



AFR Loan Center

Lockdesk e-mail:

Lockdesk@af wholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **10/16/2017**45 Day Lock Exp.: **10/30/2017**60 Day Lock Exp.: **11/13/2017**W. Rate Sheet Dated: **9/14/2017**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	100.606	100.456	100.306	3.250	100.439	100.289	100.139	1.875	N/A	N/A	N/A	3.125	100.659	100.509	100.359
3.375	101.056	100.906	100.756	3.375	100.854	100.704	100.554	2.000	N/A	N/A	N/A	3.250	100.553	100.403	100.253
3.500	101.502	101.352	101.202	3.500	101.264	101.114	100.964	2.125	N/A	N/A	N/A	3.375	100.962	100.812	100.662
3.625	101.905	101.755	101.605	3.625	101.631	101.481	101.331	2.250	97.537	97.387	97.237	3.500	101.366	101.216	101.066
3.750	102.959	102.756	102.599	3.750	102.792	102.588	102.432	2.375	97.930	97.780	97.630	3.625	101.769	101.619	101.469
3.875	103.398	103.195	103.039	3.875	103.195	102.992	102.836	2.500	98.320	98.170	98.020	Margin = 2.250		Index = 1.230	
4.000	103.830	103.627	103.471	4.000	103.592	103.389	103.233	2.625	98.661	98.511	98.361				
4.125	104.152	103.949	103.793	4.125	103.878	103.675	103.519	2.750	100.538	100.388	100.238				
4.250	104.297	104.172	104.072	4.250	104.129	104.004	103.904	2.875	100.926	100.776	100.626				
4.375	104.661	104.536	104.436	4.375	104.458	104.333	104.233	3.000	101.301	101.151	101.001				
4.500	104.990	104.865	104.765	4.500	104.752	104.627	104.527	3.125	101.627	101.477	101.327				
4.625	105.249	105.124	105.024	4.625	104.975	104.850	104.750	3.250	102.379	102.229	102.079				
4.750	105.301	105.097	104.972	4.750	105.133	104.930	104.805	3.375	102.701	102.551	102.401				
4.875	105.595	105.391	105.266	4.875	105.392	105.189	105.064	3.500	102.989	102.839	102.689				
5.000	105.855	105.651	105.526	5.000	105.616	105.413	105.288	3.625	103.204	103.054	102.904				
5.125	106.324	106.121	105.996	5.125	106.050	105.847	105.722	3.750	103.293	103.143	102.993				
5.250	105.828	105.728	105.628	5.250	105.661	105.561	105.461	3.875	103.545	103.395	103.245				
5.375	106.122	106.022	105.922	5.375	105.920	105.820	105.720	4.000	103.762	103.612	103.462				
5.500	106.382	106.282	106.182	5.500	106.144	106.044	105.944	4.125	103.916	103.766	103.616				

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	99.716	99.566	99.416	3.250	99.549	99.399	99.249	1.875	N/A	N/A	N/A	3.125	99.769	99.619	99.469
3.375	100.166	100.016	99.866	3.375	99.964	99.814	99.664	2.000	N/A	N/A	N/A	3.250	99.663	99.513	99.363
3.500	100.612	100.462	100.312	3.500	100.374	100.224	100.074	2.125	N/A	N/A	N/A	3.375	100.072	99.922	99.772
3.625	101.015	100.865	100.715	3.625	100.741	100.591	100.441	2.250	96.647	96.497	96.347	3.500	100.476	100.326	100.176
3.750	102.069	101.866	101.709	3.750	101.902	101.698	101.542	2.375	97.040	96.890	96.740	3.625	100.879	100.729	100.579
3.875	102.508	102.305	102.149	3.875	102.305	102.102	101.946	2.500	97.430	97.280	97.130	Margin = 2.250		Index = 1.230	
4.000	102.940	102.737	102.581	4.000	102.702	102.499	102.343	2.625	97.771	97.621	97.471	30 Year OTC			
4.125	103.262	103.059	102.903	4.125	102.988	102.785	102.629	2.750	99.648	99.498	99.348	Rate	30 Day	45 Day	60 Day
4.250	103.407	103.282	103.182	4.250	103.239	103.114	103.014	2.875	100.036	99.886	99.736	3.500	98.912	98.662	98.412
4.375	103.771	103.646	103.546	4.375	103.568	103.443	103.343	3.000	100.411	100.261	100.111	4.000	101.240	100.990	100.740
4.500	104.100	103.975	103.875	4.500	103.862	103.737	103.637	3.125	100.737	100.587	100.437	4.500	102.400	102.150	101.900
4.625	104.359	104.234	104.134	4.625	104.085	103.960	103.860	3.250	101.489	101.339	101.189	5.000	103.265	103.015	102.765
4.750	104.411	104.207	104.082	4.750	104.243	104.040	103.915	3.375	101.811	101.661	101.511	5.500	103.792	103.542	103.292
4.875	104.705	104.501	104.376	4.875	104.502	104.299	104.174	3.500	102.099	101.949	101.799	15 Year OTC			
5.000	104.965	104.761	104.636	5.000	104.726	104.523	104.398	3.625	102.314	102.164	102.014	Rate	30 Day	45 Day	60 Day
5.125	105.434	105.231	105.106	5.125	105.160	104.957	104.832	3.750	102.403	102.253	102.103	2.500	95.730	95.480	95.230
5.250	104.938	104.838	104.738	5.250	104.771	104.671	104.571	3.875	102.655	102.505	102.355	3.000	98.711	98.461	98.211
5.375	105.232	105.132	105.032	5.375	105.030	104.930	104.830	4.000	102.872	102.722	102.572	3.500	100.399	100.149	99.899
5.500	105.492	105.392	105.292	5.500	105.254	105.154	105.054	4.125	103.026	102.876	102.726	4.000	101.172	100.922	100.672

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:	9/14/2017	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		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

10/16/2017

10/30/2017

11/13/2017

W. Rate Sheet Dated: 9/14/2017

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	99.262	99.112	98.962	3.250	99.095	98.945	98.795	1.875	N/A	N/A	N/A
3.375	99.713	99.563	99.413	3.375	99.510	99.360	99.210	2.000	N/A	N/A	N/A
3.500	100.159	100.009	99.859	3.500	99.920	99.770	99.620	2.125	N/A	N/A	N/A
3.625	100.561	100.411	100.261	3.625	100.287	100.137	99.987	2.250	95.537	95.387	95.237
3.750	101.334	101.131	100.974	3.750	101.167	100.963	100.807	2.375	95.930	95.780	95.630
3.875	101.773	101.570	101.414	3.875	101.570	101.367	101.211	2.500	96.320	96.170	96.020
4.000	102.205	102.002	101.846	4.000	101.967	101.764	101.608	2.625	96.661	96.511	96.361
4.125	102.527	102.324	102.168	4.125	102.253	102.050	101.894	2.750	98.851	98.701	98.551
4.250	102.078	101.953	101.853	4.250	101.911	101.786	101.686	2.875	99.238	99.088	98.938
4.375	102.443	102.318	102.218	4.375	102.240	102.115	102.015	3.000	99.614	99.464	99.314
4.500	102.772	102.647	102.547	4.500	102.533	102.408	102.308	3.125	99.940	99.790	99.640
4.625	103.030	102.905	102.805	4.625	102.756	102.631	102.531	3.250	101.035	100.885	100.735
4.750	102.488	102.285	102.160	4.750	102.321	102.118	101.993	3.375	101.358	101.208	101.058
4.875	102.782	102.579	102.454	4.875	102.579	102.376	102.251	3.500	101.645	101.495	101.345
5.000	103.042	102.839	102.714	5.000	102.804	102.601	102.476	3.625	101.860	101.710	101.560
5.125	103.511	103.308	103.183	5.125	103.237	103.034	102.909	3.750	101.668	101.518	101.368
5.250	99.578	99.478	99.378	5.250	99.411	99.311	99.211	3.875	101.920	101.770	101.620
5.375	99.872	99.772	99.672	5.375	99.670	99.570	99.470	4.000	102.137	101.987	101.837
5.500	100.132	100.032	99.932	5.500	99.894	99.794	99.694	4.125	102.291	102.141	101.991

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	98.372	98.222	98.072	3.250	98.205	98.055	97.905	1.875	N/A	N/A	N/A
3.375	98.823	98.673	98.523	3.375	98.620	98.470	98.320	2.000	N/A	N/A	N/A
3.500	99.269	99.119	98.969	3.500	99.030	98.880	98.730	2.125	N/A	N/A	N/A
3.625	99.671	99.521	99.371	3.625	99.397	99.247	99.097	2.250	94.897	94.747	94.597
3.750	100.444	100.241	100.084	3.750	100.277	100.073	99.917	2.375	95.290	95.140	94.990
3.875	100.883	100.680	100.524	3.875	100.680	100.477	100.321	2.500	95.680	95.530	95.380
4.000	101.315	101.112	100.956	4.000	101.077	100.874	100.718	2.625	96.021	95.871	95.721
4.125	101.637	101.434	101.278	4.125	101.363	101.160	101.004	2.750	98.586	98.436	98.286
4.250	101.188	101.063	100.963	4.250	101.021	100.896	100.796	2.875	98.973	98.823	98.673
4.375	101.553	101.428	101.328	4.375	101.350	101.225	101.125	3.000	99.349	99.199	99.049
4.500	101.882	101.757	101.657	4.500	101.643	101.518	101.418	3.125	99.675	99.525	99.375
4.625	102.140	102.015	101.915	4.625	101.866	101.741	101.641	3.250	100.059	99.909	99.759
4.750	101.598	101.395	101.270	4.750	101.431	101.228	101.103	3.375	100.382	100.232	100.082
4.875	101.892	101.689	101.564	4.875	101.689	101.486	101.361	3.500	100.669	100.519	100.369
5.000	102.152	101.949	101.824	5.000	101.914	101.711	101.586	3.625	100.884	100.734	100.584
5.125	102.621	102.418	102.293	5.125	102.347	102.144	102.019	3.750	100.512	100.362	100.212
5.250	98.688	98.588	98.488	5.250	98.521	98.421	98.321	3.875	100.764	100.614	100.464
5.375	98.982	98.882	98.782	5.375	98.780	98.680	98.580	4.000	100.981	100.831	100.681
5.500	99.242	99.142	99.042	5.500	99.004	98.904	98.804	4.125	101.136	100.986	100.836

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:	9/14/2017 4.500%

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
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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	98.444	98.344	98.244	3.125	98.240	98.140	98.040	3.000	100.867	100.767	100.667	3.000	100.782	100.682	100.582
3.375	99.346	99.246	99.146	3.250	99.430	99.330	99.230	3.125	101.328	101.228	101.128	3.125	101.067	100.967	100.867
3.500	100.183	100.083	99.983	3.375	100.277	100.177	100.077	3.250	101.999	101.899	101.799	3.250	101.925	101.825	101.725
3.625	100.844	100.744	100.644	3.500	101.024	100.924	100.824	3.375	102.371	102.271	102.171	3.375	102.201	102.101	102.001
3.750	101.541	101.441	101.341	3.625	101.610	101.510	101.410	3.500	102.708	102.608	102.508	3.500	102.451	102.351	102.251
3.875	102.173	102.073	101.973	3.750	102.097	101.997	101.897	3.625	102.970	102.870	102.770	3.625	102.688	102.588	102.488
3.990	102.579	102.479	102.379	3.875	102.618	102.518	102.418	3.750	103.348	103.248	103.148	3.750	102.967	102.867	102.767
4.000	102.679	102.579	102.479	3.990	103.058	102.958	102.858	3.875	103.695	103.595	103.495	3.875	103.254	103.154	103.054
4.125	103.204	103.104	103.004	4.000	103.158	103.058	102.958	3.990	103.733	103.633	103.533	3.990	103.467	103.367	103.267
4.250	103.686	103.586	103.486	4.125	103.665	103.565	103.465	4.000	103.833	103.733	103.633	4.000	103.567	103.467	103.367
4.375	104.197	104.097	103.997	4.250	104.254	104.154	104.054	4.125	104.079	103.979	103.879	4.125	103.791	103.691	103.591
4.500	104.416	104.316	104.216	4.375	104.653	104.553	104.453	4.250	104.412	104.312	104.212	4.250	104.022	103.922	103.822
4.625	104.981	104.881	104.781	4.500	105.179	105.079	104.979	4.375	104.716	104.616	104.516	4.375	104.210	104.110	104.010
4.750	105.495	105.395	105.295	4.625	105.634	105.534	105.434	4.500	104.835	104.735	104.635	4.500	104.431	104.331	104.231
4.875	105.951	105.851	105.751	4.750	106.017	105.917	105.817	4.625	104.890	104.790	104.690	4.625	104.637	104.537	104.437
4.990	106.100	106.000	105.900	4.875	106.399	106.299	106.199	4.750	105.174	105.074	104.974	4.750	104.814	104.714	104.614
5.000	106.200	106.100	106.000	4.990	106.464	106.364	106.264	4.875	105.414	105.314	105.214	4.875	104.963	104.863	104.763
5.125	106.729	106.629	106.529	5.000	106.564	106.464	106.364	4.990	105.555	105.455	105.355	4.990	105.016	104.916	104.816
5.250	107.234	107.134	107.034	5.125	107.041	106.941	106.841	5.000	105.655	105.555	105.455	5.000	105.116	105.016	104.916

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	101.629	101.529	101.429	3.000	100.037	99.937	99.837
4.250	102.183	102.083	101.983	3.125	100.409	100.309	100.209
4.375	102.640	102.540	102.440	3.250	100.802	100.702	100.602
4.500	102.807	102.707	102.607	3.375	101.225	101.125	101.025
4.625	103.010	102.910	102.810	3.500	101.627	101.527	101.427
4.750	103.488	103.388	103.288	3.625	101.955	101.855	101.755
4.875	103.879	103.779	103.679	3.750	102.210	102.110	102.010
4.990	103.930	103.830	103.730	3.875	102.440	102.340	102.240
5.000	104.030	103.930	103.830	3.990	102.426	102.326	102.226
5.125	104.198	104.098	103.998	4.000	102.526	102.426	102.326
5.250	103.890	103.790	103.690	4.125	102.330	102.230	102.130
5.375	104.245	104.145	104.045	4.250	102.549	102.449	102.349
5.500	104.493	104.393	104.293	4.375	102.755	102.655	102.555
5.625	104.675	104.575	104.475	4.500	102.833	102.733	102.633
5.750	104.429	104.329	104.229	4.625	103.085	102.985	102.885
5.875	104.799	104.699	104.599	4.750	103.278	103.178	103.078
5.990	104.971	104.871	104.770	4.875	103.442	103.342	103.242
6.000	105.071	104.971	104.870	4.990	103.504	103.404	103.304
6.125	105.192	105.092	104.992	5.000	103.604	103.504	103.404

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	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00% & purchase or R/T refi with LTV over 90.00% eligible with DU 9.3 or later only applicable to detached condominiums *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						



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/16/2017

45 Day Lock Exp.:

10/30/2017

60 Day Lock Exp.:

11/13/2017

W. Rate Sheet Dated: 9/14/2017

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	95.491	95.391	95.291	3.000	N/A	N/A	N/A	3.125	95.990	95.890	95.790	3.250	94.924	94.824	94.724
3.375	96.343	96.243	96.143	3.125	N/A	N/A	N/A	3.250	97.165	97.065	96.965	3.375	95.777	95.677	95.577
3.500	97.361	97.261	97.161	3.250	93.425	93.325	93.225	3.375	97.976	97.876	97.776	3.500	97.126	97.026	96.926
3.625	98.108	98.008	97.908	3.375	94.573	94.473	94.373	3.500	98.774	98.674	98.574	3.625	98.118	98.018	97.918
3.750	98.748	98.648	98.548	3.500	95.951	95.851	95.751	3.625	99.360	99.260	99.160	3.750	98.826	98.726	98.626
3.875	99.337	99.237	99.137	3.625	96.960	96.860	96.760	3.750	99.847	99.747	99.647	3.875	99.421	99.321	99.221
3.990	99.923	99.823	99.723	3.750	97.743	97.643	97.543	3.875	100.368	100.268	100.168	3.990	99.771	99.671	99.571
4.000	100.023	99.923	99.823	3.875	98.413	98.313	98.213	3.990	100.808	100.708	100.608	4.000	99.871	99.771	99.671
4.125	100.663	100.563	100.463	3.990	99.244	99.144	99.044	4.000	100.908	100.808	100.708	4.125	100.338	100.238	100.138
4.250	101.258	101.158	101.058	4.000	99.344	99.244	99.144	4.125	101.415	101.315	101.215	4.250	100.993	100.893	100.793
4.375	101.789	101.689	101.589	4.125	100.215	100.115	100.015	4.250	101.947	101.847	101.747	4.375	101.577	101.477	101.377
4.500	102.166	102.066	101.966	4.250	100.941	100.841	100.741	4.375	102.366	102.266	102.166	4.500	101.845	101.745	101.645
4.625	102.731	102.631	102.531	4.375	101.528	101.428	101.328	4.500	102.929	102.829	102.729	4.625	102.315	102.215	102.115
4.750	103.245	103.145	103.045	4.500	102.545	102.445	102.345	4.625	103.384	103.284	103.184	4.750	102.887	102.787	102.687
4.875	103.701	103.601	103.501	4.625	103.322	103.222	103.122	4.750	103.767	103.667	103.567	4.875	103.420	103.320	103.220
4.990	103.850	103.750	103.650	4.750	103.956	103.856	103.756	4.875	104.149	104.049	103.949	4.990	103.553	103.453	103.353
5.000	103.950	103.850	103.750	4.875	104.462	104.362	104.262	4.990	104.214	104.114	104.014	5.000	103.653	103.553	103.453
5.125	104.479	104.379	104.279	4.990	104.638	104.538	104.438	5.000	104.314	104.214	104.114	5.125	104.030	103.930	103.830
5.250	104.984	104.884	104.784	5.000	104.738	104.638	104.538	5.125	104.791	104.691	104.591	5.250	104.564	104.464	104.364

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	100.037	99.937	99.837	3.000	96.800	96.700	96.600	3.000	98.482	98.382	98.282	3.000	96.615	96.515	96.415
3.125	100.409	100.309	100.209	3.125	97.338	97.238	97.138	3.125	98.767	98.667	98.567	3.125	97.143	97.043	96.943
3.250	100.802	100.702	100.602	3.250	98.431	98.331	98.231	3.250	99.625	99.525	99.425	3.250	98.226	98.126	98.026
3.375	101.225	101.125	101.025	3.375	98.985	98.885	98.785	3.375	99.901	99.801	99.701	3.375	98.780	98.680	98.580
3.500	101.627	101.527	101.427	3.500	99.524	99.424	99.324	3.500	100.151	100.051	99.951	3.500	99.300	99.200	99.100
3.625	101.955	101.855	101.755	3.625	100.001	99.901	99.801	3.625	100.388	100.288	100.188	3.625	99.757	99.657	99.557
3.750	102.210	102.110	102.010	3.750	100.422	100.322	100.222	3.750	100.667	100.567	100.467	3.750	100.177	100.077	99.977
3.875	102.440	102.340	102.240	3.875	100.806	100.706	100.606	3.875	100.954	100.854	100.754	3.875	100.561	100.461	100.361
3.990	102.426	102.326	102.226	3.990	101.004	100.904	100.804	3.990	101.167	101.067	100.967	3.990	100.749	100.649	100.549
4.000	102.526	102.426	102.326	4.000	101.104	101.004	100.904	4.000	101.267	101.167	101.067	4.000	100.849	100.749	100.649
4.125	102.330	102.230	102.130	4.125	101.512	101.412	101.312	4.125	101.491	101.391	101.291	4.125	101.277	101.177	101.077
4.250	102.549	102.449	102.349	4.250	101.883	101.783	101.683	4.250	101.722	101.622	101.522	4.250	101.678	101.578	101.478
4.375	102.755	102.655	102.555	4.375	102.221	102.121	102.021	4.375	101.910	101.810	101.710	4.375	102.016	101.916	101.816
4.500	102.833	102.733	102.633	4.500	102.355	102.255	102.155	4.500	102.131	102.031	101.931	4.500	102.150	102.050	101.950
4.625	103.085	102.985	102.885	4.625	102.571	102.471	102.371	4.625	102.337	102.237	102.137	4.625	102.366	102.266	102.166
4.750	103.278	103.178	103.078	4.750	102.884	102.784	102.684	4.750	102.514	102.414	102.314	4.750	102.679	102.579	102.479
4.875	103.442	103.342	103.242	4.875	103.150	103.050	102.950	4.875	102.663	102.563	102.463	4.875	102.945	102.845	102.745
4.990	103.504	103.404	103.304	4.990	103.321	103.221	103.121	4.990	102.716	102.616	102.516	4.990	103.116	103.016	102.916
5.000	103.604	103.504	103.404	5.000	103.421	103.321	103.221	5.000	102.816	102.716	102.616	5.000	103.216	103.116	103.016

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

* 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



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.:

10/16/2017

45 Day Lock Exp.:

10/30/2017

60 Day Lock Exp.:

11/13/2017

W. Rate Sheet Dated: 9/14/2017

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	101.541	101.441	101.341	3.750	101.989	101.889	101.789	2.750	99.876	99.771	99.676
3.875	102.173	102.073	101.973	3.875	102.579	102.479	102.379	2.875	100.389	100.283	100.189
3.990	102.579	102.479	102.379	3.990	103.094	102.994	102.894	2.990	100.767	100.667	100.567
4.000	102.679	102.579	102.479	4.000	103.194	103.094	102.994	3.000	100.867	100.767	100.667
4.125	103.204	103.104	103.004	4.125	103.334	103.234	103.110	3.125	101.328	101.228	101.128
4.250	103.686	103.586	103.486	4.250	104.254	104.154	104.034	3.250	101.999	101.899	101.799
4.375	104.197	104.097	103.997	4.375	104.653	104.553	104.437	3.375	102.371	102.271	102.171
4.500	104.684	104.584	104.484	4.500	104.878	104.778	104.666	3.500	102.708	102.608	102.508
4.625	105.095	104.995	104.895	4.625	105.496	105.396	105.296	3.625	103.076	102.976	102.876
4.750	105.595	105.495	105.395	4.750	105.964	105.864	105.764	3.750	103.566	103.466	103.366
4.875	106.033	105.933	105.833	4.875	106.433	106.333	106.233	3.875	104.040	103.940	103.840
4.990	106.355	106.255	106.155	4.990	106.769	106.669	106.540	3.990	103.783	103.683	103.583
5.000	106.455	106.355	106.255	5.000	106.869	106.769	106.640	4.000	103.883	103.783	103.683
5.125	106.929	106.816	106.729	5.125	106.887	106.774	106.687	4.125	104.358	104.258	104.158
5.250	107.376	107.263	107.176	5.250	107.308	107.196	107.108	4.250	104.703	104.603	104.503
5.375	107.743	107.630	107.543	5.375	107.691	107.578	107.491	4.375	105.083	104.983	104.883
5.500	108.063	107.950	107.863	5.500	108.044	107.931	107.823	4.500	105.609	105.509	105.409
5.625	108.184	108.052	107.984	5.625	108.247	108.115	108.047	4.625	105.976	105.876	105.776
5.750	108.580	108.448	108.380	5.750	108.652	108.521	108.452	4.750	103.356	103.256	103.156

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 = \$70.00 (IA & ME 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.:

10/16/2017

45 Day Lock Exp.:

10/30/2017

60 Day Lock Exp.:

11/13/2017

W. Rate Sheet Dated: 9/14/2017

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	98.945	98.845	98.745	3.750	98.845	98.745	98.645	3.750	99.909	99.809	99.709	3.750	99.809	99.709	99.609
3.875	99.613	99.513	99.413	3.875	99.513	99.413	99.313	3.875	100.499	100.399	100.299	3.875	100.399	100.299	100.199
3.990	100.090	99.990	99.890	3.990	99.990	99.890	99.790	3.990	101.014	100.914	100.814	3.990	100.914	100.814	100.714
4.000	100.190	100.090	99.990	4.000	100.090	99.990	99.890	4.000	101.114	101.014	100.914	4.000	101.014	100.914	100.814
4.125	100.809	100.709	100.609	4.125	100.709	100.609	100.509	4.125	101.254	101.154	101.030	4.125	101.154	101.054	100.930
4.250	101.416	101.316	101.216	4.250	101.316	101.216	101.116	4.250	101.813	101.713	101.593	4.250	101.713	101.613	101.493
4.375	101.967	101.867	101.767	4.375	101.867	101.767	101.667	4.375	102.325	102.225	102.109	4.375	102.225	102.125	102.009
4.500	102.455	102.355	102.255	4.500	102.355	102.255	102.155	4.500	102.798	102.698	102.586	4.500	102.698	102.598	102.486
4.625	102.866	102.766	102.666	4.625	102.766	102.666	102.566	4.625	103.416	103.316	103.216	4.625	103.316	103.216	103.116
4.750	103.366	103.266	103.166	4.750	103.266	103.166	103.066	4.750	103.884	103.784	103.684	4.750	103.784	103.684	103.584
4.875	103.804	103.704	103.604	4.875	103.704	103.604	103.504	4.875	104.353	104.253	104.153	4.875	104.253	104.153	104.053
4.990	104.126	104.026	103.926	4.990	104.026	103.926	103.826	4.990	104.689	104.589	104.460	4.990	104.589	104.489	104.360
5.000	104.226	104.126	104.026	5.000	104.126	104.026	103.926	5.000	104.789	104.689	104.560	5.000	104.689	104.589	104.460
5.125	104.700	104.587	104.500	5.125	104.600	104.487	104.400	5.125	104.807	104.694	104.607	5.125	104.707	104.594	104.507
5.250	105.147	105.034	104.947	5.250	105.047	104.934	104.847	5.250	105.228	105.116	105.028	5.250	105.128	105.016	104.928
5.375	105.514	105.401	105.314	5.375	105.414	105.301	105.214	5.375	105.611	105.498	105.411	5.375	105.511	105.398	105.311
5.500	105.834	105.721	105.634	5.500	105.734	105.621	105.534	5.500	105.964	105.851	105.743	5.500	105.864	105.751	105.643
5.625	105.955	105.823	105.755	5.625	105.855	105.723	105.655	5.625	106.167	106.035	105.967	5.625	106.067	105.935	105.867
5.750	106.351	106.219	106.151	5.750	106.251	106.119	106.051	5.750	106.572	106.441	106.372	5.750	106.472	106.341	106.272

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.330	97.225	97.130	2.750	97.230	97.125	97.030
2.875	97.887	97.781	97.687	2.875	97.787	97.681	97.587
2.990	98.393	98.293	98.193	2.990	98.293	98.193	98.093
3.000	98.493	98.393	98.293	3.000	98.393	98.293	98.193
3.125	99.054	98.954	98.854	3.125	98.954	98.854	98.754
3.250	99.602	99.502	99.402	3.250	99.502	99.402	99.302
3.375	100.122	100.022	99.922	3.375	100.022	99.922	99.822
3.500	100.461	100.361	100.261	3.500	100.361	100.261	100.161
3.625	100.946	100.846	100.746	3.625	100.846	100.746	100.646
3.750	101.436	101.336	101.236	3.750	101.336	101.236	101.136
3.875	101.910	101.810	101.710	3.875	101.810	101.710	101.610
3.990	101.653	101.553	101.453	3.990	101.553	101.453	101.353
4.000	101.753	101.653	101.553	4.000	101.653	101.553	101.453
4.125	102.228	102.128	102.028	4.125	102.128	102.028	101.928
4.250	102.573	102.473	102.373	4.250	102.473	102.373	102.273
4.375	102.953	102.853	102.753	4.375	102.853	102.753	102.653
4.500	103.479	103.379	103.279	4.500	103.379	103.279	103.179
4.625	103.846	103.746	103.646	4.625	103.746	103.646	103.546
4.750	101.226	101.126	101.026	4.750	101.126	101.026	100.926

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 = \$70.00 (IA & ME 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.:

10/16/2017

45 Day Lock Exp.:

10/30/2017

60 Day Lock Exp.:

11/13/2017

W. Rate Sheet Dated: 9/14/2017

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	99.475	99.375	99.275	3.750	100.439	100.339	100.239	2.750	97.860	97.755	97.660
3.875	100.143	100.043	99.943	3.875	101.029	100.929	100.829	2.875	98.417	98.311	98.217
3.990	100.620	100.520	100.420	3.990	101.544	101.444	101.344	2.990	98.923	98.823	98.723
4.000	100.720	100.620	100.520	4.000	101.644	101.544	101.444	3.000	99.023	98.923	98.823
4.125	101.339	101.239	101.139	4.125	101.784	101.684	101.584	3.125	99.584	99.484	99.384
4.250	101.946	101.846	101.746	4.250	102.343	102.243	102.123	3.250	100.132	100.032	99.932
4.375	102.497	102.397	102.297	4.375	102.855	102.755	102.639	3.375	100.652	100.552	100.452
4.500	102.985	102.885	102.785	4.500	103.328	103.228	103.116	3.500	100.991	100.891	100.791
4.625	103.396	103.296	103.196	4.625	103.946	103.846	103.746	3.625	101.476	101.376	101.276
4.750	103.896	103.796	103.696	4.750	104.414	104.314	104.214	3.750	101.966	101.866	101.766
4.875	104.334	104.234	104.134	4.875	104.883	104.783	104.683	3.875	102.440	102.340	102.240
4.990	104.656	104.556	104.456	4.990	105.219	105.119	104.990	3.990	102.183	102.083	101.983
5.000	104.756	104.656	104.556	5.000	105.319	105.219	105.090	4.000	102.283	102.183	102.083
5.125	105.230	105.117	105.030	5.125	105.337	105.224	105.137	4.125	102.758	102.658	102.558
5.250	105.677	105.564	105.477	5.250	105.758	105.646	105.558	4.250	103.103	103.003	102.903
5.375	106.044	105.931	105.844	5.375	106.141	106.028	105.941	4.375	103.483	103.383	103.283
5.500	106.364	106.251	106.164	5.500	106.494	106.381	106.273	4.500	104.009	103.909	103.809
5.625	106.485	106.353	106.285	5.625	106.697	106.565	106.497	4.625	104.376	104.276	104.176
5.750	106.881	106.749	106.681	5.750	107.102	106.971	106.902	4.750	101.756	101.656	101.556

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 = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			