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.: **11/13/2017**
45 Day Lock Exp.: **11/27/2017**
60 Day Lock Exp.: **12/11/2017**

W. Rate Sheet Dated: **10/12/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	100.393	100.243	100.093
3.375	100.842	100.692	100.542
3.500	101.287	101.137	100.987
3.625	101.672	101.522	101.372
3.750	102.791	102.641	102.484
3.875	103.190	103.040	102.884
4.000	103.554	103.404	103.248
4.125	103.845	103.695	103.539
4.250	103.998	103.898	103.798
4.375	104.327	104.227	104.127
4.500	104.620	104.520	104.420
4.625	104.848	104.748	104.648
4.750	104.953	104.853	104.697
4.875	105.355	105.255	105.098
5.000	105.648	105.548	105.392
5.125	105.876	105.776	105.619
5.250	106.012	105.912	105.803
5.375	106.414	106.314	106.204
5.500	106.707	106.607	106.498

20 Year

Rate	30 Day	45 Day	60 Day
3.250	100.226	100.076	99.926
3.375	100.639	100.489	100.339
3.500	101.048	100.898	100.748
3.625	101.398	101.248	101.098
3.750	102.623	102.473	102.317
3.875	102.987	102.837	102.681
4.000	103.316	103.166	103.010
4.125	103.571	103.421	103.264
4.250	103.830	103.730	103.630
4.375	104.124	104.024	103.924
4.500	104.382	104.282	104.182
4.625	104.574	104.474	104.374
4.750	104.786	104.686	104.529
4.875	105.152	105.052	104.895
5.000	105.410	105.310	105.153
5.125	105.602	105.502	105.345
5.250	105.845	105.745	105.635
5.375	106.211	106.111	106.001
5.500	106.469	106.369	106.259

15/10 Year

Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	97.050	96.900	96.750
2.375	97.441	97.291	97.141
2.500	97.828	97.678	97.528
2.625	98.171	98.021	97.871
2.750	100.090	99.940	99.790
2.875	100.470	100.320	100.170
3.000	100.843	100.693	100.543
3.125	101.106	100.956	100.806
3.250	101.979	101.829	101.679
3.375	102.284	102.134	101.984
3.500	102.554	102.404	102.254
3.625	102.753	102.603	102.453
3.750	102.995	102.845	102.695
3.875	103.229	103.079	102.929
4.000	103.430	103.280	103.130
4.125	103.840	103.690	103.540

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	100.762	100.612	100.462
3.250	100.656	100.506	100.356
3.375	101.063	100.913	100.763
3.500	101.466	101.316	101.166
3.625	101.852	101.702	101.552
Margin = 2.250		Index = 1.330	

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

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	99.503	99.353	99.203
3.375	99.952	99.802	99.652
3.500	100.397	100.247	100.097
3.625	100.782	100.632	100.482
3.750	101.901	101.751	101.594
3.875	102.300	102.150	101.994
4.000	102.664	102.514	102.358
4.125	102.955	102.805	102.649
4.250	103.108	103.008	102.908
4.375	103.437	103.337	103.237
4.500	103.730	103.630	103.530
4.625	103.958	103.858	103.758
4.750	104.063	103.963	103.807
4.875	104.465	104.365	104.208
5.000	104.758	104.658	104.502
5.125	104.986	104.886	104.729
5.250	105.122	105.022	104.913
5.375	105.524	105.424	105.314
5.500	105.817	105.717	105.608

20 Year

Rate	30 Day	45 Day	60 Day
3.250	99.336	99.186	99.036
3.375	99.749	99.599	99.449
3.500	100.158	100.008	99.858
3.625	100.508	100.358	100.208
3.750	101.733	101.583	101.427
3.875	102.097	101.947	101.791
4.000	102.426	102.276	102.120
4.125	102.681	102.531	102.374
4.250	102.940	102.840	102.740
4.375	103.234	103.134	103.034
4.500	103.492	103.392	103.292
4.625	103.684	103.584	103.484
4.750	103.896	103.796	103.639
4.875	104.262	104.162	104.005
5.000	104.520	104.420	104.263
5.125	104.712	104.612	104.455
5.250	104.955	104.855	104.745
5.375	105.321	105.221	105.111
5.500	105.579	105.479	105.369

15/10 Year

Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	96.160	96.010	95.860
2.375	96.551	96.401	96.251
2.500	96.938	96.788	96.638
2.625	97.281	97.131	96.981
2.750	99.200	99.050	98.900
2.875	99.580	99.430	99.280
3.000	99.953	99.803	99.653
3.125	100.216	100.066	99.916
3.250	101.089	100.939	100.789
3.375	101.394	101.244	101.094
3.500	101.664	101.514	101.364
3.625	101.863	101.713	101.563
3.750	102.105	101.955	101.805
3.875	102.339	102.189	102.039
4.000	102.540	102.390	102.240
4.125	102.950	102.800	102.650

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	99.872	99.722	99.572
3.250	99.766	99.616	99.466
3.375	100.173	100.023	99.873
3.500	100.576	100.426	100.276
3.625	100.962	100.812	100.662
Margin = 2.250		Index = 1.330	

30 Year OTC

Rate	30 Day	45 Day	60 Day
3.500	98.697	98.447	98.197
4.000	100.964	100.714	100.464
4.500	102.030	101.780	101.530
5.000	103.058	102.808	102.558
5.500	104.117	103.867	103.617

15 Year OTC

Rate	30 Day	45 Day	60 Day
2.500	95.238	94.988	94.738
3.000	98.253	98.003	97.753
3.500	99.964	99.714	99.464
4.000	100.840	100.590	100.340

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:	10/12/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

[AFR Loan Center]

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	11/13/2017
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: 10/12/2017 **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	99.393	99.243	99.093	3.250	99.226	99.076	98.926	1.875	N/A	N/A	N/A	3.125	99.07	98.925	98.775
3.375	99.842	99.692	99.542	3.375	99.639	99.489	99.339	2.000	N/A	N/A	N/A	3.250	99.66	99.506	99.356
3.500	100.287	100.137	99.987	3.500	100.048	99.898	99.748	2.125	N/A	N/A	N/A	3.375	100.06	99.913	99.763
3.625	100.672	100.522	100.372	3.625	100.398	100.248	100.098	2.250	95.050	94.900	94.750	3.500	100.47	100.316	100.166
3.750	101.416	101.266	101.109	3.750	101.248	101.098	100.942	2.375	95.441	95.291	95.141	3.625	100.85	100.702	100.552
3.875	101.815	101.665	101.509	3.875	101.612	101.462	101.306	2.500	95.828	95.678	95.528	Margin =	2.250	Index =	1.330
4.000	102.179	102.029	101.873	4.000	101.941	101.791	101.635	2.625	96.171	96.021	95.871				
4.125	102.470	102.320	102.164	4.125	102.196	102.046	101.889	2.750	98.403	98.253	98.103				
4.250	102.185	102.085	101.985	4.250	102.018	101.918	101.818	2.875	98.783	98.633	98.483				
4.375	102.514	102.414	102.314	4.375	102.311	102.211	102.111	3.000	99.156	99.006	98.856				
4.500	102.808	102.708	102.608	4.500	102.569	102.469	102.369	3.125	99.418	99.268	99.118				
4.625	103.035	102.935	102.835	4.625	102.761	102.661	102.561	3.250	100.979	100.829	100.679				
4.750	102.140	102.040	101.884	4.750	101.973	101.873	101.717	3.375	101.284	101.134	100.984				
4.875	102.542	102.442	102.286	4.875	102.339	102.239	102.083	3.500	101.554	101.404	101.254				
5.000	102.836	102.736	102.579	5.000	102.597	102.497	102.341	3.625	101.753	101.603	101.453				
5.125	103.063	102.963	102.807	5.125	102.789	102.689	102.533	3.750	101.620	101.470	101.320				
5.250	99.762	99.662	99.553	5.250	99.595	99.495	99.385	3.875	101.854	101.704	101.554				
5.375	100.164	100.064	99.954	5.375	99.961	99.861	99.751	4.000	102.055	101.905	101.755				
5.500	100.457	100.357	100.248	5.500	100.219	100.119	100.009	4.125	102.465	102.315	102.165				

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	98.503	98.353	98.203	3.250	98.336	98.186	98.036	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.952	98.802	98.652	3.375	98.749	98.599	98.449	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	99.397	99.247	99.097	3.500	99.158	99.008	98.858	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.782	99.632	99.482	3.625	99.508	99.358	99.208	2.250	94.410	94.260	94.110	3.500	99.576	99.426	99.276
3.750	100.526	100.376	100.219	3.750	100.358	100.208	100.052	2.375	94.801	94.651	94.501	3.625	99.962	99.812	99.662
3.875	100.925	100.775	100.619	3.875	100.722	100.572	100.416	2.500	95.188	95.038	94.888	Margin =	2.250	Index =	1.330
4.000	101.289	101.139	100.983	4.000	101.051	100.901	100.745	2.625	95.531	95.381	95.231	**30 Year OTC**			
4.125	101.580	101.430	101.274	4.125	101.306	101.156	100.999	2.750	98.138	97.988	97.838	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.295	101.195	101.095	4.250	101.128	101.028	100.928	2.875	98.518	98.368	98.218	3.500	97.697	97.447	97.197
4.375	101.624	101.524	101.424	4.375	101.421	101.321	101.221	3.000	98.891	98.741	98.591	4.000	99.589	99.339	99.089
4.500	101.918	101.818	101.718	4.500	101.679	101.579	101.479	3.125	99.153	99.003	98.853	4.500	100.218	99.968	99.718
4.625	102.145	102.045	101.945	4.625	101.871	101.771	101.671	3.250	99.659	99.509	99.359	5.000	100.246	99.996	99.746
4.750	101.250	101.150	100.994	4.750	101.083	100.983	100.827	3.375	99.965	99.815	99.665	5.500	97.867	97.617	97.367
4.875	101.652	101.552	101.396	4.875	101.449	101.349	101.193	3.500	100.234	100.084	99.934	**15 Year OTC**			
5.000	101.946	101.846	101.689	5.000	101.707	101.607	101.451	3.625	100.434	100.284	100.134	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.173	102.073	101.917	5.125	101.899	101.799	101.643	3.750	100.214	100.064	99.914	2.500	93.488	93.238	92.988
5.250	98.872	98.772	98.663	5.250	98.705	98.605	98.495	3.875	100.449	100.299	100.149	3.000	97.191	96.941	96.691
5.375	99.274	99.174	99.064	5.375	99.071	98.971	98.861	4.000	100.649	100.499	100.349	3.500	98.534	98.284	98.034
5.500	99.567	99.467	99.358	5.500	99.329	99.229	99.119	4.125	101.059	100.909	100.759	4.000	98.949	98.699	98.449

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:	10/12/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	11/13/2017
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: 10/12/2017 **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	98.321	98.221	98.121	3.250	98.731	98.631	98.531	3.000	100.043	99.943	99.843	3.000	100.214	100.114	100.014
3.500	99.173	99.073	98.973	3.375	99.569	99.469	99.369	3.125	100.469	100.369	100.269	3.125	100.518	100.418	100.318
3.625	99.936	99.836	99.736	3.500	100.435	100.335	100.235	3.250	101.153	101.053	100.953	3.250	101.446	101.346	101.246
3.750	100.649	100.549	100.449	3.625	101.005	100.905	100.805	3.375	101.675	101.575	101.475	3.375	101.715	101.615	101.515
3.875	101.431	101.331	101.231	3.750	101.558	101.458	101.358	3.500	102.031	101.931	101.831	3.500	101.965	101.865	101.765
3.990	101.936	101.836	101.736	3.875	102.129	102.029	101.929	3.625	102.373	102.273	102.173	3.625	102.204	102.104	102.004
4.000	102.036	101.936	101.836	3.990	102.568	102.468	102.368	3.750	102.763	102.663	102.563	3.750	102.580	102.480	102.380
4.125	102.523	102.423	102.323	4.000	102.668	102.568	102.468	3.875	103.106	103.006	102.906	3.875	102.883	102.783	102.683
4.250	103.085	102.985	102.885	4.125	103.122	103.022	102.922	3.990	103.212	103.112	103.012	3.990	103.082	102.982	102.882
4.375	103.618	103.518	103.418	4.250	103.924	103.824	103.724	4.000	103.312	103.212	103.112	4.000	103.182	103.082	102.982
4.500	103.991	103.891	103.791	4.375	104.313	104.213	104.113	4.125	103.658	103.558	103.458	4.125	103.422	103.322	103.222
4.625	104.492	104.392	104.292	4.500	104.832	104.732	104.632	4.250	104.034	103.934	103.834	4.250	103.660	103.560	103.460
4.750	104.985	104.885	104.785	4.625	105.234	105.134	105.034	4.375	104.374	104.274	104.174	4.375	103.874	103.774	103.674
4.875	105.483	105.383	105.283	4.750	105.643	105.543	105.443	4.500	104.464	104.364	104.264	4.500	103.998	103.898	103.798
4.990	105.655	105.555	105.455	4.875	106.060	105.960	105.860	4.625	104.460	104.360	104.260	4.625	104.235	104.133	104.030
5.000	105.755	105.655	105.555	4.990	106.288	106.188	106.088	4.750	104.750	104.650	104.550	4.750	104.416	104.314	104.211
5.125	106.228	106.128	106.028	5.000	106.388	106.288	106.188	4.875	105.006	104.906	104.806	4.875	104.576	104.474	104.371
5.250	106.808	106.708	106.608	5.125	106.864	106.764	106.664	4.990	105.153	105.053	104.953	4.990	104.632	104.530	104.427
5.375	107.228	107.128	107.028	5.250	107.286	107.186	107.086	5.000	105.253	105.153	105.053	5.000	104.732	104.630	104.527

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	101.106	101.006	100.906	3.000	99.360	99.260	99.160
4.250	101.648	101.548	101.448	3.125	99.776	99.676	99.576
4.375	102.021	101.921	101.821	3.250	100.070	99.970	99.870
4.500	102.323	102.223	102.123	3.375	100.503	100.403	100.303
4.625	102.520	102.420	102.320	3.500	100.921	100.821	100.721
4.750	102.998	102.898	102.798	3.625	101.261	101.161	101.061
4.875	103.426	103.326	103.226	3.750	101.522	101.422	101.322
4.990	103.533	103.433	103.333	3.875	101.750	101.650	101.550
5.000	103.633	103.533	103.433	3.990	101.682	101.582	101.482
5.125	103.804	103.704	103.604	4.000	101.782	101.682	101.582
5.250	103.482	103.382	103.282	4.125	101.928	101.828	101.728
5.375	103.846	103.746	103.646	4.250	102.185	102.085	101.985
5.500	104.159	104.059	103.959	4.375	102.419	102.319	102.219
5.625	104.341	104.241	104.141	4.500	102.474	102.374	102.274
5.750	103.057	102.947	102.828	4.625	102.676	102.576	102.476
5.875	103.431	103.321	103.202	4.750	102.874	102.774	102.674
5.990	103.665	103.555	103.436	4.875	103.047	102.947	102.847
6.000	103.765	103.655	103.536	4.990	103.117	103.017	102.917
6.125	103.888	103.779	103.659	5.000	103.217	103.117	103.017

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

30 Day Lock Exp.: 11/13/2017
45 Day Lock Exp.: 11/27/2017
60 Day Lock Exp.: 12/11/2017

W. Rate Sheet Dated: 10/12/2017 **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	95.446	95.346	95.246	3.125	N/A	N/A	N/A
3.500	96.564	96.464	96.364	3.250	N/A	N/A	N/A
3.625	97.295	97.195	97.095	3.375	93.480	93.380	93.280
3.750	98.059	97.959	97.859	3.500	94.992	94.892	94.792
3.875	98.793	98.693	98.593	3.625	95.978	95.878	95.778
3.990	99.378	99.278	99.178	3.750	96.838	96.738	96.638
4.000	99.478	99.378	99.278	3.875	97.822	97.722	97.622
4.125	100.080	99.980	99.880	3.990	98.652	98.552	98.452
4.250	100.656	100.556	100.456	4.000	98.752	98.652	98.552
4.375	101.213	101.113	101.013	4.125	99.570	99.470	99.370
4.500	101.741	101.641	101.541	4.250	100.510	100.410	100.310
4.625	102.242	102.142	102.042	4.375	101.276	101.176	101.076
4.750	102.735	102.635	102.535	4.500	102.003	101.903	101.803
4.875	103.233	103.133	103.033	4.625	102.692	102.592	102.492
4.990	103.405	103.305	103.205	4.750	103.336	103.236	103.136
5.000	103.505	103.405	103.305	4.875	103.889	103.789	103.689
5.125	103.978	103.878	103.778	4.990	104.092	103.992	103.892
5.250	104.558	104.458	104.358	5.000	104.192	104.092	103.992
5.375	104.978	104.878	104.778	5.125	104.736	104.636	104.536

20 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	96.481	96.381	96.281	3.375	95.116	95.016	94.916
3.375	97.319	97.219	97.119	3.500	96.580	96.480	96.380
3.500	98.185	98.085	97.985	3.625	97.550	97.450	97.350
3.625	98.755	98.655	98.555	3.750	98.328	98.228	98.128
3.750	99.308	99.208	99.108	3.875	98.909	98.809	98.709
3.875	99.879	99.779	99.679	3.990	99.255	99.155	99.055
3.990	100.318	100.218	100.118	4.000	99.355	99.255	99.155
4.000	100.418	100.318	100.218	4.125	100.070	99.970	99.870
4.125	100.872	100.772	100.672	4.250	100.709	100.609	100.509
4.250	101.674	101.574	101.474	4.375	101.186	101.086	100.986
4.375	102.063	101.963	101.863	4.500	101.587	101.487	101.387
4.500	102.582	102.482	102.382	4.625	101.906	101.806	101.706
4.625	102.984	102.884	102.784	4.750	102.468	102.368	102.268
4.750	103.393	103.293	103.193	4.875	103.048	102.948	102.848
4.875	103.810	103.710	103.610	4.990	103.199	103.099	102.999
4.990	104.038	103.938	103.838	5.000	103.299	103.199	103.099
5.000	104.138	104.038	103.938	5.125	103.664	103.564	103.464
5.125	104.614	104.514	104.414	5.250	104.224	104.124	104.024
5.250	105.036	104.936	104.836	5.375	104.687	104.587	104.487

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.360	99.260	99.160	3.000	96.081	95.981	95.881
3.125	99.776	99.676	99.576	3.125	96.668	96.568	96.468
3.250	100.070	99.970	99.870	3.250	97.686	97.586	97.486
3.375	100.503	100.403	100.303	3.375	98.224	98.124	98.024
3.500	100.921	100.821	100.721	3.500	98.768	98.668	98.568
3.625	101.261	101.161	101.061	3.625	99.239	99.139	99.039
3.750	101.522	101.422	101.322	3.750	99.671	99.571	99.471
3.875	101.750	101.650	101.550	3.875	100.052	99.952	99.852
3.990	101.682	101.582	101.482	3.990	100.398	100.298	100.198
4.000	101.782	101.682	101.582	4.000	100.498	100.398	100.298
4.125	101.928	101.828	101.728	4.125	100.929	100.829	100.729
4.250	102.185	102.085	101.985	4.250	101.343	101.243	101.143
4.375	102.419	102.319	102.219	4.375	101.720	101.620	101.520
4.500	102.474	102.374	102.274	4.500	101.821	101.721	101.621
4.625	102.676	102.576	102.476	4.625	101.946	101.846	101.746
4.750	102.874	102.774	102.674	4.750	102.268	102.168	102.068
4.875	103.047	102.947	102.847	4.875	102.551	102.451	102.351
4.990	103.117	103.017	102.917	4.990	102.725	102.625	102.525
5.000	103.217	103.117	103.017	5.000	102.825	102.725	102.625

10 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	97.914	97.814	97.714	3.000	95.906	95.806	95.706
3.125	98.218	98.118	98.018	3.125	96.482	96.382	96.282
3.250	99.146	99.046	98.946	3.250	97.500	97.400	97.300
3.375	99.415	99.315	99.215	3.375	98.039	97.939	97.839
3.500	99.665	99.565	99.465	3.500	98.562	98.462	98.362
3.625	99.904	99.804	99.704	3.625	99.033	98.933	98.833
3.750	100.280	100.180	100.080	3.750	99.465	99.365	99.265
3.875	100.583	100.483	100.383	3.875	99.846	99.746	99.646
3.990	100.782	100.682	100.582	3.990	100.182	100.082	99.982
4.000	100.882	100.782	100.682	4.000	100.282	100.182	100.082
4.125	101.122	101.022	100.922	4.125	100.743	100.643	100.543
4.250	101.360	101.260	101.160	4.250	101.157	101.057	100.957
4.375	101.574	101.474	101.374	4.375	101.534	101.434	101.334
4.500	101.698	101.598	101.498	4.500	101.635	101.535	101.435
4.625	101.935	101.833	101.730	4.625	101.760	101.660	101.560
4.750	102.116	102.014	101.911	4.750	102.082	101.982	101.882
4.875	102.276	102.174	102.071	4.875	102.365	102.265	102.165
4.990	102.332	102.230	102.127	4.990	102.539	102.439	102.339
5.000	102.432	102.330	102.227	5.000	102.639	102.539	102.439

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.: 11/13/2017
45 Day Lock Exp.: 11/27/2017
60 Day Lock Exp.: 12/11/2017

W. Rate Sheet Dated: 10/12/2017 **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	100.649	100.549	100.449	3.750	101.780	101.680	101.580	2.750	98.884	98.784	98.684	
3.875	101.431	101.331	101.231	3.875	102.395	102.295	102.195	2.875	99.553	99.453	99.353	
3.990	101.936	101.836	101.736	3.990	102.876	102.776	102.676	2.990	99.972	99.872	99.772	
4.000	102.036	101.936	101.836	4.000	102.976	102.876	102.776	3.000	100.072	99.972	99.872	
4.125	102.585	102.485	102.385	4.125	103.199	103.099	102.999	3.125	100.631	100.531	100.431	
4.250	103.190	103.090	102.990	4.250	103.837	103.737	103.637	3.250	101.165	101.065	100.965	
4.375	103.739	103.639	103.539	4.375	104.273	104.173	104.073	3.375	101.675	101.575	101.475	
4.500	104.223	104.123	104.023	4.500	104.748	104.648	104.548	3.500	102.067	101.967	101.867	
4.625	104.714	104.614	104.514	4.625	105.426	105.326	105.226	3.625	102.527	102.427	102.327	
4.750	105.210	105.110	105.010	4.750	105.923	105.823	105.723	3.750	103.005	102.905	102.805	
4.875	105.648	105.548	105.448	4.875	106.376	106.276	106.176	3.875	103.467	103.367	103.267	
4.990	105.971	105.871	105.771	4.990	106.674	106.574	106.474	3.990	103.395	103.295	103.195	
5.000	106.071	105.971	105.871	5.000	106.774	106.674	106.574	4.000	103.495	103.395	103.295	
5.125	106.594	106.481	106.368	5.125	106.779	106.666	106.553	4.125	103.948	103.848	103.748	
5.250	107.032	106.919	106.806	5.250	107.179	107.066	106.953	4.250	104.308	104.208	104.108	
5.375	107.399	107.286	107.173	5.375	107.539	107.426	107.313	4.375	104.673	104.573	104.473	
5.500	107.719	107.606	107.493	5.500	107.869	107.756	107.643	4.500	105.193	105.093	104.993	
5.625	108.068	107.936	107.805	5.625	108.364	108.233	108.101	4.625	105.543	105.443	105.343	
5.750	108.443	108.312	108.180	5.750	108.733	108.601	108.470	4.750	103.263	103.163	103.063	

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

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					

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt)	FHA ID# - 1358600006
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.:	11/13/2017
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: 10/12/2017 **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	98.454	98.354	98.254	3.750	98.354	98.254	98.154	3.750	99.700	99.600	99.500	3.750	99.600	99.500	99.400
3.875	99.081	98.981	98.881	3.875	98.981	98.881	98.781	3.875	100.315	100.215	100.115	3.875	100.215	100.115	100.015
3.990	99.709	99.609	99.509	3.990	99.609	99.509	99.409	3.990	100.796	100.696	100.596	3.990	100.696	100.596	100.496
4.000	99.809	99.709	99.609	4.000	99.709	99.609	99.509	4.000	100.896	100.796	100.696	4.000	100.796	100.696	100.596
4.125	100.462	100.362	100.262	4.125	100.362	100.262	100.162	4.125	101.119	101.019	100.919	4.125	101.019	100.919	100.819
4.250	101.067	100.967	100.867	4.250	100.967	100.867	100.767	4.250	101.678	101.578	101.478	4.250	101.578	101.478	101.378
4.375	101.616	101.516	101.416	4.375	101.516	101.416	101.316	4.375	102.193	102.093	101.993	4.375	102.093	101.993	101.893
4.500	102.100	102.000	101.900	4.500	102.000	101.900	101.800	4.500	102.668	102.568	102.468	4.500	102.568	102.468	102.368
4.625	102.591	102.491	102.391	4.625	102.491	102.391	102.291	4.625	103.346	103.246	103.146	4.625	103.246	103.146	103.046
4.750	103.087	102.987	102.887	4.750	102.987	102.887	102.787	4.750	103.843	103.743	103.643	4.750	103.743	103.643	103.543
4.875	103.525	103.425	103.325	4.875	103.425	103.325	103.225	4.875	104.296	104.196	104.096	4.875	104.196	104.096	103.996
4.990	103.848	103.748	103.648	4.990	103.748	103.648	103.548	4.990	104.594	104.494	104.394	4.990	104.494	104.394	104.294
5.000	103.948	103.848	103.748	5.000	103.848	103.748	103.648	5.000	104.694	104.594	104.494	5.000	104.594	104.494	104.394
5.125	104.471	104.358	104.245	5.125	104.371	104.258	104.145	5.125	104.699	104.586	104.473	5.125	104.599	104.486	104.373
5.250	104.909	104.796	104.683	5.250	104.809	104.696	104.583	5.250	105.099	104.986	104.873	5.250	104.999	104.886	104.773
5.375	105.276	105.163	105.050	5.375	105.176	105.063	104.950	5.375	105.459	105.346	105.233	5.375	105.359	105.246	105.133
5.500	105.596	105.483	105.370	5.500	105.496	105.383	105.270	5.500	105.789	105.676	105.563	5.500	105.689	105.576	105.463
5.625	105.945	105.813	105.682	5.625	105.845	105.713	105.582	5.625	106.284	106.153	106.021	5.625	106.184	106.053	105.921
5.750	106.320	106.189	106.057	5.750	106.220	106.089	105.957	5.750	106.653	106.521	106.390	5.750	106.553	106.421	106.290

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.740	96.640	96.540	2.750	96.640	96.540	96.440
2.875	97.354	97.254	97.154	2.875	97.254	97.154	97.054
2.990	97.842	97.742	97.642	2.990	97.742	97.642	97.542
3.000	97.942	97.842	97.742	3.000	97.842	97.742	97.642
3.125	98.501	98.401	98.301	3.125	98.401	98.301	98.201
3.250	99.035	98.935	98.835	3.250	98.935	98.835	98.735
3.375	99.369	99.269	99.169	3.375	99.269	99.169	99.069
3.500	99.937	99.837	99.737	3.500	99.837	99.737	99.637
3.625	100.397	100.297	100.197	3.625	100.297	100.197	100.097
3.750	100.875	100.775	100.675	3.750	100.775	100.675	100.575
3.875	101.337	101.237	101.137	3.875	101.237	101.137	101.037
3.990	101.265	101.165	101.065	3.990	101.165	101.065	100.965
4.000	101.365	101.265	101.165	4.000	101.265	101.165	101.065
4.125	101.818	101.718	101.618	4.125	101.718	101.618	101.518
4.250	102.178	102.078	101.978	4.250	102.078	101.978	101.878
4.375	102.543	102.443	102.343	4.375	102.443	102.343	102.243
4.500	103.063	102.963	102.863	4.500	102.963	102.863	102.763
4.625	103.413	103.313	103.213	4.625	103.313	103.213	103.113
4.750	101.133	101.033	100.933	4.750	101.033	100.933	100.833

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	30 Day Lock Exp.:	**11/13/2017**		
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: **10/12/2017** **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	98.984	98.884	98.784	3.750	100.230	100.130	100.030	2.750	97.270	97.170	97.070
3.875	99.611	99.511	99.411	3.875	100.845	100.745	100.645	2.875	97.884	97.784	97.684
3.990	100.239	100.139	100.039	3.990	101.326	101.226	101.126	2.990	98.372	98.272	98.172
4.000	100.339	100.239	100.139	4.000	101.426	101.326	101.226	3.000	98.472	98.372	98.272
4.125	100.992	100.892	100.792	4.125	101.649	101.549	101.449	3.125	99.031	98.931	98.831
4.250	101.597	101.497	101.397	4.250	102.208	102.108	102.008	3.250	99.565	99.465	99.365
4.375	102.146	102.046	101.946	4.375	102.723	102.623	102.523	3.375	99.899	99.799	99.699
4.500	102.630	102.530	102.430	4.500	103.198	103.098	102.998	3.500	100.467	100.367	100.267
4.625	103.121	103.021	102.921	4.625	103.876	103.776	103.676	3.625	100.927	100.827	100.727
4.750	103.617	103.517	103.417	4.750	104.373	104.273	104.173	3.750	101.405	101.305	101.205
4.875	104.055	103.955	103.855	4.875	104.826	104.726	104.626	3.875	101.867	101.767	101.667
4.990	104.378	104.278	104.178	4.990	105.124	105.024	104.924	3.990	101.795	101.695	101.595
5.000	104.478	104.378	104.278	5.000	105.224	105.124	105.024	4.000	101.895	101.795	101.695
5.125	105.001	104.888	104.775	5.125	105.229	105.116	105.003	4.125	102.348	102.248	102.148
5.250	105.439	105.326	105.213	5.250	105.629	105.516	105.403	4.250	102.708	102.608	102.508
5.375	105.806	105.693	105.580	5.375	105.989	105.876	105.763	4.375	103.073	102.973	102.873
5.500	106.126	106.013	105.900	5.500	106.319	106.206	106.093	4.500	103.593	103.493	103.393
5.625	106.475	106.343	106.212	5.625	106.814	106.683	106.551	4.625	103.943	103.843	103.743
5.750	106.850	106.719	106.587	5.750	107.183	107.051	106.920	4.750	101.663	101.563	101.463

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.	