



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.: 10/23/2017

45 Day Lock Exp.: 11/6/2017

60 Day Lock Exp.: 11/20/2017

W. Rate Sheet Dated: 9/21/2017

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	100.305	100.155	100.005	3.250	100.137	99.987	99.837	1.875	N/A	N/A	N/A	3.125	100.639	100.489	100.339
3.375	100.755	100.605	100.455	3.375	100.552	100.402	100.252	2.000	N/A	N/A	N/A	3.250	100.533	100.383	100.233
3.500	101.201	101.051	100.901	3.500	100.963	100.813	100.663	2.125	N/A	N/A	N/A	3.375	100.942	100.792	100.642
3.625	101.604	101.454	101.304	3.625	101.330	101.180	101.030	2.250	97.146	96.996	96.846	3.500	101.346	101.196	101.046
3.750	102.689	102.533	102.361	3.750	102.522	102.365	102.193	2.375	97.539	97.389	97.239	3.625	101.749	101.599	101.449
3.875	103.128	102.972	102.800	3.875	102.925	102.769	102.597	2.500	97.929	97.779	97.629	Margin = 2.250		Index = 1.270	
4.000	103.560	103.404	103.232	4.000	103.322	103.166	102.994	2.625	98.270	98.120	97.970				
4.125	103.882	103.726	103.554	4.125	103.608	103.452	103.280	2.750	100.198	100.048	99.898				
4.250	104.058	103.958	103.858	4.250	103.891	103.791	103.691	2.875	100.586	100.436	100.286				
4.375	104.423	104.323	104.223	4.375	104.220	104.120	104.020	3.000	100.961	100.811	100.661				
4.500	104.752	104.652	104.552	4.500	104.513	104.413	104.313	3.125	101.287	101.137	100.987				
4.625	105.010	104.910	104.810	4.625	104.736	104.636	104.536	3.250	102.085	101.935	101.785				
4.750	104.874	104.718	104.468	4.750	104.707	104.551	104.301	3.375	102.408	102.258	102.108				
4.875	105.168	105.012	104.762	4.875	104.966	104.809	104.559	3.500	102.695	102.545	102.395				
5.000	105.428	105.272	105.022	5.000	105.190	105.034	104.784	3.625	102.911	102.761	102.611				
5.125	105.898	105.741	105.491	5.125	105.624	105.467	105.217	3.750	103.038	102.888	102.738				
5.250	105.621	105.521	105.349	5.250	105.454	105.354	105.182	3.875	103.290	103.140	102.990				
5.375	105.915	105.815	105.643	5.375	105.712	105.612	105.440	4.000	103.508	103.358	103.208				
5.500	106.175	106.075	105.903	5.500	105.937	105.837	105.665	4.125	103.662	103.512	103.362				

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	99.415	99.265	99.115	3.250	99.247	99.097	98.947	1.875	N/A	N/A	N/A	3.125	99.749	99.599	99.449
3.375	99.865	99.715	99.565	3.375	99.662	99.512	99.362	2.000	N/A	N/A	N/A	3.250	99.643	99.493	99.343
3.500	100.311	100.161	100.011	3.500	100.073	99.923	99.773	2.125	N/A	N/A	N/A	3.375	100.052	99.902	99.752
3.625	100.714	100.564	100.414	3.625	100.440	100.290	100.140	2.250	96.256	96.106	95.956	3.500	100.456	100.306	100.156
3.750	101.799	101.643	101.471	3.750	101.632	101.475	101.303	2.375	96.649	96.499	96.349	3.625	100.859	100.709	100.559
3.875	102.238	102.082	101.910	3.875	102.035	101.879	101.707	2.500	97.039	96.889	96.739	Margin = 2.250		Index = 1.270	
4.000	102.670	102.514	102.342	4.000	102.432	102.276	102.104	2.625	97.380	97.230	97.080	30 Year OTC			
4.125	102.992	102.836	102.664	4.125	102.718	102.562	102.390	2.750	99.308	99.158	99.008	Rate	30 Day	45 Day	60 Day
4.250	103.168	103.068	102.968	4.250	103.001	102.901	102.801	2.875	99.696	99.546	99.396	3.500	98.611	98.361	98.111
4.375	103.533	103.433	103.333	4.375	103.330	103.230	103.130	3.000	100.071	99.921	99.771	4.000	100.970	100.720	100.470
4.500	103.862	103.762	103.662	4.500	103.623	103.523	103.423	3.125	100.397	100.247	100.097	4.500	102.162	101.912	101.662
4.625	104.120	104.020	103.920	4.625	103.846	103.746	103.646	3.250	101.195	101.045	100.895	5.000	102.838	102.588	102.338
4.750	103.984	103.828	103.578	4.750	103.817	103.661	103.411	3.375	101.518	101.368	101.218	5.500	103.585	103.335	103.085
4.875	104.278	104.122	103.872	4.875	104.076	103.919	103.669	3.500	101.805	101.655	101.505	15 Year OTC			
5.000	104.538	104.382	104.132	5.000	104.300	104.144	103.894	3.625	102.021	101.871	101.721	Rate	30 Day	45 Day	60 Day
5.125	105.008	104.851	104.601	5.125	104.734	104.577	104.327	3.750	102.148	101.998	101.848	2.500	95.339	95.089	94.839
5.250	104.731	104.631	104.459	5.250	104.564	104.464	104.292	3.875	102.400	102.250	102.100	3.000	98.371	98.121	97.871
5.375	105.025	104.925	104.753	5.375	104.822	104.722	104.550	4.000	102.618	102.468	102.318	3.500	100.105	99.855	99.605
5.500	105.285	105.185	105.013	5.500	105.047	104.947	104.775	4.125	102.772	102.622	102.472	4.000	100.918	100.668	100.418

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:	9/21/2017	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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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

10/23/2017

11/6/2017

11/20/2017

W. Rate Sheet Dated: 9/21/2017

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	98.961	98.811	98.661	3.250	98.794	98.644	98.494	1.875	N/A	N/A	N/A
3.375	99.411	99.261	99.111	3.375	99.209	99.059	98.909	2.000	N/A	N/A	N/A
3.500	99.857	99.707	99.557	3.500	99.619	99.469	99.319	2.125	N/A	N/A	N/A
3.625	100.260	100.110	99.960	3.625	99.986	99.836	99.686	2.250	95.146	94.996	94.846
3.750	101.064	100.908	100.736	3.750	100.897	100.740	100.568	2.375	95.539	95.389	95.239
3.875	101.503	101.347	101.175	3.875	101.300	101.144	100.972	2.500	95.929	95.779	95.629
4.000	101.935	101.779	101.607	4.000	101.697	101.541	101.369	2.625	96.270	96.120	95.970
4.125	102.257	102.101	101.929	4.125	101.983	101.827	101.655	2.750	98.511	98.361	98.211
4.250	101.839	101.739	101.639	4.250	101.672	101.572	101.472	2.875	98.898	98.748	98.598
4.375	102.204	102.104	102.004	4.375	102.001	101.901	101.801	3.000	99.273	99.123	98.973
4.500	102.533	102.433	102.333	4.500	102.294	102.194	102.094	3.125	99.599	99.449	99.299
4.625	102.792	102.692	102.592	4.625	102.518	102.418	102.318	3.250	100.742	100.592	100.442
4.750	102.062	101.906	101.656	4.750	101.895	101.738	101.488	3.375	101.064	100.914	100.764
4.875	102.356	102.200	101.950	4.875	102.153	101.997	101.747	3.500	101.352	101.202	101.052
5.000	102.616	102.460	102.210	5.000	102.377	102.221	101.971	3.625	101.567	101.417	101.267
5.125	103.085	102.929	102.679	5.125	102.811	102.655	102.405	3.750	101.413	101.263	101.113
5.250	99.371	99.271	99.099	5.250	99.204	99.104	98.932	3.875	101.665	101.515	101.365
5.375	99.665	99.565	99.393	5.375	99.462	99.362	99.190	4.000	101.883	101.733	101.583
5.500	99.925	99.825	99.653	5.500	99.687	99.587	99.415	4.125	102.037	101.887	101.737

Margin = 2.250 Index = 1.270

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	98.071	97.921	97.771	3.250	97.904	97.754	97.604	1.875	N/A	N/A	N/A
3.375	98.521	98.371	98.221	3.375	98.319	98.169	98.019	2.000	N/A	N/A	N/A
3.500	98.967	98.817	98.667	3.500	98.729	98.579	98.429	2.125	N/A	N/A	N/A
3.625	99.370	99.220	99.070	3.625	99.096	98.946	98.796	2.250	94.506	94.356	94.206
3.750	100.174	100.018	99.846	3.750	100.007	99.850	99.678	2.375	94.899	94.749	94.599
3.875	100.613	100.457	100.285	3.875	100.410	100.254	100.082	2.500	95.289	95.139	94.989
4.000	101.045	100.889	100.717	4.000	100.807	100.651	100.479	2.625	95.630	95.480	95.330
4.125	101.367	101.211	101.039	4.125	101.093	100.937	100.765	2.750	98.246	98.096	97.946
4.250	100.949	100.849	100.749	4.250	100.782	100.682	100.582	2.875	98.633	98.483	98.333
4.375	101.314	101.214	101.114	4.375	101.111	101.011	100.911	3.000	99.008	98.858	98.708
4.500	101.643	101.543	101.443	4.500	101.404	101.304	101.204	3.125	99.334	99.184	99.034
4.625	101.902	101.802	101.702	4.625	101.628	101.528	101.428	3.250	99.766	99.616	99.466
4.750	101.172	101.016	100.766	4.750	101.005	100.848	100.598	3.375	100.088	99.938	99.788
4.875	101.466	101.310	101.060	4.875	101.263	101.107	100.857	3.500	100.376	100.226	100.076
5.000	101.726	101.570	101.320	5.000	101.487	101.331	101.081	3.625	100.591	100.441	100.291
5.125	102.195	102.039	101.789	5.125	101.921	101.765	101.515	3.750	100.258	100.108	99.958
5.250	98.481	98.381	98.209	5.250	98.314	98.214	98.042	3.875	100.510	100.360	100.210
5.375	98.775	98.675	98.503	5.375	98.572	98.472	98.300	4.000	100.727	100.577	100.427
5.500	99.035	98.935	98.763	5.500	98.797	98.697	98.525	4.125	100.881	100.731	100.581

Margin = 2.250 Index = 1.270

30 Year OTC

Rate 30 Day 45 Day 60 Day

3.500 97.267 97.017 96.767

4.000 99.345 99.095 98.845

4.500 99.943 99.693 99.443

5.000 100.026 99.776 99.526

5.500 97.335 97.085 96.835

15 Year OTC

Rate 30 Day 45 Day 60 Day

2.500 93.589 93.339 93.089

3.000 97.308 97.058 96.808

3.500 98.676 98.426 98.176

4.000 99.027 98.777 98.527

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

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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.		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	97.995	97.895	97.795	3.250	99.077	98.977	98.877	3.000	100.400	100.300	100.200	3.000	100.531	100.431	100.331
3.375	98.898	98.798	98.698	3.375	99.903	99.803	99.703	3.125	100.842	100.742	100.642	3.125	100.807	100.707	100.607
3.500	99.734	99.634	99.534	3.500	100.714	100.614	100.514	3.250	101.502	101.402	101.302	3.250	101.729	101.629	101.529
3.625	100.395	100.295	100.195	3.625	101.286	101.186	101.086	3.375	102.031	101.931	101.831	3.375	101.999	101.899	101.799
3.750	101.218	101.118	101.018	3.750	101.753	101.653	101.553	3.500	102.388	102.288	102.188	3.500	102.252	102.152	102.052
3.875	101.849	101.749	101.649	3.875	102.289	102.189	102.089	3.625	102.717	102.617	102.517	3.625	102.480	102.380	102.280
3.990	102.255	102.155	102.055	3.990	102.721	102.621	102.521	3.750	103.135	103.035	102.935	3.750	102.870	102.770	102.670
4.000	102.355	102.255	102.155	4.000	102.821	102.721	102.621	3.875	103.480	103.380	103.280	3.875	103.167	103.067	102.967
4.125	102.880	102.780	102.680	4.125	103.300	103.200	103.100	3.990	103.487	103.387	103.287	3.990	103.351	103.251	103.151
4.250	103.380	103.280	103.180	4.250	104.095	103.995	103.895	4.000	103.587	103.487	103.387	4.000	103.451	103.351	103.251
4.375	103.905	103.805	103.705	4.375	104.478	104.378	104.278	4.125	103.911	103.811	103.711	4.125	103.674	103.574	103.474
4.500	104.231	104.131	104.031	4.500	104.951	104.851	104.751	4.250	104.285	104.185	104.085	4.250	103.912	103.812	103.712
4.625	104.790	104.690	104.590	4.625	105.396	105.296	105.196	4.375	104.591	104.491	104.391	4.375	104.102	104.002	103.902
4.750	105.305	105.205	105.105	4.750	105.807	105.707	105.607	4.500	104.713	104.613	104.513	4.500	104.307	104.207	104.107
4.875	105.765	105.665	105.565	4.875	106.194	106.094	105.994	4.625	104.749	104.649	104.549	4.625	104.515	104.415	104.315
4.990	105.920	105.820	105.720	4.990	106.303	106.203	106.103	4.750	105.035	104.935	104.835	4.750	104.694	104.594	104.494
5.000	106.020	105.920	105.820	5.000	106.403	106.303	106.203	4.875	105.278	105.178	105.078	4.875	104.843	104.743	104.643
5.125	106.591	106.491	106.391	5.125	106.884	106.784	106.684	4.990	105.420	105.320	105.220	4.990	104.897	104.797	104.697
5.250	107.099	106.999	106.899	5.250	107.239	107.139	107.039	5.000	105.520	105.420	105.320	5.000	104.997	104.897	104.797

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	101.447	101.347	101.247	3.000	99.781	99.681	99.581
4.250	101.948	101.848	101.748	3.125	100.139	100.039	99.939
4.375	102.328	102.228	102.128	3.250	100.568	100.468	100.368
4.500	102.611	102.511	102.411	3.375	100.993	100.893	100.793
4.625	102.819	102.719	102.619	3.500	101.409	101.309	101.209
4.750	103.297	103.197	103.097	3.625	101.707	101.607	101.507
4.875	103.691	103.591	103.491	3.750	101.988	101.888	101.788
4.990	103.742	103.642	103.542	3.875	102.219	102.119	102.019
5.000	103.842	103.742	103.642	3.990	102.181	102.081	101.981
5.125	104.011	103.911	103.811	4.000	102.281	102.181	102.081
5.250	103.755	103.655	103.555	4.125	102.163	102.063	101.963
5.375	104.114	104.014	103.914	4.250	102.420	102.320	102.220
5.500	104.362	104.262	104.162	4.375	102.627	102.527	102.427
5.625	104.545	104.445	104.345	4.500	102.707	102.607	102.507
5.750	104.276	104.176	104.076	4.625	102.943	102.843	102.743
5.875	104.649	104.549	104.449	4.750	103.139	103.039	102.939
5.990	104.819	104.719	104.619	4.875	103.302	103.202	103.102
6.000	104.919	104.819	104.719	4.990	103.365	103.265	103.165
6.125	105.038	104.938	104.838	5.000	103.465	103.365	103.265

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 applicable to detached condominiums								

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@afrown.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/23/2017

45 Day Lock Exp.:

11/6/2017

60 Day Lock Exp.:

11/20/2017

W. Rate Sheet Dated: 9/21/2017

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	95.158	95.058	94.958	3.125	N/A	N/A	N/A	3.250	96.827	96.727	96.627	3.375	95.448	95.348	95.248
3.375	96.015	95.915	95.815	3.250	93.084	92.984	92.884	3.375	97.653	97.553	97.453	3.500	96.824	96.724	96.624
3.500	97.065	96.965	96.865	3.375	94.243	94.143	94.043	3.500	98.464	98.364	98.264	3.625	97.796	97.696	97.596
3.625	97.798	97.698	97.598	3.500	95.664	95.564	95.464	3.625	99.036	98.936	98.836	3.750	98.481	98.381	98.281
3.750	98.452	98.352	98.252	3.625	96.652	96.552	96.452	3.750	99.503	99.403	99.303	3.875	99.065	98.965	98.865
3.875	99.176	99.076	98.976	3.750	97.420	97.320	97.220	3.875	100.039	99.939	99.839	3.990	99.412	99.312	99.212
3.990	99.749	99.649	99.549	3.875	98.259	98.159	98.059	3.990	100.471	100.371	100.271	4.000	99.512	99.412	99.312
4.000	99.849	99.749	99.649	3.990	99.075	98.975	98.875	4.000	100.571	100.471	100.371	4.125	100.115	100.015	99.915
4.125	100.481	100.381	100.281	4.000	99.175	99.075	98.975	4.125	101.050	100.950	100.850	4.250	100.677	100.577	100.477
4.250	101.015	100.915	100.815	4.125	100.034	99.934	99.834	4.250	101.845	101.745	101.645	4.375	101.165	101.065	100.965
4.375	101.509	101.409	101.309	4.250	100.973	100.873	100.773	4.375	102.228	102.128	102.028	4.500	101.600	101.500	101.400
4.500	101.981	101.881	101.781	4.375	101.715	101.615	101.515	4.500	102.701	102.601	102.501	4.625	102.073	101.973	101.873
4.625	102.540	102.440	102.340	4.500	102.364	102.264	102.164	4.625	103.146	103.046	102.946	4.750	102.678	102.578	102.478
4.750	103.055	102.955	102.855	4.625	103.132	103.032	102.932	4.750	103.557	103.457	103.357	4.875	103.217	103.117	103.017
4.875	103.515	103.415	103.315	4.750	103.765	103.665	103.565	4.875	103.944	103.844	103.744	4.990	103.349	103.249	103.149
4.990	103.670	103.570	103.470	4.875	104.278	104.178	104.078	4.990	104.053	103.953	103.853	5.000	103.449	103.349	103.249
5.000	103.770	103.670	103.570	4.990	104.454	104.354	104.254	5.000	104.153	104.053	103.953	5.125	103.872	103.772	103.672
5.125	104.341	104.241	104.141	5.000	104.554	104.454	104.354	5.125	104.634	104.534	104.434	5.250	104.410	104.310	104.210
5.250	104.849	104.749	104.649	5.125	105.173	105.073	104.973	5.250	104.989	104.889	104.789	5.375	104.866	104.766	104.666

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	99.781	99.681	99.581	3.000	96.535	96.435	96.335	3.000	98.231	98.131	98.031	3.000	96.361	96.261	96.161
3.125	100.139	100.039	99.939	3.125	97.062	96.962	96.862	3.125	98.507	98.407	98.307	3.125	96.877	96.777	96.677
3.250	100.568	100.468	100.368	3.250	98.214	98.114	98.014	3.250	99.429	99.329	99.229	3.250	98.030	97.930	97.830
3.375	100.993	100.893	100.793	3.375	98.754	98.654	98.554	3.375	99.699	99.599	99.499	3.375	98.570	98.470	98.370
3.500	101.409	101.309	101.209	3.500	99.304	99.204	99.104	3.500	99.952	99.852	99.752	3.500	99.099	98.999	98.899
3.625	101.707	101.607	101.507	3.625	99.747	99.647	99.547	3.625	100.180	100.080	99.980	3.625	99.542	99.442	99.342
3.750	101.988	101.888	101.788	3.750	100.211	100.111	100.011	3.750	100.570	100.470	100.370	3.750	100.007	99.907	99.807
3.875	102.219	102.119	102.019	3.875	100.595	100.495	100.395	3.875	100.867	100.767	100.667	3.875	100.390	100.290	100.190
3.990	102.481	102.381	102.281	3.990	100.846	100.746	100.646	3.990	101.051	100.951	100.851	3.990	100.631	100.531	100.431
4.000	102.581	102.481	102.381	4.000	100.946	100.846	100.746	4.000	101.151	101.051	100.951	4.000	100.731	100.631	100.531
4.125	102.613	102.513	102.413	4.125	101.344	101.244	101.144	4.125	101.374	101.274	101.174	4.125	101.159	101.059	100.959
4.250	102.820	102.720	102.620	4.250	101.756	101.656	101.556	4.250	101.612	101.512	101.412	4.250	101.571	101.471	101.371
4.375	102.827	102.727	102.627	4.375	101.995	101.895	101.795	4.375	101.802	101.702	101.602	4.375	101.911	101.811	101.711
4.500	102.707	102.607	102.507	4.500	102.228	102.128	102.028	4.500	102.007	101.907	101.807	4.500	102.044	101.944	101.844
4.625	102.943	102.843	102.743	4.625	102.429	102.329	102.229	4.625	102.215	102.115	102.015	4.625	102.244	102.144	102.044
4.750	103.139	103.039	102.939	4.750	102.745	102.645	102.545	4.750	102.394	102.294	102.194	4.750	102.560	102.460	102.360
4.875	103.302	103.202	103.102	4.875	103.013	102.913	102.813	4.875	102.543	102.443	102.343	4.875	102.828	102.728	102.628
4.990	103.365	103.265	103.165	4.990	103.182	103.082	102.982	4.990	102.597	102.497	102.397	4.990	102.997	102.897	102.797
5.000	103.465	103.365	103.265	5.000	103.282	103.182	103.082	5.000	102.697	102.597	102.497	5.000	103.097	102.997	102.897

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



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.:

10/23/2017

45 Day Lock Exp.:

11/6/2017

60 Day Lock Exp.:

11/20/2017

W. Rate Sheet Dated: 9/21/2017

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	101.218	101.118	101.018	3.750	101.694	101.594	101.492	2.750	99.240	99.140	99.040
3.875	101.849	101.749	101.649	3.875	102.284	102.184	102.084	2.875	99.909	99.809	99.709
3.990	102.255	102.155	102.055	3.990	102.800	102.700	102.590	2.990	100.300	100.200	100.100
4.000	102.355	102.255	102.155	4.000	102.900	102.800	102.690	3.000	100.400	100.300	100.200
4.125	102.880	102.780	102.680	4.125	103.143	103.043	102.915	3.125	100.891	100.791	100.691
4.250	103.482	103.382	103.282	4.250	103.942	103.842	103.718	3.250	101.428	101.328	101.228
4.375	104.033	103.933	103.833	4.375	104.340	104.240	104.121	3.375	102.031	101.931	101.831
4.500	104.521	104.421	104.321	4.500	104.687	104.587	104.471	3.500	102.388	102.288	102.188
4.625	104.930	104.830	104.730	4.625	105.262	105.162	105.052	3.625	102.818	102.718	102.618
4.750	105.431	105.331	105.231	4.750	105.761	105.661	105.550	3.750	103.307	103.207	103.107
4.875	105.869	105.769	105.669	4.875	106.229	106.129	106.005	3.875	103.781	103.681	103.581
4.990	106.191	106.091	105.991	4.990	106.566	106.466	106.305	3.990	103.649	103.549	103.440
5.000	106.291	106.191	106.091	5.000	106.666	106.566	106.405	4.000	103.749	103.649	103.540
5.125	106.752	106.639	106.549	5.125	106.689	106.577	106.430	4.125	104.214	104.114	103.993
5.250	107.198	107.085	106.998	5.250	107.111	106.998	106.832	4.250	104.589	104.489	104.357
5.375	107.565	107.452	107.365	5.375	107.494	107.381	107.194	4.375	104.969	104.869	104.722
5.500	107.886	107.773	107.686	5.500	107.847	107.734	107.524	4.500	105.495	105.395	105.241
5.625	108.040	107.908	107.839	5.625	108.083	107.952	107.883	4.625	105.861	105.761	105.591
5.750	108.436	108.304	108.236	5.750	108.488	108.357	108.272	4.750	103.338	103.238	103.138

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.:

10/23/2017

45 Day Lock Exp.:

11/6/2017

60 Day Lock Exp.:

11/20/2017

W. Rate Sheet Dated: 9/21/2017

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	98.666	98.566	98.466	3.750	98.566	98.466	98.366	3.750	99.614	99.514	99.412	3.750	99.514	99.414	99.312
3.875	99.334	99.234	99.134	3.875	99.234	99.134	99.034	3.875	100.204	100.104	100.004	3.875	100.104	100.004	99.904
3.990	99.811	99.711	99.611	3.990	99.711	99.611	99.511	3.990	100.720	100.620	100.510	3.990	100.620	100.520	100.410
4.000	99.911	99.811	99.711	4.000	99.811	99.711	99.611	4.000	100.820	100.720	100.610	4.000	100.720	100.620	100.510
4.125	100.646	100.546	100.446	4.125	100.546	100.446	100.346	4.125	101.063	100.963	100.835	4.125	100.963	100.863	100.735
4.250	101.253	101.153	101.053	4.250	101.153	101.053	100.953	4.250	101.622	101.522	101.398	4.250	101.522	101.422	101.298
4.375	101.804	101.704	101.604	4.375	101.704	101.604	101.504	4.375	102.133	102.033	101.914	4.375	102.033	101.933	101.814
4.500	102.292	102.192	102.092	4.500	102.192	102.092	101.992	4.500	102.607	102.507	102.391	4.500	102.507	102.407	102.291
4.625	102.701	102.601	102.501	4.625	102.601	102.501	102.401	4.625	103.182	103.082	102.972	4.625	103.082	102.982	102.872
4.750	103.202	103.102	103.002	4.750	103.102	103.002	102.902	4.750	103.681	103.581	103.470	4.750	103.581	103.481	103.370
4.875	103.640	103.540	103.440	4.875	103.540	103.440	103.340	4.875	104.149	104.049	103.925	4.875	104.049	103.949	103.825
4.990	103.962	103.862	103.762	4.990	103.862	103.762	103.662	4.990	104.486	104.386	104.225	4.990	104.386	104.286	104.125
5.000	104.062	103.962	103.862	5.000	103.962	103.862	103.762	5.000	104.586	104.486	104.325	5.000	104.486	104.386	104.225
5.125	104.523	104.410	104.320	5.125	104.423	104.310	104.220	5.125	104.609	104.497	104.350	5.125	104.509	104.397	104.250
5.250	104.969	104.856	104.769	5.250	104.869	104.756	104.669	5.250	105.031	104.918	104.752	5.250	104.931	104.818	104.652
5.375	105.336	105.223	105.136	5.375	105.236	105.123	105.036	5.375	105.414	105.301	105.114	5.375	105.314	105.201	105.014
5.500	105.657	105.544	105.457	5.500	105.557	105.444	105.357	5.500	105.767	105.654	105.444	5.500	105.667	105.554	105.344
5.625	105.811	105.679	105.610	5.625	105.711	105.579	105.510	5.625	106.003	105.872	105.803	5.625	105.903	105.772	105.703
5.750	106.207	106.075	106.007	5.750	106.107	105.975	105.907	5.750	106.408	106.277	106.192	5.750	106.308	106.177	106.092

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.995	96.895	96.795	2.750	96.895	96.795	96.695
2.875	97.562	97.462	97.362	2.875	97.462	97.362	97.262
2.990	98.100	98.000	97.900	2.990	98.000	97.900	97.800
3.000	98.200	98.100	98.000	3.000	98.100	98.000	97.900
3.125	98.761	98.661	98.561	3.125	98.661	98.561	98.461
3.250	99.298	99.198	99.098	3.250	99.198	99.098	98.998
3.375	99.818	99.718	99.618	3.375	99.718	99.618	99.518
3.500	100.223	100.123	100.023	3.500	100.123	100.023	99.923
3.625	100.688	100.588	100.488	3.625	100.588	100.488	100.388
3.750	101.177	101.077	100.977	3.750	101.077	100.977	100.877
3.875	101.651	101.551	101.451	3.875	101.551	101.451	101.351
3.990	101.519	101.419	101.310	3.990	101.419	101.319	101.210
4.000	101.619	101.519	101.410	4.000	101.519	101.419	101.310
4.125	102.084	101.984	101.863	4.125	101.984	101.884	101.763
4.250	102.459	102.359	102.227	4.250	102.359	102.259	102.127
4.375	102.839	102.739	102.592	4.375	102.739	102.639	102.492
4.500	103.365	103.265	103.111	4.500	103.265	103.165	103.011
4.625	103.731	103.631	103.461	4.625	103.631	103.531	103.361
4.750	104.208	104.108	104.008	4.750	104.108	104.008	103.908

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.:

10/23/2017

45 Day Lock Exp.:

11/6/2017

60 Day Lock Exp.:

11/20/2017

W. Rate Sheet Dated: 9/21/2017

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	99.196	99.096	98.996	3.750	100.144	100.044	99.942	2.750	97.525	97.425	97.325
3.875	99.864	99.764	99.664	3.875	100.734	100.634	100.534	2.875	98.092	97.992	97.892
3.990	100.341	100.241	100.141	3.990	101.250	101.150	101.040	2.990	98.630	98.530	98.430
4.000	100.441	100.341	100.241	4.000	101.350	101.250	101.140	3.000	98.730	98.630	98.530
4.125	101.176	101.076	100.976	4.125	101.593	101.493	101.365	3.125	99.291	99.191	99.091
4.250	101.783	101.683	101.583	4.250	102.152	102.052	101.928	3.250	99.828	99.728	99.628
4.375	102.334	102.234	102.134	4.375	102.663	102.563	102.444	3.375	100.348	100.248	100.148
4.500	102.822	102.722	102.622	4.500	103.137	103.037	102.921	3.500	100.753	100.653	100.553
4.625	103.231	103.131	103.031	4.625	103.712	103.612	103.502	3.625	101.218	101.118	101.018
4.750	103.732	103.632	103.532	4.750	104.211	104.111	104.000	3.750	101.707	101.607	101.507
4.875	104.170	104.070	103.970	4.875	104.679	104.579	104.455	3.875	102.181	102.081	101.981
4.990	104.492	104.392	104.292	4.990	105.016	104.916	104.755	3.990	102.049	101.949	101.840
5.000	104.592	104.492	104.392	5.000	105.116	105.016	104.855	4.000	102.149	102.049	101.940
5.125	105.053	104.940	104.850	5.125	105.139	105.027	104.880	4.125	102.614	102.514	102.393
5.250	105.499	105.386	105.299	5.250	105.561	105.448	105.282	4.250	102.989	102.889	102.757
5.375	105.866	105.753	105.666	5.375	105.944	105.831	105.644	4.375	103.369	103.269	103.122
5.500	106.187	106.074	105.987	5.500	106.297	106.184	105.974	4.500	103.895	103.795	103.641
5.625	106.341	106.209	106.140	5.625	106.533	106.402	106.333	4.625	104.261	104.161	103.991
5.750	106.737	106.605	106.537	5.750	106.938	106.807	106.722	4.750	101.738	101.638	101.538

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.			