



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.: **10/18/2017**45 Day Lock Exp.: **11/2/2017**60 Day Lock Exp.: **11/17/2017**W. Rate Sheet Dated: **9/18/2017**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	100.477	100.320	100.170	3.250	100.309	100.153	100.003	1.875	N/A	N/A	N/A	3.125	100.639	100.489	100.339
3.375	100.927	100.771	100.621	3.375	100.724	100.568	100.418	2.000	N/A	N/A	N/A	3.250	100.533	100.383	100.233
3.500	101.373	101.217	101.067	3.500	101.135	100.978	100.828	2.125	N/A	N/A	N/A	3.375	100.942	100.792	100.642
3.625	101.775	101.619	101.469	3.625	101.501	101.345	101.195	2.250	97.423	97.273	97.123	3.500	101.346	101.196	101.046
3.750	102.892	102.720	102.548	3.750	102.725	102.553	102.381	2.375	97.817	97.667	97.517	3.625	101.749	101.599	101.449
3.875	103.331	103.159	102.987	3.875	103.128	102.957	102.785	2.500	98.206	98.056	97.906	Margin = 2.250		Index = 1.230	
4.000	103.764	103.592	103.420	4.000	103.525	103.353	103.181	2.625	98.547	98.397	98.247				
4.125	104.085	103.913	103.741	4.125	103.811	103.639	103.467	2.750	100.245	100.095	99.945				
4.250	104.245	104.136	104.027	4.250	104.078	103.969	103.859	2.875	100.633	100.483	100.333				
4.375	104.610	104.501	104.391	4.375	104.407	104.298	104.188	3.000	101.008	100.858	100.708				
4.500	104.939	104.830	104.720	4.500	104.701	104.591	104.482	3.125	101.334	101.184	101.034				
4.625	105.198	105.088	104.979	4.625	104.924	104.814	104.705	3.250	102.144	101.994	101.844				
4.750	104.952	104.734	104.546	4.750	104.785	104.566	104.379	3.375	102.466	102.316	102.166				
4.875	105.246	105.028	104.840	4.875	105.044	104.825	104.637	3.500	102.754	102.604	102.454				
5.000	105.506	105.288	105.100	5.000	105.268	105.049	104.862	3.625	102.969	102.819	102.669				
5.125	105.976	105.757	105.569	5.125	105.702	105.483	105.295	3.750	103.066	102.916	102.766				
5.250	105.777	105.677	105.577	5.250	105.610	105.510	105.410	3.875	103.318	103.168	103.018				
5.375	106.071	105.971	105.871	5.375	105.868	105.768	105.668	4.000	103.535	103.385	103.235				
5.500	106.331	106.231	106.131	5.500	106.093	105.993	105.893	4.125	103.689	103.539	103.389				

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	99.587	99.430	99.280	3.250	99.419	99.263	99.113	1.875	N/A	N/A	N/A	3.125	99.749	99.599	99.449
3.375	100.037	99.881	99.731	3.375	99.834	99.678	99.528	2.000	N/A	N/A	N/A	3.250	99.643	99.493	99.343
3.500	100.483	100.327	100.177	3.500	100.245	100.088	99.938	2.125	N/A	N/A	N/A	3.375	100.052	99.902	99.752
3.625	100.885	100.729	100.579	3.625	100.611	100.455	100.305	2.250	96.533	96.383	96.233	3.500	100.456	100.306	100.156
3.750	102.002	101.830	101.658	3.750	101.835	101.663	101.491	2.375	96.927	96.777	96.627	3.625	100.859	100.709	100.559
3.875	102.441	102.269	102.097	3.875	102.238	102.067	101.895	2.500	97.316	97.166	97.016	Margin = 2.250		Index = 1.230	
4.000	102.874	102.702	102.530	4.000	102.635	102.463	102.291	2.625	97.657	97.507	97.357	30 Year OTC			
4.125	103.195	103.023	102.851	4.125	102.921	102.749	102.577	2.750	99.355	99.205	99.055	Rate	30 Day	45 Day	60 Day
4.250	103.355	103.246	103.137	4.250	103.188	103.079	102.969	2.875	99.743	99.593	99.443	3.500	98.783	98.533	98.283
4.375	103.720	103.611	103.501	4.375	103.517	103.408	103.298	3.000	100.118	99.968	99.818	4.000	101.174	100.924	100.674
4.500	104.049	103.940	103.830	4.500	103.811	103.701	103.592	3.125	100.444	100.294	100.144	4.500	102.349	102.099	101.849
4.625	104.308	104.198	104.089	4.625	104.034	103.924	103.815	3.250	101.254	101.104	100.954	5.000	102.916	102.666	102.416
4.750	104.062	103.844	103.656	4.750	103.895	103.676	103.489	3.375	101.576	101.426	101.276	5.500	103.741	103.491	103.241
4.875	104.356	104.138	103.950	4.875	104.154	103.935	103.747	3.500	101.864	101.714	101.564	15 Year OTC			
5.000	104.616	104.398	104.210	5.000	104.378	104.159	103.972	3.625	102.079	101.929	101.779	Rate	30 Day	45 Day	60 Day
5.125	105.086	104.867	104.679	5.125	104.812	104.593	104.405	3.750	102.176	102.026	101.876	2.500	95.616	95.366	95.116
5.250	104.887	104.787	104.687	5.250	104.720	104.620	104.520	3.875	102.428	102.278	102.128	3.000	98.418	98.168	97.918
5.375	105.181	105.081	104.981	5.375	104.978	104.878	104.778	4.000	102.645	102.495	102.345	3.500	100.164	99.914	99.664
5.500	105.441	105.341	105.241	5.500	105.203	105.103	105.003	4.125	102.799	102.649	102.499	4.000	100.945	100.695	100.445

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
				Loan Size	Standard	Streamline
FICO 720 +	0.500	\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500	-0.900
FICO 660 - 719	0.500	\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000	-0.650
FICO 640 - 659	0.000	\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750	-0.500
FICO 620 - 639	-1.000	\$125,001 - \$175,000	-0.125	\$125,001 - \$175,000	-0.500	-0.300
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300	-0.200
NY	-0.250	\$275,001 up to HB	0.375	\$275,001 - Up to HB	-0.200	-0.150
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 / 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:	9/18/2017	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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/18/2017

45 Day Lock Exp.:

11/2/2017

60 Day Lock Exp.:

11/17/2017

W. Rate Sheet Dated: 9/18/2017

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.133	98.977	98.827	3.250	98.966	98.809	98.659	1.875	N/A	N/A	N/A
3.375	99.583	99.427	99.277	3.375	99.380	99.224	99.074	2.000	N/A	N/A	N/A
3.500	100.029	99.873	99.723	3.500	99.791	99.635	99.485	2.125	N/A	N/A	N/A
3.625	100.432	100.275	100.125	3.625	100.158	100.001	99.851	2.250	95.423	95.273	95.123
3.750	101.267	101.095	100.923	3.750	101.100	100.928	100.756	2.375	95.817	95.667	95.517
3.875	101.706	101.534	101.362	3.875	101.503	101.332	101.160	2.500	96.206	96.056	95.906
4.000	102.139	101.967	101.795	4.000	101.900	101.728	101.556	2.625	96.547	96.397	96.247
4.125	102.460	102.288	102.116	4.125	102.186	102.014	101.842	2.750	98.557	98.407	98.257
4.250	102.027	101.917	101.808	4.250	101.859	101.750	101.641	2.875	98.945	98.795	98.645
4.375	102.391	102.282	102.173	4.375	102.188	102.079	101.970	3.000	99.320	99.170	99.020
4.500	102.720	102.611	102.502	4.500	102.482	102.372	102.263	3.125	99.646	99.496	99.346
4.625	102.979	102.870	102.760	4.625	102.705	102.596	102.486	3.250	100.800	100.650	100.500
4.750	102.140	101.921	101.734	4.750	101.973	101.754	101.566	3.375	101.123	100.973	100.823
4.875	102.434	102.215	102.028	4.875	102.231	102.012	101.825	3.500	101.410	101.260	101.110
5.000	102.694	102.475	102.288	5.000	102.456	102.237	102.049	3.625	101.625	101.475	101.325
5.125	103.163	102.944	102.757	5.125	102.889	102.670	102.483	3.750	101.441	101.291	101.141
5.250	99.527	99.427	99.327	5.250	99.360	99.260	99.160	3.875	101.693	101.543	101.393
5.375	99.821	99.721	99.621	5.375	99.618	99.518	99.418	4.000	101.910	101.760	101.610
5.500	100.081	99.981	99.881	5.500	99.843	99.743	99.643	4.125	102.064	101.914	101.764

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	98.243	98.087	97.937	3.250	98.076	97.919	97.769	1.875	N/A	N/A	N/A
3.375	98.693	98.537	98.387	3.375	98.490	98.334	98.184	2.000	N/A	N/A	N/A
3.500	99.139	98.983	98.833	3.500	98.901	98.745	98.595	2.125	N/A	N/A	N/A
3.625	99.542	99.385	99.235	3.625	99.268	99.111	98.961	2.250	94.783	94.633	94.483
3.750	100.377	100.205	100.033	3.750	100.210	100.038	99.866	2.375	95.177	95.027	94.877
3.875	100.816	100.644	100.472	3.875	100.613	100.442	100.270	2.500	95.566	95.416	95.266
4.000	101.249	101.077	100.905	4.000	101.010	100.838	100.666	2.625	95.907	95.757	95.607
4.125	101.570	101.398	101.226	4.125	101.296	101.124	100.952	2.750	98.292	98.142	97.992
4.250	101.137	101.027	100.918	4.250	100.969	100.860	100.751	2.875	98.680	98.530	98.380
4.375	101.501	101.392	101.283	4.375	101.298	101.189	101.080	3.000	99.055	98.905	98.755
4.500	101.830	101.721	101.612	4.500	101.592	101.482	101.373	3.125	99.381	99.231	99.081
4.625	102.089	101.980	101.870	4.625	101.815	101.706	101.596	3.250	99.824	99.674	99.524
4.750	101.250	101.031	100.844	4.750	101.083	100.864	100.676	3.375	100.147	99.997	99.847
4.875	101.544	101.325	101.138	4.875	101.341	101.122	100.935	3.500	100.434	100.284	100.134
5.000	101.804	101.585	101.398	5.000	101.566	101.347	101.159	3.625	100.650	100.500	100.350
5.125	102.273	102.054	101.867	5.125	101.999	101.780	101.593	3.750	100.285	100.135	99.985
5.250	98.637	98.537	98.437	5.250	98.470	98.370	98.270	3.875	100.537	100.387	100.237
5.375	98.931	98.831	98.731	5.375	98.728	98.628	98.528	4.000	100.754	100.604	100.454
5.500	99.191	99.091	98.991	5.500	98.953	98.853	98.753	4.125	100.909	100.759	100.609

Margin = 2.250

Index = 1.230

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

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:	9/18/2017 4.500%

Lock Desk Policy		
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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
For use by mortgage professionals only and should not be distributed to borrowers.		FHA ID# - 1358600006
		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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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	98.182	98.082	97.982	3.125	98.048	97.948	97.848	3.000	100.587	100.487	100.387	3.000	100.573	100.473	100.373
3.375	99.085	98.985	98.885	3.250	99.213	99.113	99.013	3.125	101.048	100.948	100.848	3.125	100.859	100.759	100.659
3.500	99.922	99.822	99.722	3.375	100.035	99.935	99.835	3.250	101.781	101.681	101.581	3.250	101.779	101.679	101.579
3.625	100.583	100.483	100.383	3.500	100.823	100.723	100.623	3.375	102.153	102.053	101.953	3.375	102.035	101.935	101.835
3.750	101.343	101.243	101.143	3.625	101.408	101.308	101.208	3.500	102.491	102.391	102.291	3.500	102.284	102.184	102.084
3.875	101.974	101.874	101.774	3.750	101.906	101.806	101.706	3.625	102.804	102.704	102.604	3.625	102.523	102.423	102.323
3.990	102.380	102.280	102.180	3.875	102.483	102.383	102.283	3.750	103.183	103.083	102.983	3.750	102.881	102.781	102.681
4.000	102.480	102.380	102.280	3.990	102.923	102.823	102.723	3.875	103.529	103.429	103.329	3.875	103.160	103.060	102.960
4.125	103.005	102.905	102.805	4.000	103.023	102.923	102.823	3.990	103.573	103.473	103.373	3.990	103.404	103.304	103.204
4.250	103.487	103.387	103.287	4.125	103.509	103.409	103.309	4.000	103.673	103.573	103.473	4.000	103.504	103.404	103.304
4.375	103.999	103.899	103.799	4.250	104.036	103.936	103.836	4.125	103.987	103.887	103.787	4.125	103.728	103.628	103.528
4.500	104.257	104.157	104.057	4.375	104.459	104.359	104.259	4.250	104.351	104.251	104.151	4.250	103.960	103.860	103.760
4.625	104.824	104.724	104.624	4.500	105.021	104.921	104.821	4.375	104.653	104.553	104.453	4.375	104.148	104.048	103.948
4.750	105.328	105.228	105.128	4.625	105.467	105.367	105.267	4.500	104.776	104.676	104.576	4.500	104.363	104.263	104.163
4.875	105.814	105.714	105.614	4.750	105.880	105.780	105.680	4.625	104.822	104.722	104.622	4.625	104.569	104.469	104.369
4.990	105.967	105.867	105.767	4.875	106.263	106.163	106.063	4.750	105.106	105.006	104.906	4.750	104.746	104.646	104.546
5.000	106.067	105.967	105.867	4.990	106.366	106.266	106.166	4.875	105.346	105.246	105.146	4.875	104.895	104.795	104.695
5.125	106.631	106.531	106.431	5.000	106.466	106.366	106.266	4.990	105.487	105.387	105.287	4.990	104.943	104.843	104.743
5.250	107.136	107.036	106.936	5.125	106.943	106.843	106.743	5.000	105.587	105.487	105.387	5.000	105.043	104.943	104.843

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	101.493	101.393	101.293	3.000	99.838	99.738	99.638
4.250	102.029	101.929	101.829	3.125	100.210	100.110	100.010
4.375	102.487	102.387	102.287	3.250	100.656	100.556	100.456
4.500	102.655	102.555	102.455	3.375	101.079	100.979	100.879
4.625	102.853	102.753	102.653	3.500	101.481	101.381	101.281
4.750	103.322	103.222	103.122	3.625	101.790	101.690	101.590
4.875	103.742	103.642	103.542	3.750	102.044	101.944	101.844
4.990	103.793	103.693	103.593	3.875	102.274	102.174	102.074
5.000	103.893	103.793	103.693	3.990	102.264	102.164	102.064
5.125	104.061	103.961	103.861	4.000	102.364	102.264	102.164
5.250	103.792	103.692	103.592	4.125	102.238	102.138	102.038
5.375	104.147	104.047	103.947	4.250	102.486	102.386	102.286
5.500	104.395	104.295	104.195	4.375	102.696	102.596	102.496
5.625	104.577	104.477	104.377	4.500	102.775	102.675	102.575
5.750	104.321	104.221	104.121	4.625	103.017	102.917	102.817
5.875	104.691	104.591	104.491	4.750	103.210	103.110	103.010
5.990	104.863	104.763	104.663	4.875	103.374	103.274	103.174
6.000	104.963	104.863	104.763	4.990	103.436	103.336	103.236
6.125	105.081	104.981	104.881	5.000	103.536	103.436	103.336

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

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

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

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	-0.250
All other LTV & FICO combos	-1.750
*The above caps do not include the following LLPAs: State; Extension; LPMI, Loan Size	

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



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.:

10/18/2017

45 Day Lock Exp.:

11/2/2017

60 Day Lock Exp.:

11/17/2017

W. Rate Sheet Dated: 9/18/2017

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	95.299	95.199	95.099	3.000	N/A	N/A	N/A	3.125	95.798	95.698	95.598	3.250	94.723	94.623	94.523
3.375	96.141	96.041	95.941	3.125	N/A	N/A	N/A	3.250	96.963	96.863	96.763	3.375	95.586	95.486	95.386
3.500	97.169	97.069	96.969	3.250	93.234	93.134	93.034	3.375	97.785	97.685	97.585	3.500	96.924	96.824	96.724
3.625	97.906	97.806	97.706	3.375	94.372	94.272	94.172	3.500	98.573	98.473	98.373	3.625	97.917	97.817	97.717
3.750	98.546	98.446	98.346	3.500	95.759	95.659	95.559	3.625	99.158	99.058	98.958	3.750	98.616	98.516	98.416
3.875	99.202	99.102	99.002	3.625	96.758	96.658	96.558	3.750	99.656	99.556	99.456	3.875	99.210	99.110	99.010
3.990	99.786	99.686	99.586	3.750	97.542	97.442	97.342	3.875	100.233	100.133	100.033	3.990	99.562	99.462	99.362
4.000	99.886	99.786	99.686	3.875	98.275	98.175	98.075	3.990	100.673	100.573	100.473	4.000	99.662	99.562	99.462
4.125	100.527	100.427	100.327	3.990	99.106	99.006	98.906	4.000	100.773	100.673	100.573	4.125	100.183	100.083	99.983
4.250	101.103	101.003	100.903	4.000	99.206	99.106	99.006	4.125	101.259	101.159	101.059	4.250	100.839	100.739	100.639
4.375	101.635	101.535	101.435	4.125	100.079	99.979	99.879	4.250	101.786	101.686	101.586	4.375	101.424	101.324	101.224
4.500	102.007	101.907	101.807	4.250	100.786	100.686	100.586	4.375	102.209	102.109	102.009	4.500	101.693	101.593	101.493
4.625	102.574	102.474	102.374	4.375	101.375	101.275	101.175	4.500	102.771	102.671	102.571	4.625	102.148	102.048	101.948
4.750	103.078	102.978	102.878	4.500	102.386	102.286	102.186	4.625	103.217	103.117	103.017	4.750	102.750	102.650	102.550
4.875	103.564	103.464	103.364	4.625	103.165	103.065	102.965	4.750	103.630	103.530	103.430	4.875	103.283	103.183	103.083
4.990	103.717	103.617	103.517	4.750	103.789	103.689	103.589	4.875	104.013	103.913	103.813	4.990	103.416	103.316	103.216
5.000	103.817	103.717	103.617	4.875	104.325	104.225	104.125	4.990	104.116	104.016	103.916	5.000	103.516	103.416	103.316
5.125	104.381	104.281	104.181	4.990	104.502	104.402	104.302	5.000	104.216	104.116	104.016	5.125	103.931	103.831	103.731
5.250	104.886	104.786	104.686	5.000	104.602	104.502	104.402	5.125	104.693	104.593	104.493	5.250	104.466	104.366	104.266

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	99.838	99.738	99.638	3.000	96.601	96.501	96.401	3.000	98.273	98.173	98.073	3.000	96.407	96.307	96.207
3.125	100.210	100.110	100.010	3.125	97.140	97.040	96.940	3.125	98.559	98.459	98.359	3.125	96.935	96.835	96.735
3.250	100.656	100.556	100.456	3.250	98.285	98.185	98.085	3.250	99.479	99.379	99.279	3.250	98.080	97.980	97.880
3.375	101.079	100.979	100.879	3.375	98.837	98.737	98.637	3.375	99.735	99.635	99.535	3.375	98.612	98.512	98.412
3.500	101.481	101.381	101.281	3.500	99.378	99.278	99.178	3.500	99.984	99.884	99.784	3.500	99.133	99.033	98.933
3.625	101.790	101.690	101.590	3.625	99.835	99.735	99.635	3.625	100.223	100.123	100.023	3.625	99.590	99.490	99.390
3.750	102.044	101.944	101.844	3.750	100.258	100.158	100.058	3.750	100.581	100.481	100.381	3.750	100.013	99.913	99.813
3.875	102.274	102.174	102.074	3.875	100.643	100.543	100.443	3.875	100.860	100.760	100.660	3.875	100.388	100.288	100.188
3.990	102.264	102.164	102.064	3.990	100.921	100.821	100.721	3.990	101.104	101.004	100.904	3.990	100.687	100.587	100.487
4.000	102.364	102.264	102.164	4.000	101.021	100.921	100.821	4.000	101.204	101.104	101.004	4.000	100.787	100.687	100.587
4.125	102.328	102.228	102.128	4.125	101.420	101.320	101.220	4.125	101.428	101.328	101.228	4.125	101.215	101.115	101.015
4.250	102.486	102.386	102.286	4.250	101.822	101.722	101.622	4.250	101.660	101.560	101.460	4.250	101.617	101.517	101.417
4.375	102.696	102.596	102.496	4.375	102.158	102.058	101.958	4.375	101.848	101.748	101.648	4.375	101.953	101.853	101.753
4.500	102.775	102.675	102.575	4.500	102.292	102.192	102.092	4.500	102.063	101.963	101.863	4.500	102.087	101.987	101.887
4.625	103.017	102.917	102.817	4.625	102.503	102.403	102.303	4.625	102.269	102.169	102.069	4.625	102.298	102.198	102.098
4.750	103.210	103.110	103.010	4.750	102.816	102.716	102.616	4.750	102.446	102.346	102.246	4.750	102.611	102.511	102.411
4.875	103.374	103.274	103.174	4.875	103.082	102.982	102.882	4.875	102.595	102.495	102.395	4.875	102.877	102.777	102.677
4.990	103.436	103.336	103.236	4.990	103.248	103.148	103.048	4.990	102.643	102.543	102.443	4.990	103.043	102.943	102.843
5.000	103.536	103.436	103.336	5.000	103.348	103.248	103.148	5.000	102.743	102.643	102.543	5.000	103.143	103.043	102.943

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

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

*Not applicable to detached condominiums

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

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AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/18/2017

45 Day Lock Exp.:

11/2/2017

60 Day Lock Exp.:

11/17/2017

W. Rate Sheet Dated: 9/18/2017

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	101.343	101.243	101.143	3.750	101.867	101.767	101.660	2.750	99.596	99.496	99.396
3.875	101.974	101.874	101.774	3.875	102.457	102.357	102.257	2.875	100.109	100.009	99.909
3.990	102.380	102.280	102.180	3.990	102.972	102.872	102.758	2.990	100.487	100.387	100.287
4.000	102.480	102.380	102.280	4.000	103.072	102.972	102.858	3.000	100.587	100.487	100.387
4.125	103.005	102.905	102.805	4.125	103.240	103.140	102.994	3.125	101.048	100.948	100.848
4.250	103.551	103.451	103.351	4.250	104.035	103.935	103.793	3.250	101.781	101.681	101.581
4.375	104.102	104.002	103.902	4.375	104.434	104.334	104.196	3.375	102.153	102.053	101.953
4.500	104.590	104.490	104.390	4.500	104.784	104.684	104.550	3.500	102.491	102.391	102.291
4.625	105.002	104.901	104.802	4.625	105.389	105.288	105.181	3.625	102.944	102.844	102.744
4.750	105.493	105.391	105.293	4.750	105.888	105.787	105.679	3.750	103.433	103.333	103.233
4.875	105.961	105.859	105.761	4.875	106.356	106.255	106.135	3.875	103.907	103.807	103.707
4.990	106.283	106.181	106.083	4.990	106.693	106.592	106.435	3.990	103.742	103.642	103.542
5.000	106.383	106.281	106.183	5.000	106.793	106.692	106.535	4.000	103.842	103.742	103.642
5.125	106.846	106.725	106.646	5.125	106.804	106.683	106.604	4.125	104.307	104.207	104.107
5.250	107.293	107.172	107.093	5.250	107.225	107.105	107.025	4.250	104.682	104.582	104.482
5.375	107.660	107.539	107.460	5.375	107.608	107.487	107.393	4.375	105.062	104.962	104.852
5.500	107.980	107.859	107.780	5.500	107.961	107.840	107.724	4.500	105.588	105.488	105.370
5.625	108.129	107.988	107.929	5.625	108.192	108.052	107.992	4.625	105.955	105.855	105.720
5.750	108.525	108.384	108.325	5.750	108.598	108.457	108.398	4.750	103.450	103.347	103.250

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.:

10/18/2017

45 Day Lock Exp.:

11/2/2017

60 Day Lock Exp.:

11/17/2017

W. Rate Sheet Dated: 9/18/2017

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	98.826	98.726	98.626	3.750	98.826	98.626	98.526	3.750	99.787	99.687	99.580	3.750	99.687	99.587	99.480
3.875	99.484	99.384	99.284	3.875	99.384	99.284	99.184	3.875	100.377	100.277	100.177	3.875	100.277	100.177	100.077
3.990	99.960	99.860	99.760	3.990	99.860	99.760	99.660	3.990	100.892	100.792	100.678	3.990	100.792	100.692	100.578
4.000	100.060	99.960	99.860	4.000	99.960	99.860	99.760	4.000	100.992	100.892	100.778	4.000	100.892	100.792	100.678
4.125	100.735	100.635	100.535	4.125	100.635	100.535	100.435	4.125	101.160	101.060	100.914	4.125	101.060	100.960	100.814
4.250	101.322	101.222	101.122	4.250	101.222	101.122	101.022	4.250	101.719	101.619	101.477	4.250	101.619	101.519	101.377
4.375	101.873	101.773	101.673	4.375	101.773	101.673	101.573	4.375	102.231	102.131	101.993	4.375	102.131	102.031	101.893
4.500	102.361	102.261	102.161	4.500	102.261	102.161	102.061	4.500	102.704	102.604	102.470	4.500	102.604	102.504	102.370
4.625	102.773	102.672	102.573	4.625	102.673	102.572	102.473	4.625	103.309	103.208	103.101	4.625	103.209	103.108	103.001
4.750	103.264	103.162	103.064	4.750	103.164	103.062	102.964	4.750	103.808	103.707	103.599	4.750	103.708	103.607	103.499
4.875	103.732	103.630	103.532	4.875	103.632	103.530	103.432	4.875	104.276	104.175	104.055	4.875	104.176	104.075	103.955
4.990	104.054	103.952	103.854	4.990	103.954	103.852	103.754	4.990	104.613	104.512	104.355	4.990	104.513	104.412	104.255
5.000	104.154	104.052	103.954	5.000	104.054	103.952	103.854	5.000	104.713	104.612	104.455	5.000	104.613	104.512	104.355
5.125	104.617	104.496	104.417	5.125	104.517	104.396	104.317	5.125	104.724	104.603	104.524	5.125	104.624	104.503	104.424
5.250	105.064	104.943	104.864	5.250	104.964	104.843	104.764	5.250	105.145	105.025	104.945	5.250	105.045	104.925	104.845
5.375	105.431	105.310	105.231	5.375	105.331	105.210	105.131	5.375	105.528	105.407	105.313	5.375	105.428	105.307	105.213
5.500	105.751	105.630	105.551	5.500	105.651	105.530	105.451	5.500	105.881	105.760	105.644	5.500	105.781	105.660	105.544
5.625	105.900	105.759	105.700	5.625	105.800	105.659	105.600	5.625	106.112	105.972	105.912	5.625	106.012	105.872	105.812
5.750	106.296	106.155	106.096	5.750	106.196	106.055	105.996	5.750	106.518	106.377	106.318	5.750	106.418	106.277	106.218

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.158	97.058	96.958	2.750	97.058	96.958	96.858
2.875	97.725	97.625	97.525	2.875	97.625	97.525	97.425
2.990	98.215	98.115	98.015	2.990	98.115	98.015	97.915
3.000	98.315	98.215	98.115	3.000	98.215	98.115	98.015
3.125	98.876	98.776	98.676	3.125	98.776	98.676	98.576
3.250	99.413	99.313	99.213	3.250	99.313	99.213	99.113
3.375	99.933	99.833	99.733	3.375	99.833	99.733	99.633
3.500	100.348	100.248	100.148	3.500	100.248	100.148	100.048
3.625	100.814	100.714	100.614	3.625	100.714	100.614	100.514
3.750	101.303	101.203	101.103	3.750	101.203	101.103	101.003
3.875	101.777	101.677	101.577	3.875	101.677	101.577	101.477
3.990	101.612	101.512	101.412	3.990	101.512	101.412	101.312
4.000	101.712	101.612	101.512	4.000	101.612	101.512	101.412
4.125	102.177	102.077	101.977	4.125	102.077	101.977	101.877
4.250	102.552	102.452	102.352	4.250	102.452	102.352	102.252
4.375	102.932	102.832	102.722	4.375	102.832	102.732	102.622
4.500	103.458	103.358	103.240	4.500	103.358	103.258	103.140
4.625	103.825	103.725	103.590	4.625	103.725	103.625	103.490
4.750	101.320	101.217	101.120	4.750	101.220	101.117	101.020

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.:

10/18/2017

45 Day Lock Exp.:

11/2/2017

60 Day Lock Exp.:

11/17/2017

W. Rate Sheet Dated: 9/18/2017

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	99.356	99.256	99.156	3.750	100.317	100.217	100.110	2.750	97.688	97.588	97.488
3.875	100.014	99.914	99.814	3.875	100.907	100.807	100.707	2.875	98.255	98.155	98.055
3.990	100.490	100.390	100.290	3.990	101.422	101.322	101.208	2.990	98.745	98.645	98.545
4.000	100.590	100.490	100.390	4.000	101.522	101.422	101.308	3.000	98.845	98.745	98.645
4.125	101.265	101.165	101.065	4.125	101.690	101.590	101.444	3.125	99.406	99.306	99.206
4.250	101.852	101.752	101.652	4.250	102.249	102.149	102.007	3.250	99.943	99.843	99.743
4.375	102.403	102.303	102.203	4.375	102.761	102.661	102.523	3.375	100.463	100.363	100.263
4.500	102.891	102.791	102.691	4.500	103.234	103.134	103.000	3.500	100.878	100.778	100.678
4.625	103.303	103.202	103.103	4.625	103.839	103.738	103.631	3.625	101.344	101.244	101.144
4.750	103.794	103.692	103.594	4.750	104.338	104.237	104.129	3.750	101.833	101.733	101.633
4.875	104.262	104.160	104.062	4.875	104.806	104.705	104.585	3.875	102.307	102.207	102.107
4.990	104.584	104.482	104.384	4.990	105.143	105.042	104.885	3.990	102.142	102.042	101.942
5.000	104.684	104.582	104.484	5.000	105.243	105.142	104.985	4.000	102.242	102.142	102.042
5.125	105.147	105.026	104.947	5.125	105.254	105.133	105.054	4.125	102.707	102.607	102.507
5.250	105.594	105.473	105.394	5.250	105.675	105.555	105.475	4.250	103.082	102.982	102.882
5.375	105.961	105.840	105.761	5.375	106.058	105.937	105.843	4.375	103.462	103.362	103.252
5.500	106.281	106.160	106.081	5.500	106.411	106.290	106.174	4.500	103.988	103.888	103.770
5.625	106.430	106.289	106.230	5.625	106.642	106.502	106.442	4.625	104.355	104.255	104.120
5.750	106.826	106.685	106.626	5.750	107.048	106.907	106.848	4.750	101.850	101.747	101.650

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.			