.313	4.990	105.006	104.906	104.806
5.250	107.214	107.114	107.014	5.125	107.031	106.931	106.831	5.000	105.613	105.513	105.413	5.000	105.106	105.006	104.906

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	101.821	101.721	101.621	3.000	100.168	100.068	99.968
4.250	102.332	102.232	102.132	3.125	100.531	100.431	100.331
4.375	102.765	102.665	102.565	3.250	100.894	100.794	100.694
4.500	102.923	102.823	102.723	3.375	101.308	101.208	101.108
4.625	103.069	102.969	102.869	3.500	101.702	101.602	101.502
4.750	103.501	103.401	103.301	3.625	101.998	101.898	101.798
4.875	103.905	103.805	103.705	3.750	102.239	102.139	102.039
4.990	103.952	103.852	103.752	3.875	102.456	102.356	102.256
5.000	104.052	103.952	103.852	3.990	102.438	102.338	102.238
5.125	104.213	104.113	104.013	4.000	102.538	102.438	102.338
5.250	103.871	103.771	103.671	4.125	102.316	102.216	102.116
5.375	104.213	104.113	104.013	4.250	102.554	102.454	102.354
5.500	104.452	104.352	104.252	4.375	102.755	102.655	102.555
5.625	104.628	104.528	104.428	4.500	102.830	102.730	102.630
5.750	104.179	104.079	103.979	4.625	103.073	102.973	102.873
5.875	104.539	104.439	104.339	4.750	103.258	103.158	103.058
5.990	104.702	104.602	104.502	4.875	103.416	103.316	103.216
6.000	104.802	104.702	104.602	4.990	103.475	103.375	103.275
6.125	104.918	104.818	104.718	5.000	103.575	103.475	103.375

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.:	10/11/2017
45 Day Lock Exp.:	10/26/2017
60 Day Lock Exp.:	11/10/2017

W. Rate Sheet Dated: 9/11/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.812	95.712	95.612	3.125	N/A	N/A	N/A
3.375	96.645	96.545	96.445	3.250	93.697	93.597	93.497
3.500	97.661	97.561	97.461	3.375	94.828	94.728	94.628
3.625	98.384	98.284	98.184	3.500	96.197	96.097	95.997
3.750	99.005	98.905	98.805	3.625	97.176	97.076	96.976
3.875	99.570	99.470	99.370	3.750	97.937	97.837	97.737
3.990	100.137	100.037	99.937	3.875	98.569	98.469	98.369
4.000	100.237	100.137	100.037	3.990	99.376	99.276	99.176
4.125	100.855	100.755	100.655	4.000	99.476	99.376	99.276
4.250	101.405	101.305	101.205	4.125	100.316	100.216	100.116
4.375	101.909	101.809	101.709	4.250	100.993	100.893	100.793
4.500	102.234	102.134	102.034	4.375	101.551	101.451	101.351
4.625	102.775	102.675	102.575	4.500	102.374	102.274	102.174
4.750	103.256	103.156	103.056	4.625	103.119	103.019	102.919
4.875	103.724	103.624	103.524	4.750	103.716	103.616	103.516
4.990	103.864	103.764	103.664	4.875	104.231	104.131	104.031
5.000	103.964	103.864	103.764	4.990	104.399	104.299	104.199
5.125	104.474	104.374	104.274	5.000	104.499	104.399	104.299
5.250	104.964	104.864	104.764	5.125	105.091	104.991	104.891

20 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.125	96.022	95.922	95.822	3.250	94.959	94.859	94.759
3.250	97.407	97.307	97.207	3.375	96.099	95.999	95.899
3.375	98.217	98.117	98.017	3.500	97.420	97.320	97.220
3.500	98.997	98.897	98.797	3.625	98.391	98.291	98.191
3.625	99.568	99.468	99.368	3.750	99.068	98.968	98.868
3.750	100.030	99.930	99.830	3.875	99.637	99.537	99.437
3.875	100.461	100.361	100.261	3.990	99.963	99.863	99.763
3.990	100.887	100.787	100.687	4.000	100.063	99.963	99.863
4.000	100.987	100.887	100.787	4.125	100.506	100.406	100.306
4.125	101.455	101.355	101.255	4.250	101.132	101.032	100.932
4.250	101.943	101.843	101.743	4.375	101.687	101.587	101.487
4.375	102.350	102.250	102.150	4.500	101.937	101.837	101.737
4.500	102.891	102.791	102.691	4.625	102.345	102.245	102.145
4.625	103.317	103.217	103.117	4.750	102.921	102.821	102.721
4.750	103.713	103.613	103.513	4.875	103.433	103.333	103.233
4.875	104.080	103.980	103.880	4.990	103.561	103.461	103.361
4.990	104.217	104.117	104.017	5.000	103.661	103.561	103.461
5.000	104.317	104.217	104.117	5.125	104.022	103.922	103.822
5.125	104.781	104.681	104.581	5.250	104.539	104.439	104.339

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	100.168	100.068	99.968	3.000	96.934	96.834	96.734
3.125	100.531	100.431	100.331	3.125	97.458	97.358	97.258
3.250	100.894	100.794	100.694	3.250	98.475	98.375	98.275
3.375	101.308	101.208	101.108	3.375	99.016	98.916	98.816
3.500	101.702	101.602	101.502	3.500	99.540	99.440	99.340
3.625	101.998	101.898	101.798	3.625	99.978	99.878	99.778
3.750	102.239	102.139	102.039	3.750	100.378	100.278	100.178
3.875	102.456	102.356	102.256	3.875	100.740	100.640	100.540
3.990	102.438	102.338	102.238	3.990	100.952	100.852	100.752
4.000	102.538	102.438	102.338	4.000	101.052	100.952	100.852
4.125	102.316	102.216	102.116	4.125	101.431	101.331	101.231
4.250	102.554	102.454	102.354	4.250	101.816	101.716	101.616
4.375	102.755	102.655	102.555	4.375	102.142	102.042	101.942
4.500	102.830	102.730	102.630	4.500	102.271	102.171	102.071
4.625	103.073	102.973	102.873	4.625	102.525	102.425	102.325
4.750	103.258	103.158	103.058	4.750	102.827	102.727	102.627
4.875	103.416	103.316	103.216	4.875	103.086	102.986	102.886
4.990	103.475	103.375	103.275	4.990	103.243	103.143	103.043
5.000	103.575	103.475	103.375	5.000	103.343	103.243	103.143

10 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.560	98.460	98.360	3.000	96.759	96.659	96.559
3.125	98.837	98.737	98.637	3.125	97.273	97.173	97.073
3.250	99.733	99.633	99.533	3.250	98.290	98.190	98.090
3.375	100.005	99.905	99.805	3.375	98.831	98.731	98.631
3.500	100.244	100.144	100.044	3.500	99.335	99.235	99.135
3.625	100.471	100.371	100.271	3.625	99.773	99.673	99.573
3.750	100.735	100.635	100.535	3.750	100.173	100.073	99.973
3.875	101.012	100.912	100.812	3.875	100.535	100.435	100.335
3.990	101.212	101.112	101.012	3.990	100.738	100.638	100.538
4.000	101.312	101.212	101.112	4.000	100.838	100.738	100.638
4.125	101.526	101.426	101.326	4.125	101.247	101.147	101.047
4.250	101.747	101.647	101.547	4.250	101.631	101.531	101.431
4.375	101.929	101.829	101.729	4.375	101.957	101.857	101.757
4.500	102.146	102.046	101.946	4.500	102.086	101.986	101.886
4.625	102.345	102.245	102.145	4.625	102.340	102.240	102.140
4.750	102.517	102.417	102.317	4.750	102.643	102.543	102.443
4.875	102.659	102.559	102.459	4.875	102.901	102.801	102.701
4.990	102.706	102.606	102.506	4.990	103.059	102.959	102.859
5.000	102.806	102.706	102.606	5.000	103.159	103.059	102.959

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

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.: **10/11/2017**
45 Day Lock Exp.: **10/26/2017**
60 Day Lock Exp.: **11/10/2017**

W. Rate Sheet Dated: **9/11/2017** **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	101.893	101.793	101.693	3.750	102.372	102.221	102.160	2.750	100.225	100.082	100.025
3.875	102.418	102.318	102.218	3.875	102.805	102.651	102.589	2.875	100.762	100.618	100.562
3.990	102.885	102.785	102.685	3.990	103.310	103.154	103.092	2.990	101.002	100.902	100.802
4.000	102.985	102.885	102.785	4.000	103.410	103.254	103.192	3.000	101.102	101.002	100.902
4.125	103.525	103.425	103.325	4.125	103.619	103.474	103.392	3.125	101.560	101.460	101.360
4.250	104.006	103.906	103.806	4.250	104.371	104.225	104.143	3.250	102.196	102.096	101.996
4.375	104.431	104.331	104.231	4.375	104.780	104.633	104.552	3.375	102.581	102.481	102.381
4.500	104.887	104.787	104.687	4.500	104.970	104.822	104.741	3.500	102.877	102.777	102.677
4.625	105.142	105.042	104.942	4.625	105.487	105.378	105.277	3.625	103.135	103.035	102.935
4.750	105.632	105.532	105.432	4.750	105.985	105.877	105.776	3.750	103.626	103.526	103.426
4.875	106.103	106.003	105.903	4.875	106.453	106.345	106.244	3.875	104.103	104.003	103.903
4.990	106.414	106.314	106.214	4.990	106.787	106.682	106.581	3.990	103.789	103.689	103.589
5.000	106.514	106.414	106.314	5.000	106.887	106.782	106.681	4.000	103.889	103.789	103.689
5.125	106.845	106.745	106.645	5.125	106.802	106.702	106.602	4.125	104.355	104.255	104.155
5.250	107.288	107.188	107.088	5.250	107.221	107.121	107.021	4.250	104.729	104.629	104.529
5.375	107.652	107.552	107.452	5.375	107.601	107.501	107.401	4.375	105.110	105.010	104.910
5.500	107.971	107.871	107.771	5.500	107.954	107.854	107.754	4.500	105.636	105.536	105.436
5.625	108.036	107.936	107.836	5.625	108.099	107.999	107.899	4.625	106.003	105.903	105.803
5.750	108.429	108.329	108.229	5.750	108.503	108.403	108.303	4.750	103.433	103.333	103.233

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

[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.:	10/11/2017
45 Day Lock Exp.:	10/26/2017
60 Day Lock Exp.:	11/10/2017

W. Rate Sheet Dated: 9/11/2017 **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	99.260	99.160	99.060	3.750	99.160	99.060	98.960	3.750	100.119	99.968	99.907	3.750	100.019	99.868	99.807
3.875	99.919	99.819	99.719	3.875	99.819	99.719	99.619	3.875	100.713	100.559	100.497	3.875	100.613	100.459	100.397
3.990	100.393	100.293	100.193	3.990	100.293	100.193	100.093	3.990	101.230	101.074	101.012	3.990	101.130	100.974	100.912
4.000	100.493	100.393	100.293	4.000	100.393	100.293	100.193	4.000	101.330	101.174	101.112	4.000	101.230	101.074	101.012
4.125	101.033	100.933	100.833	4.125	100.933	100.833	100.733	4.125	101.344	101.199	101.117	4.125	101.244	101.099	101.017
4.250	101.617	101.517	101.417	4.250	101.517	101.417	101.317	4.250	101.904	101.758	101.676	4.250	101.804	101.658	101.576
4.375	102.171	102.071	101.971	4.375	102.071	101.971	101.871	4.375	102.416	102.269	102.188	4.375	102.316	102.169	102.088
4.500	102.658	102.558	102.458	4.500	102.558	102.458	102.358	4.500	102.890	102.742	102.661	4.500	102.790	102.642	102.561
4.625	102.913	102.813	102.713	4.625	102.813	102.713	102.613	4.625	103.407	103.298	103.197	4.625	103.307	103.198	103.097
4.750	103.403	103.303	103.203	4.750	103.303	103.203	103.103	4.750	103.905	103.797	103.696	4.750	103.805	103.697	103.596
4.875	103.874	103.774	103.674	4.875	103.774	103.674	103.574	4.875	104.373	104.265	104.164	4.875	104.273	104.165	104.064
4.990	104.185	104.085	103.985	4.990	104.085	103.985	103.885	4.990	104.707	104.602	104.501	4.990	104.607	104.502	104.401
5.000	104.285	104.185	104.085	5.000	104.185	104.085	103.985	5.000	104.807	104.702	104.601	5.000	104.707	104.602	104.501
5.125	104.616	104.516	104.416	5.125	104.516	104.416	104.316	5.125	104.722	104.622	104.522	5.125	104.622	104.522	104.422
5.250	105.059	104.959	104.859	5.250	104.959	104.859	104.759	5.250	105.141	105.041	104.941	5.250	105.041	104.941	104.841
5.375	105.423	105.323	105.223	5.375	105.323	105.223	105.123	5.375	105.521	105.421	105.321	5.375	105.421	105.321	105.221
5.500	105.742	105.642	105.542	5.500	105.642	105.542	105.442	5.500	105.874	105.774	105.674	5.500	105.774	105.674	105.574
5.625	105.807	105.707	105.607	5.625	105.707	105.607	105.507	5.625	106.019	105.919	105.819	5.625	105.919	105.819	105.719
5.750	106.200	106.100	106.000	5.750	106.100	106.000	105.900	5.750	106.423	106.323	106.223	5.750	106.323	106.223	106.123

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.473	97.330	97.273	2.750	97.373	97.230	97.173
2.875	98.041	97.897	97.841	2.875	97.941	97.797	97.741
2.990	98.546	98.446	98.346	2.990	98.446	98.346	98.246
3.000	98.646	98.546	98.446	3.000	98.546	98.446	98.346
3.125	99.206	99.106	99.006	3.125	99.106	99.006	98.906
3.250	99.744	99.644	99.544	3.250	99.644	99.544	99.444
3.375	100.262	100.162	100.062	3.375	100.162	100.062	99.962
3.500	100.540	100.440	100.340	3.500	100.440	100.340	100.240
3.625	101.005	100.905	100.805	3.625	100.905	100.805	100.705
3.750	101.496	101.396	101.296	3.750	101.396	101.296	101.196
3.875	101.973	101.873	101.773	3.875	101.873	101.773	101.673
3.990	101.659	101.559	101.459	3.990	101.559	101.459	101.359
4.000	101.759	101.659	101.559	4.000	101.659	101.559	101.459
4.125	102.225	102.125	102.025	4.125	102.125	102.025	101.925
4.250	102.599	102.499	102.399	4.250	102.499	102.399	102.299
4.375	102.980	102.880	102.780	4.375	102.880	102.780	102.680
4.500	103.506	103.406	103.306	4.500	103.406	103.306	103.206
4.625	103.873	103.773	103.673	4.625	103.773	103.673	103.573
4.750	101.303	101.203	101.103	4.750	101.203	101.103	101.003

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.: **10/11/2017**
45 Day Lock Exp.: **10/26/2017**
60 Day Lock Exp.: **11/10/2017**

W. Rate Sheet Dated: **9/11/2017** **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	99.790	99.690	99.590	3.750	100.649	100.498	100.437	2.750	98.003	97.860	97.803
3.875	100.449	100.349	100.249	3.875	101.243	101.089	101.027	2.875	98.571	98.427	98.371
3.990	100.923	100.823	100.723	3.990	101.760	101.604	101.542	2.990	99.076	98.976	98.876
4.000	101.023	100.923	100.823	4.000	101.860	101.704	101.642	3.000	99.176	99.076	98.976
4.125	101.563	101.463	101.363	4.125	101.874	101.729	101.647	3.125	99.736	99.636	99.536
4.250	102.147	102.047	101.947	4.250	102.434	102.288	102.206	3.250	100.274	100.174	100.074
4.375	102.701	102.601	102.501	4.375	102.946	102.799	102.718	3.375	100.792	100.692	100.592
4.500	103.188	103.088	102.988	4.500	103.420	103.272	103.191	3.500	101.070	100.970	100.870
4.625	103.443	103.343	103.243	4.625	103.937	103.828	103.727	3.625	101.535	101.435	101.335
4.750	103.933	103.833	103.733	4.750	104.435	104.327	104.226	3.750	102.026	101.926	101.826
4.875	104.404	104.304	104.204	4.875	104.903	104.795	104.694	3.875	102.503	102.403	102.303
4.990	104.715	104.615	104.515	4.990	105.237	105.132	105.031	3.990	102.189	102.089	101.989
5.000	104.815	104.715	104.615	5.000	105.337	105.232	105.131	4.000	102.289	102.189	102.089
5.125	105.146	105.046	104.946	5.125	105.252	105.152	105.052	4.125	102.755	102.655	102.555
5.250	105.589	105.489	105.389	5.250	105.671	105.571	105.471	4.250	103.129	103.029	102.929
5.375	105.953	105.853	105.753	5.375	106.051	105.951	105.851	4.375	103.510	103.410	103.310
5.500	106.272	106.172	106.072	5.500	106.404	106.304	106.204	4.500	104.036	103.936	103.836
5.625	106.337	106.237	106.137	5.625	106.549	106.449	106.349	4.625	104.403	104.303	104.203
5.750	106.730	106.630	106.530	5.750	106.953	106.853	106.753	4.750	101.833	101.733	101.633

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

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

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

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

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

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

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

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