



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.: **10/27/2017**45 Day Lock Exp.: **11/13/2017**60 Day Lock Exp.: **11/27/2017**W. Rate Sheet Dated: **9/27/2017**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	100.159	100.009	99.859	3.250	99.992	99.842	99.692	1.875	N/A	N/A	N/A	3.125	100.762	100.612	100.462
3.375	100.608	100.458	100.308	3.375	100.405	100.255	100.105	2.000	N/A	N/A	N/A	3.250	100.656	100.506	100.356
3.500	101.052	100.902	100.752	3.500	100.814	100.664	100.514	2.125	N/A	N/A	N/A	3.375	101.063	100.913	100.763
3.625	101.438	101.288	101.138	3.625	101.164	101.014	100.864	2.250	97.109	96.959	96.809	3.500	101.466	101.316	101.166
3.750	102.697	102.541	102.369	3.750	102.530	102.373	102.201	2.375	97.500	97.350	97.200	3.625	101.852	101.702	101.552
3.875	103.096	102.940	102.768	3.875	102.893	102.737	102.565	2.500	97.886	97.736	97.586	Margin = 2.250		Index = 1.310	
4.000	103.461	103.304	103.133	4.000	103.222	103.066	102.894	2.625	98.229	98.079	97.929				
4.125	103.751	103.595	103.423	4.125	103.477	103.321	103.149	2.750	100.114	99.964	99.814				
4.250	104.044	103.944	103.844	4.250	103.877	103.777	103.677	2.875	100.494	100.344	100.194				
4.375	104.374	104.274	104.174	4.375	104.171	104.071	103.971	3.000	100.867	100.717	100.567				
4.500	104.667	104.567	104.467	4.500	104.429	104.329	104.229	3.125	101.129	100.979	100.829				
4.625	104.895	104.795	104.695	4.625	104.621	104.521	104.421	3.250	101.975	101.825	101.675				
4.750	105.015	104.828	104.547	4.750	104.848	104.661	104.379	3.375	102.280	102.130	101.980				
4.875	105.417	105.230	104.948	4.875	105.214	105.027	104.745	3.500	102.550	102.400	102.250				
5.000	105.711	105.523	105.242	5.000	105.472	105.285	105.003	3.625	102.749	102.599	102.449				
5.125	105.938	105.751	105.469	5.125	105.664	105.477	105.195	3.750	102.979	102.829	102.679				
5.250	105.903	105.684	105.584	5.250	105.735	105.517	105.417	3.875	103.214	103.064	102.914				
5.375	106.304	106.086	105.986	5.375	106.101	105.883	105.783	4.000	103.414	103.264	103.114				
5.500	106.598	106.379	106.279	5.500	106.359	106.141	106.041	4.125	103.824	103.674	103.524				

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	99.269	99.119	98.969	3.250	99.102	98.952	98.802	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.718	99.568	99.418	3.375	99.515	99.365	99.215	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	100.162	100.012	99.862	3.500	99.924	99.774	99.624	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.548	100.398	100.248	3.625	100.274	100.124	99.974	2.250	96.219	96.069	95.919	3.500	100.576	100.426	100.276
3.750	101.807	101.651	101.479	3.750	101.640	101.483	101.311	2.375	96.610	96.460	96.310	3.625	100.962	100.812	100.662
3.875	102.206	102.050	101.878	3.875	102.003	101.847	101.675	2.500	96.996	96.846	96.696	Margin = 2.250		Index = 1.310	
4.000	102.571	102.414	102.243	4.000	102.332	102.176	102.004	2.625	97.339	97.189	97.039	30 Year OTC			
4.125	102.861	102.705	102.533	4.125	102.587	102.431	102.259	2.750	99.224	99.074	98.924	Rate	30 Day	45 Day	60 Day
4.250	103.154	103.054	102.954	4.250	102.987	102.887	102.787	2.875	99.604	99.454	99.304	3.500	98.462	98.212	97.962
4.375	103.484	103.384	103.284	4.375	103.281	103.181	103.081	3.000	99.977	99.827	99.677	4.000	100.871	100.621	100.371
4.500	103.777	103.677	103.577	4.500	103.539	103.439	103.339	3.125	100.239	100.089	99.939	4.500	102.077	101.827	101.577
4.625	104.005	103.905	103.805	4.625	103.731	103.631	103.531	3.250	101.085	100.935	100.785	5.000	103.121	102.871	102.589
4.750	104.125	103.938	103.657	4.750	103.958	103.771	103.489	3.375	101.390	101.240	101.090	5.500	104.008	103.758	103.508
4.875	104.527	104.340	104.058	4.875	104.324	104.137	103.855	3.500	101.660	101.510	101.360	15 Year OTC			
5.000	104.821	104.633	104.352	5.000	104.582	104.395	104.113	3.625	101.859	101.709	101.559	Rate	30 Day	45 Day	60 Day
5.125	105.048	104.861	104.579	5.125	104.774	104.587	104.305	3.750	102.089	101.939	101.789	2.500	95.296	95.046	94.796
5.250	105.013	104.794	104.694	5.250	104.845	104.627	104.527	3.875	102.324	102.174	102.024	3.000	98.277	98.027	97.777
5.375	105.414	105.196	105.096	5.375	105.211	104.993	104.893	4.000	102.524	102.374	102.224	3.500	99.960	99.710	99.460
5.500	105.708	105.489	105.389	5.500	105.469	105.251	105.151	4.125	102.934	102.784	102.634	4.000	100.824	100.574	100.324

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:	9/27/2017	4.500%

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option.		
Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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10:00 am ET - 11:00 pm ET

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45 Day Lock Exp.:

60 Day Lock Exp.:

10/27/2017

11/13/2017

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W. Rate Sheet Dated: 9/27/2017

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.815	98.665	98.515	3.250	98.648	98.498	98.348	1.875	N/A	N/A	N/A
3.375	99.264	99.114	98.964	3.375	99.061	98.911	98.761	2.000	N/A	N/A	N/A
3.500	99.708	99.558	99.408	3.500	99.470	99.320	99.170	2.125	N/A	N/A	N/A
3.625	100.094	99.944	99.794	3.625	99.820	99.670	99.520	2.250	95.109	94.959	94.809
3.750	101.072	100.916	100.744	3.750	100.905	100.748	100.576	2.375	95.500	95.350	95.200
3.875	101.471	101.315	101.143	3.875	101.268	101.112	100.940	2.500	95.886	95.736	95.586
4.000	101.836	101.679	101.508	4.000	101.597	101.441	101.269	2.625	96.229	96.079	95.929
4.125	102.126	101.970	101.798	4.125	101.852	101.696	101.524	2.750	98.426	98.276	98.126
4.250	101.826	101.726	101.626	4.250	101.658	101.558	101.458	2.875	98.806	98.656	98.506
4.375	102.155	102.055	101.955	4.375	101.952	101.852	101.752	3.000	99.179	99.029	98.879
4.500	102.448	102.348	102.248	4.500	102.210	102.110	102.010	3.125	99.442	99.292	99.142
4.625	102.676	102.576	102.476	4.625	102.402	102.302	102.202	3.250	100.631	100.481	100.331
4.750	102.203	102.015	101.734	4.750	102.036	101.848	101.567	3.375	100.937	100.787	100.637
4.875	102.605	102.417	102.136	4.875	102.402	102.214	101.933	3.500	101.206	101.056	100.906
5.000	102.898	102.711	102.429	5.000	102.660	102.472	102.191	3.625	101.406	101.256	101.106
5.125	103.126	102.938	102.657	5.125	102.852	102.664	102.383	3.750	101.354	101.204	101.054
5.250	99.653	99.434	99.334	5.250	99.485	99.267	99.167	3.875	101.589	101.439	101.289
5.375	100.054	99.836	99.736	5.375	99.851	99.633	99.533	4.000	101.789	101.639	101.489
5.500	100.348	100.129	100.029	5.500	100.109	99.891	99.791	4.125	102.199	102.049	101.899

Margin = 2.250

Index = 1.310

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	97.925	97.775	97.625	3.250	97.758	97.608	97.458	1.875	N/A	N/A	N/A
3.375	98.374	98.224	98.074	3.375	98.171	98.021	97.871	2.000	N/A	N/A	N/A
3.500	98.818	98.668	98.518	3.500	98.580	98.430	98.280	2.125	N/A	N/A	N/A
3.625	99.204	99.054	98.904	3.625	98.930	98.780	98.630	2.250	94.469	94.319	94.169
3.750	100.182	100.026	99.854	3.750	100.015	99.858	99.686	2.375	94.860	94.710	94.560
3.875	100.581	100.425	100.253	3.875	100.378	100.222	100.050	2.500	95.246	95.096	94.946
4.000	100.946	100.789	100.618	4.000	100.707	100.551	100.379	2.625	95.589	95.439	95.289
4.125	101.236	101.080	100.908	4.125	100.962	100.806	100.634	2.750	98.161	98.011	97.861
4.250	100.936	100.836	100.736	4.250	100.768	100.668	100.568	2.875	98.541	98.391	98.241
4.375	101.265	101.165	101.065	4.375	101.062	100.962	100.862	3.000	98.914	98.764	98.614
4.500	101.558	101.458	101.358	4.500	101.320	101.220	101.120	3.125	99.177	99.027	98.877
4.625	101.786	101.686	101.586	4.625	101.512	101.412	101.312	3.250	99.656	99.506	99.356
4.750	101.313	101.125	100.844	4.750	101.146	100.958	100.677	3.375	99.961	99.811	99.661
4.875	101.715	101.527	101.246	4.875	101.512	101.324	101.043	3.500	100.230	100.080	99.930
5.000	102.008	101.821	101.539	5.000	101.770	101.582	101.301	3.625	100.430	100.280	100.130
5.125	102.236	102.048	101.767	5.125	101.962	101.774	101.493	3.750	100.198	100.048	99.898
5.250	98.763	98.544	98.444	5.250	98.595	98.377	98.277	3.875	100.433	100.283	100.133
5.375	99.164	98.946	98.846	5.375	98.961	98.743	98.643	4.000	100.634	100.484	100.334
5.500	99.458	99.239	99.139	5.500	99.219	99.001	98.901	4.125	101.044	100.894	100.744

Margin = 2.250

Index = 1.310

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster	FICO Adjuster	UW Fee Buy Out Option**	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

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

Max USDA-GRH Rate	
Today:	9/27/2017 4.500%

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



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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	101.313	101.213	101.113	3.750	101.914	101.782	101.714	2.750	99.143	99.043	98.943
3.875	101.944	101.844	101.744	3.875	102.420	102.314	102.220	2.875	99.812	99.712	99.612
3.990	102.350	102.250	102.150	3.990	102.822	102.682	102.622	2.990	100.203	100.103	100.003
4.000	102.450	102.350	102.250	4.000	102.922	102.782	102.722	3.000	100.303	100.203	100.103
4.125	102.975	102.870	102.775	4.125	103.296	103.128	103.052	3.125	100.730	100.630	100.530
4.250	103.458	103.356	103.258	4.250	104.228	104.064	103.988	3.250	101.283	101.183	101.083
4.375	103.938	103.835	103.738	4.375	104.627	104.468	104.392	3.375	101.872	101.772	101.672
4.500	104.384	104.280	104.184	4.500	104.788	104.632	104.556	3.500	102.228	102.128	102.028
4.625	104.808	104.708	104.608	4.625	105.364	105.244	105.150	3.625	102.663	102.563	102.463
4.750	105.294	105.194	105.094	4.750	105.862	105.740	105.646	3.750	103.152	103.052	102.952
4.875	105.759	105.659	105.559	4.875	106.329	106.194	106.100	3.875	103.626	103.525	103.426
4.990	106.079	105.979	105.879	4.990	106.664	106.492	106.398	3.990	103.508	103.408	103.308
5.000	106.179	106.079	105.979	5.000	106.764	106.592	106.498	4.000	103.608	103.508	103.408
5.125	106.661	106.561	106.461	5.125	106.785	106.685	106.585	4.125	104.071	103.971	103.871
5.250	107.095	106.995	106.895	5.250	107.204	107.104	107.004	4.250	104.444	104.332	104.244
5.375	107.460	107.360	107.260	5.375	107.586	107.482	107.369	4.375	104.823	104.697	104.611
5.500	107.778	107.678	107.578	5.500	107.937	107.811	107.698	4.500	105.351	105.216	105.130
5.625	107.949	107.849	107.749	5.625	108.184	108.084	107.984	4.625	105.717	105.566	105.480
5.750	108.323	108.223	108.123	5.750	108.576	108.476	108.376	4.750	103.444	103.306	103.242

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)
For use by mortgage professionals only and should not be distributed to borrowers.		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.:

10/27/2017

45 Day Lock Exp.:

11/13/2017

60 Day Lock Exp.:

11/27/2017

W. Rate Sheet Dated: 9/27/2017

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	98.597	98.497	98.397	3.750	98.497	98.397	98.297	3.750	99.638	99.506	99.438	3.750	99.538	99.406	99.338
3.875	99.253	99.153	99.053	3.875	99.153	99.053	98.953	3.875	100.227	100.121	100.027	3.875	100.127	100.021	99.927
3.990	99.726	99.626	99.526	3.990	99.626	99.526	99.426	3.990	100.742	100.602	100.542	3.990	100.642	100.502	100.442
4.000	99.826	99.726	99.626	4.000	99.726	99.626	99.526	4.000	100.842	100.702	100.642	4.000	100.742	100.602	100.542
4.125	100.645	100.540	100.445	4.125	100.545	100.440	100.345	4.125	101.171	101.003	100.927	4.125	101.071	100.903	100.827
4.250	101.227	101.125	101.027	4.250	101.127	101.025	100.927	4.250	101.726	101.562	101.486	4.250	101.626	101.462	101.386
4.375	101.777	101.674	101.577	4.375	101.677	101.574	101.477	4.375	102.236	102.077	102.001	4.375	102.136	101.977	101.901
4.500	102.262	102.158	102.062	4.500	102.162	102.058	101.962	4.500	102.708	102.552	102.476	4.500	102.608	102.452	102.376
4.625	102.686	102.586	102.486	4.625	102.586	102.486	102.386	4.625	103.284	103.164	103.070	4.625	103.184	103.064	102.970
4.750	103.172	103.072	102.972	4.750	103.072	102.972	102.872	4.750	103.782	103.660	103.566	4.750	103.682	103.560	103.466
4.875	103.637	103.537	103.437	4.875	103.537	103.437	103.337	4.875	104.249	104.114	104.020	4.875	104.149	104.014	103.920
4.990	103.957	103.857	103.757	4.990	103.857	103.757	103.657	4.990	104.584	104.412	104.318	4.990	104.484	104.312	104.218
5.000	104.057	103.957	103.857	5.000	103.957	103.857	103.757	5.000	104.684	104.512	104.418	5.000	104.584	104.412	104.318
5.125	104.539	104.439	104.339	5.125	104.439	104.339	104.239	5.125	104.705	104.605	104.505	5.125	104.605	104.505	104.405
5.250	104.973	104.873	104.773	5.250	104.873	104.773	104.673	5.250	105.124	105.024	104.924	5.250	105.024	104.924	104.824
5.375	105.338	105.238	105.138	5.375	105.238	105.138	105.038	5.375	105.506	105.402	105.289	5.375	105.406	105.302	105.189
5.500	105.656	105.556	105.456	5.500	105.556	105.456	105.356	5.500	105.857	105.731	105.618	5.500	105.757	105.631	105.518
5.625	105.827	105.727	105.627	5.625	105.727	105.627	105.527	5.625	106.104	106.004	105.904	5.625	106.004	105.904	105.804
5.750	106.201	106.101	106.001	5.750	106.101	106.001	105.901	5.750	106.496	106.396	106.296	5.750	106.396	106.296	106.196

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.934	96.834	96.734	2.750	96.834	96.734	96.634
2.875	97.500	97.400	97.300	2.875	97.400	97.300	97.200
2.990	97.940	97.840	97.740	2.990	97.840	97.740	97.640
3.000	98.040	97.940	97.840	3.000	97.940	97.840	97.740
3.125	98.600	98.500	98.400	3.125	98.500	98.400	98.300
3.250	99.137	99.037	98.937	3.250	99.037	98.937	98.837
3.375	99.657	99.557	99.457	3.375	99.557	99.457	99.357
3.500	100.063	99.963	99.863	3.500	99.963	99.863	99.763
3.625	100.533	100.433	100.333	3.625	100.433	100.333	100.233
3.750	101.022	100.922	100.822	3.750	100.922	100.822	100.722
3.875	101.496	101.395	101.296	3.875	101.396	101.295	101.196
3.990	101.378	101.278	101.178	3.990	101.278	101.178	101.078
4.000	101.478	101.378	101.278	4.000	101.378	101.278	101.178
4.125	101.941	101.841	101.741	4.125	101.841	101.741	101.641
4.250	102.314	102.202	102.114	4.250	102.214	102.102	102.014
4.375	102.693	102.567	102.481	4.375	102.593	102.467	102.381
4.500	103.221	103.086	103.000	4.500	103.121	102.986	102.900
4.625	103.587	103.436	103.350	4.625	103.487	103.336	103.250
4.750	101.314	101.176	101.112	4.750	101.214	101.076	101.012

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.:

10/27/2017

45 Day Lock Exp.:

11/13/2017

60 Day Lock Exp.:

11/27/2017

W. Rate Sheet Dated: 9/27/2017

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	99.127	99.027	98.927	3.750	100.168	100.036	99.968	2.750	97.464	97.364	97.264
3.875	99.783	99.683	99.583	3.875	100.757	100.651	100.557	2.875	98.030	97.930	97.830
3.990	100.256	100.156	100.056	3.990	101.272	101.132	101.072	2.990	98.470	98.370	98.270
4.000	100.356	100.256	100.156	4.000	101.372	101.232	101.172	3.000	98.570	98.470	98.370
4.125	101.175	101.070	100.975	4.125	101.701	101.533	101.457	3.125	99.130	99.030	98.930
4.250	101.757	101.655	101.557	4.250	102.256	102.092	102.016	3.250	99.667	99.567	99.467
4.375	102.307	102.204	102.107	4.375	102.766	102.607	102.531	3.375	100.187	100.087	99.987
4.500	102.792	102.688	102.592	4.500	103.238	103.082	103.006	3.500	100.593	100.493	100.393
4.625	103.216	103.116	103.016	4.625	103.814	103.694	103.600	3.625	101.063	100.963	100.863
4.750	103.702	103.602	103.502	4.750	104.312	104.190	104.096	3.750	101.552	101.452	101.352
4.875	104.167	104.067	103.967	4.875	104.779	104.644	104.550	3.875	102.026	101.925	101.826
4.990	104.487	104.387	104.287	4.990	105.114	104.942	104.848	3.990	101.908	101.808	101.708
5.000	104.587	104.487	104.387	5.000	105.214	105.042	104.948	4.000	102.008	101.908	101.808
5.125	105.069	104.969	104.869	5.125	105.235	105.135	105.035	4.125	102.471	102.371	102.271
5.250	105.503	105.403	105.303	5.250	105.654	105.554	105.454	4.250	102.844	102.732	102.644
5.375	105.868	105.768	105.668	5.375	106.036	105.932	105.819	4.375	103.223	103.097	103.011
5.500	106.186	106.086	105.986	5.500	106.387	106.261	106.148	4.500	103.751	103.616	103.530
5.625	106.357	106.257	106.157	5.625	106.634	106.534	106.434	4.625	104.117	103.966	103.880
5.750	106.731	106.631	106.531	5.750	107.026	106.926	106.826	4.750	101.844	101.706	101.642

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
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