AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **10/30/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **11/13/2017**
		60 Day Lock Exp.: **11/28/2017**

W. Rate Sheet Dated: **9/29/2017** **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	100.253	100.103	99.953	3.250	100.086	99.936	99.786	1.875	N/A	N/A	N/A	3.125	100.762	100.612	100.462
3.375	100.702	100.552	100.402	3.375	100.499	100.349	100.199	2.000	N/A	N/A	N/A	3.250	100.656	100.506	100.356
3.500	101.146	100.996	100.846	3.500	100.907	100.757	100.607	2.125	N/A	N/A	N/A	3.375	101.063	100.913	100.763
3.625	101.532	101.382	101.232	3.625	101.258	101.108	100.958	2.250	97.167	97.017	96.867	3.500	101.466	101.316	101.166
3.750	102.759	102.609	102.453	3.750	102.592	102.442	102.286	2.375	97.558	97.408	97.258	3.625	101.852	101.702	101.552
3.875	103.159	103.009	102.852	3.875	102.956	102.806	102.650	2.500	97.945	97.795	97.645	Margin = 2.250		Index = 1.310	
4.000	103.523	103.373	103.217	4.000	103.285	103.135	102.978	2.625	98.288	98.138	97.988				
4.125	103.814	103.664	103.507	4.125	103.539	103.389	103.233	2.750	100.165	100.015	99.865				
4.250	104.107	104.007	103.907	4.250	103.940	103.840	103.740	2.875	100.545	100.395	100.245				
4.375	104.436	104.336	104.236	4.375	104.233	104.133	104.033	3.000	100.918	100.768	100.618				
4.500	104.730	104.630	104.530	4.500	104.491	104.391	104.291	3.125	101.180	101.030	100.880				
4.625	104.957	104.857	104.757	4.625	104.683	104.583	104.483	3.250	102.038	101.888	101.738				
4.750	105.047	104.859	104.609	4.750	104.879	104.692	104.442	3.375	102.343	102.193	102.043				
4.875	105.448	105.261	105.011	4.875	105.245	105.058	104.808	3.500	102.613	102.463	102.313				
5.000	105.742	105.554	105.304	5.000	105.503	105.316	105.066	3.625	102.812	102.662	102.512				
5.125	105.969	105.782	105.532	5.125	105.695	105.508	105.258	3.750	103.057	102.907	102.757				
5.250	105.934	105.700	105.600	5.250	105.767	105.532	105.432	3.875	103.292	103.142	102.992				
5.375	106.336	106.101	106.001	5.375	106.133	105.898	105.798	4.000	103.492	103.342	103.192				
5.500	106.629	106.395	106.295	5.500	106.391	106.156	106.056	4.125	103.902	103.752	103.602				

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	99.363	99.213	99.063	3.250	99.196	99.046	98.896	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.812	99.662	99.512	3.375	99.609	99.459	99.309	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	100.256	100.106	99.956	3.500	100.017	99.867	99.717	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.642	100.492	100.342	3.625	100.368	100.218	100.068	2.250	96.277	96.127	95.977	3.500	100.576	100.426	100.276
3.750	101.869	101.719	101.563	3.750	101.702	101.552	101.396	2.375	96.668	96.518	96.368	3.625	100.962	100.812	100.662
3.875	102.269	102.119	101.962	3.875	102.066	101.916	101.760	2.500	97.055	96.905	96.755	Margin = 2.250		Index = 1.310	
4.000	102.633	102.483	102.327	4.000	102.395	102.245	102.088	2.625	97.398	97.248	97.098	**30 Year OTC**			
4.125	102.924	102.774	102.617	4.125	102.649	102.499	102.343	2.750	99.275	99.125	98.975	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.217	103.117	103.017	4.250	103.050	102.950	102.850	2.875	99.655	99.505	99.355	3.500	98.556	98.306	98.056
4.375	103.546	103.446	103.346	4.375	103.343	103.243	103.143	3.000	100.028	99.878	99.728	4.000	100.933	100.683	100.433
4.500	103.840	103.740	103.640	4.500	103.601	103.501	103.401	3.125	100.290	100.140	99.990	4.500	102.140	101.890	101.640
4.625	104.067	103.967	103.867	4.625	103.793	103.693	103.593	3.250	101.148	100.998	100.848	5.000	103.152	102.902	102.652
4.750	104.157	103.969	103.719	4.750	103.989	103.802	103.552	3.375	101.453	101.303	101.153	5.500	104.039	103.789	103.539
4.875	104.558	104.371	104.121	4.875	104.355	104.168	103.918	3.500	101.723	101.573	101.423	**15 Year OTC**			
5.000	104.852	104.664	104.414	5.000	104.613	104.426	104.176	3.625	101.922	101.772	101.622	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	105.079	104.892	104.642	5.125	104.805	104.618	104.368	3.750	102.167	102.017	101.867	2.500	95.355	95.105	94.855
5.250	105.044	104.810	104.710	5.250	104.877	104.642	104.542	3.875	102.402	102.252	102.102	3.000	98.328	98.078	97.828
5.375	105.446	105.211	105.111	5.375	105.243	105.008	104.908	4.000	102.602	102.452	102.302	3.500	100.023	99.773	99.523
5.500	105.739	105.505	105.405	5.500	105.501	105.266	105.166	4.125	103.012	102.862	102.712	4.000	100.902	100.652	100.402

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:	9/29/2017	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.:	**10/30/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**11/13/2017**
			60 Day Lock Exp.:	**11/28/2017**

W. Rate Sheet Dated: **9/29/2017** **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	98.909	98.759	98.609	3.250	98.742	98.592	98.442	1.875	N/A	N/A	N/A	3.125	99.07	98.925	98.775
3.375	99.358	99.208	99.058	3.375	99.155	99.005	98.855	2.000	N/A	N/A	N/A	3.250	99.31	99.162	99.012
3.500	99.802	99.652	99.502	3.500	99.564	99.414	99.264	2.125	N/A	N/A	N/A	3.375	99.72	99.570	99.420
3.625	100.188	100.038	99.888	3.625	99.914	99.764	99.614	2.250	95.167	95.017	94.867	3.500	100.12	99.972	99.822
3.750	101.134	100.984	100.828	3.750	100.967	100.817	100.661	2.375	95.558	95.408	95.258	3.625	100.51	100.358	100.208
3.875	101.534	101.384	101.227	3.875	101.331	101.181	101.025	2.500	95.945	95.795	95.645	Margin = 2.250		Index = 1.310	
4.000	101.898	101.748	101.592	4.000	101.660	101.510	101.353	2.625	96.288	96.138	95.988				
4.125	102.189	102.039	101.882	4.125	101.914	101.764	101.608	2.750	98.477	98.327	98.177				
4.250	101.888	101.788	101.688	4.250	101.721	101.621	101.521	2.875	98.857	98.707	98.557				
4.375	102.217	102.117	102.017	4.375	102.014	101.914	101.814	3.000	99.230	99.080	98.930				
4.500	102.511	102.411	102.311	4.500	102.272	102.172	102.072	3.125	99.492	99.342	99.192				
4.625	102.738	102.638	102.538	4.625	102.464	102.364	102.264	3.250	100.694	100.544	100.394				
4.750	102.234	102.047	101.797	4.750	102.067	101.879	101.629	3.375	100.999	100.849	100.699				
4.875	102.636	102.448	102.198	4.875	102.433	102.245	101.995	3.500	101.269	101.119	100.969				
5.000	102.929	102.742	102.492	5.000	102.691	102.503	102.253	3.625	101.468	101.318	101.168				
5.125	103.157	102.969	102.719	5.125	102.883	102.695	102.445	3.750	101.432	101.282	101.132				
5.250	99.684	99.450	99.350	5.250	99.517	99.282	99.182	3.875	101.667	101.517	101.367				
5.375	100.086	99.851	99.751	5.375	99.883	99.648	99.548	4.000	101.867	101.717	101.567				
5.500	100.379	100.145	100.045	5.500	100.141	99.906	99.806	4.125	102.277	102.127	101.977				

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	98.019	97.869	97.719	3.250	97.852	97.702	97.552	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.468	98.318	98.168	3.375	98.265	98.115	97.965	2.000	N/A	N/A	N/A	3.250	98.422	98.272	98.122
3.500	98.912	98.762	98.612	3.500	98.674	98.524	98.374	2.125	N/A	N/A	N/A	3.375	98.830	98.680	98.530
3.625	99.298	99.148	98.998	3.625	99.024	98.874	98.724	2.250	94.527	94.377	94.227	3.500	99.232	99.082	98.932
3.750	100.244	100.094	99.938	3.750	100.077	99.927	99.771	2.375	94.918	94.768	94.618	3.625	99.618	99.468	99.318
3.875	100.644	100.494	100.337	3.875	100.441	100.291	100.135	2.500	95.305	95.155	95.005	Margin = 2.250		Index = 1.310	
4.000	101.008	100.858	100.702	4.000	100.770	100.620	100.463	2.625	95.648	95.498	95.348	**30 Year OTC**			
4.125	101.299	101.149	100.992	4.125	101.024	100.874	100.718	2.750	98.212	98.062	97.912	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.998	100.898	100.798	4.250	100.831	100.731	100.631	2.875	98.592	98.442	98.292	3.500	97.212	96.962	96.712
4.375	101.327	101.227	101.127	4.375	101.124	101.024	100.924	3.000	98.965	98.815	98.665	4.000	99.308	99.058	98.808
4.500	101.621	101.521	101.421	4.500	101.382	101.282	101.182	3.125	99.227	99.077	98.927	4.500	99.921	99.671	99.421
4.625	101.848	101.748	101.648	4.625	101.574	101.474	101.374	3.250	99.718	99.568	99.418	5.000	100.339	100.089	99.839
4.750	101.344	101.157	100.907	4.750	101.177	100.989	100.739	3.375	100.023	99.873	99.723	5.500	97.789	97.539	97.289
4.875	101.746	101.558	101.308	4.875	101.543	101.355	101.105	3.500	100.293	100.143	99.993	**15 Year OTC**			
5.000	102.039	101.852	101.602	5.000	101.801	101.613	101.363	3.625	100.492	100.342	100.192	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.267	102.079	101.829	5.125	101.993	101.805	101.555	3.750	100.277	100.127	99.977	2.500	93.605	93.355	93.105
5.250	98.794	98.560	98.460	5.250	98.627	98.392	98.292	3.875	100.511	100.361	100.211	3.000	97.265	97.015	96.765
5.375	99.196	98.961	98.861	5.375	98.993	98.758	98.658	4.000	100.712	100.562	100.412	3.500	98.593	98.343	98.093
5.500	99.489	99.255	99.155	5.500	99.251	99.016	98.916	4.125	101.122	100.972	100.822	4.000	99.012	98.762	98.512

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option*†		
				Loan Size	**Standard**	**Streamline**
FICO 720 +	0.500	FICO 620 - 639	-1.000	HB / VA Jumbo	-0.150	-0.100
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:	9/29/2017	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.:	10/30/2017
	Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	11/13/2017
			60 Day Lock Exp.:	11/28/2017

W. Rate Sheet Dated: 9/29/2017 **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
3.375	98.396	98.296	98.196	3.250	98.967	98.867	98.767	3.000	100.168	100.068	99.968	3.000	100.420	100.320	100.220
3.500	99.249	99.149	99.049	3.375	99.805	99.705	99.605	3.125	100.644	100.544	100.444	3.125	100.720	100.620	100.520
3.625	100.012	99.912	99.812	3.500	100.667	100.567	100.467	3.250	101.360	101.260	101.160	3.250	101.691	101.591	101.491
3.750	100.819	100.719	100.619	3.625	101.232	101.132	101.032	3.375	101.773	101.673	101.573	3.375	101.956	101.856	101.756
3.875	101.600	101.500	101.400	3.750	101.824	101.724	101.620	3.500	102.187	102.087	101.987	3.500	102.203	102.103	102.003
3.990	102.105	102.005	101.905	3.875	102.387	102.287	102.182	3.625	102.561	102.461	102.361	3.625	102.436	102.336	102.236
4.000	102.205	102.105	102.005	3.990	102.817	102.717	102.612	3.750	102.943	102.843	102.743	3.750	102.783	102.683	102.583
4.125	102.693	102.593	102.493	4.000	102.917	102.817	102.712	3.875	103.280	103.180	103.080	3.875	103.082	102.982	102.882
4.250	103.254	103.154	103.054	4.125	103.362	103.262	103.158	3.990	103.361	103.261	103.161	3.990	103.274	103.174	103.074
4.375	103.788	103.688	103.588	4.250	104.173	104.073	103.973	4.000	103.461	103.361	103.261	4.000	103.374	103.274	103.174
4.500	104.262	104.162	104.062	4.375	104.551	104.451	104.351	4.125	103.803	103.703	103.603	4.125	103.611	103.511	103.411
4.625	104.757	104.657	104.557	4.500	105.062	104.962	104.862	4.250	104.172	104.072	103.972	4.250	103.845	103.745	103.645
4.750	105.243	105.143	105.043	4.625	105.459	105.359	105.259	4.375	104.506	104.406	104.306	4.375	104.055	103.955	103.855
4.875	105.732	105.632	105.532	4.750	105.863	105.763	105.663	4.500	104.595	104.495	104.395	4.500	104.204	104.104	104.004
4.990	105.902	105.802	105.702	4.875	106.273	106.173	106.073	4.625	104.619	104.519	104.419	4.625	104.437	104.337	104.237
5.000	106.002	105.902	105.802	4.990	106.323	106.223	106.123	4.750	104.902	104.802	104.702	4.750	104.615	104.515	104.415
5.125	106.481	106.381	106.281	5.000	106.423	106.323	106.223	4.875	105.152	105.052	104.952	4.875	104.771	104.671	104.571
5.250	107.054	106.954	106.854	5.125	106.889	106.789	106.689	4.990	105.293	105.193	105.093	4.990	104.820	104.720	104.620
5.375	107.465	107.365	107.265	5.250	107.304	107.204	107.104	5.000	105.393	105.293	105.193	5.000	104.920	104.820	104.720

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	101.325	101.225	101.120	3.000	99.554	99.454	99.354
4.250	101.857	101.757	101.652	3.125	99.965	99.865	99.765
4.375	102.224	102.124	102.019	3.250	100.400	100.300	100.200
4.500	102.520	102.420	102.316	3.375	100.825	100.725	100.625
4.625	102.785	102.685	102.585	3.500	101.241	101.141	101.041
4.750	103.257	103.157	103.057	3.625	101.576	101.476	101.376
4.875	103.677	103.577	103.477	3.750	101.832	101.732	101.632
4.990	103.780	103.680	103.580	3.875	102.058	101.958	101.858
5.000	103.880	103.780	103.680	3.990	101.990	101.890	101.790
5.125	104.048	103.948	103.848	4.000	102.090	101.990	101.890
5.250	103.728	103.628	103.528	4.125	102.073	101.973	101.873
5.375	104.084	103.984	103.884	4.250	102.327	102.227	102.127
5.500	104.390	104.290	104.190	4.375	102.554	102.454	102.354
5.625	104.571	104.471	104.371	4.500	102.609	102.509	102.409
5.750	104.227	104.122	103.997	4.625	102.835	102.735	102.635
5.875	104.596	104.491	104.366	4.750	103.029	102.929	102.829
5.990	104.828	104.723	104.598	4.875	103.199	103.099	102.999
6.000	104.928	104.823	104.698	4.990	103.261	103.161	103.061
6.125	105.050	104.945	104.820	5.000	103.361	103.261	103.161

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.:	10/30/2017
45 Day Lock Exp.:	11/13/2017
60 Day Lock Exp.:	11/28/2017

W. Rate Sheet Dated: 9/29/2017 **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
3.375	95.755	95.655	95.555	3.125	N/A	N/A	N/A	3.250	96.717	96.617	96.517	3.375	95.211	95.111	95.011
3.500	96.868	96.768	96.668	3.250	92.730	92.630	92.530	3.375	97.555	97.455	97.355	3.500	96.632	96.532	96.432
3.625	97.593	97.493	97.393	3.375	93.889	93.789	93.689	3.500	98.417	98.317	98.217	3.625	97.591	97.491	97.391
3.750	98.369	98.269	98.169	3.500	95.397	95.297	95.197	3.625	98.982	98.882	98.782	3.750	98.358	98.258	98.158
3.875	99.097	98.997	98.897	3.625	96.372	96.272	96.172	3.750	99.574	99.474	99.370	3.875	98.925	98.825	98.725
3.990	99.671	99.571	99.471	3.750	97.220	97.120	97.020	3.875	100.137	100.037	99.932	3.990	99.260	99.160	99.060
4.000	99.771	99.671	99.571	3.875	98.136	98.036	97.936	3.990	100.567	100.467	100.362	4.000	99.360	99.260	99.160
4.125	100.361	100.261	100.161	3.990	98.953	98.853	98.753	4.000	100.667	100.567	100.462	4.125	100.001	99.901	99.801
4.250	100.949	100.849	100.749	4.000	99.053	98.953	98.853	4.125	101.112	101.012	100.908	4.250	100.627	100.527	100.427
4.375	101.494	101.394	101.294	4.125	99.855	99.755	99.655	4.250	101.923	101.823	101.723	4.375	101.098	100.998	100.898
4.500	102.012	101.912	101.812	4.250	100.911	100.811	100.711	4.375	102.301	102.201	102.101	4.500	101.493	101.393	101.293
4.625	102.507	102.407	102.307	4.375	101.654	101.554	101.454	4.500	102.812	102.712	102.612	4.625	102.051	101.951	101.851
4.750	102.993	102.893	102.793	4.500	102.370	102.270	102.170	4.625	103.209	103.109	103.009	4.750	102.687	102.587	102.487
4.875	103.482	103.382	103.282	4.625	103.052	102.952	102.852	4.750	103.613	103.513	103.413	4.875	103.255	103.155	103.055
4.990	103.652	103.552	103.452	4.750	103.687	103.587	103.487	4.875	104.023	103.923	103.823	4.990	103.404	103.304	103.204
5.000	103.752	103.652	103.552	4.875	104.230	104.130	104.030	4.990	104.073	103.973	103.873	5.000	103.504	103.404	103.304
5.125	104.231	104.131	104.031	4.990	104.429	104.329	104.229	5.000	104.173	104.073	103.973	5.125	103.863	103.763	103.663
5.250	104.804	104.704	104.604	5.000	104.529	104.429	104.329	5.125	104.639	104.539	104.439	5.250	104.430	104.330	104.230
5.375	105.215	105.115	105.015	5.125	104.992	104.892	104.792	5.250	105.054	104.954	104.854	5.375	104.884	104.784	104.684

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	99.554	99.454	99.354	3.000	96.277	96.177	96.077	3.000	98.120	98.020	97.920	3.000	96.144	96.044	95.944
3.125	99.965	99.865	99.765	3.125	96.856	96.756	96.656	3.125	98.420	98.320	98.220	3.125	96.714	96.614	96.514
3.250	100.400	100.300	100.200	3.250	98.053	97.953	97.853	3.250	99.391	99.291	99.191	3.250	97.911	97.811	97.711
3.375	100.825	100.725	100.625	3.375	98.586	98.486	98.386	3.375	99.656	99.556	99.456	3.375	98.444	98.344	98.244
3.500	101.241	101.141	101.041	3.500	99.122	99.022	98.922	3.500	99.903	99.803	99.703	3.500	98.960	98.860	98.760
3.625	101.576	101.476	101.376	3.625	99.583	99.483	99.383	3.625	100.136	100.036	99.936	3.625	99.421	99.321	99.221
3.750	101.832	101.732	101.632	3.750	100.008	99.908	99.808	3.750	100.483	100.383	100.283	3.750	99.846	99.746	99.646
3.875	102.058	101.958	101.858	3.875	100.382	100.282	100.182	3.875	100.782	100.682	100.582	3.875	100.220	100.120	100.020
3.990	101.990	101.890	101.790	3.990	100.704	100.604	100.504	3.990	100.974	100.874	100.774	3.990	100.532	100.432	100.332
4.000	102.090	101.990	101.890	4.000	100.804	100.704	100.604	4.000	101.074	100.974	100.874	4.000	100.632	100.532	100.432
4.125	102.073	101.973	101.873	4.125	101.230	101.130	101.030	4.125	101.311	101.211	101.111	4.125	101.087	100.987	100.887
4.250	102.327	102.227	102.127	4.250	101.638	101.538	101.438	4.250	101.545	101.445	101.345	4.250	101.495	101.395	101.295
4.375	102.554	102.454	102.354	4.375	102.008	101.908	101.808	4.375	101.755	101.655	101.555	4.375	101.866	101.766	101.666
4.500	102.609	102.509	102.409	4.500	102.104	102.004	101.904	4.500	101.904	101.804	101.704	4.500	101.961	101.861	101.761
4.625	102.835	102.735	102.635	4.625	102.292	102.192	102.092	4.625	102.137	102.037	101.937	4.625	102.149	102.049	101.949
4.750	103.029	102.929	102.829	4.750	102.605	102.505	102.405	4.750	102.315	102.215	102.115	4.750	102.463	102.363	102.263
4.875	103.199	103.099	102.999	4.875	102.884	102.784	102.684	4.875	102.471	102.371	102.271	4.875	102.742	102.642	102.542
4.990	103.261	103.161	103.061	4.990	103.048	102.948	102.848	4.990	102.520	102.420	102.320	4.990	102.906	102.806	102.706
5.000	103.361	103.261	103.161	5.000	103.148	103.048	102.948	5.000	102.620	102.520	102.420	5.000	103.006	102.906	102.806

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
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	30 Day Lock Exp.:	**10/30/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**11/13/2017**
		60 Day Lock Exp.:	**11/28/2017**

W. Rate Sheet Dated: **9/29/2017** **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	100.908	100.808	100.708	3.750	101.940	101.805	101.740	2.750	99.169	99.069	98.969
3.875	101.600	101.500	101.400	3.875	102.529	102.420	102.329	2.875	99.735	99.635	99.535
3.990	102.132	102.026	101.932	3.990	103.044	102.900	102.838	2.990	100.167	100.067	99.967
4.000	102.232	102.126	102.032	4.000	103.144	103.000	102.938	3.000	100.267	100.167	100.067
4.125	102.884	102.779	102.684	4.125	103.418	103.251	103.169	3.125	100.827	100.727	100.627
4.250	103.486	103.385	103.286	4.250	104.105	103.942	103.861	3.250	101.364	101.264	101.164
4.375	104.036	103.934	103.836	4.375	104.533	104.375	104.293	3.375	101.884	101.784	101.684
4.500	104.521	104.417	104.321	4.500	104.955	104.800	104.719	3.500	102.298	102.198	102.098
4.625	104.933	104.833	104.733	4.625	105.496	105.381	105.280	3.625	102.767	102.667	102.567
4.750	105.429	105.329	105.229	4.750	105.994	105.877	105.776	3.750	103.257	103.157	103.057
4.875	105.864	105.764	105.664	4.875	106.461	106.331	106.230	3.875	103.731	103.631	103.531
4.990	106.184	106.084	105.984	4.990	106.796	106.628	106.527	3.990	103.675	103.575	103.421
5.000	106.284	106.184	106.084	5.000	106.896	106.728	106.627	4.000	103.775	103.675	103.521
5.125	106.762	106.662	106.562	5.125	106.881	106.781	106.681	4.125	104.238	104.138	103.973
5.250	107.196	107.096	106.996	5.250	107.301	107.201	107.091	4.250	104.611	104.511	104.334
5.375	107.561	107.461	107.361	5.375	107.682	107.571	107.451	4.375	104.990	104.880	104.699
5.500	107.879	107.779	107.679	5.500	108.034	107.901	107.780	4.500	105.518	105.400	105.219
5.625	108.019	107.919	107.819	5.625	108.250	108.150	108.050	4.625	105.884	105.750	105.568
5.750	108.392	108.292	108.192	5.750	108.641	108.541	108.441	4.750	103.470	103.353	103.235

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 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

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.: 10/30/2017
45 Day Lock Exp.: 11/13/2017
60 Day Lock Exp.: 11/28/2017

W. Rate Sheet Dated: 9/29/2017 **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	98.786	98.686	98.586	3.750	98.686	98.586	98.486	3.750	99.860	99.725	99.660	3.750	99.760	99.625	99.560
3.875	99.451	99.351	99.251	3.875	99.351	99.251	99.151	3.875	100.449	100.340	100.249	3.875	100.349	100.240	100.149
3.990	100.010	99.904	99.810	3.990	99.910	99.804	99.710	3.990	100.964	100.820	100.758	3.990	100.864	100.720	100.658
4.000	100.110	100.004	99.910	4.000	100.010	99.904	99.810	4.000	101.064	100.920	100.858	4.000	100.964	100.820	100.758
4.125	100.762	100.657	100.562	4.125	100.662	100.557	100.462	4.125	101.338	101.171	101.089	4.125	101.238	101.071	100.989
4.250	101.364	101.263	101.164	4.250	101.264	101.163	101.064	4.250	101.893	101.730	101.649	4.250	101.793	101.630	101.549
4.375	101.914	101.812	101.714	4.375	101.814	101.712	101.614	4.375	102.403	102.245	102.163	4.375	102.303	102.145	102.063
4.500	102.399	102.295	102.199	4.500	102.299	102.195	102.099	4.500	102.875	102.720	102.639	4.500	102.775	102.620	102.539
4.625	102.811	102.711	102.611	4.625	102.711	102.611	102.511	4.625	103.416	103.301	103.200	4.625	103.316	103.201	103.100
4.750	103.307	103.207	103.107	4.750	103.207	103.107	103.007	4.750	103.914	103.797	103.696	4.750	103.814	103.697	103.596
4.875	103.742	103.642	103.542	4.875	103.642	103.542	103.442	4.875	104.381	104.251	104.150	4.875	104.281	104.151	104.050
4.990	104.062	103.962	103.862	4.990	103.962	103.862	103.762	4.990	104.716	104.548	104.447	4.990	104.616	104.448	104.347
5.000	104.162	104.062	103.962	5.000	104.062	103.962	103.862	5.000	104.816	104.648	104.547	5.000	104.716	104.548	104.447
5.125	104.640	104.540	104.440	5.125	104.540	104.440	104.340	5.125	104.801	104.701	104.601	5.125	104.701	104.601	104.501
5.250	105.074	104.974	104.874	5.250	104.974	104.874	104.774	5.250	105.221	105.121	105.011	5.250	105.121	105.021	104.911
5.375	105.439	105.339	105.239	5.375	105.339	105.239	105.139	5.375	105.602	105.491	105.371	5.375	105.502	105.391	105.271
5.500	105.757	105.657	105.557	5.500	105.657	105.557	105.457	5.500	105.954	105.821	105.700	5.500	105.854	105.721	105.600
5.625	105.897	105.797	105.697	5.625	105.797	105.697	105.597	5.625	106.170	106.070	105.970	5.625	106.070	105.970	105.870
5.750	106.270	106.170	106.070	5.750	106.170	106.070	105.970	5.750	106.561	106.461	106.361	5.750	106.461	106.361	106.261

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.039	96.939	96.839	2.750	96.939	96.839	96.739
2.875	97.605	97.505	97.405	2.875	97.505	97.405	97.305
2.990	98.037	97.937	97.837	2.990	97.937	97.837	97.737
3.000	98.137	98.037	97.937	3.000	98.037	97.937	97.837
3.125	98.697	98.597	98.497	3.125	98.597	98.497	98.397
3.250	99.234	99.134	99.034	3.250	99.134	99.034	98.934
3.375	99.754	99.654	99.554	3.375	99.654	99.554	99.454
3.500	100.168	100.068	99.968	3.500	100.068	99.968	99.868
3.625	100.637	100.537	100.437	3.625	100.537	100.437	100.337
3.750	101.127	101.027	100.927	3.750	101.027	100.927	100.827
3.875	101.601	101.501	101.401	3.875	101.501	101.401	101.301
3.990	101.545	101.445	101.291	3.990	101.445	101.345	101.191
4.000	101.645	101.545	101.391	4.000	101.545	101.445	101.291
4.125	102.108	102.008	101.843	4.125	102.008	101.908	101.743
4.250	102.481	102.381	102.204	4.250	102.381	102.281	102.104
4.375	102.860	102.750	102.569	4.375	102.760	102.650	102.469
4.500	103.388	103.270	103.089	4.500	103.288	103.170	102.989
4.625	103.754	103.620	103.438	4.625	103.654	103.520	103.338
4.750	101.340	101.223	101.105	4.750	101.240	101.123	101.005

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
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.: **10/30/2017**
45 Day Lock Exp.: **11/13/2017**
60 Day Lock Exp.: **11/28/2017**

W. Rate Sheet Dated: **9/29/2017** **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	99.316	99.216	99.116	3.750	100.390	100.255	100.190	2.750	97.569	97.469	97.369
3.875	99.981	99.881	99.781	3.875	100.979	100.870	100.779	2.875	98.135	98.035	97.935
3.990	100.540	100.434	100.340	3.990	101.494	101.350	101.288	2.990	98.567	98.467	98.367
4.000	100.640	100.534	100.440	4.000	101.594	101.450	101.388	3.000	98.667	98.567	98.467
4.125	101.292	101.187	101.092	4.125	101.868	101.701	101.619	3.125	99.227	99.127	99.027
4.250	101.894	101.793	101.694	4.250	102.423	102.260	102.179	3.250	99.764	99.664	99.564
4.375	102.444	102.342	102.244	4.375	102.933	102.775	102.693	3.375	100.284	100.184	100.084
4.500	102.929	102.825	102.729	4.500	103.405	103.250	103.169	3.500	100.698	100.598	100.498
4.625	103.341	103.241	103.141	4.625	103.946	103.831	103.730	3.625	101.167	101.067	100.967
4.750	103.837	103.737	103.637	4.750	104.444	104.327	104.226	3.750	101.657	101.557	101.457
4.875	104.272	104.172	104.072	4.875	104.911	104.781	104.680	3.875	102.131	102.031	101.931
4.990	104.592	104.492	104.392	4.990	105.246	105.078	104.977	3.990	102.075	101.975	101.821
5.000	104.692	104.592	104.492	5.000	105.346	105.178	105.077	4.000	102.175	102.075	101.921
5.125	105.170	105.070	104.970	5.125	105.331	105.231	105.131	4.125	102.638	102.538	102.373
5.250	105.604	105.504	105.404	5.250	105.751	105.651	105.541	4.250	103.011	102.911	102.734
5.375	105.969	105.869	105.769	5.375	106.132	106.021	105.901	4.375	103.390	103.280	103.099
5.500	106.287	106.187	106.087	5.500	106.484	106.351	106.230	4.500	103.918	103.800	103.619
5.625	106.427	106.327	106.227	5.625	106.700	106.600	106.500	4.625	104.284	104.150	103.968
5.750	106.800	106.700	106.600	5.750	107.091	106.991	106.891	4.750	101.870	101.753	101.635

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