[AFR Loan Center](#)		
Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **10/25/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **11/9/2017**
		60 Day Lock Exp.: **11/27/2017**

W. Rate Sheet Dated: **9/25/2017** **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	100.258	100.108	99.958	3.250	100.091	99.941	99.791	1.875	N/A	N/A	N/A	3.125	100.639	100.489	100.339
3.375	100.708	100.558	100.408	3.375	100.505	100.355	100.205	2.000	N/A	N/A	N/A	3.250	100.533	100.383	100.233
3.500	101.154	101.004	100.854	3.500	100.916	100.766	100.616	2.125	N/A	N/A	N/A	3.375	100.942	100.792	100.642
3.625	101.557	101.407	101.257	3.625	101.283	101.133	100.983	2.250	97.177	97.027	96.877	3.500	101.346	101.196	101.046
3.750	102.689	102.517	102.367	3.750	102.522	102.350	102.200	2.375	97.571	97.421	97.271	3.625	101.749	101.599	101.449
3.875	103.128	102.956	102.806	3.875	102.925	102.753	102.603	2.500	97.960	97.810	97.660	Margin = 2.250		Index = 1.270	
4.000	103.560	103.389	103.239	4.000	103.322	103.150	103.000	2.625	98.301	98.151	98.001				
4.125	103.882	103.710	103.560	4.125	103.608	103.436	103.286	2.750	100.202	100.052	99.902				
4.250	104.058	103.958	103.858	4.250	103.891	103.791	103.691	2.875	100.590	100.440	100.290				
4.375	104.423	104.323	104.223	4.375	104.220	104.120	104.020	3.000	100.965	100.815	100.665				
4.500	104.752	104.652	104.552	4.500	104.513	104.413	104.313	3.125	101.291	101.141	100.991				
4.625	105.010	104.910	104.810	4.625	104.736	104.636	104.536	3.250	102.062	101.912	101.762				
4.750	105.031	104.859	104.671	4.750	104.863	104.691	104.504	3.375	102.384	102.234	102.084				
4.875	105.325	105.153	104.965	4.875	105.122	104.950	104.762	3.500	102.672	102.522	102.372				
5.000	105.585	105.413	105.225	5.000	105.346	105.174	104.987	3.625	102.887	102.737	102.587				
5.125	106.054	105.882	105.694	5.125	105.780	105.608	105.420	3.750	103.015	102.865	102.715				
5.250	105.793	105.693	105.593	5.250	105.626	105.526	105.426	3.875	103.267	103.117	102.967				
5.375	106.087	105.987	105.887	5.375	105.884	105.784	105.684	4.000	103.484	103.334	103.184				
5.500	106.347	106.247	106.147	5.500	106.108	106.008	105.908	4.125	103.639	103.489	103.339				

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	99.368	99.218	99.068	3.250	99.201	99.051	98.901	1.875	N/A	N/A	N/A	3.125	99.749	99.599	99.449
3.375	99.818	99.668	99.518	3.375	99.615	99.465	99.315	2.000	N/A	N/A	N/A	3.250	99.643	99.493	99.343
3.500	100.264	100.114	99.964	3.500	100.026	99.876	99.726	2.125	N/A	N/A	N/A	3.375	100.052	99.902	99.752
3.625	100.667	100.517	100.367	3.625	100.393	100.243	100.093	2.250	96.287	96.137	95.987	3.500	100.456	100.306	100.156
3.750	101.799	101.627	101.477	3.750	101.632	101.460	101.310	2.375	96.681	96.531	96.381	3.625	100.859	100.709	100.559
3.875	102.238	102.066	101.916	3.875	102.035	101.863	101.713	2.500	97.070	96.920	96.770	Margin = 2.250		Index = 1.270	
4.000	102.670	102.499	102.349	4.000	102.432	102.260	102.110	2.625	97.411	97.261	97.111	**30 Year OTC**			
4.125	102.992	102.820	102.670	4.125	102.718	102.546	102.396	2.750	99.312	99.162	99.012	**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	99.700	99.550	99.400	3.500	98.564	98.314	98.064
4.375	103.533	103.433	103.333	4.375	103.330	103.230	103.130	3.000	100.075	99.925	99.775	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	100.401	100.251	100.101	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	101.172	101.022	100.872	5.000	102.995	102.745	102.495
4.750	104.141	103.969	103.781	4.750	103.973	103.801	103.614	3.375	101.494	101.344	101.194	5.500	103.757	103.507	103.257
4.875	104.435	104.263	104.075	4.875	104.232	104.060	103.872	3.500	101.782	101.632	101.482	**15 Year OTC**			
5.000	104.695	104.523	104.335	5.000	104.456	104.284	104.097	3.625	101.997	101.847	101.697	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.164	104.992	104.804	5.125	104.890	104.718	104.530	3.750	102.125	101.975	101.825	2.500	95.370	95.120	94.870
5.250	104.903	104.803	104.703	5.250	104.736	104.636	104.536	3.875	102.377	102.227	102.077	3.000	98.375	98.125	97.875
5.375	105.197	105.097	104.997	5.375	104.994	104.894	104.794	4.000	102.594	102.444	102.294	3.500	100.082	99.832	99.582
5.500	105.457	105.357	105.257	5.500	105.218	105.118	105.018	4.125	102.749	102.599	102.449	4.000	100.894	100.644	100.394

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	$0 - $49,999	-2.500	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	$50,000 - $85,000	-1.375	$0 - $49,999	-1.500	-0.900
FICO 640 - 659	0.000	$85,001 - $125,000	-0.500	$50,000 - $85,000	-1.000	-0.650
FICO 620 - 639	-1.000	$125,001 - $175,000	-0.125	$85,001 - $125,000	-0.750	-0.500
FICO 600 - 619	-1.500	$175,001 - $275,000	0.000	$125,001 - $175,000	-0.500	-0.300
NY	-0.250	$275,001 up to HB	0.375	$175,001 - $275,000	-0.300	-0.200
Non Owner Occupancy	-2.000			$275,001 - Up to HB	-0.200	-0.150
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment

Manufactured Homes (OTC Exempt)	-0.500
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate

Today:	9/25/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	**10/25/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**11/9/2017**
			60 Day Lock Exp.:	**11/27/2017**

W. Rate Sheet Dated: **9/25/2017** **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				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	98.914	98.764	98.614	3.250	98.747	98.597	98.447	1.875	N/A	N/A	N/A	3.125	98.95	98.802	98.652
3.375	99.365	99.215	99.065	3.375	99.162	99.012	98.862	2.000	N/A	N/A	N/A	3.250	99.19	99.039	98.889
3.500	99.811	99.661	99.511	3.500	99.572	99.422	99.272	2.125	N/A	N/A	N/A	3.375	99.60	99.448	99.298
3.625	100.213	100.063	99.913	3.625	99.939	99.789	99.639	2.250	95.177	95.027	94.877	3.500	100.00	99.852	99.702
3.750	101.064	100.892	100.742	3.750	100.897	100.725	100.575	2.375	95.571	95.421	95.271	3.625	100.40	100.255	100.105
3.875	101.503	101.331	101.181	3.875	101.300	101.128	100.978	2.500	95.960	95.810	95.660	Margin = 2.250		Index = 1.270	
4.000	101.935	101.764	101.614	4.000	101.697	101.525	101.375	2.625	96.301	96.151	96.001				
4.125	102.257	102.085	101.935	4.125	101.983	101.811	101.661	2.750	98.515	98.365	98.215				
4.250	101.839	101.739	101.639	4.250	101.672	101.572	101.472	2.875	98.902	98.752	98.602				
4.375	102.204	102.104	102.004	4.375	102.001	101.901	101.801	3.000	99.277	99.127	98.977				
4.500	102.533	102.433	102.333	4.500	102.294	102.194	102.094	3.125	99.603	99.453	99.303				
4.625	102.792	102.692	102.592	4.625	102.518	102.418	102.318	3.250	100.718	100.568	100.418				
4.750	102.218	102.046	101.859	4.750	102.051	101.879	101.691	3.375	101.041	100.891	100.741				
4.875	102.512	102.340	102.153	4.875	102.309	102.137	101.950	3.500	101.328	101.178	101.028				
5.000	102.772	102.600	102.413	5.000	102.534	102.362	102.174	3.625	101.543	101.393	101.243				
5.125	103.241	103.069	102.882	5.125	102.967	102.795	102.608	3.750	101.390	101.240	101.090				
5.250	99.543	99.443	99.343	5.250	99.376	99.276	99.176	3.875	101.642	101.492	101.342				
5.375	99.837	99.737	99.637	5.375	99.634	99.534	99.434	4.000	101.859	101.709	101.559				
5.500	100.097	99.997	99.897	5.500	99.858	99.758	99.658	4.125	102.014	101.864	101.714				

SPECIALTY GOVERNMENT HIGH BALANCE 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	98.024	97.874	97.724	3.250	97.857	97.707	97.557	1.875	N/A	N/A	N/A	3.125	98.062	97.912	97.762
3.375	98.475	98.325	98.175	3.375	98.272	98.122	97.972	2.000	N/A	N/A	N/A	3.250	98.299	98.149	97.999
3.500	98.921	98.771	98.621	3.500	98.682	98.532	98.382	2.125	N/A	N/A	N/A	3.375	98.708	98.558	98.408
3.625	99.323	99.173	99.023	3.625	99.049	98.899	98.749	2.250	94.537	94.387	94.237	3.500	99.112	98.962	98.812
3.750	100.174	100.002	99.852	3.750	100.007	99.835	99.685	2.375	94.931	94.781	94.631	3.625	99.515	99.365	99.215
3.875	100.613	100.441	100.291	3.875	100.410	100.238	100.088	2.500	95.320	95.170	95.020	Margin = 2.250		Index = 1.270	
4.000	101.045	100.874	100.724	4.000	100.807	100.635	100.485	2.625	95.661	95.511	95.361	**30 Year OTC**			
4.125	101.367	101.195	101.045	4.125	101.093	100.921	100.771	2.750	98.250	98.100	97.950	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.949	100.849	100.749	4.250	100.782	100.682	100.582	2.875	98.637	98.487	98.337	3.500	97.221	96.971	96.721
4.375	101.314	101.214	101.114	4.375	101.111	101.011	100.911	3.000	99.012	98.862	98.712	4.000	99.345	99.095	98.845
4.500	101.643	101.543	101.443	4.500	101.404	101.304	101.204	3.125	99.338	99.188	99.038	4.500	99.943	99.693	99.443
4.625	101.902	101.802	101.702	4.625	101.628	101.528	101.428	3.250	99.742	99.592	99.442	5.000	100.182	99.932	99.682
4.750	101.328	101.156	100.969	4.750	101.161	100.989	100.801	3.375	100.065	99.915	99.765	5.500	97.507	97.257	97.007
4.875	101.622	101.450	101.263	4.875	101.419	101.247	101.060	3.500	100.352	100.202	100.052	**15 Year OTC**			
5.000	101.882	101.710	101.523	5.000	101.644	101.472	101.284	3.625	100.567	100.417	100.267	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.351	102.179	101.992	5.125	102.077	101.905	101.718	3.750	100.234	100.084	99.934	2.500	93.620	93.370	93.120
5.250	98.653	98.553	98.453	5.250	98.486	98.386	98.286	3.875	100.486	100.336	100.186	3.000	97.312	97.062	96.812
5.375	98.947	98.847	98.747	5.375	98.744	98.644	98.544	4.000	100.704	100.554	100.404	3.500	98.652	98.402	98.152
5.500	99.207	99.107	99.007	5.500	98.968	98.868	98.768	4.125	100.858	100.708	100.558	4.000	99.004	98.754	98.504

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	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
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:	9/25/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	10/25/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	11/9/2017
		60 Day Lock Exp.:	11/27/2017

W. Rate Sheet Dated: 9/25/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.647	97.547	97.447	3.125	97.975	97.875	97.775	3.000	100.399	100.299	100.199	3.000	100.533	100.433	100.333
3.375	98.676	98.576	98.476	3.250	99.124	99.024	98.924	3.125	100.883	100.783	100.683	3.125	100.837	100.737	100.637
3.500	99.529	99.429	99.329	3.375	99.948	99.848	99.748	3.250	101.517	101.417	101.317	3.250	101.731	101.631	101.531
3.625	100.292	100.192	100.092	3.500	100.770	100.670	100.570	3.375	101.928	101.828	101.728	3.375	101.996	101.896	101.796
3.750	100.943	100.843	100.743	3.625	101.331	101.231	101.131	3.500	102.336	102.236	102.136	3.500	102.238	102.138	102.038
3.875	101.724	101.624	101.524	3.750	101.827	101.727	101.627	3.625	102.722	102.622	102.522	3.625	102.479	102.379	102.279
3.990	102.229	102.129	102.029	3.875	102.383	102.283	102.183	3.750	103.100	103.000	102.900	3.750	102.874	102.774	102.674
4.000	102.329	102.229	102.129	3.990	102.804	102.704	102.604	3.875	103.424	103.324	103.224	3.875	103.166	103.066	102.966
4.125	102.817	102.717	102.617	4.000	102.904	102.804	102.704	3.990	103.484	103.384	103.284	3.990	103.342	103.242	103.142
4.250	103.315	103.215	103.115	4.125	103.346	103.246	103.146	4.000	103.584	103.484	103.384	4.000	103.442	103.342	103.242
4.375	103.849	103.749	103.649	4.250	104.182	104.082	103.982	4.125	103.924	103.824	103.724	4.125	103.678	103.578	103.478
4.500	104.333	104.233	104.133	4.375	104.568	104.468	104.368	4.250	104.294	104.194	104.094	4.250	103.912	103.812	103.712
4.625	104.823	104.723	104.623	4.500	105.063	104.963	104.863	4.375	104.616	104.516	104.416	4.375	104.112	104.012	103.912
4.750	105.311	105.211	105.111	4.625	105.449	105.349	105.249	4.500	104.689	104.589	104.489	4.500	104.291	104.191	104.091
4.875	105.827	105.727	105.627	4.750	105.866	105.766	105.666	4.625	104.731	104.631	104.531	4.625	104.498	104.398	104.298
4.990	105.935	105.835	105.735	4.875	106.271	106.171	106.071	4.750	105.014	104.914	104.814	4.750	104.677	104.577	104.477
5.000	106.035	105.935	105.835	4.990	106.337	106.237	106.137	4.875	105.255	105.155	105.055	4.875	104.823	104.723	104.623
5.125	106.603	106.503	106.403	5.000	106.437	106.337	106.237	4.990	105.395	105.295	105.195	4.990	104.876	104.776	104.676
5.250	107.109	107.009	106.909	5.125	106.915	106.815	106.715	5.000	105.495	105.395	105.295	5.000	104.976	104.876	104.776

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	101.471	101.371	101.271	3.000	99.781	99.681	99.581
4.250	101.926	101.826	101.726	3.125	100.167	100.067	99.967
4.375	102.289	102.189	102.089	3.250	100.558	100.458	100.358
4.500	102.520	102.420	102.320	3.375	100.984	100.884	100.784
4.625	102.853	102.753	102.653	3.500	101.394	101.294	101.194
4.750	103.302	103.202	103.102	3.625	101.705	101.605	101.505
4.875	103.747	103.647	103.547	3.750	101.958	101.858	101.758
4.990	103.762	103.662	103.562	3.875	102.172	102.072	101.972
5.000	103.862	103.762	103.662	3.990	102.091	101.991	101.891
5.125	104.030	103.930	103.830	4.000	102.191	102.091	101.991
5.250	103.765	103.665	103.565	4.125	102.167	102.067	101.967
5.375	104.121	104.021	103.921	4.250	102.419	102.319	102.219
5.500	104.370	104.270	104.170	4.375	102.640	102.540	102.440
5.625	104.549	104.449	104.349	4.500	102.683	102.583	102.483
5.750	104.277	104.177	104.055	4.625	102.926	102.826	102.726
5.875	104.647	104.547	104.425	4.750	103.120	103.020	102.920
5.990	104.818	104.718	104.596	4.875	103.282	103.182	103.082
6.000	104.918	104.818	104.696	4.990	103.344	103.244	103.144
6.125	105.036	104.936	104.814	5.000	103.444	103.344	103.244

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

Cash-Out Refinance

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

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing *

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

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

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	-0.250
All other LTV & FICO combos	-1.750

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **10/25/2017**
45 Day Lock Exp.: **11/9/2017**
60 Day Lock Exp.: **11/27/2017**

W. Rate Sheet Dated: 9/25/2017 **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	95.205	95.105	95.005	3.000	N/A	N/A	N/A	3.125	95.725	95.625	95.525	3.250	94.654	94.554	94.454
3.375	96.054	95.954	95.854	3.125	N/A	N/A	N/A	3.250	96.874	96.774	96.674	3.375	95.499	95.399	95.299
3.500	97.130	97.030	96.930	3.250	93.136	93.036	92.936	3.375	97.698	97.598	97.498	3.500	96.891	96.791	96.691
3.625	97.838	97.738	97.638	3.375	94.285	94.185	94.085	3.500	98.520	98.420	98.320	3.625	97.843	97.743	97.643
3.750	98.547	98.447	98.347	3.500	95.736	95.636	95.536	3.625	99.081	98.981	98.881	3.750	98.515	98.415	98.315
3.875	99.256	99.156	99.056	3.625	96.694	96.594	96.494	3.750	99.577	99.477	99.377	3.875	99.072	98.972	98.872
3.990	99.820	99.720	99.620	3.750	97.447	97.347	97.247	3.875	100.133	100.033	99.933	3.990	99.356	99.256	99.156
4.000	99.920	99.820	99.720	3.875	98.366	98.266	98.166	3.990	100.554	100.454	100.354	4.000	99.456	99.356	99.256
4.125	100.505	100.405	100.305	3.990	99.168	99.068	98.968	4.000	100.654	100.554	100.454	4.125	100.151	100.051	99.951
4.250	101.030	100.930	100.830	4.000	99.268	99.168	99.068	4.125	101.096	100.996	100.896	4.250	100.692	100.592	100.492
4.375	101.570	101.470	101.370	4.125	100.064	99.964	99.864	4.250	101.932	101.832	101.732	4.375	101.157	101.057	100.957
4.500	102.083	101.983	101.883	4.250	101.054	100.954	100.854	4.375	102.318	102.218	102.118	4.500	101.514	101.414	101.314
4.625	102.573	102.473	102.373	4.375	101.794	101.694	101.594	4.500	102.813	102.713	102.613	4.625	102.134	102.034	101.934
4.750	103.061	102.961	102.861	4.500	102.501	102.401	102.301	4.625	103.199	103.099	102.999	4.750	102.743	102.643	102.543
4.875	103.577	103.477	103.377	4.625	103.176	103.076	102.976	4.750	103.616	103.516	103.416	4.875	103.307	103.207	103.107
4.990	103.685	103.585	103.485	4.750	103.774	103.674	103.574	4.875	104.021	103.921	103.821	4.990	103.385	103.285	103.185
5.000	103.785	103.685	103.585	4.875	104.342	104.242	104.142	4.990	104.087	103.987	103.887	5.000	103.485	103.385	103.285
5.125	104.353	104.253	104.153	4.990	104.470	104.370	104.270	5.000	104.187	104.087	103.987	5.125	103.904	103.804	103.704
5.250	104.859	104.759	104.659	5.000	104.570	104.470	104.370	5.125	104.665	104.565	104.465	5.250	104.439	104.339	104.239

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	96.540	96.440	96.340	3.000	98.233	98.133	98.033	3.000	96.365	96.265	96.165
3.125	100.167	100.067	99.967	3.125	97.107	97.007	96.907	3.125	98.537	98.437	98.337	3.125	96.922	96.822	96.722
3.250	100.558	100.458	100.358	3.250	98.238	98.138	98.038	3.250	99.431	99.331	99.231	3.250	98.053	97.953	97.853
3.375	100.984	100.884	100.784	3.375	98.770	98.670	98.570	3.375	99.696	99.596	99.496	3.375	98.585	98.485	98.385
3.500	101.394	101.294	101.194	3.500	99.299	99.199	99.099	3.500	99.938	99.838	99.738	3.500	99.094	98.994	98.894
3.625	101.705	101.605	101.505	3.625	99.755	99.655	99.555	3.625	100.179	100.079	99.979	3.625	99.550	99.450	99.350
3.750	101.958	101.858	101.758	3.750	100.174	100.074	99.974	3.750	100.574	100.474	100.374	3.750	99.969	99.869	99.769
3.875	102.172	102.072	101.972	3.875	100.532	100.432	100.332	3.875	100.866	100.766	100.666	3.875	100.327	100.227	100.127
3.990	102.091	101.991	101.891	3.990	100.853	100.753	100.653	3.990	101.042	100.942	100.842	3.990	100.638	100.538	100.438
4.000	102.191	102.091	101.991	4.000	100.953	100.853	100.753	4.000	101.142	101.042	100.942	4.000	100.738	100.638	100.538
4.125	102.167	102.067	101.967	4.125	101.361	101.261	101.161	4.125	101.378	101.278	101.178	4.125	101.176	101.076	100.976
4.250	102.419	102.319	102.219	4.250	101.769	101.669	101.569	4.250	101.612	101.512	101.412	4.250	101.584	101.484	101.384
4.375	102.640	102.540	102.440	4.375	102.124	102.024	101.924	4.375	101.812	101.712	101.612	4.375	101.939	101.839	101.739
4.500	102.683	102.583	102.483	4.500	102.205	102.105	102.005	4.500	101.991	101.891	101.791	4.500	102.020	101.920	101.820
4.625	102.926	102.826	102.726	4.625	102.412	102.312	102.212	4.625	102.198	102.098	101.998	4.625	102.227	102.127	102.027
4.750	103.120	103.020	102.920	4.750	102.726	102.626	102.526	4.750	102.377	102.277	102.177	4.750	102.542	102.442	102.342
4.875	103.282	103.182	103.082	4.875	102.993	102.893	102.793	4.875	102.523	102.423	102.323	4.875	102.808	102.708	102.608
4.990	103.344	103.244	103.144	4.990	103.161	103.061	102.961	4.990	102.576	102.476	102.376	4.990	102.976	102.876	102.776
5.000	103.444	103.344	103.244	5.000	103.261	103.161	103.061	5.000	102.676	102.576	102.476	5.000	103.076	102.976	102.876

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	**UW Fee Buy Out Option**	
Loan Size Adjuster		**Loan Size**	**Standard**
$0 - $49,999	-2.500	$0 - $49,999	-1.500
$50,000 - $85,000	-1.375	$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.500	$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.375	$125,001 - $175,000	-0.500
$175,001 - $275,000	0.000	$175,001 - $275,000	-0.300
$275,001 up to HB	0.125	$275,001 - Up to HB	-0.200
		High Balance	-0.150

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **10/25/2017**
45 Day Lock Exp.: **11/9/2017**
60 Day Lock Exp.: **11/27/2017**

W. Rate Sheet Dated: **9/25/2017** **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	101.026	100.926	100.826	3.750	101.784	101.684	101.583	2.750	99.192	99.092	98.992
3.875	101.724	101.624	101.524	3.875	102.373	102.273	102.173	2.875	99.816	99.716	99.616
3.990	102.229	102.129	102.029	3.990	102.888	102.788	102.678	2.990	100.283	100.183	100.083
4.000	102.329	102.229	102.129	4.000	102.988	102.888	102.778	3.000	100.383	100.283	100.183
4.125	102.967	102.867	102.767	4.125	103.253	103.153	103.014	3.125	100.943	100.843	100.743
4.250	103.549	103.449	103.349	4.250	103.912	103.812	103.678	3.250	101.480	101.380	101.280
4.375	104.099	103.999	103.899	4.375	104.340	104.240	104.110	3.375	102.000	101.900	101.800
4.500	104.584	104.484	104.384	4.500	104.790	104.690	104.564	3.500	102.377	102.277	102.177
4.625	104.979	104.878	104.779	4.625	105.338	105.237	105.130	3.625	102.847	102.747	102.647
4.750	105.465	105.363	105.265	4.750	105.835	105.734	105.626	3.750	103.336	103.236	103.136
4.875	105.930	105.829	105.730	4.875	106.302	106.201	106.080	3.875	103.810	103.710	103.610
4.990	106.250	106.149	106.050	4.990	106.638	106.537	106.378	3.990	103.667	103.567	103.463
5.000	106.350	106.249	106.150	5.000	106.738	106.637	106.478	4.000	103.767	103.667	103.563
5.125	106.819	106.698	106.619	5.125	106.757	106.636	106.557	4.125	104.231	104.131	104.015
5.250	107.253	107.132	107.053	5.250	107.177	107.056	106.958	4.250	104.603	104.503	104.375
5.375	107.618	107.497	107.418	5.375	107.558	107.437	107.318	4.375	104.983	104.883	104.741
5.500	107.936	107.815	107.736	5.500	107.910	107.789	107.647	4.500	105.510	105.410	105.260
5.625	108.106	107.965	107.906	5.625	108.155	108.014	107.955	4.625	105.876	105.776	105.610
5.750	108.480	108.338	108.280	5.750	108.547	108.406	108.347	4.750	103.560	103.457	103.302

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

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

Program Feataures

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

SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125

Cash-Out Refinance

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

LPMI Adjust

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

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $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.: **10/25/2017**

45 Day Lock Exp.: **11/9/2017**

60 Day Lock Exp.: **11/27/2017**

W. Rate Sheet Dated: **9/25/2017** **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	98.797	98.697	98.597	3.750	98.697	98.597	98.497	3.750	99.704	99.604	99.503	3.750	99.604	99.504	99.403
3.875	99.452	99.352	99.252	3.875	99.352	99.252	99.152	3.875	100.293	100.193	100.093	3.875	100.193	100.093	99.993
3.990	99.925	99.825	99.725	3.990	99.825	99.725	99.625	3.990	100.808	100.708	100.598	3.990	100.708	100.608	100.498
4.000	100.025	99.925	99.825	4.000	99.925	99.825	99.725	4.000	100.908	100.808	100.698	4.000	100.808	100.708	100.598
4.125	100.738	100.638	100.538	4.125	100.638	100.538	100.438	4.125	101.173	101.073	100.934	4.125	101.073	100.973	100.834
4.250	101.320	101.220	101.120	4.250	101.220	101.120	101.020	4.250	101.728	101.628	101.494	4.250	101.628	101.528	101.394
4.375	101.870	101.770	101.670	4.375	101.770	101.670	101.570	4.375	102.238	102.138	102.008	4.375	102.138	102.038	101.908
4.500	102.355	102.255	102.155	4.500	102.255	102.155	102.055	4.500	102.710	102.610	102.484	4.500	102.610	102.510	102.384
4.625	102.750	102.649	102.550	4.625	102.650	102.549	102.450	4.625	103.258	103.157	103.050	4.625	103.158	103.057	102.950
4.750	103.236	103.134	103.036	4.750	103.136	103.034	102.936	4.750	103.755	103.654	103.546	4.750	103.655	103.554	103.446
4.875	103.701	103.600	103.501	4.875	103.601	103.500	103.401	4.875	104.222	104.121	104.000	4.875	104.122	104.021	103.900
4.990	104.021	103.920	103.821	4.990	103.921	103.820	103.721	4.990	104.558	104.457	104.298	4.990	104.458	104.357	104.198
5.000	104.121	104.020	103.921	5.000	104.021	103.920	103.821	5.000	104.658	104.557	104.398	5.000	104.558	104.457	104.298
5.125	104.590	104.469	104.390	5.125	104.490	104.369	104.290	5.125	104.677	104.556	104.477	5.125	104.577	104.456	104.377
5.250	105.024	104.903	104.824	5.250	104.924	104.803	104.724	5.250	105.097	104.976	104.878	5.250	104.997	104.876	104.778
5.375	105.389	105.268	105.189	5.375	105.289	105.168	105.089	5.375	105.478	105.357	105.238	5.375	105.378	105.257	105.138
5.500	105.707	105.586	105.507	5.500	105.607	105.486	105.407	5.500	105.830	105.709	105.567	5.500	105.730	105.609	105.467
5.625	105.877	105.736	105.677	5.625	105.777	105.636	105.577	5.625	106.075	105.934	105.875	5.625	105.975	105.834	105.775
5.750	106.251	106.109	106.051	5.750	106.151	106.009	105.951	5.750	106.467	106.326	106.267	5.750	106.367	106.226	106.167

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.062	96.962	96.862	2.750	96.962	96.862	96.762
2.875	97.629	97.529	97.429	2.875	97.529	97.429	97.329
2.990	98.153	98.053	97.953	2.990	98.053	97.953	97.853
3.000	98.253	98.153	98.053	3.000	98.153	98.053	97.953
3.125	98.813	98.713	98.613	3.125	98.713	98.613	98.513
3.250	99.350	99.250	99.150	3.250	99.250	99.150	99.050
3.375	99.870	99.770	99.670	3.375	99.770	99.670	99.570
3.500	100.247	100.147	100.047	3.500	100.147	100.047	99.947
3.625	100.717	100.617	100.517	3.625	100.617	100.517	100.417
3.750	101.206	101.106	101.006	3.750	101.106	101.006	100.906
3.875	101.680	101.580	101.480	3.875	101.580	101.480	101.380
3.990	101.537	101.437	101.333	3.990	101.437	101.337	101.233
4.000	101.637	101.537	101.433	4.000	101.537	101.437	101.333
4.125	102.101	102.001	101.885	4.125	102.001	101.901	101.785
4.250	102.473	102.373	102.245	4.250	102.373	102.273	102.145
4.375	102.853	102.753	102.611	4.375	102.753	102.653	102.511
4.500	103.380	103.280	103.130	4.500	103.280	103.180	103.030
4.625	103.746	103.646	103.480	4.625	103.646	103.546	103.380
4.750	101.430	101.327	101.172	4.750	101.330	101.227	101.072

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
Super Conforming	-1.500
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200
Super Conforming	-0.150

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 10/25/2017
45 Day Lock Exp.: 11/9/2017
60 Day Lock Exp.: 11/27/2017

W. Rate Sheet Dated: 9/25/2017 **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	99.327	99.227	99.127	3.750	100.234	100.134	100.033	2.750	97.592	97.492	97.392
3.875	99.982	99.882	99.782	3.875	100.823	100.723	100.623	2.875	98.159	98.059	97.959
3.990	100.455	100.355	100.255	3.990	101.338	101.238	101.128	2.990	98.683	98.583	98.483
4.000	100.555	100.455	100.355	4.000	101.438	101.338	101.228	3.000	98.783	98.683	98.583
4.125	101.268	101.168	101.068	4.125	101.703	101.603	101.464	3.125	99.343	99.243	99.143
4.250	101.850	101.750	101.650	4.250	102.258	102.158	102.024	3.250	99.880	99.780	99.680
4.375	102.400	102.300	102.200	4.375	102.768	102.668	102.538	3.375	100.400	100.300	100.200
4.500	102.885	102.785	102.685	4.500	103.240	103.140	103.014	3.500	100.777	100.677	100.577
4.625	103.280	103.179	103.080	4.625	103.788	103.687	103.580	3.625	101.247	101.147	101.047
4.750	103.766	103.664	103.566	4.750	104.285	104.184	104.076	3.750	101.736	101.636	101.536
4.875	104.231	104.130	104.031	4.875	104.752	104.651	104.530	3.875	102.210	102.110	102.010
4.990	104.551	104.450	104.351	4.990	105.088	104.987	104.828	3.990	102.067	101.967	101.863
5.000	104.651	104.550	104.451	5.000	105.188	105.087	104.928	4.000	102.167	102.067	101.963
5.125	105.120	104.999	104.920	5.125	105.207	105.086	105.007	4.125	102.631	102.531	102.415
5.250	105.554	105.433	105.354	5.250	105.627	105.506	105.408	4.250	103.003	102.903	102.775
5.375	105.919	105.798	105.719	5.375	106.008	105.887	105.768	4.375	103.383	103.283	103.141
5.500	106.237	106.116	106.037	5.500	106.360	106.239	106.097	4.500	103.910	103.810	103.660
5.625	106.407	106.266	106.207	5.625	106.605	106.464	106.405	4.625	104.276	104.176	104.010
5.750	106.781	106.639	106.581	5.750	106.997	106.856	106.797	4.750	101.960	101.857	101.702

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