



AFR Loan Center

Lockdesk e-mail:

Lockdesk@af wholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **11/6/2017**45 Day Lock Exp.: **11/20/2017**60 Day Lock Exp.: **12/5/2017**W. Rate Sheet Dated: **10/6/2017**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	100.018	99.868	99.718	3.250	99.851	99.701	99.551	1.875	N/A	N/A	N/A	3.125	100.762	100.612	100.462
3.375	100.467	100.317	100.167	3.375	100.264	100.114	99.964	2.000	N/A	N/A	N/A	3.250	100.656	100.506	100.356
3.500	100.912	100.762	100.612	3.500	100.673	100.523	100.373	2.125	N/A	N/A	N/A	3.375	101.063	100.913	100.763
3.625	101.297	101.147	100.997	3.625	101.023	100.873	100.723	2.250	96.905	96.755	96.605	3.500	101.466	101.316	101.166
3.750	102.556	102.384	102.228	3.750	102.389	102.217	102.061	2.375	97.297	97.147	96.997	3.625	101.852	101.702	101.552
3.875	102.956	102.784	102.627	3.875	102.753	102.581	102.425	2.500	97.683	97.533	97.383	Margin = 2.250		Index = 1.310	
4.000	103.320	103.148	102.992	4.000	103.082	102.910	102.753	2.625	98.026	97.876	97.726				
4.125	103.610	103.439	103.282	4.125	103.336	103.164	103.008	2.750	99.754	99.604	99.454				
4.250	103.873	103.748	103.638	4.250	103.705	103.580	103.471	2.875	100.134	99.984	99.834				
4.375	104.202	104.077	103.967	4.375	103.999	103.874	103.764	3.000	100.507	100.357	100.207				
4.500	104.495	104.370	104.261	4.500	104.257	104.132	104.022	3.125	100.770	100.620	100.470				
4.625	104.723	104.598	104.488	4.625	104.449	104.324	104.214	3.250	101.725	101.575	101.425				
4.750	104.922	104.750	104.578	4.750	104.754	104.583	104.411	3.375	102.030	101.880	101.730				
4.875	105.323	105.151	104.980	4.875	105.120	104.949	104.777	3.500	102.300	102.150	102.000				
5.000	105.617	105.445	105.273	5.000	105.378	105.206	105.035	3.625	102.499	102.349	102.199				
5.125	105.844	105.673	105.501	5.125	105.570	105.398	105.227	3.750	102.799	102.649	102.499				
5.250	105.825	105.621	105.521	5.250	105.657	105.454	105.354	3.875	103.034	102.884	102.734				
5.375	106.226	106.023	105.923	5.375	106.023	105.820	105.720	4.000	103.235	103.085	102.935				
5.500	106.520	106.317	106.217	5.500	106.281	106.078	105.978	4.125	103.645	103.495	103.345				

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	99.128	98.978	98.828	3.250	98.961	98.811	98.661	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.577	99.427	99.277	3.375	99.374	99.224	99.074	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	100.022	99.872	99.722	3.500	99.783	99.633	99.483	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.407	100.257	100.107	3.625	100.133	99.983	99.833	2.250	96.015	95.865	95.715	3.500	100.576	100.426	100.276
3.750	101.666	101.494	101.338	3.750	101.499	101.327	101.171	2.375	96.407	96.257	96.107	3.625	100.962	100.812	100.662
3.875	102.066	101.894	101.737	3.875	101.863	101.691	101.535	2.500	96.793	96.643	96.493	Margin = 2.250		Index = 1.310	
4.000	102.430	102.258	102.102	4.000	102.192	102.020	101.863	2.625	97.136	96.986	96.836	30 Year OTC			
4.125	102.720	102.549	102.392	4.125	102.446	102.274	102.118	2.750	98.864	98.714	98.564	Rate	30 Day	45 Day	60 Day
4.250	102.983	102.858	102.748	4.250	102.815	102.690	102.581	2.875	99.244	99.094	98.944	3.500	98.322	98.072	97.822
4.375	103.312	103.187	103.077	4.375	103.109	102.984	102.874	3.000	99.617	99.467	99.317	4.000	100.730	100.480	100.230
4.500	103.605	103.480	103.371	4.500	103.367	103.242	103.132	3.125	99.880	99.730	99.580	4.500	101.905	101.655	101.405
4.625	103.833	103.708	103.598	4.625	103.559	103.434	103.324	3.250	100.835	100.685	100.535	5.000	103.027	102.777	102.527
4.750	104.032	103.860	103.688	4.750	103.864	103.693	103.521	3.375	101.140	100.990	100.840	5.500	103.930	103.680	103.430
4.875	104.433	104.261	104.090	4.875	104.230	104.059	103.887	3.500	101.410	101.260	101.110	15 Year OTC			
5.000	104.727	104.555	104.383	5.000	104.488	104.316	104.145	3.625	101.609	101.459	101.309	Rate	30 Day	45 Day	60 Day
5.125	104.954	104.783	104.611	5.125	104.680	104.508	104.337	3.750	101.909	101.759	101.609	2.500	95.093	94.843	94.593
5.250	104.935	104.731	104.631	5.250	104.767	104.564	104.464	3.875	102.144	101.994	101.844	3.000	97.917	97.667	97.417
5.375	105.336	105.133	105.033	5.375	105.133	104.930	104.830	4.000	102.345	102.195	102.045	3.500	99.710	99.460	99.210
5.500	105.630	105.427	105.327	5.500	105.391	105.188	105.088	4.125	102.755	102.605	102.455	4.000	100.645	100.395	100.145

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

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

Max USDA-GRH Rate		
Today:	10/6/2017	4.750%

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



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

11/6/2017

11/20/2017

12/5/2017

W. Rate Sheet Dated: 10/6/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.018	98.868	98.718	3.250	98.851	98.701	98.551	1.875	N/A	N/A	N/A
3.375	99.467	99.317	99.167	3.375	99.264	99.114	98.964	2.000	N/A	N/A	N/A
3.500	99.912	99.762	99.612	3.500	99.673	99.523	99.373	2.125	N/A	N/A	N/A
3.625	100.297	100.147	99.997	3.625	100.023	99.873	99.723	2.250	94.905	94.755	94.605
3.750	101.181	101.009	100.853	3.750	101.014	100.842	100.686	2.375	95.297	95.147	94.997
3.875	101.581	101.409	101.252	3.875	101.378	101.206	101.050	2.500	95.683	95.533	95.383
4.000	101.945	101.773	101.617	4.000	101.707	101.535	101.378	2.625	96.026	95.876	95.726
4.125	102.235	102.064	101.907	4.125	101.961	101.789	101.633	2.750	98.067	97.917	97.767
4.250	102.060	101.935	101.826	4.250	101.893	101.768	101.658	2.875	98.447	98.297	98.147
4.375	102.389	102.264	102.155	4.375	102.186	102.061	101.952	3.000	98.820	98.670	98.520
4.500	102.683	102.558	102.448	4.500	102.444	102.319	102.210	3.125	99.082	98.932	98.782
4.625	102.910	102.785	102.676	4.625	102.636	102.511	102.402	3.250	100.725	100.575	100.425
4.750	102.109	101.937	101.765	4.750	101.942	101.770	101.598	3.375	101.030	100.880	100.730
4.875	102.511	102.339	102.167	4.875	102.308	102.136	101.964	3.500	101.300	101.150	101.000
5.000	102.804	102.632	102.461	5.000	102.566	102.394	102.222	3.625	101.499	101.349	101.199
5.125	103.032	102.860	102.688	5.125	102.758	102.586	102.414	3.750	101.424	101.274	101.124
5.250	99.575	99.371	99.271	5.250	99.407	99.204	99.104	3.875	101.659	101.509	101.359
5.375	99.976	99.773	99.673	5.375	99.773	99.570	99.470	4.000	101.860	101.710	101.560
5.500	100.270	100.067	99.967	5.500	100.031	99.828	99.728	4.125	102.270	102.120	101.970

Margin = 2.250 Index = 1.310

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.128	97.978	97.828	3.250	97.961	97.811	97.661	1.875	N/A	N/A	N/A
3.375	98.577	98.427	98.277	3.375	98.374	98.224	98.074	2.000	N/A	N/A	N/A
3.500	99.022	98.872	98.722	3.500	98.783	98.633	98.483	2.125	N/A	N/A	N/A
3.625	99.407	99.257	99.107	3.625	99.133	98.983	98.833	2.250	94.265	94.115	93.965
3.750	100.291	100.119	99.963	3.750	100.124	99.952	99.796	2.375	94.657	94.507	94.357
3.875	100.691	100.519	100.362	3.875	100.488	100.316	100.160	2.500	95.043	94.893	94.743
4.000	101.055	100.883	100.727	4.000	100.817	100.645	100.488	2.625	95.386	95.236	95.086
4.125	101.345	101.174	101.017	4.125	101.071	100.899	100.743	2.750	97.802	97.652	97.502
4.250	101.170	101.045	100.936	4.250	101.003	100.878	100.768	2.875	98.182	98.032	97.882
4.375	101.499	101.374	101.265	4.375	101.296	101.171	101.062	3.000	98.555	98.405	98.255
4.500	101.793	101.668	101.558	4.500	101.554	101.429	101.320	3.125	98.817	98.667	98.517
4.625	102.020	101.895	101.786	4.625	101.746	101.621	101.512	3.250	99.406	99.256	99.106
4.750	101.219	101.047	100.875	4.750	101.052	100.880	100.708	3.375	99.711	99.561	99.411
4.875	101.621	101.449	101.277	4.875	101.418	101.246	101.074	3.500	99.980	99.830	99.680
5.000	101.914	101.742	101.571	5.000	101.676	101.504	101.332	3.625	100.180	100.030	99.880
5.125	102.142	101.970	101.798	5.125	101.868	101.696	101.524	3.750	100.019	99.869	99.719
5.250	98.685	98.481	98.381	5.250	98.517	98.314	98.214	3.875	100.253	100.103	99.953
5.375	99.086	98.883	98.783	5.375	98.883	98.680	98.580	4.000	100.454	100.304	100.154
5.500	99.380	99.177	99.077	5.500	99.141	98.938	98.838	4.125	100.864	100.714	100.564

Margin = 2.250 Index = 1.310

30 Year OTC			
Rate	30 Day	45 Day	60 Day
3.500	97.322	97.072	96.822
4.000	99.355	99.105	98.855
4.500	100.093	99.843	99.593
5.000	100.214	99.964	99.714
5.500	97.680	97.430	97.180

15 Year OTC			
Rate	30 Day	45 Day	60 Day
2.500	93.343	93.093	92.843
3.000	96.855	96.605	96.355
3.500	98.280	98.030	97.780
4.000	98.754	98.504	98.254

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option**	
FICO 720 +	0.500	FICO 620 - 639	-1.000	Loan Size	Standard
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150
FICO 640 - 659	0.000				-0.100
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:	10/6/2017 4.750%

Lock Desk Policy		
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



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12/5/2017

W. Rate Sheet Dated: 10/6/2017

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Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	98.539	98.439	98.339	3.250	98.736	98.636	98.536	3.000	100.199	100.099	99.999	3.000	99.944	99.844	99.744
3.500	99.392	99.292	99.192	3.375	99.606	99.506	99.406	3.125	100.626	100.526	100.426	3.125	100.245	100.145	100.045
3.625	100.155	100.055	99.955	3.500	100.373	100.273	100.173	3.250	101.180	101.080	100.980	3.250	101.288	101.188	101.088
3.750	100.868	100.768	100.668	3.625	100.976	100.876	100.776	3.375	101.800	101.700	101.600	3.375	101.557	101.457	101.357
3.875	101.650	101.550	101.450	3.750	101.482	101.377	101.268	3.500	102.156	102.056	101.956	3.500	101.805	101.705	101.605
3.990	102.155	102.055	101.955	3.875	102.099	101.994	101.885	3.625	102.209	102.109	102.009	3.625	102.040	101.940	101.840
4.000	102.255	102.155	102.055	3.990	102.484	102.379	102.270	3.750	102.594	102.494	102.394	3.750	102.515	102.415	102.315
4.125	102.742	102.642	102.542	4.000	102.584	102.479	102.370	3.875	102.933	102.833	102.733	3.875	102.815	102.715	102.615
4.250	103.335	103.235	103.135	4.125	103.024	102.918	102.809	3.990	103.140	103.040	102.940	3.990	103.009	102.909	102.809
4.375	103.868	103.768	103.668	4.250	104.087	103.987	103.887	4.000	103.240	103.140	103.040	4.000	103.109	103.009	102.909
4.500	103.861	103.761	103.661	4.375	104.515	104.415	104.315	4.125	103.582	103.482	103.382	4.125	103.347	103.247	103.147
4.625	104.355	104.255	104.155	4.500	104.697	104.597	104.497	4.250	103.953	103.853	103.753	4.250	103.582	103.482	103.382
4.750	104.842	104.742	104.642	4.625	105.095	104.995	104.895	4.375	104.290	104.190	104.090	4.375	103.794	103.694	103.594
4.875	105.334	105.234	105.134	4.750	105.500	105.400	105.300	4.500	104.377	104.277	104.177	4.500	103.931	103.831	103.731
4.990	105.506	105.406	105.306	4.875	105.911	105.811	105.711	4.625	104.390	104.290	104.190	4.625	104.166	104.066	103.966
5.000	105.606	105.506	105.406	4.990	106.224	106.124	106.024	4.750	104.677	104.577	104.477	4.750	104.345	104.245	104.145
5.125	106.162	106.062	105.962	5.000	106.324	106.224	106.124	4.875	104.929	104.829	104.729	4.875	104.502	104.402	104.302
5.250	106.738	106.638	106.538	5.125	106.797	106.697	106.597	4.990	105.068	104.968	104.868	4.990	104.552	104.452	104.352
5.375	107.151	107.051	106.951	5.250	107.214	107.114	107.014	5.000	105.168	105.068	104.968	5.000	104.652	104.552	104.452

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	100.897	100.792	100.683	3.000	99.090	98.990	98.890
4.250	101.434	101.329	101.219	3.125	99.503	99.403	99.303
4.375	101.801	101.696	101.587	3.250	99.915	99.815	99.715
4.500	102.099	101.994	101.885	3.375	100.345	100.245	100.145
4.625	102.382	102.282	102.182	3.500	100.761	100.661	100.561
4.750	102.856	102.756	102.656	3.625	101.098	100.998	100.898
4.875	103.279	103.179	103.079	3.750	101.356	101.256	101.156
4.990	103.384	103.284	103.184	3.875	101.580	101.480	101.380
5.000	103.484	103.384	103.284	3.990	101.512	101.412	101.312
5.125	103.653	103.553	103.453	4.000	101.612	101.512	101.412
5.250	103.412	103.312	103.212	4.125	101.852	101.752	101.652
5.375	103.769	103.669	103.569	4.250	102.107	102.007	101.907
5.500	104.079	103.979	103.879	4.375	102.335	102.235	102.135
5.625	104.258	104.158	104.058	4.500	102.392	102.292	102.192
5.750	103.206	103.087	102.962	4.625	102.608	102.508	102.408
5.875	103.575	103.456	103.331	4.750	102.803	102.703	102.603
5.990	103.805	103.686	103.561	4.875	102.973	102.873	102.773
6.000	103.905	103.786	103.661	4.990	103.036	102.936	102.836
6.125	104.026	103.907	103.782	5.000	103.136	103.036	102.936

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00% or purchase or R/T refi with LTV over 90.00% eligible with DU 9.3 or later only applicable to detached condominiums *Not								

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

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	-0.250
All other LTV & FICO combos	-1.750
*The above caps do not include the following LLPAs: State; Extension; LPMI, Loan Size	

Additional LPMI Premium Adjustments						
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699	
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540	
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050	
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700	
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050	
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400	
Employee Relocation	0.100	0.100	0.140	0.250	0.250	
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750	
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K						



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/6/2017

45 Day Lock Exp.:

11/20/2017

60 Day Lock Exp.:

12/5/2017

W. Rate Sheet Dated: 10/6/2017

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	95.147	95.047	94.947	3.125	N/A	N/A	N/A	3.250	96.177	96.077	95.977	3.375	94.819	94.719	94.619
3.500	96.259	96.159	96.059	3.250	N/A	N/A	N/A	3.375	97.016	96.916	96.816	3.500	96.278	96.178	96.078
3.625	96.985	96.885	96.785	3.375	93.184	93.084	92.984	3.500	97.877	97.777	97.677	3.625	97.241	97.141	97.041
3.750	97.864	97.764	97.664	3.500	94.692	94.592	94.492	3.625	98.445	98.345	98.245	3.750	98.012	97.912	97.812
3.875	98.593	98.493	98.393	3.625	95.671	95.571	95.471	3.750	99.112	99.007	98.898	3.875	98.586	98.486	98.386
3.990	99.173	99.073	98.973	3.750	96.640	96.540	96.440	3.875	99.679	99.574	99.464	3.990	98.974	98.874	98.774
4.000	99.273	99.173	99.073	3.875	97.629	97.529	97.429	3.990	100.110	100.005	99.896	4.000	99.074	98.974	98.874
4.125	99.871	99.771	99.671	3.990	98.452	98.352	98.252	4.000	100.210	100.105	99.996	4.125	99.861	99.761	99.661
4.250	100.538	100.438	100.338	4.000	98.552	98.452	98.352	4.125	100.662	100.557	100.447	4.250	100.493	100.393	100.293
4.375	101.086	100.986	100.886	4.125	99.364	99.264	99.164	4.250	101.546	101.446	101.346	4.375	100.964	100.864	100.764
4.500	101.611	101.511	101.411	4.250	100.397	100.297	100.197	4.375	101.934	101.834	101.734	4.500	101.359	101.259	101.159
4.625	102.105	102.005	101.905	4.375	101.156	101.056	100.956	4.500	102.447	102.347	102.247	4.625	101.688	101.588	101.488
4.750	102.592	102.492	102.392	4.500	101.875	101.775	101.675	4.625	102.845	102.745	102.645	4.750	102.324	102.224	102.124
4.875	103.084	102.984	102.884	4.625	102.556	102.456	102.356	4.750	103.250	103.150	103.050	4.875	102.897	102.797	102.697
4.990	103.256	103.156	103.056	4.750	103.193	103.093	102.993	4.875	103.661	103.561	103.461	4.990	103.046	102.946	102.846
5.000	103.356	103.256	103.156	4.875	103.740	103.640	103.540	4.990	103.974	103.874	103.774	5.000	103.146	103.046	102.946
5.125	103.912	103.812	103.712	4.990	103.939	103.839	103.739	5.000	104.074	103.974	103.874	5.125	103.507	103.407	103.307
5.250	104.488	104.388	104.288	5.000	104.039	103.939	103.839	5.125	104.547	104.447	104.347	5.250	104.152	104.052	103.952
5.375	104.901	104.801	104.701	5.125	104.673	104.573	104.473	5.250	104.964	104.864	104.764	5.375	104.609	104.509	104.409

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	99.090	98.990	98.890	3.000	95.812	95.712	95.612	3.000	97.644	97.544	97.444	3.000	95.637	95.537	95.437
3.125	99.503	99.403	99.303	3.125	96.394	96.294	96.194	3.125	97.945	97.845	97.745	3.125	96.209	96.109	96.009
3.250	99.915	99.815	99.715	3.250	97.693	97.593	97.493	3.250	98.988	98.888	98.788	3.250	97.507	97.407	97.307
3.375	100.345	100.245	100.145	3.375	98.227	98.127	98.027	3.375	99.257	99.157	99.057	3.375	98.041	97.941	97.841
3.500	100.761	100.661	100.561	3.500	98.765	98.665	98.565	3.500	99.505	99.405	99.305	3.500	98.559	98.459	98.359
3.625	101.098	100.998	100.898	3.625	99.231	99.131	99.031	3.625	99.740	99.640	99.540	3.625	99.025	98.925	98.825
3.750	101.356	101.256	101.156	3.750	99.658	99.558	99.458	3.750	100.215	100.115	100.015	3.750	99.452	99.352	99.252
3.875	101.580	101.480	101.380	3.875	100.035	99.935	99.835	3.875	100.515	100.415	100.315	3.875	99.829	99.729	99.629
3.990	101.512	101.412	101.312	3.990	100.483	100.383	100.283	3.990	100.709	100.609	100.509	3.990	100.267	100.167	100.067
4.000	101.612	101.512	101.412	4.000	100.583	100.483	100.383	4.000	100.809	100.709	100.609	4.000	100.367	100.267	100.167
4.125	101.852	101.752	101.652	4.125	101.009	100.909	100.809	4.125	101.047	100.947	100.847	4.125	100.823	100.723	100.623
4.250	102.107	102.007	101.907	4.250	101.418	101.318	101.218	4.250	101.282	101.182	101.082	4.250	101.232	101.132	101.032
4.375	102.335	102.235	102.135	4.375	101.790	101.690	101.590	4.375	101.494	101.394	101.294	4.375	101.604	101.504	101.404
4.500	102.392	102.292	102.192	4.500	101.891	101.791	101.691	4.500	101.631	101.531	101.431	4.500	101.705	101.605	101.505
4.625	102.608	102.508	102.408	4.625	102.064	101.964	101.864	4.625	101.866	101.766	101.666	4.625	101.878	101.778	101.678
4.750	102.803	102.703	102.603	4.750	102.380	102.280	102.180	4.750	102.045	101.945	101.845	4.750	102.194	102.094	101.994
4.875	102.973	102.873	102.773	4.875	102.659	102.559	102.459	4.875	102.202	102.102	102.002	4.875	102.473	102.373	102.273
4.990	103.036	102.936	102.836	4.990	102.828	102.728	102.628	4.990	102.252	102.152	102.052	4.990	102.642	102.542	102.442
5.000	103.136	103.036	102.936	5.000	102.928	102.828	102.728	5.000	102.352	102.252	102.152	5.000	102.742	102.642	102.542

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/6/2017

45 Day Lock Exp.:

11/20/2017

60 Day Lock Exp.:

12/5/2017

W. Rate Sheet Dated: 10/6/2017

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	100.868	100.768	100.668	3.750	101.519	101.400	101.319	2.750	99.040	98.939	98.840
3.875	101.650	101.550	101.450	3.875	102.108	102.008	101.908	2.875	99.709	99.609	99.509
3.990	102.155	102.043	101.955	3.990	102.623	102.495	102.423	2.990	100.099	99.999	99.899
4.000	102.255	102.143	102.055	4.000	102.723	102.595	102.523	3.000	100.199	100.099	99.999
4.125	102.742	102.630	102.542	4.125	103.078	102.903	102.821	3.125	100.626	100.526	100.426
4.250	103.335	103.226	103.135	4.250	104.087	103.917	103.835	3.250	101.180	101.078	100.980
4.375	103.868	103.759	103.668	4.375	104.515	104.349	104.267	3.375	101.800	101.688	101.600
4.500	104.027	103.916	103.827	4.500	104.615	104.453	104.371	3.500	102.156	102.056	101.956
4.625	104.578	104.478	104.378	4.625	105.331	105.184	105.083	3.625	102.411	102.311	102.211
4.750	105.074	104.974	104.874	4.750	105.828	105.680	105.579	3.750	102.900	102.799	102.700
4.875	105.509	105.409	105.309	4.875	106.295	106.134	106.033	3.875	103.374	103.261	103.174
4.990	105.829	105.729	105.629	4.990	106.631	106.432	106.331	3.990	103.282	103.152	103.071
5.000	105.929	105.829	105.729	5.000	106.731	106.532	106.431	4.000	103.382	103.252	103.171
5.125	106.437	106.337	106.237	5.125	106.617	106.517	106.417	4.125	103.845	103.705	103.623
5.250	106.871	106.771	106.671	5.250	107.037	106.937	106.837	4.250	104.218	104.065	103.984
5.375	107.236	107.136	107.036	5.375	107.418	107.318	107.217	4.375	104.597	104.430	104.349
5.500	107.554	107.454	107.354	5.500	107.770	107.668	107.547	4.500	105.125	104.950	104.868
5.625	107.680	107.580	107.480	5.625	107.972	107.872	107.772	4.625	105.491	105.300	105.218
5.750	108.054	107.954	107.854	5.750	108.363	108.263	108.163	4.750	103.302	103.200	103.097

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Program Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200
Super Conforming	-0.150

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

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K					

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/6/2017

45 Day Lock Exp.:

11/20/2017

60 Day Lock Exp.:

12/5/2017

W. Rate Sheet Dated: 10/6/2017

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	98.135	98.035	97.935	3.750	98.035	97.935	97.835	3.750	99.439	99.320	99.239	3.750	99.339	99.220	99.139
3.875	98.801	98.701	98.601	3.875	98.701	98.601	98.501	3.875	100.028	99.928	99.828	3.875	99.928	99.828	99.728
3.990	99.514	99.402	99.314	3.990	99.414	99.302	99.214	3.990	100.543	100.415	100.343	3.990	100.443	100.315	100.243
4.000	99.614	99.502	99.414	4.000	99.514	99.402	99.314	4.000	100.643	100.515	100.443	4.000	100.543	100.415	100.343
4.125	100.266	100.154	100.066	4.125	100.166	100.054	99.966	4.125	100.998	100.823	100.741	4.125	100.898	100.723	100.641
4.250	100.869	100.760	100.669	4.250	100.769	100.660	100.569	4.250	101.553	101.383	101.301	4.250	101.453	101.283	101.201
4.375	101.418	101.309	101.218	4.375	101.318	101.209	101.118	4.375	102.063	101.897	101.815	4.375	101.963	101.797	101.715
4.500	101.904	101.793	101.704	4.500	101.804	101.693	101.604	4.500	102.535	102.373	102.291	4.500	102.435	102.273	102.191
4.625	102.455	102.355	102.255	4.625	102.355	102.255	102.155	4.625	103.251	103.104	103.003	4.625	103.151	103.004	102.903
4.750	102.951	102.851	102.751	4.750	102.851	102.751	102.651	4.750	103.748	103.600	103.499	4.750	103.648	103.500	103.399
4.875	103.386	103.286	103.186	4.875	103.286	103.186	103.086	4.875	104.215	104.054	103.953	4.875	104.115	103.954	103.853
4.990	103.706	103.606	103.506	4.990	103.606	103.506	103.406	4.990	104.551	104.352	104.251	4.990	104.451	104.252	104.151
5.000	103.806	103.706	103.606	5.000	103.706	103.606	103.506	5.000	104.651	104.452	104.351	5.000	104.551	104.352	104.251
5.125	104.314	104.214	104.114	5.125	104.214	104.114	104.014	5.125	104.537	104.437	104.337	5.125	104.437	104.337	104.237
5.250	104.748	104.648	104.548	5.250	104.648	104.548	104.448	5.250	104.957	104.857	104.757	5.250	104.857	104.757	104.657
5.375	105.113	105.013	104.913	5.375	105.013	104.913	104.813	5.375	105.338	105.238	105.137	5.375	105.238	105.138	105.037
5.500	105.431	105.331	105.231	5.500	105.331	105.231	105.131	5.500	105.690	105.588	105.467	5.500	105.590	105.488	105.367
5.625	105.557	105.457	105.357	5.625	105.457	105.357	105.257	5.625	105.892	105.792	105.692	5.625	105.792	105.692	105.592
5.750	105.931	105.831	105.731	5.750	105.831	105.731	105.631	5.750	106.283	106.183	106.083	5.750	106.183	106.083	105.983

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.501	96.400	96.301	2.750	96.401	96.300	96.201
2.875	97.114	97.014	96.914	2.875	97.014	96.914	96.814
2.990	97.600	97.500	97.400	2.990	97.500	97.400	97.300
3.000	97.700	97.600	97.500	3.000	97.600	97.500	97.400
3.125	98.260	98.160	98.060	3.125	98.160	98.060	97.960
3.250	98.797	98.695	98.597	3.250	98.697	98.595	98.497
3.375	99.317	99.205	99.117	3.375	99.217	99.105	99.017
3.500	99.812	99.712	99.612	3.500	99.712	99.612	99.512
3.625	100.281	100.181	100.081	3.625	100.181	100.081	99.981
3.750	100.770	100.669	100.570	3.750	100.670	100.569	100.470
3.875	101.244	101.131	101.044	3.875	101.144	101.031	100.944
3.990	101.152	101.022	100.941	3.990	101.052	100.922	100.841
4.000	101.252	101.122	101.041	4.000	101.152	101.022	100.941
4.125	101.715	101.575	101.493	4.125	101.615	101.475	101.393
4.250	102.088	101.935	101.854	4.250	101.988	101.835	101.754
4.375	102.467	102.300	102.219	4.375	102.367	102.200	102.119
4.500	102.995	102.820	102.738	4.500	102.895	102.720	102.638
4.625	103.361	103.170	103.088	4.625	103.261	103.070	102.988
4.750	101.172	101.070	100.967	4.750	101.072	100.970	100.867

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide								

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

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

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/6/2017

45 Day Lock Exp.:

11/20/2017

60 Day Lock Exp.:

12/5/2017

W. Rate Sheet Dated: 10/6/2017

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	98.665	98.565	98.465	3.750	99.969	99.850	99.769	2.750	97.031	96.930	96.831
3.875	99.331	99.231	99.131	3.875	100.558	100.458	100.358	2.875	97.644	97.544	97.444
3.990	100.044	99.932	99.844	3.990	101.073	100.945	100.873	2.990	98.130	98.030	97.930
4.000	100.144	100.032	99.944	4.000	101.173	101.045	100.973	3.000	98.230	98.130	98.030
4.125	100.796	100.684	100.596	4.125	101.528	101.353	101.271	3.125	98.790	98.690	98.590
4.250	101.399	101.290	101.199	4.250	102.083	101.913	101.831	3.250	99.327	99.225	99.127
4.375	101.948	101.839	101.748	4.375	102.593	102.427	102.345	3.375	99.847	99.735	99.647
4.500	102.434	102.323	102.234	4.500	103.065	102.903	102.821	3.500	100.342	100.242	100.142
4.625	102.985	102.885	102.785	4.625	103.781	103.634	103.533	3.625	100.811	100.711	100.611
4.750	103.481	103.381	103.281	4.750	104.278	104.130	104.029	3.750	101.300	101.199	101.100
4.875	103.916	103.816	103.716	4.875	104.745	104.584	104.483	3.875	101.774	101.661	101.574
4.990	104.236	104.136	104.036	4.990	105.081	104.882	104.781	3.990	101.682	101.552	101.471
5.000	104.336	104.236	104.136	5.000	105.181	104.982	104.881	4.000	101.782	101.652	101.571
5.125	104.844	104.744	104.644	5.125	105.067	104.967	104.867	4.125	102.245	102.105	102.023
5.250	105.278	105.178	105.078	5.250	105.487	105.387	105.287	4.250	102.618	102.465	102.384
5.375	105.643	105.543	105.443	5.375	105.868	105.768	105.667	4.375	102.997	102.830	102.749
5.500	105.961	105.861	105.761	5.500	106.220	106.118	105.997	4.500	103.525	103.350	103.268
5.625	106.087	105.987	105.887	5.625	106.422	106.322	106.222	4.625	103.891	103.700	103.618
5.750	106.461	106.361	106.261	5.750	106.813	106.713	106.613	4.750	101.702	101.600	101.497

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤ 80%	> 80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI		

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

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125
UW Fee Buy Out Option*	
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to SC	-0.200

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

Additional LPMI Premium Adjustments					
Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > \$424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt \$424.1K - \$636.15K					

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			