



W. Rate Sheet Dated: 9/30/2016

AFR Wholesale's Website

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

AFR Rate Sheet Archive

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

prices are subject to change without notice

Release Time: 10:00 AM ET

30 Day Lock Exp.: 10/31/2016

45 Day Lock Exp.: 11/14/2016

60 Day Lock Exp.: 11/29/2016

STANDARD GOVERNMENT PRODUCT

30/25 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
2.750	100.544	100.341	100.122
2.875	101.053	100.850	100.631
3.000	101.544	101.341	101.122
3.125	102.017	101.814	101.596
3.250	103.607	103.403	103.185
3.375	104.092	103.889	103.671
3.500	104.448	104.245	104.026
3.625	104.793	104.590	104.371
3.750	105.182	105.032	104.882
3.875	105.553	105.403	105.253
4.000	105.875	105.725	105.575
4.125	106.018	105.868	105.718
4.250	106.188	106.088	105.988
4.375	106.332	106.232	106.132
4.500	106.505	106.405	106.305
4.625	106.602	106.502	106.402
4.750	106.743	106.643	106.502
4.875	106.843	106.743	106.602
5.000	106.915	106.815	106.675

20 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
2.750	100.043	99.840	99.621
2.875	100.552	100.349	100.130
3.000	101.043	100.840	100.621
3.125	101.516	101.313	101.095
3.250	103.106	102.902	102.684
3.375	103.591	103.388	103.170
3.500	103.947	103.744	103.525
3.625	104.292	104.089	103.870
3.750	104.681	104.531	104.381
3.875	105.052	104.902	104.752
4.000	105.374	105.224	105.074
4.125	105.517	105.367	105.217
4.250	105.687	105.587	105.487
4.375	105.831	105.731	105.631
4.500	105.954	105.854	105.754
4.625	106.046	105.946	105.846
4.750	106.142	106.042	105.901
4.875	N/A	N/A	N/A
5.000	N/A	N/A	N/A

15/10 Year Government Standard Product			
Rate	30 Day	45 Day	60 Day
2.750	102.186	102.010	101.834
2.875	102.614	102.438	102.263
3.000	103.026	102.850	102.675
3.125	103.221	103.045	102.869
3.250	103.364	103.214	103.064
3.375	103.530	103.380	103.230
3.500	103.648	103.498	103.348
3.625	103.724	103.574	103.424
3.750	103.988	103.838	103.688
3.875	104.095	103.945	103.795
4.000	104.376	104.226	104.076
4.125	104.633	104.483	104.333
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

5/1 Arm Government "Caps 1/1/5" Standard Product			
Rate	30 Day	45 Day	60 Day
2.875	98.040	97.790	97.540
3.000	98.138	97.888	97.638
3.125	98.237	97.987	97.737
3.250	100.361	100.111	99.861
3.375	100.359	100.109	99.859

Margin = 2.250 Index = 0.600

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
2.750	99.794	99.591	99.372
2.875	100.303	100.100	99.881
3.000	100.794	100.591	100.372
3.125	101.267	101.064	100.846
3.250	102.857	102.653	102.435
3.375	103.342	103.139	102.921
3.500	103.698	103.495	103.276
3.625	104.043	103.840	103.621
3.750	104.432	104.282	104.132
3.875	104.803	104.653	104.503
4.000	105.125	104.975	104.825
4.125	105.268	105.118	104.968
4.250	105.438	105.338	105.238
4.375	105.582	105.482	105.382
4.500	105.755	105.655	105.555
4.625	105.852	105.752	105.652
4.750	105.993	105.893	105.752
4.875	106.093	105.993	105.852
5.000	106.165	106.065	105.925

15/10 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
2.750	101.786	101.610	101.434
2.875	102.214	102.038	101.863
3.000	102.626	102.450	102.275
3.125	102.821	102.645	102.469
3.250	102.964	102.814	102.664
3.375	103.130	102.980	102.830
3.500	103.248	103.098	102.948
3.625	103.324	103.174	103.024
3.750	103.588	103.438	103.288
3.875	103.695	103.545	103.395
4.000	103.976	103.826	103.676
4.125	104.233	104.083	103.933
4.250	N/A	N/A	N/A
4.375	N/A	N/A	N/A
4.500	N/A	N/A	N/A
4.625	N/A	N/A	N/A
4.750	N/A	N/A	N/A

20 Year Government Specialty Product			
Rate	30 Day	45 Day	60 Day
2.750	99.693	99.490	99.271
2.875	100.202	99.999	99.780
3.000	100.693	100.490	100.271
3.125	101.166	100.963	100.745
3.250	102.756	102.552	102.334
3.375	103.241	103.038	102.820
3.500	103.597	103.394	103.175
3.625	103.942	103.739	103.520
3.750	104.331	104.181	104.031
3.875	104.702	104.552	104.402
4.000	105.024	104.874	104.724
4.125	105.167	105.017	104.867
4.250	105.337	105.237	105.137
4.375	105.481	105.381	105.281
4.500	105.604	105.504	105.404
4.625	105.696	105.596	105.496
4.750	105.792	105.692	105.551
4.875	N/A	N/A	N/A
5.000	N/A	N/A	N/A

5/1 Arm Government "Caps 1/1/5" Specialty Product			
Rate	30 Day	45 Day	60 Day
2.875	97.250	97.000	96.750
3.000	97.348	97.098	96.848
3.125	97.447	97.197	96.947
3.250	99.571	99.321	99.071
3.375	99.569	99.319	99.069

Margin = 2.250 Index = 0.600

30 Year One Time Close "OTC" Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	98.619	98.369	98.119
3.500	101.523	101.320	101.101
4.000	102.950	102.800	102.650
4.500	103.580	103.480	103.380
5.000	103.990	103.890	103.750

15 Year One Time Close "OTC" Specialty Product			
Rate	30 Day	45 Day	60 Day
3.000	100.992	100.816	100.641
3.500	101.614	101.464	101.314
4.000	102.342	102.192	102.042
4.500	N/A	N/A	N/A
5.000	N/A	N/A	N/A

Specialty Adj.	Manufactured Homes "OTC exempt"	-1.000
	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

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjusters				Adjusters		All Terms	
FICO 720 +	0.375	FICO 620 - 639	-1.000	NY		-0.250	
FICO 660 - 719	0.125	FICO 600 - 619	-1.500	Non Owner Occupancy		-2.000	
FICO 640 - 659	-0.500			UW Fee Buy Out Option*	Standard	Streamline	
Base Loan Amount Adjuster				\$0 - \$49,999	-1.500	-0.900	
\$0 - \$49,999	-2.500	\$275,001 up to HB	0.375	\$50,000 - \$85,000	-1.000	-0.650	
\$50,000 - \$85,000	-1.375	High Balance	-2.000	\$85,001 - \$125,000	-0.750	-0.500	
\$85,001 - \$125,000	-0.500	VA Jumbo	-2.000	\$125,001 - \$175,000	-0.500	-0.300	
\$125,001 - \$175,000	-0.375			\$175,001 - \$275,000	-0.300	-0.200	
\$175,001 - \$275,000	0.000			\$275,001 - Up to High Balance	-0.200	-0.150	
Extension:	-0.018 per calendar day	Streamlined-Assist Refinance Option	-0.250	High Balance	-0.150	-0.100	
Max USDA - GRH Rate Today			9/30/2016	4.000%			

American Financial Resources, Inc. - Announcements

The OTC program is not available for TF clients.

15 Day Locks are now Available for Broker Loans in an **Approved** status. To Price it out, you will need to improve the 30 day price by 15 bps. Lock Requests must be submitted using AFR's Manual Lock Request Form!

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.

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

Full Lock Desk Policy Can Be Found Here

AFR Guidelines

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DURP 30/25 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.990	97.884	97.634	97.384	95.172	94.922	94.672
3.000	97.984	97.734	97.484	95.272	95.022	94.772
3.125	98.787	98.537	98.287	96.421	96.171	95.921
3.250	99.674	99.424	99.174	97.418	97.168	96.918
3.375	100.394	100.144	99.894	98.431	98.181	97.931
3.500	101.074	100.824	100.574	99.414	99.164	98.914
3.625	101.748	101.498	101.248	100.388	100.138	99.888
3.750	102.348	102.098	101.848	101.224	100.974	100.724
3.875	102.810	102.560	102.310	101.812	101.562	101.312
3.990	103.107	102.857	102.607	102.273	102.023	101.773
4.000	103.207	102.957	102.707	102.373	102.123	101.873
4.125	103.509	103.259	103.009	103.271	103.021	102.771
4.250	103.834	103.584	103.334	103.986	103.736	103.486
4.375	104.220	103.970	103.720	104.484	104.234	103.984
4.500	104.537	104.287	104.037	105.008	104.758	104.508
4.625	105.040	104.790	104.540	N/A	N/A	N/A
4.750	105.549	105.299	105.049	N/A	N/A	N/A
4.875	105.951	105.701	105.451	N/A	N/A	N/A

DURP 20 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.875	98.122	97.872	97.622	96.380	96.130	95.880
2.990	98.710	98.460	98.210	96.931	96.681	96.431
3.000	98.810	98.560	98.310	97.031	96.781	96.531
3.125	99.459	99.209	98.959	98.115	97.865	97.615
3.250	100.008	99.758	99.508	98.977	98.727	98.477
3.375	100.524	100.274	100.024	99.628	99.378	99.128
3.500	101.124	100.874	100.624	100.234	99.984	99.734
3.625	101.726	101.476	101.226	100.946	100.696	100.446
3.750	102.231	101.981	101.731	101.722	101.472	101.222
3.875	102.652	102.402	102.152	102.314	102.064	101.814
3.990	102.887	102.637	102.387	102.694	102.444	102.194
4.000	102.987	102.737	102.487	102.794	102.544	102.294
4.125	103.232	102.982	102.732	103.155	102.905	102.655
4.250	103.577	103.327	103.077	102.929	102.679	102.429
4.375	103.958	103.708	103.458	103.464	103.214	102.964
4.500	104.261	104.011	103.761	103.887	103.637	103.387
4.625	104.574	104.324	104.074	104.220	103.970	103.720
4.750	N/A	N/A	N/A	104.722	104.472	104.222

DURP 15 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.625	99.663	99.413	99.163	96.021	95.771	95.521
2.750	100.591	100.341	100.091	98.594	98.344	98.094
2.875	101.047	100.797	100.547	99.206	98.956	98.706
2.990	101.358	101.108	100.858	99.666	99.416	99.166
3.000	101.458	101.208	100.958	99.766	99.516	99.266
3.125	101.836	101.586	101.336	100.251	100.001	99.751
3.250	102.197	101.947	101.697	100.691	100.441	100.191
3.375	102.499	102.249	101.999	101.055	100.805	100.555
3.500	102.784	102.534	102.284	101.562	101.312	101.062
3.625	103.143	102.893	102.643	102.023	101.773	101.523
3.750	103.465	103.215	102.965	102.412	102.162	101.912
3.875	103.754	103.504	103.254	102.757	102.507	102.257
3.990	103.818	103.568	103.318	102.854	102.604	102.354
4.000	103.918	103.668	103.418	102.954	102.704	102.454
4.125	103.546	103.296	103.046	102.483	102.233	101.983
4.250	103.806	103.556	103.306	102.795	102.545	102.295
4.375	104.031	103.781	103.531	103.063	102.813	102.563
4.500	104.253	104.003	103.753	103.330	103.080	102.830

DURP 10 Year

Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.625	98.502	98.252	98.002	95.821	95.571	95.321
2.750	99.832	99.582	99.332	98.394	98.144	97.894
2.875	100.122	99.872	99.622	99.006	98.756	98.506
2.990	100.282	100.032	99.782	99.466	99.216	98.966
3.000	100.382	100.132	99.882	99.566	99.316	99.066
3.125	100.615	100.365	100.115	100.051	99.801	99.551
3.250	101.117	100.867	100.617	100.491	100.241	99.991
3.375	101.413	101.163	100.913	100.855	100.605	100.355
3.500	101.695	101.445	101.195	101.362	101.112	100.862
3.625	101.925	101.675	101.425	101.823	101.573	101.323
3.750	102.139	101.889	101.639	102.139	101.889	101.639
3.875	102.328	102.078	101.828	102.328	102.078	101.828
3.990	102.332	102.082	101.832	102.332	102.082	101.832
4.000	102.432	102.182	101.932	102.432	102.182	101.932
4.125	102.270	102.020	101.770	102.270	102.020	101.770
4.250	102.443	102.193	101.943	102.443	102.193	101.943
4.375	102.592	102.342	102.092	102.592	102.342	102.092
4.500	102.739	102.489	102.239	102.739	102.489	102.239

Applicable for all mortgage with greater than 15 year terms

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%
FICO ↓										
≥ 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

DU Refi Plus Adjusters

Adjusters	30/25 yr	20/15/10 yr
DURP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
Subordinate Finance	-0.375	-0.375
Extension Options	-0.018 per calendar day	

UW Fee Buy Out Option*

UW Fee Buy Out Option*	Standard
\$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 High Balance	-0.200
High Balance	-0.150

LTV Range

Product Feature	≤ 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%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
30/25 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
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

Refi Plus Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Non Interest-Only LLPA	
		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 LLPA's do not apply and the lender must use SFC 118.

Loan Level Price Adjuster Caps

LLPA Cap	30/25 yr	20/15/10 yr
Owner Occupied LTV ≥80%	0.750	0.000
Owner Occupied LTV <80%	2.000	2.000
Investment & 2nd Home LTV ≤105%	2.000	2.000
Investment & 2nd Home LTV >105%	2.000	1.500

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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 = \$77 (WA exempt)

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)[AFR Guidelines](#)

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30/25 Year FNMA				
Rate	30 day	45 day	60 day	
2.750	97.299	97.049	97.024	
2.875	98.152	97.902	97.877	
2.990	98.934	98.684	98.659	
3.000	98.984	98.734	98.709	
3.125	99.787	99.537	99.512	
3.250	100.674	100.424	100.399	
3.375	101.394	101.144	101.119	
3.500	102.074	101.824	101.799	
3.625	102.748	102.498	102.473	
3.750	103.348	103.098	103.073	
3.875	103.810	103.560	103.535	
3.990	104.157	103.907	103.882	
4.000	104.207	103.957	103.932	
4.125	104.509	104.259	104.234	
4.250	104.834	104.584	104.559	
4.375	105.220	104.970	104.945	
4.500	105.537	105.287	105.262	
4.625	106.040	105.790	105.765	
4.750	106.549	106.299	106.274	
4.875	106.951	106.701	106.676	

20 Year FNMA				
Rate	30 day	45 day	60 day	
2.500	95.934	95.684	95.643	
2.625	96.679	96.429	96.179	
2.750	99.033	98.783	98.533	
2.875	99.777	99.527	99.277	
2.990	100.415	100.165	99.915	
3.000	100.465	100.215	99.965	
3.125	101.114	100.864	100.614	
3.250	101.663	101.413	101.163	
3.375	102.179	101.929	101.679	
3.500	102.779	102.529	102.279	
3.625	103.381	103.131	102.881	
3.750	103.886	103.636	103.386	
3.875	104.307	104.057	103.807	
3.990	104.592	104.342	104.092	
4.000	104.642	104.392	104.142	
4.125	104.887	104.637	104.387	
4.250	105.232	104.982	104.732	
4.375	105.613	105.363	105.113	
4.500	105.916	105.666	105.416	
4.625	106.229	105.979	105.729	

15 Year FNMA				
Rate	30 day	45 day	60 day	
2.375	99.081	98.831	98.581	
2.500	99.637	99.387	99.137	
2.625	100.113	99.863	99.613	
2.750	101.041	100.791	100.541	
2.875	101.497	101.247	100.997	
2.990	101.858	101.608	101.358	
3.000	101.908	101.658	101.408	
3.125	102.286	102.036	101.786	
3.250	102.647	102.397	102.147	
3.375	102.949	102.699	102.449	
3.500	103.234	102.984	102.734	
3.625	103.593	103.343	103.093	
3.750	103.915	103.665	103.415	
3.875	104.204	103.954	103.704	
3.990	104.318	104.068	103.818	
4.000	104.368	104.118	103.868	
4.125	103.997	103.747	103.497	
4.250	104.256	104.006	103.756	
4.375	104.481	104.231	103.981	
4.500	104.703	104.453	104.203	

10 Year FNMA				
Rate	30 day	45 day	60 day	
2.375	99.548	99.298	99.048	
2.500	99.919	99.669	99.419	
2.625	100.218	99.968	99.718	
2.750	101.548	101.298	101.048	
2.875	101.838	101.588	101.338	
2.990	102.048	101.798	101.548	
3.000	102.098	101.848	101.598	
3.125	102.331	102.081	101.831	
3.250	102.833	102.583	102.333	
3.375	103.129	102.879	102.629	
3.500	103.411	103.161	102.911	
3.625	103.641	103.391	103.141	
3.750	103.855	103.605	103.355	
3.875	104.044	103.794	103.544	
3.990	104.098	103.848	103.598	
4.000	104.148	103.898	103.648	
4.125	103.986	103.736	103.486	
4.250	104.159	103.909	103.659	
4.375	104.308	104.058	103.808	
4.500	104.455	104.205	103.955	

30/25 Year HB FNMA				
Rate	30 day	45 day	60 day	
3.125	98.480	98.230	97.980	
3.250	99.233	98.983	98.733	
3.375	99.946	99.696	99.446	
3.500	100.617	100.367	100.117	
3.625	101.284	101.034	100.784	
3.750	101.861	101.611	101.361	
3.875	102.270	102.020	101.770	
3.990	102.571	102.321	102.071	
4.000	102.621	102.371	102.121	
4.125	102.889	102.639	102.389	
4.250	103.006	102.756	102.506	
4.375	103.345	103.095	102.845	
4.500	103.625	103.375	103.125	
4.625	103.834	103.584	103.334	
4.750	103.536	103.286	103.036	
4.875	103.853	103.603	103.353	
4.990	104.107	103.857	103.607	
5.000	104.157	103.907	103.657	
5.125	104.447	104.197	103.947	
5.250	104.885	104.635	104.385	

15 Year HB FNMA				
Rate	30 day	45 day	60 day	
2.375	98.252	98.002	97.752	
2.500	98.736	98.486	98.236	
2.625	99.108	98.858	98.608	
2.750	100.312	100.062	99.812	
2.875	100.730	100.480	100.230	
2.990	101.079	100.829	100.579	
3.000	101.129	100.879	100.629	
3.125	101.443	101.193	100.943	
3.250	101.689	101.439	101.189	
3.375	101.972	101.722	101.472	
3.500	102.409	102.159	101.909	
3.625	102.726	102.476	102.226	
3.750	102.950	102.700	102.450	
3.875	103.153	102.903	102.653	
3.990	103.216	102.966	102.716	
4.000	103.266	103.016	102.766	
4.125	102.577	102.327	102.077	
4.250	102.759	102.509	102.259	
4.375	102.917	102.667	102.417	
4.500	103.071	102.821	102.571	

Adjustments

Applicable for all mortgages with greater than 15 year terms									
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 - 100.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-0.750	-1.000
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.500
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-2.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-2.000
660 - 679	0.000	-1.000	-2.250	-2.750	-2.500	-2.250	-2.250	-2.500	-3.000
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-3.000	-3.500
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-4.000
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-4.000

* 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

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 - 100.00%
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	N/A	N/A	N/A	N/A
Manufactured	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
3-4 Unit Property	-1.000	-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	-1.000
High Balance C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A

*Not applicable to detached condominiums

All Loan Type Adjustments			
Adjusters	All Terms		
NY	-0.250		
Subordinate Financing	-0.375		
Escrow Waiver	0.000		
\$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 High Balance	0.125		
FNMA HomeStyle Renovation	-1.000		
Extension Options	-0.018 per calendar day		

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 - 100.00%
≥ 740	-0.375	-0.625	-0.625	-0.875	N/A	N/A	N/A	N/A	N/A
720 - 739	-0.375	-1.000	-1.000	-1.125	N/A	N/A	N/A	N/A	N/A
700 - 719	-0.375	-1.000	-1.000	-1.125	N/A	N/A	N/A	N/A	N/A
680 - 699	-0.375	-1.125	-1.125	-1.750	N/A	N/A	N/A	N/A	N/A
660 - 679	-0.625	-1.125	-1.125	-1.875	N/A	N/A	N/A	N/A	N/A
640 - 659	-0.625	-1.625	-1.625	-2.625	N/A	N/A	N/A	N/A	N/A
620 - 639	-0.625	-1.625	-1.625	-3.125	N/A	N/A	N/A	N/A	N/A
< 620	-1.625	-2.625	-2.625	-3.125	N/A	N/A	N/A	N/A	N/A

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Non Interest-Only LLPA	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 LLPA's do not apply and the lender must use SFC 118.

UW Fee Buy Out Option*	Standard
\$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 High Balance	-0.200
High Balance	-0.150



W. Rate Sheet Dated: 9/30/2016

[AFR Wholesale's Website](#)

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

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LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 10/31/2016

45 Day Lock Exp.: 11/14/2016

60 Day Lock Exp.: 11/29/2016

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	99.309	99.059	98.809	
3.375	99.979	99.729	99.479	
3.500	100.876	100.626	100.376	
3.625	101.586	101.336	101.086	
3.750	102.170	101.920	101.670	
3.875	102.645	102.395	102.145	
4.000	103.060	102.810	102.560	
4.125	103.198	102.948	102.698	
4.250	103.670	103.420	103.170	
4.375	104.063	103.813	103.563	
4.500	104.427	104.177	103.927	
4.625	104.851	104.601	104.351	
4.750	105.331	105.081	104.831	
4.875	105.913	105.663	105.413	
5.000	106.511	106.261	106.011	
5.125	107.076	106.826	106.576	
5.250	107.501	107.251	107.001	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	99.309	99.059	98.809	
3.375	99.979	99.729	99.479	
3.500	100.876	100.626	100.376	
3.625	101.586	101.336	101.086	
3.750	102.170	101.920	101.670	
3.875	102.645	102.395	102.145	
4.000	104.435	104.185	103.935	
4.125	104.573	104.323	104.073	
4.250	105.045	104.795	104.545	
4.375	105.438	105.188	104.938	
4.500	106.802	106.552	106.302	
4.625	107.226	106.976	106.726	
4.750	107.706	107.456	107.206	
4.875	108.288	108.038	107.788	
5.000	108.448	108.198	107.948	
5.125	109.013	108.763	108.513	
5.250	109.438	109.188	108.938	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	100.205	99.955	99.705	
3.375	100.753	100.503	100.253	
3.500	101.257	101.007	100.757	
3.625	101.687	101.437	101.187	
3.750	102.253	102.003	101.753	
3.875	102.735	102.485	102.235	
4.000	103.163	102.913	102.663	
4.125	103.207	102.957	102.707	
4.250	103.677	103.427	103.177	
4.375	104.113	103.863	103.613	
4.500	104.718	104.468	104.218	
4.625	105.315	105.065	104.815	
4.750	105.790	105.540	105.290	
4.875	106.173	105.923	105.673	
5.000	106.533	106.283	106.033	
5.125	106.416	106.166	105.916	
5.250	106.842	106.592	106.342	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	100.528	100.278	100.028	
3.375	100.763	100.513	100.263	
3.500	101.267	101.017	100.767	
3.625	101.698	101.448	101.198	
3.750	102.263	102.013	101.763	
3.875	102.746	102.496	102.246	
4.000	103.486	103.236	102.986	
4.125	103.530	103.280	103.030	
4.250	104.000	103.750	103.500	
4.375	104.436	104.186	103.936	
4.500	104.541	104.291	104.041	
4.625	105.138	104.888	104.638	
4.750	105.613	105.363	105.113	
4.875	105.996	105.746	105.496	
5.000	107.044	106.794	106.544	
5.125	106.927	106.677	106.427	
5.250	107.353	107.103	106.853	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	97.887	97.637	97.387	
2.375	98.474	98.224	97.974	
2.500	99.058	98.808	98.558	
2.625	99.591	99.341	99.091	
2.750	100.390	100.140	99.890	
2.875	100.895	100.645	100.395	
3.000	101.354	101.104	100.854	
3.125	101.798	101.548	101.298	
3.250	102.227	101.977	101.727	
3.375	102.660	102.410	102.160	
3.500	102.755	102.505	102.255	
3.625	103.225	102.975	102.725	
3.750	103.656	103.406	103.156	
3.875	104.081	103.831	103.581	
4.000	103.286	103.036	102.786	
4.125	103.737	103.487	103.237	
4.250	104.147	103.897	103.647	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	97.892	97.642	97.392	
2.375	96.354	96.104	95.854	
2.500	96.938	96.688	96.438	
2.625	97.471	97.221	96.971	
2.750	98.270	98.020	97.770	
2.875	100.587	100.337	100.087	
3.000	101.047	100.797	100.547	
3.125	101.490	101.240	100.990	
3.250	101.919	101.669	101.419	
3.375	102.540	102.290	102.040	
3.500	102.635	102.385	102.135	
3.625	103.105	102.855	102.605	
3.750	103.536	103.286	103.036	
3.875	103.961	103.711	103.461	
4.000	103.166	102.916	102.666	
4.125	103.617	103.367	103.117	
4.250	104.027	103.777	103.527	

Applicable for all mortgages with greater than 15 year terms								
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%
FICO ↓								
≥ 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 credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide.

Open Access Mortgage with Subordinate Financing			
LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80%	-0.375	-0.375
≤ 65.00%	> 80% & ≤ 95%	-0.875	-0.625
> 65% & ≤ 75%	> 80% & ≤ 95%	-1.125	-0.875
> 75% & ≤ 80%	> 76% & ≤ 95%	-1.375	-1.125
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.375	-0.875
> 90% & ≤ 95%	> 91% & ≤ 95%	-0.875	-0.625
Any	> 95%	-1.875	-1.875

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%
Product Feature ↓										
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
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

Open Access Adjusters		
Adjusters	30 year	20/15 year
Super Conforming	-2.500	-2.500
Condo >15 year	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, IA, MA, NJ, NV, UT	0	0
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000
Delivery Fee Caps do not include State, High Balance, Extension Fees.		

UW Fee Buy Out Option*	
	Standard
\$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 Super Conforming	-0.200
Super Conforming	-0.150

Lock Desk Policy		
The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.		
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 = \$77 (WA exempt)		FHA ID# - 1358600006
Full Lock Desk Policy Can Be Found Here		AFR Guidelines
For use by mortgage professionals only and should not be distributed to borrowers.		



W. Rate Sheet Dated: **9/30/2016**

[AFR Wholesale's Website](#)

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

[AFR Rate Sheet Archive](#)

[LockDesk@afrawholesale.com](#)

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **10/31/2016**

45 Day Lock Exp.: **11/14/2016**

60 Day Lock Exp.: **11/29/2016**

prices are subject to change without notice

Release Time: **10:00 AM ET**

30/25 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	100.710	100.460	100.435
3.375	101.399	101.149	101.124
3.500	102.296	102.046	102.021
3.625	103.006	102.756	102.731
3.750	103.590	103.340	103.315
3.875	104.065	103.815	103.790
3.990	104.430	104.180	104.155
4.000	104.480	104.230	104.205
4.125	104.637	104.387	104.362
4.250	105.109	104.859	104.834
4.375	105.502	105.252	105.227
4.500	105.866	105.616	105.591
4.625	106.309	106.059	106.034
4.750	106.789	106.539	106.514
4.875	107.390	107.140	107.115
4.990	107.938	107.688	107.663
5.000	107.988	107.738	107.713
5.125	108.553	108.303	108.278
5.250	108.978	108.728	108.703

20 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	101.203	100.953	100.703
3.250	101.847	101.597	101.347
3.375	102.395	102.145	101.895
3.500	102.899	102.649	102.399
3.625	103.329	103.079	102.829
3.750	103.895	103.645	103.395
3.875	104.377	104.127	103.877
3.990	104.755	104.505	104.255
4.000	104.805	104.555	104.305
4.125	104.849	104.599	104.349
4.250	105.319	105.069	104.819
4.375	105.755	105.505	105.255
4.500	106.360	106.110	105.860
4.625	106.957	106.707	106.457
4.750	107.432	107.182	106.932
4.875	107.815	107.565	107.315
4.990	108.125	107.875	107.625
5.000	108.175	107.925	107.675
5.125	108.058	107.808	107.558
5.250	108.484	108.234	107.984

15 Year FHLMC			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	98.521	98.271	98.021
2.375	99.108	98.858	98.608
2.500	99.692	99.442	99.192
2.625	100.225	99.975	99.725
2.750	101.024	100.774	100.524
2.875	101.529	101.279	101.029
2.990	101.938	101.688	101.438
3.000	101.988	101.738	101.488
3.125	102.432	102.182	101.932
3.250	102.861	102.611	102.361
3.375	103.294	103.044	102.794
3.500	103.389	103.139	102.889
3.625	103.859	103.609	103.359
3.750	104.290	104.040	103.790
3.875	104.715	104.465	104.215
3.990	103.870	103.620	103.370
4.000	103.920	103.670	103.420
4.125	104.371	104.121	103.871
4.250	104.781	104.531	104.281

Adjustments

Applicable for all mortgages with greater than 15 year terms							
LTV → FICO ↓	≤ 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%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Feature Adjustments			
LTV	Condo (Excl 15 yr. & Home Possible)	> 75.00 %	
		-0.750	
LTV	Investment Property	≤ 75%	>75%-80% > 80%
		-2.125	-3.375 -4.125
LTV	Manufactured Home	All	
		-1.000	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		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%	76.01 - 95.00%	-1.375	-1.125

Multi Unit							
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000

Super Conforming Mortgage			
LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250
Cash-Out Refi	-1.000	-1.000	N/A

UW Fee Buy Out Option*	Standard
\$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 Super Conforming	-0.200
Super Conforming	-0.150

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
\$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 Super Conforming	0.125
Super Conforming	-1.500
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.950	-1.400	-1.950	-3.080
740 - 759	-0.990	-2.000	-2.600	-3.450
720 - 739	-1.120	-2.450	-3.250	-4.340
700 - 719	-1.330	-2.950	-3.850	-5.130
680 - 699	-1.350	-3.600	-4.750	-6.360

LPMI Adjust Term ≤ 20 yr				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.670	-1.220	-1.670	-2.900
740 - 759	-0.700	-1.820	-2.420	-3.070
720 - 739	-0.870	-2.270	-3.070	-3.970
700 - 719	-0.910	-2.670	-3.570	-4.670
680 - 699	-1.070	-3.320	-4.470	-5.870

Additional LPMI Premium Adjustments					
Product Feature	≥ 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	-1.000
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 > \$417,000*	-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 \$417K - \$625.5K

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (7pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.

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 = \$77 (WA exempt)

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)

[AFR Guidelines](#)

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



W. Rate Sheet Dated: 9/30/2016

AFR Wholesale's Website

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

AFR Rate Sheet Archive

LockDesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 10/31/2016

45 Day Lock Exp.: 11/14/2016

60 Day Lock Exp.: 11/29/2016

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year FHLMP HP & HPA				
Rate	30 day	45 day	60 day	
2.625	N/A	N/A	N/A	
2.750	96.539	96.289	96.264	
2.875	97.590	97.340	97.315	
2.990	98.550	98.300	98.275	
3.000	98.600	98.350	98.325	
3.125	99.539	99.289	99.264	
3.250	100.326	100.076	100.051	
3.375	101.016	100.766	100.741	
3.500	101.958	101.708	101.683	
3.625	102.709	102.459	102.434	
3.750	103.318	103.068	103.043	
3.875	103.813	103.563	103.538	
3.990	104.204	103.954	103.929	
4.000	104.254	104.004	103.979	
4.125	104.415	104.165	104.140	
4.250	104.930	104.680	104.655	
4.375	105.364	105.114	105.089	
4.500	105.762	105.512	105.487	
4.625	106.216	105.966	105.941	
4.750	106.696	106.446	106.421	

20 Year FHLMP HP & HPA				
Rate	30 day	45 day	60 day	
2.625	N/A	N/A	N/A	
2.750	98.380	98.130	97.880	
2.875	99.272	99.022	98.772	
2.990	100.068	99.818	99.568	
3.000	100.118	99.868	99.618	
3.125	100.928	100.678	100.428	
3.250	101.608	101.358	101.108	
3.375	102.186	101.936	101.686	
3.500	102.708	102.458	102.208	
3.625	103.148	102.898	102.648	
3.750	103.723	103.473	103.223	
3.875	104.215	103.965	103.715	
3.990	104.624	104.374	104.124	
4.000	104.674	104.424	104.174	
4.125	104.758	104.508	104.258	
4.250	105.262	105.012	104.762	
4.375	105.698	105.448	105.198	
4.500	106.303	106.053	105.803	
4.625	106.900	106.650	106.400	
4.750	107.375	107.125	106.875	

15 Year FHLMP HP & HPA				
Rate	30 day	45 day	60 day	
2.125	N/A	N/A	N/A	
2.250	98.319	98.069	97.819	
2.375	98.913	98.663	98.413	
2.500	99.507	99.257	99.007	
2.625	100.049	99.799	99.549	
2.750	100.857	100.607	100.357	
2.875	101.400	101.150	100.900	
2.990	101.860	101.610	101.360	
3.000	101.910	101.660	101.410	
3.125	102.385	102.135	101.885	
3.250	102.840	102.590	102.340	
3.375	103.288	103.038	102.788	
3.500	103.392	103.142	102.892	
3.625	103.870	103.620	103.370	
3.750	104.309	104.059	103.809	
3.875	104.734	104.484	104.234	
3.990	103.889	103.639	103.389	
4.000	103.939	103.689	103.439	
4.125	104.390	104.140	103.890	
4.250	104.800	104.550	104.300	

Adjustments

Multi Unit							
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000

Feature Adjustments			
LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-2.125	-3.375	-4.125
LTV	All		
Manufactured Home	-1.000		
LTV	> 75.000%		
Condominium > 15 year term	-0.750		

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
\$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 Super Conforming	0.125
Super Conforming	-1.500
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

UW Fee Buy Out Option*	Standard
\$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 Super Conforming	-0.200
Super Conforming	-0.150

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

Super Conforming Mortgage			
LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250

Applicable for all mortgages with greater than 15 year terms								
LTV → FICO ↓	≤ 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

HP & HPA LLPA Cap			
Product	LTV Ratios	Credit Scores	Cap
All Eligible Product	>80%	≥680	0
	<80%	<680	1.5
	≤80%	All	1.5
Excluded from Cap: State, Loan Size, UW Fee Buy Out Option, Super Conforming "1.500", LPMI			

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust "All Properties but Manufactured and Multi Unit"					LPMI Adjust "Manufactured and Multi Unit"					Additional LPMI Premium Adjustments					
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	Product Feature	FICO				
											≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
≥ 760	-0.950	-1.750	-2.000	-2.490	≥ 760	-0.670	-1.010	-1.820	-2.310	Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
740 - 759	-1.060	-2.500	-2.810	-3.130	740 - 759	-0.700	-1.320	-2.630	-2.950	Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.000
720 - 739	-1.250	-3.060	-3.500	-3.940	720 - 739	-0.870	-1.630	-3.320	-3.760	Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
700 - 719	-1.440	-3.690	-4.130	-4.630	700 - 719	-0.910	-1.850	-3.850	-4.350	Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
680 - 699	-1.690	-4.500	-5.130	-5.750	680 - 699	-0.910	-2.220	-4.850	-5.470	Loan Amount > \$417,000*	-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-to-value adjustment does not apply in AK with loan amt \$417K or \$635.5K

*The Loan Amount adjustment does not apply in AK with loan amt \$417K - \$625.5K

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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 = \$77 (WA exempt)

FHA ID# - 1358600006

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