



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.: 11/20/2017

45 Day Lock Exp.: 12/4/2017

60 Day Lock Exp.: 12/18/2017

W. Rate Sheet Dated: 10/19/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.487	100.337	100.187	3.250	100.320	100.170	100.020	1.875	N/A	N/A	N/A	3.125	101.012	100.862	100.712
3.375	100.936	100.786	100.636	3.375	100.733	100.583	100.433	2.000	N/A	N/A	N/A	3.250	100.906	100.756	100.606
3.500	101.380	101.230	101.080	3.500	101.142	100.992	100.842	2.125	N/A	N/A	N/A	3.375	101.313	101.163	101.013
3.625	101.766	101.616	101.466	3.625	101.492	101.342	101.192	2.250	96.933	96.783	96.633	3.500	101.716	101.566	101.416
3.750	102.931	102.781	102.625	3.750	102.764	102.614	102.458	2.375	97.324	97.174	97.024	3.625	102.102	101.952	101.802
3.875	103.331	103.181	103.024	3.875	103.128	102.978	102.821	2.500	97.711	97.561	97.411	Margin = 2.250		Index = 1.410	
4.000	103.695	103.545	103.389	4.000	103.457	103.307	103.150	2.625	98.054	97.904	97.754				
4.125	103.985	103.835	103.679	4.125	103.711	103.561	103.405	2.750	100.071	99.921	99.771				
4.250	104.169	104.069	103.969	4.250	104.002	103.902	103.802	2.875	100.451	100.301	100.151				
4.375	104.499	104.399	104.299	4.375	104.296	104.196	104.096	3.000	100.824	100.674	100.524				
4.500	104.792	104.692	104.592	4.500	104.554	104.454	104.354	3.125	101.086	100.936	100.786				
4.625	105.020	104.920	104.820	4.625	104.746	104.646	104.546	3.250	101.975	101.825	101.675				
4.750	105.109	105.009	104.884	4.750	104.942	104.842	104.717	3.375	102.280	102.130	101.980				
4.875	105.511	105.411	105.286	4.875	105.308	105.208	105.083	3.500	102.550	102.400	102.250				
5.000	105.804	105.704	105.579	5.000	105.566	105.466	105.341	3.625	102.749	102.599	102.449				
5.125	106.032	105.932	105.807	5.125	105.758	105.658	105.533	3.750	103.034	102.884	102.734				
5.250	106.106	105.996	105.896	5.250	105.939	105.829	105.729	3.875	103.268	103.118	102.968				
5.375	106.507	106.398	106.298	5.375	106.305	106.195	106.095	4.000	103.469	103.319	103.169				
5.500	106.801	106.692	106.592	5.500	106.562	106.453	106.353	4.125	103.879	103.729	103.579				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.347	99.197	99.047	3.250	99.180	99.030	98.880	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.796	99.646	99.496	3.375	99.593	99.443	99.293	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	100.240	100.090	99.940	3.500	100.002	99.852	99.702	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.626	100.476	100.326	3.625	100.352	100.202	100.052	2.250	95.793	95.643	95.493	3.500	100.576	100.426	100.276
3.750	101.791	101.641	101.485	3.750	101.624	101.474	101.318	2.375	96.184	96.034	95.884	3.625	100.962	100.812	100.662
3.875	102.191	102.041	101.884	3.875	101.988	101.838	101.681	2.500	96.571	96.421	96.271	Margin = 2.250		Index = 1.410	
4.000	102.555	102.405	102.249	4.000	102.317	102.167	102.010	2.625	96.914	96.764	96.614	30 Year OTC			
4.125	102.845	102.695	102.539	4.125	102.571	102.421	102.265	2.750	98.931	98.781	98.631	Rate	30 Day	45 Day	60 Day
4.250	103.029	102.929	102.829	4.250	102.862	102.762	102.662	2.875	99.311	99.161	99.011	3.500	98.540	98.290	98.040
4.375	103.359	103.259	103.159	4.375	103.156	103.056	102.956	3.000	99.684	99.534	99.384	4.000	100.855	100.605	100.355
4.500	103.652	103.552	103.452	4.500	103.414	103.314	103.214	3.125	99.946	99.796	99.646	4.500	101.952	101.702	101.452
4.625	103.880	103.780	103.680	4.625	103.606	103.506	103.406	3.250	100.835	100.685	100.535	5.000	102.964	102.714	102.464
4.750	103.969	103.869	103.744	4.750	103.802	103.702	103.577	3.375	101.140	100.990	100.840	5.500	103.961	103.711	103.461
4.875	104.371	104.271	104.146	4.875	104.168	104.068	103.943	3.500	101.410	101.260	101.110	15 Year OTC			
5.000	104.664	104.564	104.439	5.000	104.426	104.326	104.201	3.625	101.609	101.459	101.309	Rate	30 Day	45 Day	60 Day
5.125	104.892	104.792	104.667	5.125	104.618	104.518	104.393	3.750	101.894	101.744	101.594	2.500	94.871	94.621	94.371
5.250	104.966	104.856	104.756	5.250	104.799	104.689	104.589	3.875	102.128	101.978	101.828	3.000	97.984	97.734	97.484
5.375	105.367	105.258	105.158	5.375	105.165	105.055	104.955	4.000	102.329	102.179	102.029	3.500	99.710	99.460	99.210
5.500	105.661	105.552	105.452	5.500	105.422	105.313	105.213	4.125	102.739	102.589	102.439	4.000	100.629	100.379	100.129

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	0.000	\$125,001 - \$175,000	-0.500	-0.300
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.375	\$175,001 - \$275,000	-0.300	-0.200
NY	-0.250	\$275,001 up to HB		\$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:	10/19/2017 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)



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45 Day Lock Exp.:

60 Day Lock Exp.:

11/20/2017

12/4/2017

12/18/2017

W. Rate Sheet Dated: 10/19/2017

Release Time: 10:00 am ET

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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	99.487	99.337	99.187	3.250	99.320	99.170	99.020	1.875	N/A	N/A	N/A	3.125	99.32	99.175	99.025
3.375	99.936	99.786	99.636	3.375	99.733	99.583	99.433	2.000	N/A	N/A	N/A	3.250	99.91	99.756	99.606
3.500	100.380	100.230	100.080	3.500	100.142	99.992	99.842	2.125	N/A	N/A	N/A	3.375	100.31	100.163	100.013
3.625	100.766	100.616	100.466	3.625	100.492	100.342	100.192	2.250	94.933	94.783	94.633	3.500	100.72	100.566	100.416
3.750	101.556	101.406	101.250	3.750	101.389	101.239	101.083	2.375	95.324	95.174	95.024	3.625	101.10	100.952	100.802
3.875	101.956	101.806	101.649	3.875	101.753	101.603	101.446	2.500	95.711	95.561	95.411	Margin = 2.250		Index = 1.410	
4.000	102.320	102.170	102.014	4.000	102.082	101.932	101.775	2.625	96.054	95.904	95.754				
4.125	102.610	102.460	102.304	4.125	102.336	102.186	102.030	2.750	98.383	98.233	98.083				
4.250	102.357	102.257	102.157	4.250	102.190	102.090	101.990	2.875	98.763	98.613	98.463				
4.375	102.686	102.586	102.486	4.375	102.483	102.383	102.283	3.000	99.136	98.986	98.836				
4.500	102.980	102.880	102.780	4.500	102.741	102.641	102.541	3.125	99.399	99.249	99.099				
4.625	103.207	103.107	103.007	4.625	102.933	102.833	102.733	3.250	100.975	100.825	100.675				
4.750	102.297	102.197	102.072	4.750	102.129	102.029	101.904	3.375	101.280	101.130	100.980				
4.875	102.698	102.598	102.473	4.875	102.495	102.395	102.270	3.500	101.550	101.400	101.250				
5.000	102.992	102.892	102.767	5.000	102.753	102.653	102.528	3.625	101.749	101.599	101.449				
5.125	103.219	103.119	102.994	5.125	102.945	102.845	102.720	3.750	101.659	101.509	101.359				
5.250	99.856	99.746	99.646	5.250	99.689	99.579	99.479	3.875	101.893	101.743	101.593				
5.375	100.257	100.148	100.048	5.375	100.055	99.945	99.845	4.000	102.094	101.944	101.794				
5.500	100.551	100.442	100.342	5.500	100.312	100.203	100.103	4.125	102.504	102.354	102.204				

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	98.347	98.197	98.047	3.250	98.180	98.030	97.880	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.796	98.646	98.496	3.375	98.593	98.443	98.293	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	99.240	99.090	98.940	3.500	99.002	98.852	98.702	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.626	99.476	99.326	3.625	99.352	99.202	99.052	2.250	94.043	93.893	93.743	3.500	99.576	99.426	99.276
3.750	100.416	100.266	100.110	3.750	100.249	100.099	99.943	2.375	94.434	94.284	94.134	3.625	99.962	99.812	99.662
3.875	100.816	100.666	100.509	3.875	100.613	100.463	100.306	2.500	94.821	94.671	94.521	Margin = 2.250		Index = 1.410	
4.000	101.180	101.030	100.874	4.000	100.942	100.792	100.635	2.625	95.164	95.014	94.864	30 Year OTC			
4.125	101.470	101.320	101.164	4.125	101.196	101.046	100.890	2.750	97.868	97.718	97.568	Rate	30 Day	45 Day	60 Day
4.250	101.217	101.117	101.017	4.250	101.050	100.950	100.850	2.875	98.248	98.098	97.948	3.500	97.540	97.290	97.040
4.375	101.546	101.446	101.346	4.375	101.343	101.243	101.143	3.000	98.621	98.471	98.321	4.000	99.480	99.230	98.980
4.500	101.840	101.740	101.640	4.500	101.601	101.501	101.401	3.125	98.884	98.734	98.584	4.500	100.140	99.890	99.640
4.625	102.067	101.967	101.867	4.625	101.793	101.693	101.593	3.250	99.406	99.256	99.106	5.000	100.152	99.902	99.652
4.750	101.157	101.057	100.932	4.750	100.989	100.889	100.764	3.375	99.711	99.561	99.411	5.500	97.711	97.461	97.211
4.875	101.558	101.458	101.333	4.875	101.355	101.255	101.130	3.500	99.980	99.830	99.680	15 Year OTC			
5.000	101.852	101.752	101.627	5.000	101.613	101.513	101.388	3.625	100.180	100.030	99.880	Rate	30 Day	45 Day	60 Day
5.125	102.079	101.979	101.854	5.125	101.805	101.705	101.580	3.750	100.003	99.853	99.703	2.500	93.121	92.871	92.621
5.250	98.716	98.606	98.506	5.250	98.549	98.439	98.339	3.875	100.238	100.088	99.938	3.000	96.921	96.671	96.421
5.375	99.117	99.008	98.908	5.375	98.915	98.805	98.705	4.000	100.438	100.288	100.138	3.500	98.280	98.030	97.780
5.500	99.411	99.302	99.202	5.500	99.172	99.063	98.963	4.125	100.848	100.698	100.548	4.000	98.738	98.488	98.238

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

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

Max USDA-GRH Rate	
Today:	10/19/2017 4.500%

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



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30 Day Lock Exp.:

11/20/2017

45 Day Lock Exp.:

12/4/2017

60 Day Lock Exp.:

12/18/2017

W. Rate Sheet Dated: 10/19/2017

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Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	98.746	98.646	98.546	3.250	99.032	98.932	98.832	3.000	100.062	99.962	99.862	3.000	100.296	100.196	100.096
3.500	99.695	99.595	99.495	3.375	99.861	99.761	99.661	3.125	100.527	100.427	100.327	3.125	100.601	100.501	100.401
3.625	100.290	100.190	100.090	3.500	100.726	100.626	100.526	3.250	101.286	101.186	101.086	3.250	101.574	101.474	101.374
3.750	101.278	101.178	101.078	3.625	101.282	101.182	101.082	3.375	101.792	101.692	101.592	3.375	101.835	101.735	101.635
3.875	101.844	101.744	101.644	3.750	101.835	101.735	101.635	3.500	102.123	102.023	101.923	3.500	102.101	102.001	101.901
3.990	102.280	102.180	102.080	3.875	102.387	102.287	102.187	3.625	102.505	102.405	102.305	3.625	102.336	102.236	102.136
4.000	102.380	102.280	102.180	3.990	102.815	102.715	102.615	3.750	102.889	102.789	102.689	3.750	102.794	102.694	102.594
4.125	102.822	102.722	102.622	4.000	102.915	102.815	102.715	3.875	103.226	103.126	103.026	3.875	103.074	102.974	102.874
4.250	103.533	103.433	103.333	4.125	103.387	103.287	103.187	3.990	103.400	103.300	103.200	3.990	103.279	103.179	103.079
4.375	104.016	103.916	103.816	4.250	104.246	104.146	104.046	4.000	103.500	103.400	103.300	4.000	103.379	103.279	103.179
4.500	104.233	104.133	104.033	4.375	104.597	104.497	104.397	4.125	103.851	103.751	103.651	4.125	103.586	103.486	103.386
4.625	104.726	104.626	104.526	4.500	105.111	105.011	104.911	4.250	104.192	104.092	103.992	4.250	103.821	103.721	103.621
4.750	105.212	105.112	105.012	4.625	105.515	105.415	105.315	4.375	104.532	104.432	104.332	4.375	104.035	103.935	103.835
4.875	105.707	105.607	105.507	4.750	105.890	105.790	105.690	4.500	104.624	104.524	104.424	4.500	104.180	104.080	103.980
4.990	105.882	105.782	105.682	4.875	106.303	106.203	106.103	4.625	104.642	104.542	104.442	4.625	104.417	104.317	104.217
5.000	105.982	105.882	105.782	4.990	106.499	106.399	106.299	4.750	104.930	104.830	104.730	4.750	104.598	104.498	104.398
5.125	106.418	106.318	106.218	5.000	106.599	106.499	106.399	4.875	105.185	105.085	104.985	4.875	104.758	104.658	104.558
5.250	106.997	106.897	106.797	5.125	107.075	106.975	106.875	4.990	105.331	105.231	105.131	4.990	104.810	104.710	104.610
5.375	107.416	107.316	107.216	5.250	107.494	107.394	107.294	5.000	105.431	105.331	105.231	5.000	104.910	104.810	104.710

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	101.333	101.233	101.133	3.000	99.441	99.341	99.241
4.250	101.868	101.768	101.668	3.125	99.849	99.749	99.649
4.375	102.235	102.135	102.035	3.250	100.198	100.098	99.998
4.500	102.529	102.429	102.329	3.375	100.623	100.523	100.423
4.625	102.754	102.654	102.554	3.500	101.037	100.937	100.837
4.750	103.226	103.126	103.026	3.625	101.394	101.294	101.194
4.875	103.650	103.550	103.450	3.750	101.651	101.551	101.451
4.990	103.759	103.659	103.559	3.875	101.876	101.776	101.676
5.000	103.859	103.759	103.659	3.990	101.804	101.704	101.604
5.125	104.030	103.930	103.830	4.000	101.904	101.804	101.704
5.250	103.671	103.571	103.471	4.125	102.121	102.021	101.921
5.375	104.032	103.932	103.832	4.250	102.346	102.246	102.146
5.500	104.346	104.246	104.146	4.375	102.577	102.477	102.377
5.625	104.527	104.427	104.327	4.500	102.635	102.535	102.435
5.750	102.818	102.708	102.564	4.625	102.858	102.758	102.658
5.875	103.189	103.080	102.935	4.750	103.055	102.955	102.855
5.990	103.418	103.309	103.164	4.875	103.229	103.129	103.029
6.000	103.518	103.409	103.264	4.990	103.295	103.195	103.095
6.125	103.643	103.534	103.389	5.000	103.395	103.295	103.195

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

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

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 applicable to detached condominiums *Not								

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/20/2017

45 Day Lock Exp.:

12/4/2017

60 Day Lock Exp.:

12/18/2017

W. Rate Sheet Dated: 10/19/2017

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	95.498	95.398	95.298	3.125	N/A	N/A	N/A	3.250	96.532	96.432	96.332	3.375	95.177	95.077	94.977
3.500	96.607	96.507	96.407	3.250	N/A	N/A	N/A	3.375	97.361	97.261	97.161	3.500	96.636	96.536	96.436
3.625	97.316	97.216	97.116	3.375	93.546	93.446	93.346	3.500	98.226	98.126	98.026	3.625	97.581	97.481	97.381
3.750	98.073	97.973	97.873	3.500	95.044	94.944	94.844	3.625	98.782	98.682	98.582	3.750	98.352	98.252	98.152
3.875	98.789	98.689	98.589	3.625	96.004	95.904	95.804	3.750	99.335	99.235	99.135	3.875	98.924	98.824	98.724
3.990	99.358	99.258	99.158	3.750	96.861	96.761	96.661	3.875	99.887	99.787	99.687	3.990	99.270	99.170	99.070
4.000	99.458	99.358	99.258	3.875	97.825	97.725	97.625	3.990	100.315	100.215	100.115	4.000	99.370	99.270	99.170
4.125	100.056	99.956	99.856	3.990	98.637	98.537	98.437	4.000	100.415	100.315	100.215	4.125	100.086	99.986	99.886
4.250	100.710	100.610	100.510	4.000	98.737	98.637	98.537	4.125	100.887	100.787	100.687	4.250	100.717	100.617	100.517
4.375	101.210	101.110	101.010	4.125	99.549	99.449	99.349	4.250	101.746	101.646	101.546	4.375	101.187	101.087	100.987
4.500	101.733	101.633	101.533	4.250	100.588	100.488	100.388	4.375	102.097	101.997	101.897	4.500	101.578	101.478	101.378
4.625	102.226	102.126	102.026	4.375	101.280	101.180	101.080	4.500	102.611	102.511	102.411	4.625	101.908	101.808	101.708
4.750	102.712	102.612	102.512	4.500	101.999	101.899	101.799	4.625	103.015	102.915	102.815	4.750	102.464	102.364	102.264
4.875	103.207	103.107	103.007	4.625	102.677	102.577	102.477	4.750	103.390	103.290	103.190	4.875	103.039	102.939	102.839
4.990	103.382	103.282	103.182	4.750	103.313	103.213	103.113	4.875	103.803	103.703	103.603	4.990	103.192	103.092	102.992
5.000	103.482	103.382	103.282	4.875	103.862	103.762	103.662	4.990	103.999	103.899	103.799	5.000	103.292	103.192	103.092
5.125	103.918	103.818	103.718	4.990	104.065	103.965	103.865	5.000	104.099	103.999	103.899	5.125	103.659	103.559	103.459
5.250	104.497	104.397	104.297	5.000	104.165	104.065	103.965	5.125	104.575	104.475	104.375	5.250	104.182	104.082	103.982
5.375	104.916	104.816	104.716	5.125	104.677	104.577	104.477	5.250	104.994	104.894	104.794	5.375	104.645	104.545	104.445

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	99.441	99.341	99.241	3.000	95.917	95.817	95.717	3.000	97.746	97.646	97.546	3.000	95.741	95.641	95.541
3.125	99.849	99.749	99.649	3.125	96.489	96.389	96.289	3.125	98.051	97.951	97.851	3.125	96.313	96.213	96.113
3.250	100.198	100.098	99.998	3.250	97.576	97.476	97.376	3.250	99.024	98.924	98.824	3.250	97.390	97.290	97.190
3.375	100.623	100.523	100.423	3.375	98.101	98.001	97.901	3.375	99.285	99.185	99.085	3.375	97.915	97.815	97.715
3.500	101.037	100.937	100.837	3.500	98.635	98.535	98.435	3.500	99.551	99.451	99.351	3.500	98.449	98.349	98.249
3.625	101.394	101.294	101.194	3.625	99.121	99.021	98.921	3.625	99.786	99.686	99.586	3.625	98.915	98.815	98.715
3.750	101.651	101.551	101.451	3.750	99.546	99.446	99.346	3.750	100.244	100.144	100.044	3.750	99.340	99.240	99.140
3.875	101.876	101.776	101.676	3.875	99.922	99.822	99.722	3.875	100.524	100.424	100.324	3.875	99.716	99.616	99.516
3.990	101.804	101.704	101.604	3.990	100.337	100.237	100.137	3.990	100.729	100.629	100.529	3.990	100.132	100.032	99.932
4.000	101.904	101.804	101.704	4.000	100.437	100.337	100.237	4.000	100.829	100.729	100.629	4.000	100.232	100.132	100.032
4.125	102.121	102.021	101.921	4.125	100.871	100.771	100.671	4.125	101.036	100.936	100.836	4.125	100.655	100.555	100.455
4.250	102.346	102.246	102.146	4.250	101.253	101.153	101.053	4.250	101.271	101.171	101.071	4.250	101.067	100.967	100.867
4.375	102.577	102.477	102.377	4.375	101.626	101.526	101.426	4.375	101.485	101.385	101.285	4.375	101.440	101.340	101.240
4.500	102.635	102.535	102.435	4.500	101.731	101.631	101.531	4.500	101.630	101.530	101.430	4.500	101.545	101.445	101.345
4.625	102.858	102.758	102.658	4.625	101.878	101.778	101.678	4.625	101.867	101.767	101.667	4.625	101.692	101.592	101.492
4.750	103.055	102.955	102.855	4.750	102.196	102.096	101.996	4.750	102.048	101.948	101.848	4.750	102.010	101.910	101.810
4.875	103.229	103.129	103.029	4.875	102.480	102.380	102.280	4.875	102.208	102.108	102.008	4.875	102.294	102.194	102.094
4.990	103.295	103.195	103.095	4.990	102.653	102.553	102.453	4.990	102.260	102.160	102.060	4.990	102.467	102.367	102.267
5.000	103.395	103.295	103.195	5.000	102.753	102.653	102.553	5.000	102.360	102.260	102.160	5.000	102.567	102.467	102.367

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		\$0 - \$49,999	-1.500
\$50,000 - \$85,000		\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000		\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000		\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000		\$175,001 - \$275,000	-0.300
\$275,001 up to HB		\$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.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/20/2017

45 Day Lock Exp.:

12/4/2017

60 Day Lock Exp.:

12/18/2017

W. Rate Sheet Dated: 10/19/2017

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	101.278	101.178	101.078	3.750	102.116	102.016	101.916	2.750	99.141	99.041	98.941
3.875	101.844	101.744	101.644	3.875	102.767	102.667	102.567	2.875	99.736	99.636	99.536
3.990	102.280	102.180	102.080	3.990	103.284	103.184	103.084	2.990	100.049	99.949	99.849
4.000	102.380	102.280	102.180	4.000	103.384	103.284	103.184	3.000	100.149	100.049	99.949
4.125	102.822	102.722	102.622	4.125	103.829	103.729	103.629	3.125	100.739	100.639	100.539
4.250	103.533	103.433	103.333	4.250	104.148	104.048	103.911	3.250	101.310	101.210	101.110
4.375	104.046	103.946	103.846	4.375	104.670	104.570	104.432	3.375	101.856	101.756	101.656
4.500	104.597	104.497	104.397	4.500	105.176	105.076	104.940	3.500	102.204	102.104	102.004
4.625	104.920	104.820	104.720	4.625	105.668	105.568	105.448	3.625	102.718	102.618	102.518
4.750	105.469	105.369	105.269	4.750	106.168	106.068	105.949	3.750	103.227	103.127	103.027
4.875	105.951	105.851	105.751	4.875	106.646	106.546	106.429	3.875	103.724	103.624	103.524
4.990	106.307	106.207	106.107	4.990	106.970	106.870	106.756	3.990	103.539	103.439	103.339
5.000	106.407	106.307	106.207	5.000	107.070	106.970	106.856	4.000	103.639	103.539	103.439
5.125	106.750	106.637	106.550	5.125	106.935	106.822	106.716	4.125	104.137	104.037	103.937
5.250	107.230	107.117	107.030	5.250	107.383	107.270	107.168	4.250	104.518	104.418	104.318
5.375	107.640	107.527	107.440	5.375	107.756	107.643	107.544	4.375	104.933	104.833	104.733
5.500	108.005	107.891	107.805	5.500	108.090	107.977	107.881	4.500	105.505	105.405	105.305
5.625	108.180	108.068	107.980	5.625	108.504	108.373	108.304	4.625	105.911	105.811	105.711
5.750	108.596	108.464	108.396	5.750	108.879	108.748	108.679	4.750	106.336	106.236	106.136

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/20/2017

45 Day Lock Exp.:

12/4/2017

60 Day Lock Exp.:

12/18/2017

W. Rate Sheet Dated: 10/19/2017

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	98.513	98.413	98.313	3.750	98.413	98.313	98.213	3.750	99.786	99.686	99.586	3.750	99.686	99.586	99.486
3.875	99.262	99.162	99.062	3.875	99.162	99.062	98.962	3.875	100.437	100.337	100.237	3.875	100.337	100.237	100.137
3.990	99.667	99.567	99.467	3.990	99.567	99.467	99.367	3.990	100.954	100.854	100.754	3.990	100.854	100.754	100.654
4.000	99.767	99.667	99.567	4.000	99.667	99.567	99.467	4.000	101.054	100.954	100.854	4.000	100.954	100.854	100.754
4.125	100.442	100.342	100.242	4.125	100.342	100.242	100.142	4.125	101.199	101.099	100.963	4.125	101.099	100.999	100.863
4.250	101.085	100.985	100.885	4.250	100.985	100.885	100.785	4.250	101.791	101.691	101.554	4.250	101.691	101.591	101.454
4.375	101.673	101.573	101.473	4.375	101.573	101.473	101.373	4.375	102.340	102.240	102.102	4.375	102.240	102.140	102.002
4.500	102.224	102.124	102.024	4.500	102.124	102.024	101.924	4.500	102.846	102.746	102.610	4.500	102.746	102.646	102.510
4.625	102.547	102.447	102.347	4.625	102.447	102.347	102.247	4.625	103.338	103.238	103.118	4.625	103.238	103.138	103.018
4.750	103.096	102.996	102.896	4.750	102.996	102.896	102.796	4.750	103.838	103.738	103.619	4.750	103.738	103.638	103.519
4.875	103.578	103.478	103.378	4.875	103.478	103.378	103.278	4.875	104.316	104.216	104.099	4.875	104.216	104.116	103.999
4.990	103.934	103.834	103.734	4.990	103.834	103.734	103.634	4.990	104.640	104.540	104.426	4.990	104.540	104.440	104.326
5.000	104.034	103.934	103.834	5.000	103.934	103.834	103.734	5.000	104.740	104.640	104.526	5.000	104.640	104.540	104.426
5.125	104.377	104.264	104.177	5.125	104.277	104.164	104.077	5.125	104.605	104.492	104.386	5.125	104.505	104.392	104.286
5.250	104.857	104.744	104.657	5.250	104.757	104.644	104.557	5.250	105.053	104.940	104.838	5.250	104.953	104.840	104.738
5.375	105.267	105.154	105.067	5.375	105.167	105.054	104.967	5.375	105.426	105.313	105.214	5.375	105.326	105.213	105.114
5.500	105.632	105.518	105.432	5.500	105.532	105.418	105.332	5.500	105.760	105.647	105.551	5.500	105.660	105.547	105.451
5.625	105.807	105.675	105.607	5.625	105.707	105.575	105.507	5.625	106.174	106.043	105.974	5.625	106.074	105.943	105.874
5.750	106.223	106.091	106.023	5.750	106.123	105.991	105.923	5.750	106.549	106.418	106.349	5.750	106.449	106.318	106.249

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.761	96.661	96.561	2.750	96.661	96.561	96.461
2.875	97.356	97.256	97.156	2.875	97.256	97.156	97.056
2.990	97.669	97.569	97.469	2.990	97.569	97.469	97.369
3.000	97.769	97.669	97.569	3.000	97.669	97.569	97.469
3.125	98.359	98.259	98.159	3.125	98.259	98.159	98.059
3.250	98.930	98.830	98.730	3.250	98.830	98.730	98.630
3.375	99.476	99.376	99.276	3.375	99.376	99.276	99.176
3.500	99.824	99.724	99.624	3.500	99.724	99.624	99.524
3.625	100.338	100.238	100.138	3.625	100.238	100.138	100.038
3.750	100.847	100.747	100.647	3.750	100.747	100.647	100.547
3.875	101.344	101.244	101.144	3.875	101.244	101.144	101.044
3.990	101.159	101.059	100.959	3.990	101.059	100.959	100.859
4.000	101.259	101.159	101.059	4.000	101.159	101.059	100.959
4.125	101.757	101.657	101.557	4.125	101.657	101.557	101.457
4.250	102.138	102.038	101.938	4.250	102.038	101.938	101.838
4.375	102.553	102.453	102.353	4.375	102.453	102.353	102.253
4.500	103.125	103.025	102.925	4.500	103.025	102.925	102.825
4.625	103.531	103.431	103.331	4.625	103.431	103.331	103.231
4.750	101.256	101.156	101.056	4.750	101.156	101.056	100.956

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

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

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/20/2017

45 Day Lock Exp.:

12/4/2017

60 Day Lock Exp.:

12/18/2017

W. Rate Sheet Dated: 10/19/2017

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	99.043	98.943	98.843	3.750	100.316	100.216	100.116	2.750	97.291	97.191	97.091
3.875	99.792	99.692	99.592	3.875	100.967	100.867	100.767	2.875	97.886	97.786	97.686
3.990	100.197	100.097	99.997	3.990	101.484	101.384	101.284	2.990	98.199	98.099	97.999
4.000	100.297	100.197	100.097	4.000	101.584	101.484	101.384	3.000	98.299	98.199	98.099
4.125	100.972	100.872	100.772	4.125	101.729	101.629	101.493	3.125	98.889	98.789	98.689
4.250	101.615	101.515	101.415	4.250	102.321	102.221	102.084	3.250	99.460	99.360	99.260
4.375	102.203	102.103	102.003	4.375	102.870	102.770	102.632	3.375	100.006	99.906	99.806
4.500	102.754	102.654	102.554	4.500	103.376	103.276	103.140	3.500	100.354	100.254	100.154
4.625	103.077	102.977	102.877	4.625	103.868	103.768	103.648	3.625	100.868	100.768	100.668
4.750	103.626	103.526	103.426	4.750	104.368	104.268	104.149	3.750	101.377	101.277	101.177
4.875	104.108	104.008	103.908	4.875	104.846	104.746	104.629	3.875	101.874	101.774	101.674
4.990	104.464	104.364	104.264	4.990	105.170	105.070	104.956	3.990	101.689	101.589	101.489
5.000	104.564	104.464	104.364	5.000	105.270	105.170	105.056	4.000	101.789	101.689	101.589
5.125	104.907	104.794	104.707	5.125	105.135	105.022	104.916	4.125	102.287	102.187	102.087
5.250	105.387	105.274	105.187	5.250	105.583	105.470	105.368	4.250	102.668	102.568	102.468
5.375	105.797	105.684	105.597	5.375	105.956	105.843	105.744	4.375	103.083	102.983	102.883
5.500	106.162	106.048	105.962	5.500	106.290	106.177	106.081	4.500	103.655	103.555	103.455
5.625	106.337	106.205	106.137	5.625	106.704	106.573	106.504	4.625	104.061	103.961	103.861
5.750	106.753	106.621	106.553	5.750	107.079	106.948	106.879	4.750	101.786	101.686	101.586

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 LPA 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)
For use by mortgage professionals only and should not be distributed to borrowers.		FHA ID# - 1358600006