AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.: **11/13/2017**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.: **11/27/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.: **12/12/2017**

W. Rate Sheet Dated: **10/13/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	100.550	100.400	100.250	3.250	100.382	100.232	100.082	1.875	N/A	N/A	N/A
3.375	100.999	100.849	100.699	3.375	100.796	100.646	100.496	2.000	N/A	N/A	N/A
3.500	101.443	101.293	101.143	3.500	101.204	101.054	100.904	2.125	N/A	N/A	N/A
3.625	101.829	101.679	101.529	3.625	101.555	101.405	101.255	2.250	97.253	97.103	96.953
3.750	102.947	102.797	102.625	3.750	102.780	102.630	102.458	2.375	97.644	97.494	97.344
3.875	103.346	103.196	103.024	3.875	103.143	102.993	102.821	2.500	98.031	97.881	97.731
4.000	103.711	103.561	103.389	4.000	103.472	103.322	103.150	2.625	98.374	98.224	98.074
4.125	104.001	103.851	103.679	4.125	103.727	103.577	103.405	2.750	100.180	100.030	99.880
4.250	104.123	104.023	103.923	4.250	103.955	103.855	103.755	2.875	100.560	100.410	100.260
4.375	104.452	104.352	104.252	4.375	104.249	104.149	104.049	3.000	100.933	100.783	100.633
4.500	104.745	104.645	104.545	4.500	104.507	104.407	104.307	3.125	101.195	101.045	100.895
4.625	104.973	104.873	104.773	4.625	104.699	104.599	104.499	3.250	102.065	101.915	101.765
4.750	104.984	104.884	104.775	4.750	104.817	104.717	104.608	3.375	102.370	102.220	102.070
4.875	105.386	105.286	105.176	4.875	105.183	105.083	104.974	3.500	102.640	102.490	102.340
5.000	105.679	105.579	105.470	5.000	105.441	105.341	105.231	3.625	102.839	102.689	102.539
5.125	105.907	105.807	105.698	5.125	105.633	105.533	105.423	3.750	103.049	102.899	102.749
5.250	106.075	105.975	105.875	5.250	105.907	105.807	105.707	3.875	103.284	103.134	102.984
5.375	106.476	106.376	106.276	5.375	106.273	106.173	106.073	4.000	103.485	103.335	103.185
5.500	106.770	106.670	106.570	5.500	106.531	106.431	106.331	4.125	103.895	103.745	103.595

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				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.660	99.510	99.360	3.250	99.492	99.342	99.192	1.875	N/A	N/A	N/A
3.375	100.109	99.959	99.809	3.375	99.906	99.756	99.606	2.000	N/A	N/A	N/A
3.500	100.553	100.403	100.253	3.500	100.314	100.164	100.014	2.125	N/A	N/A	N/A
3.625	100.939	100.789	100.639	3.625	100.665	100.515	100.365	2.250	96.363	96.213	96.063
3.750	102.057	101.907	101.735	3.750	101.890	101.740	101.568	2.375	96.754	96.604	96.454
3.875	102.456	102.306	102.134	3.875	102.253	102.103	101.931	2.500	97.141	96.991	96.841
4.000	102.821	102.671	102.499	4.000	102.582	102.432	102.260	2.625	97.484	97.334	97.184
4.125	103.111	102.961	102.789	4.125	102.837	102.687	102.515	2.750	99.290	99.140	98.990
4.250	103.233	103.133	103.033	4.250	103.065	102.965	102.865	2.875	99.670	99.520	99.370
4.375	103.562	103.462	103.362	4.375	103.359	103.259	103.159	3.000	100.043	99.893	99.743
4.500	103.855	103.755	103.655	4.500	103.617	103.517	103.417	3.125	100.305	100.155	100.005
4.625	104.083	103.983	103.883	4.625	103.809	103.709	103.609	3.250	101.175	101.025	100.875
4.750	104.094	103.994	103.885	4.750	103.927	103.827	103.718	3.375	101.480	101.330	101.180
4.875	104.496	104.396	104.286	4.875	104.293	104.193	104.084	3.500	101.750	101.600	101.450
5.000	104.789	104.689	104.580	5.000	104.551	104.451	104.341	3.625	101.949	101.799	101.649
5.125	105.017	104.917	104.808	5.125	104.743	104.643	104.533	3.750	102.159	102.009	101.859
5.250	105.185	105.085	104.985	5.250	105.017	104.917	104.817	3.875	102.394	102.244	102.094
5.375	105.586	105.486	105.386	5.375	105.383	105.283	105.183	4.000	102.595	102.445	102.295
5.500	105.880	105.780	105.680	5.500	105.641	105.541	105.441	4.125	103.005	102.855	102.705

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	98.853	98.603	98.353
4.000	101.121	100.871	100.621
4.500	102.155	101.905	101.655
5.000	103.089	102.839	102.589
5.500	104.180	103.930	103.680

15 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
2.500	95.441	95.191	94.941
3.000	98.343	98.093	97.843
3.500	100.050	99.800	99.550
4.000	100.895	100.645	100.395

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:	10/13/2017	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

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.: **11/13/2017**

45 Day Lock Exp.: **11/27/2017**

60 Day Lock Exp.: **12/12/2017**

W. Rate Sheet Dated: **10/13/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	99.550	99.400	99.250
3.375	99.999	99.849	99.699
3.500	100.443	100.293	100.143
3.625	100.829	100.679	100.529
3.750	101.572	101.422	101.250
3.875	101.971	101.821	101.649
4.000	102.336	102.186	102.014
4.125	102.626	102.476	102.304
4.250	102.310	102.210	102.110
4.375	102.639	102.539	102.439
4.500	102.933	102.833	102.733
4.625	103.160	103.060	102.960
4.750	102.172	102.072	101.962
4.875	102.573	102.473	102.364
5.000	102.867	102.767	102.657
5.125	103.094	102.994	102.885
5.250	99.825	99.725	99.625
5.375	100.226	100.126	100.026
5.500	100.520	100.420	100.320

20 Year

Rate	30 Day	45 Day	60 Day
3.250	99.382	99.232	99.082
3.375	99.796	99.646	99.496
3.500	100.204	100.054	99.904
3.625	100.555	100.405	100.255
3.750	101.405	101.255	101.083
3.875	101.768	101.618	101.446
4.000	102.097	101.947	101.775
4.125	102.352	102.202	102.030
4.250	102.143	102.043	101.943
4.375	102.436	102.336	102.236
4.500	102.694	102.594	102.494
4.625	102.886	102.786	102.686
4.750	102.004	101.904	101.795
4.875	102.370	102.270	102.161
5.000	102.628	102.528	102.419
5.125	102.820	102.720	102.611
5.250	99.657	99.557	99.457
5.375	100.023	99.923	99.823
5.500	100.281	100.181	100.081

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	95.253	95.103	94.953
2.375	95.644	95.494	95.344
2.500	96.031	95.881	95.731
2.625	96.374	96.224	96.074
2.750	98.493	98.343	98.193
2.875	98.873	98.723	98.573
3.000	99.246	99.096	98.946
3.125	99.508	99.358	99.208
3.250	101.065	100.915	100.765
3.375	101.370	101.220	101.070
3.500	101.640	101.490	101.340
3.625	101.839	101.689	101.539
3.750	101.674	101.524	101.374
3.875	101.909	101.759	101.609
4.000	102.110	101.960	101.810
4.125	102.520	102.370	102.220

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	99.07	98.925	98.775
3.250	99.66	99.506	99.356
3.375	100.06	99.913	99.763
3.500	100.47	100.316	100.166
3.625	100.85	100.702	100.552
Margin = 2.250		Index = 1.330	

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

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	98.660	98.510	98.360
3.375	99.109	98.959	98.809
3.500	99.553	99.403	99.253
3.625	99.939	99.789	99.639
3.750	100.682	100.532	100.360
3.875	101.081	100.931	100.759
4.000	101.446	101.296	101.124
4.125	101.736	101.586	101.414
4.250	101.420	101.320	101.220
4.375	101.749	101.649	101.549
4.500	102.043	101.943	101.843
4.625	102.270	102.170	102.070
4.750	101.282	101.182	101.072
4.875	101.683	101.583	101.474
5.000	101.977	101.877	101.767
5.125	102.204	102.104	101.995
5.250	98.935	98.835	98.735
5.375	99.336	99.236	99.136
5.500	99.630	99.530	99.430

20 Year

Rate	30 Day	45 Day	60 Day
3.250	98.492	98.342	98.192
3.375	98.906	98.756	98.606
3.500	99.314	99.164	99.014
3.625	99.665	99.515	99.365
3.750	100.515	100.365	100.193
3.875	100.878	100.728	100.556
4.000	101.207	101.057	100.885
4.125	101.462	101.312	101.140
4.250	101.253	101.153	101.053
4.375	101.546	101.446	101.346
4.500	101.804	101.704	101.604
4.625	101.996	101.896	101.796
4.750	101.114	101.014	100.905
4.875	101.480	101.380	101.271
5.000	101.738	101.638	101.529
5.125	101.930	101.830	101.721
5.250	98.767	98.667	98.567
5.375	99.133	99.033	98.933
5.500	99.391	99.291	99.191

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	94.613	94.463	94.313
2.375	95.004	94.854	94.704
2.500	95.391	95.241	95.091
2.625	95.734	95.584	95.434
2.750	98.228	98.078	97.928
2.875	98.608	98.458	98.308
3.000	98.981	98.831	98.681
3.125	99.243	99.093	98.943
3.250	99.745	99.595	99.445
3.375	100.051	99.901	99.751
3.500	100.320	100.170	100.020
3.625	100.520	100.370	100.220
3.750	100.269	100.119	99.969
3.875	100.503	100.353	100.203
4.000	100.704	100.554	100.404
4.125	101.114	100.964	100.814

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	98.185	98.035	97.885
3.250	98.766	98.616	98.466
3.375	99.173	99.023	98.873
3.500	99.576	99.426	99.276
3.625	99.962	99.812	99.662
Margin = 2.250		Index = 1.330	

30 Year OTC

Rate	30 Day	45 Day	60 Day
3.500	97.853	97.603	97.353
4.000	99.746	99.496	99.246
4.500	100.343	100.093	99.843
5.000	100.277	100.027	99.777
5.500	97.930	97.680	97.430

15 Year OTC

Rate	30 Day	45 Day	60 Day
2.500	93.691	93.441	93.191
3.000	97.281	97.031	96.781
3.500	98.620	98.370	98.120
4.000	99.004	98.754	98.504

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

UW Fee Buy Out Option*†

Loan Size	Standard	Streamline
HB / VA Jumbo	-0.150	-0.100

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:	10/13/2017	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.:	12/12/2017

W. Rate Sheet Dated: 10/13/2017 **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	98.496	98.396	98.296	3.125	97.804	97.704	97.604	3.000	100.071	99.971	99.871	3.000	100.309	100.209	100.109
3.500	99.445	99.345	99.245	3.250	99.038	98.938	98.838	3.125	100.541	100.441	100.341	3.125	100.605	100.505	100.405
3.625	100.040	99.940	99.840	3.375	99.877	99.777	99.677	3.250	101.377	101.277	101.177	3.250	101.565	101.465	101.365
3.750	101.060	100.960	100.860	3.500	100.734	100.634	100.534	3.375	101.711	101.611	101.511	3.375	101.826	101.726	101.626
3.875	101.626	101.526	101.426	3.625	101.288	101.188	101.088	3.500	102.099	101.999	101.899	3.500	102.073	101.973	101.873
3.990	102.061	101.961	101.861	3.750	101.795	101.695	101.595	3.625	102.475	102.375	102.275	3.625	102.307	102.207	102.107
4.000	102.161	102.061	101.961	3.875	102.348	102.248	102.148	3.750	102.858	102.758	102.658	3.750	102.651	102.551	102.451
4.125	102.603	102.503	102.403	3.990	102.774	102.674	102.574	3.875	103.194	103.094	102.994	3.875	102.950	102.850	102.750
4.250	103.283	103.183	103.083	4.000	102.874	102.774	102.674	3.990	103.274	103.174	103.074	3.990	103.143	103.043	102.943
4.375	103.766	103.666	103.566	4.125	103.323	103.223	103.123	4.000	103.374	103.274	103.174	4.000	103.243	103.143	103.043
4.500	104.157	104.057	103.957	4.250	104.097	103.997	103.897	4.125	103.714	103.614	103.514	4.125	103.479	103.379	103.279
4.625	104.648	104.548	104.448	4.375	104.479	104.379	104.279	4.250	104.086	103.986	103.886	4.250	103.715	103.615	103.515
4.750	105.134	105.034	104.934	4.500	104.993	104.893	104.793	4.375	104.423	104.323	104.223	4.375	103.926	103.826	103.726
4.875	105.628	105.528	105.428	4.625	105.388	105.288	105.188	4.500	104.514	104.414	104.314	4.500	104.087	103.987	103.887
4.990	105.801	105.701	105.601	4.750	105.792	105.692	105.592	4.625	104.547	104.447	104.347	4.625	104.323	104.223	104.123
5.000	105.901	105.801	105.701	4.875	106.205	106.105	106.005	4.750	104.836	104.736	104.636	4.750	104.504	104.404	104.304
5.125	106.353	106.253	106.153	4.990	106.413	106.313	106.213	4.875	105.091	104.991	104.891	4.875	104.662	104.562	104.462
5.250	106.931	106.831	106.731	5.000	106.513	106.413	106.313	4.990	105.237	105.137	105.037	4.990	104.716	104.616	104.516
5.375	107.348	107.248	107.148	5.125	106.988	106.888	106.788	5.000	105.337	105.237	105.137	5.000	104.816	104.716	104.616

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	101.309	101.209	101.109	3.000	99.456	99.356	99.256
4.250	101.843	101.743	101.643	3.125	99.862	99.762	99.662
4.375	102.209	102.109	102.009	3.250	100.192	100.092	99.992
4.500	102.504	102.404	102.304	3.375	100.614	100.514	100.414
4.625	102.676	102.576	102.476	3.500	101.029	100.929	100.829
4.750	103.148	103.048	102.948	3.625	101.365	101.265	101.165
4.875	103.571	103.471	103.371	3.750	101.620	101.520	101.420
4.990	103.679	103.579	103.479	3.875	101.844	101.744	101.644
5.000	103.779	103.679	103.579	3.990	101.775	101.675	101.575
5.125	103.949	103.849	103.749	4.000	101.875	101.775	101.675
5.250	103.605	103.505	103.405	4.125	101.985	101.885	101.785
5.375	103.966	103.866	103.766	4.250	102.238	102.138	102.038
5.500	104.279	104.179	104.079	4.375	102.471	102.371	102.271
5.625	104.460	104.360	104.260	4.500	102.528	102.428	102.328
5.750	103.174	103.065	102.942	4.625	102.764	102.664	102.564
5.875	103.547	103.438	103.314	4.750	102.961	102.861	102.761
5.990	103.780	103.671	103.547	4.875	103.132	103.032	102.932
6.000	103.880	103.771	103.647	4.990	103.201	103.101	103.001
6.125	104.003	103.893	103.770	5.000	103.301	103.201	103.101

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

AFR Loan Center					
Lockdesk e-mail:	Lockdesk@afrwholesale.com				
Lockdesk Phone:	1-877-588-2706	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.:	12/12/2017		

W. Rate Sheet Dated: 10/13/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	95.767	95.667	95.567	3.125	N/A	N/A	N/A	3.125	95.554	95.454	95.354	3.375	95.446	95.346	95.246
3.500	96.873	96.773	96.673	3.250	92.654	92.554	92.454	3.250	96.788	96.688	96.588	3.500	96.896	96.796	96.696
3.625	97.583	97.483	97.383	3.375	93.815	93.715	93.615	3.375	97.627	97.527	97.427	3.625	97.837	97.737	97.637
3.750	98.307	98.207	98.107	3.500	95.315	95.215	95.115	3.500	98.484	98.384	98.284	3.750	98.597	98.497	98.397
3.875	99.021	98.921	98.821	3.625	96.270	96.170	96.070	3.625	99.038	98.938	98.838	3.875	99.166	99.066	98.966
3.990	99.588	99.488	99.388	3.750	97.111	97.011	96.911	3.750	99.545	99.445	99.345	3.990	99.510	99.410	99.310
4.000	99.688	99.588	99.488	3.875	98.057	97.957	97.857	3.875	100.098	99.998	99.898	4.000	99.610	99.510	99.410
4.125	100.283	100.183	100.083	3.990	98.868	98.768	98.668	3.990	100.524	100.424	100.324	4.125	100.273	100.173	100.073
4.250	100.840	100.740	100.640	4.000	98.968	98.868	98.768	4.000	100.624	100.524	100.424	4.250	100.902	100.802	100.702
4.375	101.385	101.285	101.185	4.125	99.776	99.676	99.576	4.125	101.073	100.973	100.873	4.375	101.370	101.270	101.170
4.500	101.907	101.807	101.707	4.250	100.704	100.604	100.504	4.250	101.847	101.747	101.647	4.500	101.764	101.664	101.564
4.625	102.398	102.298	102.198	4.375	101.455	101.355	101.255	4.375	102.229	102.129	102.029	4.625	102.079	101.979	101.879
4.750	102.884	102.784	102.684	4.500	102.172	102.072	101.972	4.500	102.743	102.643	102.543	4.750	102.616	102.516	102.416
4.875	103.378	103.278	103.178	4.625	102.850	102.750	102.650	4.625	103.138	103.038	102.938	4.875	103.190	103.090	102.990
4.990	103.551	103.451	103.351	4.750	103.485	103.385	103.285	4.750	103.542	103.442	103.342	4.990	103.344	103.244	103.144
5.000	103.651	103.551	103.451	4.875	104.032	103.932	103.832	4.875	103.955	103.855	103.755	5.000	103.444	103.344	103.244
5.125	104.103	104.003	103.903	4.990	104.237	104.137	104.037	4.990	104.163	104.063	103.963	5.125	103.807	103.707	103.607
5.250	104.681	104.581	104.481	5.000	104.337	104.237	104.137	5.000	104.263	104.163	104.063	5.250	104.346	104.246	104.146
5.375	105.098	104.998	104.898	5.125	104.862	104.762	104.662	5.125	104.738	104.638	104.538	5.375	104.806	104.706	104.606

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.456	99.356	99.256	3.000	96.182	96.082	95.982	3.000	98.009	97.909	97.809	3.000	96.006	95.906	95.806
3.125	99.862	99.762	99.662	3.125	96.752	96.652	96.552	3.125	98.305	98.205	98.105	3.125	96.566	96.466	96.366
3.250	100.192	100.092	99.992	3.250	97.821	97.721	97.621	3.250	99.265	99.165	99.065	3.250	97.635	97.535	97.435
3.375	100.614	100.514	100.414	3.375	98.344	98.244	98.144	3.375	99.526	99.426	99.326	3.375	98.158	98.058	97.958
3.500	101.029	100.929	100.829	3.500	98.877	98.777	98.677	3.500	99.773	99.673	99.573	3.500	98.672	98.572	98.472
3.625	101.365	101.265	101.165	3.625	99.342	99.242	99.142	3.625	100.007	99.907	99.807	3.625	99.136	99.036	98.936
3.750	101.620	101.520	101.420	3.750	99.766	99.666	99.566	3.750	100.351	100.251	100.151	3.750	99.560	99.460	99.360
3.875	101.844	101.744	101.644	3.875	100.140	100.040	99.940	3.875	100.650	100.550	100.450	3.875	99.934	99.834	99.734
3.990	101.775	101.675	101.575	3.990	100.461	100.361	100.261	3.990	100.843	100.743	100.643	3.990	100.245	100.145	100.045
4.000	101.875	101.775	101.675	4.000	100.561	100.461	100.361	4.000	100.943	100.843	100.743	4.000	100.345	100.245	100.145
4.125	101.985	101.885	101.785	4.125	100.985	100.885	100.785	4.125	101.179	101.079	100.979	4.125	100.799	100.699	100.599
4.250	102.238	102.138	102.038	4.250	101.395	101.295	101.195	4.250	101.415	101.315	101.215	4.250	101.209	101.109	101.009
4.375	102.471	102.371	102.271	4.375	101.769	101.669	101.569	4.375	101.626	101.526	101.426	4.375	101.583	101.483	101.383
4.500	102.528	102.428	102.328	4.500	101.871	101.771	101.671	4.500	101.787	101.687	101.587	4.500	101.685	101.585	101.485
4.625	102.764	102.664	102.564	4.625	102.034	101.934	101.834	4.625	102.023	101.923	101.823	4.625	101.848	101.748	101.648
4.750	102.961	102.861	102.761	4.750	102.352	102.252	102.152	4.750	102.204	102.104	102.004	4.750	102.166	102.066	101.966
4.875	103.132	103.032	102.932	4.875	102.633	102.533	102.433	4.875	102.362	102.262	102.162	4.875	102.447	102.347	102.247
4.990	103.201	103.101	103.001	4.990	102.805	102.705	102.605	4.990	102.416	102.316	102.216	4.990	102.619	102.519	102.419
5.000	103.301	103.201	103.101	5.000	102.905	102.805	102.705	5.000	102.516	102.416	102.316	5.000	102.719	102.619	102.519

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2										

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
*Not applicable to detached condominiums										

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	UW Fee Buy Out Option	
Loan Size Adjuster		Loan Size	Standard
$0 - $49,999	-2.500	$0 - $49,999	-1.500
$50,000 - $85,000	-1.375	$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.500	$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.375	$125,001 - $175,000	-0.500
$175,001 - $275,000	0.000	$175,001 - $275,000	-0.300
$275,001 up to HB	0.125	$275,001 - Up to HB	-0.200
		High Balance	-0.150

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	11/13/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	11/27/2017
		60 Day Lock Exp.:	12/12/2017

W. Rate Sheet Dated: 10/13/2017 **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	101.060	100.960	100.860	3.750	102.002	101.902	101.802	2.750	99.029	98.929	98.829
3.875	101.626	101.526	101.426	3.875	102.618	102.518	102.418	2.875	99.601	99.501	99.401
3.990	102.061	101.961	101.861	3.990	103.098	102.998	102.898	2.990	100.089	99.989	99.889
4.000	102.161	102.061	101.961	4.000	103.198	103.098	102.998	3.000	100.189	100.089	99.989
4.125	102.772	102.672	102.572	4.125	103.374	103.274	103.174	3.125	100.749	100.649	100.549
4.250	103.378	103.278	103.178	4.250	103.934	103.834	103.734	3.250	101.377	101.277	101.177
4.375	103.927	103.827	103.727	4.375	104.448	104.348	104.248	3.375	101.792	101.692	101.592
4.500	104.410	104.310	104.210	4.500	104.924	104.824	104.724	3.500	102.200	102.100	102.000
4.625	104.874	104.774	104.674	4.625	105.547	105.447	105.347	3.625	102.660	102.560	102.460
4.750	105.370	105.270	105.170	4.750	106.044	105.944	105.844	3.750	103.137	103.037	102.937
4.875	105.808	105.708	105.608	4.875	106.497	106.397	106.297	3.875	103.600	103.500	103.400
4.990	106.131	106.031	105.931	4.990	106.795	106.695	106.595	3.990	103.454	103.354	103.254
5.000	106.231	106.131	106.031	5.000	106.895	106.795	106.695	4.000	103.554	103.454	103.354
5.125	106.723	106.610	106.489	5.125	106.908	106.795	106.674	4.125	104.006	103.906	103.806
5.250	107.161	107.048	106.926	5.250	107.308	107.195	107.074	4.250	104.367	104.267	104.167
5.375	107.528	107.415	107.294	5.375	107.668	107.555	107.434	4.375	104.732	104.632	104.532
5.500	107.848	107.735	107.614	5.500	107.997	107.885	107.764	4.500	105.251	105.151	105.051
5.625	108.162	108.030	107.889	5.625	108.457	108.326	108.185	4.625	105.601	105.501	105.401
5.750	108.537	108.405	108.264	5.750	108.826	108.695	108.554	4.750	103.201	103.101	103.001

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

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

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750

*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K

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

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

AFR

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.: **12/12/2017**

W. Rate Sheet Dated: **10/13/2017** **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	98.711	98.611	98.511	3.750	98.611	98.511	98.411	3.750	99.922	99.822	99.722	3.750	99.822	99.722	99.622
3.875	99.269	99.169	99.069	3.875	99.169	99.069	98.969	3.875	100.538	100.438	100.338	3.875	100.438	100.338	100.238
3.990	99.896	99.796	99.696	3.990	99.796	99.696	99.596	3.990	101.018	100.918	100.818	3.990	100.918	100.818	100.718
4.000	99.996	99.896	99.796	4.000	99.896	99.796	99.696	4.000	101.118	101.018	100.918	4.000	101.018	100.918	100.818
4.125	100.649	100.549	100.449	4.125	100.549	100.449	100.349	4.125	101.294	101.194	101.094	4.125	101.194	101.094	100.994
4.250	101.255	101.155	101.055	4.250	101.155	101.055	100.955	4.250	101.854	101.754	101.654	4.250	101.754	101.654	101.554
4.375	101.804	101.704	101.604	4.375	101.704	101.604	101.504	4.375	102.368	102.268	102.168	4.375	102.268	102.168	102.068
4.500	102.287	102.187	102.087	4.500	102.187	102.087	101.987	4.500	102.844	102.744	102.644	4.500	102.744	102.644	102.544
4.625	102.751	102.651	102.551	4.625	102.651	102.551	102.451	4.625	103.467	103.367	103.267	4.625	103.367	103.267	103.167
4.750	103.247	103.147	103.047	4.750	103.147	103.047	102.947	4.750	103.964	103.864	103.764	4.750	103.864	103.764	103.664
4.875	103.685	103.585	103.485	4.875	103.585	103.485	103.385	4.875	104.417	104.317	104.217	4.875	104.317	104.217	104.117
4.990	104.008	103.908	103.808	4.990	103.908	103.808	103.708	4.990	104.715	104.615	104.515	4.990	104.615	104.515	104.415
5.000	104.108	104.008	103.908	5.000	104.008	103.908	103.808	5.000	104.815	104.715	104.615	5.000	104.715	104.615	104.515
5.125	104.600	104.487	104.366	5.125	104.500	104.387	104.266	5.125	104.828	104.715	104.594	5.125	104.728	104.615	104.494
5.250	105.038	104.925	104.803	5.250	104.938	104.825	104.703	5.250	105.228	105.115	104.994	5.250	105.128	105.015	104.894
5.375	105.405	105.292	105.171	5.375	105.305	105.192	105.071	5.375	105.588	105.475	105.354	5.375	105.488	105.375	105.254
5.500	105.725	105.612	105.491	5.500	105.625	105.512	105.391	5.500	105.917	105.805	105.684	5.500	105.817	105.705	105.584
5.625	106.039	105.907	105.766	5.625	105.939	105.807	105.666	5.625	106.377	106.246	106.105	5.625	106.277	106.146	106.005
5.750	106.414	106.282	106.141	5.750	106.314	106.182	106.041	5.750	106.746	106.615	106.474	5.750	106.646	106.515	106.374

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.857	96.757	96.657	2.750	96.757	96.657	96.557
2.875	97.471	97.371	97.271	2.875	97.371	97.271	97.171
2.990	97.959	97.859	97.759	2.990	97.859	97.759	97.659
3.000	98.059	97.959	97.859	3.000	97.959	97.859	97.759
3.125	98.619	98.519	98.419	3.125	98.519	98.419	98.319
3.250	99.152	99.052	98.952	3.250	99.052	98.952	98.852
3.375	99.662	99.562	99.462	3.375	99.562	99.462	99.362
3.500	100.070	99.970	99.870	3.500	99.970	99.870	99.770
3.625	100.530	100.430	100.330	3.625	100.430	100.330	100.230
3.750	101.007	100.907	100.807	3.750	100.907	100.807	100.707
3.875	101.470	101.370	101.270	3.875	101.370	101.270	101.170
3.990	101.324	101.224	101.124	3.990	101.224	101.124	101.024
4.000	101.424	101.324	101.224	4.000	101.324	101.224	101.124
4.125	101.876	101.776	101.676	4.125	101.776	101.676	101.576
4.250	102.237	102.137	102.037	4.250	102.137	102.037	101.937
4.375	102.602	102.502	102.402	4.375	102.502	102.402	102.302
4.500	103.121	103.021	102.921	4.500	103.021	102.921	102.821
4.625	103.471	103.371	103.271	4.625	103.371	103.271	103.171
4.750	101.071	100.971	100.871	4.750	100.971	100.871	100.771

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

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.: 12/12/2017

W. Rate Sheet Dated: 10/13/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible & Home Possible Advantage

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.241	99.141	99.041	3.750	100.452	100.352	100.252	2.750	97.387	97.287	97.187
3.875	99.799	99.699	99.599	3.875	101.068	100.968	100.868	2.875	98.001	97.901	97.801
3.990	100.426	100.326	100.226	3.990	101.548	101.448	101.348	2.990	98.489	98.389	98.289
4.000	100.526	100.426	100.326	4.000	101.648	101.548	101.448	3.000	98.589	98.489	98.389
4.125	101.179	101.079	100.979	4.125	101.824	101.724	101.624	3.125	99.149	99.049	98.949
4.250	101.785	101.685	101.585	4.250	102.384	102.284	102.184	3.250	99.682	99.582	99.482
4.375	102.334	102.234	102.134	4.375	102.898	102.798	102.698	3.375	100.192	100.092	99.992
4.500	102.817	102.717	102.617	4.500	103.374	103.274	103.174	3.500	100.600	100.500	100.400
4.625	103.281	103.181	103.081	4.625	103.997	103.897	103.797	3.625	101.060	100.960	100.860
4.750	103.777	103.677	103.577	4.750	104.494	104.394	104.294	3.750	101.537	101.437	101.337
4.875	104.215	104.115	104.015	4.875	104.947	104.847	104.747	3.875	102.000	101.900	101.800
4.990	104.538	104.438	104.338	4.990	105.245	105.145	105.045	3.990	101.854	101.754	101.654
5.000	104.638	104.538	104.438	5.000	105.345	105.245	105.145	4.000	101.954	101.854	101.754
5.125	105.130	105.017	104.896	5.125	105.358	105.245	105.124	4.125	102.406	102.306	102.206
5.250	105.568	105.455	105.333	5.250	105.758	105.645	105.524	4.250	102.767	102.667	102.567
5.375	105.935	105.822	105.701	5.375	106.118	106.005	105.884	4.375	103.132	103.032	102.932
5.500	106.255	106.142	106.021	5.500	106.447	106.335	106.214	4.500	103.651	103.551	103.451
5.625	106.569	106.437	106.296	5.625	106.907	106.776	106.635	4.625	104.001	103.901	103.801
5.750	106.944	106.812	106.671	5.750	107.276	107.145	107.004	4.750	101.601	101.501	101.401

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