AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.: **11/9/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.: **11/27/2017**
		60 Day Lock Exp.: **12/11/2017**

W. Rate Sheet Dated: **10/10/2017** **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	100.143	99.893	99.743	3.250	99.976	99.726	99.576	1.875	N/A	N/A	N/A	3.125	100.762	100.612	100.462
3.375	100.592	100.342	100.192	3.375	100.389	100.139	99.989	2.000	N/A	N/A	N/A	3.250	100.656	100.506	100.356
3.500	101.037	100.787	100.637	3.500	100.798	100.548	100.398	2.125	N/A	N/A	N/A	3.375	101.063	100.913	100.763
3.625	101.422	101.172	101.022	3.625	101.148	100.898	100.748	2.250	96.863	96.713	96.563	3.500	101.466	101.316	101.166
3.750	102.603	102.447	102.275	3.750	102.436	102.280	102.108	2.375	97.254	97.104	96.954	3.625	101.852	101.702	101.552
3.875	103.002	102.846	102.674	3.875	102.800	102.643	102.471	2.500	97.640	97.490	97.340	Margin = 2.250		Index = 1.310	
4.000	103.367	103.211	103.039	4.000	103.128	102.972	102.800	2.625	97.983	97.833	97.683				
4.125	103.657	103.501	103.329	4.125	103.383	103.227	103.055	2.750	99.942	99.792	99.642				
4.250	103.904	103.794	103.685	4.250	103.737	103.627	103.518	2.875	100.322	100.172	100.022				
4.375	104.233	104.124	104.014	4.375	104.030	103.921	103.811	3.000	100.695	100.545	100.395				
4.500	104.526	104.417	104.308	4.500	104.288	104.179	104.069	3.125	100.957	100.807	100.657				
4.625	104.754	104.645	104.535	4.625	104.480	104.371	104.261	3.250	101.850	101.700	101.550				
4.750	104.922	104.734	104.562	4.750	104.754	104.567	104.395	3.375	102.155	102.005	101.855				
4.875	105.323	105.136	104.964	4.875	105.120	104.933	104.761	3.500	102.425	102.275	102.125				
5.000	105.617	105.429	105.257	5.000	105.378	105.191	105.019	3.625	102.624	102.474	102.324				
5.125	105.844	105.657	105.485	5.125	105.570	105.383	105.211	3.750	102.913	102.763	102.613				
5.250	105.778	105.678	105.578	5.250	105.610	105.510	105.410	3.875	103.147	102.997	102.847				
5.375	106.179	106.079	105.979	5.375	105.976	105.876	105.776	4.000	103.348	103.198	103.048				
5.500	106.473	106.373	106.273	5.500	106.234	106.134	106.034	4.125	103.758	103.608	103.458				

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	99.253	99.003	98.853	3.250	99.086	98.836	98.686	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.702	99.452	99.302	3.375	99.499	99.249	99.099	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	100.147	99.897	99.747	3.500	99.908	99.658	99.508	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.532	100.282	100.132	3.625	100.258	100.008	99.858	2.250	95.973	95.823	95.673	3.500	100.576	100.426	100.276
3.750	101.713	101.557	101.385	3.750	101.546	101.390	101.218	2.375	96.364	96.214	96.064	3.625	100.962	100.812	100.662
3.875	102.112	101.956	101.784	3.875	101.910	101.753	101.581	2.500	96.750	96.600	96.450	Margin = 2.250		Index = 1.310	
4.000	102.477	102.321	102.149	4.000	102.238	102.082	101.910	2.625	97.093	96.943	96.793	**30 Year OTC**			
4.125	102.767	102.611	102.439	4.125	102.493	102.337	102.165	2.750	99.052	98.902	98.752	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	103.014	102.904	102.795	4.250	102.847	102.737	102.628	2.875	99.432	99.282	99.132	3.500	98.447	98.197	97.947
4.375	103.343	103.234	103.124	4.375	103.140	103.031	102.921	3.000	99.805	99.655	99.505	4.000	100.777	100.527	100.277
4.500	103.636	103.527	103.418	4.500	103.398	103.289	103.179	3.125	100.067	99.917	99.767	4.500	101.936	101.686	101.436
4.625	103.864	103.755	103.645	4.625	103.590	103.481	103.371	3.250	100.960	100.810	100.660	5.000	103.027	102.777	102.527
4.750	104.032	103.844	103.672	4.750	103.864	103.677	103.505	3.375	101.265	101.115	100.965	5.500	103.883	103.633	103.383
4.875	104.433	104.246	104.074	4.875	104.230	104.043	103.871	3.500	101.535	101.385	101.235	**15 Year OTC**			
5.000	104.727	104.539	104.367	5.000	104.488	104.301	104.129	3.625	101.734	101.584	101.434	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.954	104.767	104.595	5.125	104.680	104.493	104.321	3.750	102.023	101.873	101.723	2.500	95.050	94.800	94.550
5.250	104.888	104.788	104.688	5.250	104.720	104.620	104.520	3.875	102.257	102.107	101.957	3.000	98.105	97.855	97.605
5.375	105.289	105.189	105.089	5.375	105.086	104.986	104.886	4.000	102.458	102.308	102.158	3.500	99.835	99.585	99.335
5.500	105.583	105.483	105.383	5.500	105.344	105.244	105.144	4.125	102.868	102.718	102.568	4.000	100.758	100.508	100.258

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:	10/10/2017	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 *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.:	11/9/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	11/27/2017
			60 Day Lock Exp.:	12/11/2017

W. Rate Sheet Dated: 10/10/2017 **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	99.143	98.893	98.743	3.250	98.976	98.726	98.576	1.875	N/A	N/A	N/A	3.125	99.07	98.925	98.775
3.375	99.592	99.342	99.192	3.375	99.389	99.139	98.989	2.000	N/A	N/A	N/A	3.250	99.66	99.506	99.356
3.500	100.037	99.787	99.637	3.500	99.798	99.548	99.398	2.125	N/A	N/A	N/A	3.375	100.06	99.913	99.763
3.625	100.422	100.172	100.022	3.625	100.148	99.898	99.748	2.250	94.863	94.713	94.563	3.500	100.47	100.316	100.166
3.750	101.228	101.072	100.900	3.750	101.061	100.905	100.733	2.375	95.254	95.104	94.954	3.625	100.85	100.702	100.552
3.875	101.627	101.471	101.299	3.875	101.425	101.268	101.096	2.500	95.640	95.490	95.340	Margin = 2.250		Index = 1.310	
4.000	101.992	101.836	101.664	4.000	101.753	101.597	101.425	2.625	95.983	95.833	95.683				
4.125	102.282	102.126	101.954	4.125	102.008	101.852	101.680	2.750	98.254	98.104	97.954				
4.250	102.091	101.982	101.873	4.250	101.924	101.815	101.705	2.875	98.634	98.484	98.334				
4.375	102.420	102.311	102.202	4.375	102.218	102.108	101.999	3.000	99.007	98.857	98.707				
4.500	102.714	102.605	102.495	4.500	102.475	102.366	102.257	3.125	99.270	99.120	98.970				
4.625	102.942	102.832	102.723	4.625	102.667	102.558	102.449	3.250	100.850	100.700	100.550				
4.750	102.109	101.922	101.750	4.750	101.942	101.754	101.583	3.375	101.155	101.005	100.855				
4.875	102.511	102.323	102.151	4.875	102.308	102.120	101.949	3.500	101.425	101.275	101.125				
5.000	102.804	102.617	102.445	5.000	102.566	102.378	102.206	3.625	101.624	101.474	101.324				
5.125	103.032	102.844	102.673	5.125	102.758	102.570	102.398	3.750	101.538	101.388	101.238				
5.250	99.528	99.428	99.328	5.250	99.360	99.260	99.160	3.875	101.772	101.622	101.472				
5.375	99.929	99.829	99.729	5.375	99.726	99.626	99.526	4.000	101.973	101.823	101.673				
5.500	100.223	100.123	100.023	5.500	99.984	99.884	99.784	4.125	102.383	102.233	102.083				

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	98.253	98.003	97.853	3.250	98.086	97.836	97.686	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.702	98.452	98.302	3.375	98.499	98.249	98.099	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	99.147	98.897	98.747	3.500	98.908	98.658	98.508	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.532	99.282	99.132	3.625	99.258	99.008	98.858	2.250	94.223	94.073	93.923	3.500	99.576	99.426	99.276
3.750	100.338	100.182	100.010	3.750	100.171	100.015	99.843	2.375	94.614	94.464	94.314	3.625	99.962	99.812	99.662
3.875	100.737	100.581	100.409	3.875	100.535	100.378	100.206	2.500	95.000	94.850	94.700	Margin = 2.250		Index = 1.310	
4.000	101.102	100.946	100.774	4.000	100.863	100.707	100.535	2.625	95.343	95.193	95.043	**30 Year OTC**			
4.125	101.392	101.236	101.064	4.125	101.118	100.962	100.790	2.750	97.989	97.839	97.689	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.201	101.092	100.983	4.250	101.034	100.925	100.815	2.875	98.369	98.219	98.069	3.500	97.447	97.197	96.947
4.375	101.530	101.421	101.312	4.375	101.328	101.218	101.109	3.000	98.742	98.592	98.442	4.000	99.402	99.152	98.902
4.500	101.824	101.715	101.605	4.500	101.585	101.476	101.367	3.125	99.005	98.855	98.705	4.500	100.124	99.874	99.624
4.625	102.052	101.942	101.833	4.625	101.777	101.668	101.559	3.250	99.531	99.381	99.231	5.000	100.214	99.964	99.714
4.750	101.219	101.032	100.860	4.750	101.052	100.864	100.693	3.375	99.836	99.686	99.536	5.500	97.633	97.383	97.133
4.875	101.621	101.433	101.261	4.875	101.418	101.230	101.059	3.500	100.105	99.955	99.805	**15 Year OTC**			
5.000	101.914	101.727	101.555	5.000	101.676	101.488	101.316	3.625	100.305	100.155	100.005	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.142	101.954	101.783	5.125	101.868	101.680	101.508	3.750	100.132	99.982	99.832	2.500	93.300	93.050	92.800
5.250	98.638	98.538	98.438	5.250	98.470	98.370	98.270	3.875	100.367	100.217	100.067	3.000	97.042	96.792	96.542
5.375	99.039	98.939	98.839	5.375	98.836	98.736	98.636	4.000	100.567	100.417	100.267	3.500	98.405	98.155	97.905
5.500	99.333	99.233	99.133	5.500	99.094	98.994	98.894	4.125	100.977	100.827	100.677	4.000	98.867	98.617	98.367

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		**FICO Adjuster**		**UW Fee Buy Out Option*†**		
FICO 720 +	0.500	FICO 620 - 639	-1.000	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
FICO 640 - 659	0.000					
NY	-0.250	Non Owner Occupancy	-2.000			
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	10/10/2017	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 *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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **11/9/2017**
45 Day Lock Exp.: **11/27/2017**
60 Day Lock Exp.: **12/11/2017**

W. Rate Sheet Dated: **10/10/2017** **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	98.071	97.971	97.871	3.250	98.527	98.427	98.327	3.000	99.866	99.766	99.666	3.000	100.083	99.983	99.883
3.500	98.923	98.823	98.723	3.375	99.368	99.268	99.168	3.125	100.322	100.222	100.122	3.125	100.385	100.285	100.185
3.625	99.686	99.586	99.486	3.500	100.230	100.130	100.030	3.250	101.097	100.997	100.897	3.250	101.333	101.233	101.133
3.750	100.493	100.393	100.293	3.625	100.798	100.698	100.598	3.375	101.455	101.355	101.255	3.375	101.600	101.500	101.400
3.875	101.275	101.175	101.075	3.750	101.423	101.323	101.223	3.500	101.925	101.825	101.725	3.500	101.850	101.750	101.650
3.990	101.780	101.680	101.580	3.875	101.992	101.892	101.792	3.625	102.256	102.156	102.056	3.625	102.087	101.987	101.887
4.000	101.880	101.780	101.680	3.990	102.426	102.326	102.226	3.750	102.643	102.543	102.443	3.750	102.527	102.427	102.327
4.125	102.367	102.267	102.167	4.000	102.526	102.426	102.326	3.875	102.984	102.884	102.784	3.875	102.829	102.729	102.629
4.250	103.022	102.922	102.822	4.125	102.980	102.880	102.780	3.990	103.157	103.057	102.957	3.990	103.027	102.927	102.827
4.375	103.556	103.456	103.356	4.250	103.845	103.745	103.645	4.000	103.257	103.157	103.057	4.000	103.127	103.027	102.927
4.500	103.912	103.812	103.712	4.375	104.236	104.136	104.036	4.125	103.601	103.501	103.401	4.125	103.366	103.266	103.166
4.625	104.411	104.311	104.211	4.500	104.753	104.653	104.553	4.250	103.975	103.875	103.775	4.250	103.602	103.502	103.402
4.750	104.901	104.801	104.701	4.625	105.152	105.052	104.952	4.375	104.312	104.212	104.112	4.375	103.815	103.715	103.615
4.875	105.395	105.295	105.195	4.750	105.559	105.459	105.359	4.500	104.400	104.300	104.200	4.500	103.944	103.844	103.744
4.990	105.568	105.468	105.368	4.875	105.973	105.873	105.773	4.625	104.405	104.305	104.205	4.625	104.181	104.081	103.981
5.000	105.668	105.568	105.468	4.990	106.298	106.198	106.098	4.750	104.693	104.593	104.493	4.750	104.361	104.261	104.161
5.125	106.239	106.139	106.039	5.000	106.398	106.298	106.198	4.875	104.944	104.844	104.744	4.875	104.519	104.419	104.319
5.250	106.816	106.716	106.616	5.125	106.874	106.774	106.674	4.990	105.087	104.987	104.887	4.990	104.570	104.470	104.370
5.375	107.232	107.132	107.032	5.250	107.292	107.192	107.092	5.000	105.187	105.087	104.987	5.000	104.670	104.570	104.470

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	100.965	100.865	100.765	3.000	99.229	99.129	99.029
4.250	101.504	101.404	101.304	3.125	99.643	99.543	99.443
4.375	101.874	101.774	101.674	3.250	99.957	99.857	99.757
4.500	102.174	102.074	101.974	3.375	100.386	100.286	100.186
4.625	102.439	102.339	102.239	3.500	100.806	100.706	100.606
4.750	102.914	102.814	102.714	3.625	101.144	101.044	100.944
4.875	103.338	103.238	103.138	3.750	101.404	101.304	101.204
4.990	103.444	103.344	103.244	3.875	101.631	101.531	101.431
5.000	103.544	103.444	103.344	3.990	101.561	101.461	101.361
5.125	103.715	103.615	103.515	4.000	101.661	101.561	101.461
5.250	103.490	103.390	103.290	4.125	101.871	101.771	101.671
5.375	103.848	103.748	103.648	4.250	102.127	102.027	101.927
5.500	104.160	104.060	103.960	4.375	102.357	102.257	102.157
5.625	104.339	104.239	104.139	4.500	102.414	102.314	102.214
5.750	103.071	102.961	102.848	4.625	102.622	102.522	102.422
5.875	103.441	103.331	103.219	4.750	102.817	102.717	102.617
5.990	103.671	103.562	103.449	4.875	102.987	102.887	102.787
6.000	103.771	103.662	103.549	4.990	103.055	102.955	102.855
6.125	103.893	103.784	103.671	5.000	103.155	103.055	102.955

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	

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

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		30 Day Lock Exp.:	**11/9/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**11/27/2017**
			60 Day Lock Exp.:	**12/11/2017**

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

FNMA DU Refi Plus

30/25 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.375	95.245	95.145	95.045	3.125	N/A	N/A	N/A
3.500	96.362	96.262	96.162	3.250	N/A	N/A	N/A
3.625	97.088	96.988	96.888	3.375	93.282	93.182	93.082
3.750	97.925	97.825	97.725	3.500	94.793	94.693	94.593
3.875	98.656	98.556	98.456	3.625	95.773	95.673	95.573
3.990	99.239	99.139	99.039	3.750	96.700	96.600	96.500
4.000	99.339	99.239	99.139	3.875	97.689	97.589	97.489
4.125	99.938	99.838	99.738	3.990	98.515	98.415	98.315
4.250	100.582	100.482	100.382	4.000	98.615	98.515	98.415
4.375	101.137	101.037	100.937	4.125	99.430	99.330	99.230
4.500	101.662	101.562	101.462	4.250	100.441	100.341	100.241
4.625	102.161	102.061	101.961	4.375	101.200	101.100	101.000
4.750	102.651	102.551	102.451	4.500	101.926	101.826	101.726
4.875	103.145	103.045	102.945	4.625	102.611	102.511	102.411
4.990	103.318	103.218	103.118	4.750	103.252	103.152	103.052
5.000	103.418	103.318	103.218	4.875	103.801	103.701	103.601
5.125	103.989	103.889	103.789	4.990	104.003	103.903	103.803
5.250	104.566	104.466	104.366	5.000	104.103	104.003	103.903
5.375	104.982	104.882	104.782	5.125	104.748	104.648	104.548

20 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	96.277	96.177	96.077	3.375	94.917	94.817	94.717
3.375	97.118	97.018	96.918	3.500	96.380	96.280	96.180
3.500	97.980	97.880	97.780	3.625	97.344	97.244	97.144
3.625	98.548	98.448	98.348	3.750	98.118	98.018	97.918
3.750	99.173	99.073	98.973	3.875	98.695	98.595	98.495
3.875	99.742	99.642	99.542	3.990	99.040	98.940	98.840
3.990	100.176	100.076	99.976	4.000	99.140	99.040	98.940
4.000	100.276	100.176	100.076	4.125	99.928	99.828	99.728
4.125	100.730	100.630	100.530	4.250	100.564	100.464	100.364
4.250	101.595	101.495	101.395	4.375	101.039	100.939	100.839
4.375	101.986	101.886	101.786	4.500	101.435	101.335	101.235
4.500	102.503	102.403	102.303	4.625	101.755	101.655	101.555
4.625	102.902	102.802	102.702	4.750	102.383	102.283	102.183
4.750	103.309	103.209	103.109	4.875	102.959	102.859	102.759
4.875	103.723	103.623	103.523	4.990	103.110	103.010	102.910
4.990	104.048	103.948	103.848	5.000	103.210	103.110	103.010
5.000	104.148	104.048	103.948	5.125	103.574	103.474	103.374
5.125	104.624	104.524	104.424	5.250	104.231	104.131	104.031
5.250	105.042	104.942	104.842	5.375	104.688	104.588	104.488

15 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.000	99.229	99.129	99.029	3.000	95.951	95.851	95.751
3.125	99.643	99.543	99.443	3.125	96.535	96.435	96.335
3.250	99.957	99.857	99.757	3.250	97.732	97.632	97.532
3.375	100.386	100.286	100.186	3.375	98.268	98.168	98.068
3.500	100.806	100.706	100.606	3.500	98.809	98.709	98.609
3.625	101.144	101.044	100.944	3.625	99.278	99.178	99.078
3.750	101.404	101.304	101.204	3.750	99.707	99.607	99.507
3.875	101.631	101.531	101.431	3.875	100.086	99.986	99.886
3.990	101.561	101.461	101.361	3.990	100.500	100.400	100.300
4.000	101.661	101.561	101.461	4.000	100.600	100.500	100.400
4.125	101.871	101.771	101.671	4.125	101.028	100.928	100.828
4.250	102.127	102.027	101.927	4.250	101.440	101.340	101.240
4.375	102.357	102.257	102.157	4.375	101.814	101.714	101.614
4.500	102.414	102.314	102.214	4.500	101.913	101.813	101.713
4.625	102.622	102.522	102.422	4.625	102.079	101.979	101.879
4.750	102.817	102.717	102.617	4.750	102.396	102.296	102.196
4.875	102.987	102.887	102.787	4.875	102.676	102.576	102.476
4.990	103.055	102.955	102.855	4.990	102.846	102.746	102.646
5.000	103.155	103.055	102.955	5.000	102.946	102.846	102.746

10 Year

≤ 105% LTV				> 105% LTV			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.000	97.783	97.683	97.583	3.000	95.775	95.675	95.575
3.125	98.085	97.985	97.885	3.125	96.349	96.249	96.149
3.250	99.033	98.933	98.833	3.250	97.546	97.446	97.346
3.375	99.300	99.200	99.100	3.375	98.082	97.982	97.882
3.500	99.550	99.450	99.350	3.500	98.603	98.503	98.403
3.625	99.787	99.687	99.587	3.625	99.072	98.972	98.872
3.750	100.227	100.127	100.027	3.750	99.501	99.401	99.301
3.875	100.529	100.429	100.329	3.875	99.880	99.780	99.680
3.990	100.727	100.627	100.527	3.990	100.284	100.184	100.084
4.000	100.827	100.727	100.627	4.000	100.384	100.284	100.184
4.125	101.066	100.966	100.866	4.125	100.842	100.742	100.642
4.250	101.302	101.202	101.102	4.250	101.254	101.154	101.054
4.375	101.515	101.415	101.315	4.375	101.628	101.528	101.428
4.500	101.644	101.544	101.444	4.500	101.727	101.627	101.527
4.625	101.881	101.781	101.681	4.625	101.893	101.793	101.693
4.750	102.061	101.961	101.861	4.750	102.210	102.110	102.010
4.875	102.219	102.119	102.019	4.875	102.490	102.390	102.290
4.990	102.270	102.170	102.070	4.990	102.660	102.560	102.460
5.000	102.370	102.270	102.170	5.000	102.760	102.660	102.560

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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 11/9/2017
45 Day Lock Exp.: 11/27/2017
60 Day Lock Exp.: 12/11/2017

W. Rate Sheet Dated: 10/10/2017 **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	100.493	100.393	100.293	3.750	101.663	101.539	101.463	2.750	98.767	98.667	98.567
3.875	101.275	101.175	101.075	3.875	102.252	102.152	102.052	2.875	99.380	99.280	99.180
3.990	101.780	101.665	101.572	3.990	102.767	102.635	102.564	2.990	99.866	99.766	99.666
4.000	101.880	101.765	101.672	4.000	102.867	102.735	102.664	3.000	99.966	99.866	99.766
4.125	102.510	102.396	102.303	4.125	103.152	102.990	102.898	3.125	100.526	100.426	100.326
4.250	103.112	103.001	102.908	4.250	103.774	103.617	103.524	3.250	101.097	100.997	100.897
4.375	103.662	103.550	103.457	4.375	104.217	104.065	103.972	3.375	101.583	101.483	101.383
4.500	104.147	104.034	103.941	4.500	104.688	104.540	104.447	3.500	101.996	101.896	101.796
4.625	104.632	104.532	104.432	4.625	105.361	105.216	105.101	3.625	102.465	102.365	102.265
4.750	105.127	105.027	104.927	4.750	105.859	105.712	105.597	3.750	102.954	102.854	102.754
4.875	105.563	105.463	105.363	4.875	106.326	106.166	106.051	3.875	103.428	103.328	103.228
4.990	105.883	105.783	105.683	4.990	106.661	106.463	106.349	3.990	103.285	103.185	103.085
5.000	105.983	105.883	105.783	5.000	106.761	106.563	106.449	4.000	103.385	103.285	103.185
5.125	106.483	106.383	106.283	5.125	106.663	106.563	106.463	4.125	103.849	103.749	103.649
5.250	106.917	106.817	106.717	5.250	107.083	106.983	106.863	4.250	104.221	104.121	104.021
5.375	107.282	107.182	107.082	5.375	107.464	107.361	107.223	4.375	104.601	104.501	104.401
5.500	107.600	107.500	107.400	5.500	107.816	107.690	107.553	4.500	105.128	105.028	104.928
5.625	107.762	107.662	107.562	5.625	108.053	107.953	107.853	4.625	105.494	105.391	105.294
5.750	108.135	108.035	107.935	5.750	108.444	108.344	108.244	4.750	103.312	103.188	103.072

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 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

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

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	30 Day Lock Exp.:	11/9/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	11/27/2017
		60 Day Lock Exp.:	12/11/2017

W. Rate Sheet Dated: 10/10/2017 **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	98.306	98.206	98.106	3.750	98.206	98.106	98.006	3.750	99.583	99.459	99.383	3.750	99.483	99.359	99.283
3.875	98.972	98.872	98.772	3.875	98.872	98.772	98.672	3.875	100.172	100.072	99.972	3.875	100.072	99.972	99.872
3.990	99.635	99.520	99.427	3.990	99.535	99.420	99.327	3.990	100.687	100.555	100.484	3.990	100.587	100.455	100.384
4.000	99.735	99.620	99.527	4.000	99.635	99.520	99.427	4.000	100.787	100.655	100.584	4.000	100.687	100.555	100.484
4.125	100.387	100.273	100.180	4.125	100.287	100.173	100.080	4.125	101.072	100.910	100.818	4.125	100.972	100.810	100.718
4.250	100.989	100.878	100.785	4.250	100.889	100.778	100.685	4.250	101.627	101.470	101.377	4.250	101.527	101.370	101.277
4.375	101.539	101.427	101.334	4.375	101.439	101.327	101.234	4.375	102.137	101.985	101.892	4.375	102.037	101.885	101.792
4.500	102.024	101.911	101.818	4.500	101.924	101.811	101.718	4.500	102.608	102.460	102.367	4.500	102.508	102.360	102.267
4.625	102.509	102.409	102.309	4.625	102.409	102.309	102.209	4.625	103.281	103.136	103.021	4.625	103.181	103.036	102.921
4.750	103.004	102.904	102.804	4.750	102.904	102.804	102.704	4.750	103.779	103.632	103.517	4.750	103.679	103.532	103.417
4.875	103.440	103.340	103.240	4.875	103.340	103.240	103.140	4.875	104.246	104.086	103.971	4.875	104.146	103.986	103.871
4.990	103.760	103.660	103.560	4.990	103.660	103.560	103.460	4.990	104.581	104.383	104.269	4.990	104.481	104.283	104.169
5.000	103.860	103.760	103.660	5.000	103.760	103.660	103.560	5.000	104.681	104.483	104.369	5.000	104.581	104.383	104.269
5.125	104.360	104.260	104.160	5.125	104.260	104.160	104.060	5.125	104.583	104.483	104.383	5.125	104.483	104.383	104.283
5.250	104.794	104.694	104.594	5.250	104.694	104.594	104.494	5.250	105.003	104.903	104.783	5.250	104.903	104.803	104.683
5.375	105.159	105.059	104.959	5.375	105.059	104.959	104.859	5.375	105.384	105.281	105.143	5.375	105.284	105.181	105.043
5.500	105.477	105.377	105.277	5.500	105.377	105.277	105.177	5.500	105.736	105.610	105.473	5.500	105.636	105.510	105.373
5.625	105.639	105.539	105.439	5.625	105.539	105.439	105.339	5.625	105.973	105.873	105.773	5.625	105.873	105.773	105.673
5.750	106.012	105.912	105.812	5.750	105.912	105.812	105.712	5.750	106.364	106.264	106.164	5.750	106.264	106.164	106.064

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.637	96.537	96.437	2.750	96.537	96.437	96.337
2.875	97.250	97.150	97.050	2.875	97.150	97.050	96.950
2.990	97.736	97.636	97.536	2.990	97.636	97.536	97.436
3.000	97.836	97.736	97.636	3.000	97.736	97.636	97.536
3.125	98.396	98.296	98.196	3.125	98.296	98.196	98.096
3.250	98.933	98.833	98.733	3.250	98.833	98.733	98.633
3.375	99.453	99.353	99.253	3.375	99.353	99.253	99.153
3.500	99.866	99.766	99.666	3.500	99.766	99.666	99.566
3.625	100.335	100.235	100.135	3.625	100.235	100.135	100.035
3.750	100.824	100.724	100.624	3.750	100.724	100.624	100.524
3.875	101.298	101.198	101.098	3.875	101.198	101.098	100.998
3.990	101.155	101.055	100.955	3.990	101.055	100.955	100.855
4.000	101.255	101.155	101.055	4.000	101.155	101.055	100.955
4.125	101.719	101.619	101.519	4.125	101.619	101.519	101.419
4.250	102.091	101.991	101.891	4.250	101.991	101.891	101.791
4.375	102.471	102.371	102.271	4.375	102.371	102.271	102.171
4.500	102.998	102.898	102.798	4.500	102.898	102.798	102.698
4.625	103.364	103.261	103.164	4.625	103.264	103.161	103.064
4.750	101.182	101.058	100.942	4.750	101.082	100.958	100.842

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.: 11/9/2017
45 Day Lock Exp.: 11/27/2017
60 Day Lock Exp.: 12/11/2017

W. Rate Sheet Dated: 10/10/2017 **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	98.836	98.736	98.636	3.750	100.113	99.989	99.913	2.750	97.167	97.067	96.967
3.875	99.502	99.402	99.302	3.875	100.702	100.602	100.502	2.875	97.780	97.680	97.580
3.990	100.165	100.050	99.957	3.990	101.217	101.085	101.014	2.990	98.266	98.166	98.066
4.000	100.265	100.150	100.057	4.000	101.317	101.185	101.114	3.000	98.366	98.266	98.166
4.125	100.917	100.803	100.710	4.125	101.602	101.440	101.348	3.125	98.926	98.826	98.726
4.250	101.519	101.408	101.315	4.250	102.157	102.000	101.907	3.250	99.463	99.363	99.263
4.375	102.069	101.957	101.864	4.375	102.667	102.515	102.422	3.375	99.983	99.883	99.783
4.500	102.554	102.441	102.348	4.500	103.138	102.990	102.897	3.500	100.396	100.296	100.196
4.625	103.039	102.939	102.839	4.625	103.811	103.666	103.551	3.625	100.865	100.765	100.665
4.750	103.534	103.434	103.334	4.750	104.309	104.162	104.047	3.750	101.354	101.254	101.154
4.875	103.970	103.870	103.770	4.875	104.776	104.616	104.501	3.875	101.828	101.728	101.628
4.990	104.290	104.190	104.090	4.990	105.111	104.913	104.799	3.990	101.685	101.585	101.485
5.000	104.390	104.290	104.190	5.000	105.211	105.013	104.899	4.000	101.785	101.685	101.585
5.125	104.890	104.790	104.690	5.125	105.113	105.013	104.913	4.125	102.249	102.149	102.049
5.250	105.324	105.224	105.124	5.250	105.533	105.433	105.313	4.250	102.621	102.521	102.421
5.375	105.689	105.589	105.489	5.375	105.914	105.811	105.673	4.375	103.001	102.901	102.801
5.500	106.007	105.907	105.807	5.500	106.266	106.140	106.003	4.500	103.528	103.428	103.328
5.625	106.169	106.069	105.969	5.625	106.503	106.403	106.303	4.625	103.894	103.791	103.694
5.750	106.542	106.442	106.342	5.750	106.894	106.794	106.694	4.750	101.712	101.588	101.472

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

	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.