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.: **11/20/2017**

45 Day Lock Exp.: **12/4/2017**

60 Day Lock Exp.: **12/19/2017**

W. Rate Sheet Dated: 10/20/2017 **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*†		
FICO 720 +	0.500	$0 - $49,999	-2.500	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	$50,000 - $85,000	-1.375	$0 - $49,999	-1.500	-0.900
FICO 640 - 659	0.000	$85,001 - $125,000	-0.500	$50,000 - $85,000	-1.000	-0.650
FICO 620 - 639	-1.000	$125,001 - $175,000	-0.125	$85,001 - $125,000	-0.750	-0.500
FICO 600 - 619	-1.500	$175,001 - $275,000	0.000	$125,001 - $175,000	-0.500	-0.300
NY	-0.250	$275,001 up to HB	0.375	$175,001 - $275,000	-0.300	-0.200
Non Owner Occupancy	-2.000			$275,001 - Up to HB	-0.200	-0.150
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	10/20/2017	4.750%

Lock Desk Policy

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

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

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

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**11/20/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/4/2017**
		60 Day Lock Exp.:	**12/19/2017**

W. Rate Sheet Dated: **10/20/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.487	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**	**Streamline**
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
FICO 640 - 659	0.000					
NY	-0.250	Non Owner Occupancy	-2.000			
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	10/20/2017	4.750%

Lock Desk Policy

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

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

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

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	11/20/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/4/2017
		60 Day Lock Exp.:	12/19/2017

W. Rate Sheet Dated: 10/20/2017 **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
3.500	99.757	99.657	99.557	3.250	99.045	98.945	98.845	3.000	100.135	100.035	99.935	3.000	100.136	100.036	99.936
3.625	100.353	100.253	100.153	3.375	99.902	99.802	99.702	3.125	100.579	100.479	100.379	3.125	100.441	100.341	100.241
3.750	101.310	101.210	101.110	3.500	100.639	100.539	100.439	3.250	101.502	101.402	101.302	3.250	101.444	101.344	101.244
3.875	101.876	101.776	101.676	3.625	101.119	101.019	100.919	3.375	101.836	101.736	101.636	3.375	101.706	101.606	101.506
3.990	102.311	102.211	102.111	3.750	101.832	101.732	101.632	3.500	102.162	102.062	101.962	3.500	101.972	101.872	101.772
4.000	102.411	102.311	102.211	3.875	102.290	102.190	102.090	3.625	102.375	102.275	102.175	3.625	102.207	102.107	102.007
4.125	102.853	102.753	102.653	3.990	102.619	102.519	102.419	3.750	102.757	102.657	102.557	3.750	102.680	102.580	102.480
4.250	103.533	103.433	103.333	4.000	102.719	102.619	102.519	3.875	103.094	102.994	102.894	3.875	102.963	102.863	102.763
4.375	104.016	103.916	103.816	4.125	103.162	103.062	102.962	3.990	103.288	103.188	103.088	3.990	103.166	103.066	102.966
4.500	104.058	103.958	103.858	4.250	104.179	104.079	103.979	4.000	103.388	103.288	103.188	4.000	103.266	103.166	103.066
4.625	104.550	104.450	104.350	4.375	104.546	104.446	104.346	4.125	103.737	103.637	103.537	4.125	103.472	103.372	103.272
4.750	105.035	104.935	104.835	4.500	104.935	104.835	104.735	4.250	104.079	103.979	103.879	4.250	103.707	103.607	103.507
4.875	105.529	105.429	105.329	4.625	105.339	105.239	105.139	4.375	104.416	104.316	104.216	4.375	103.919	103.819	103.719
4.990	105.705	105.605	105.505	4.750	105.712	105.612	105.512	4.500	104.507	104.407	104.307	4.500	104.065	103.965	103.865
5.000	105.805	105.705	105.605	4.875	106.126	106.026	105.926	4.625	104.526	104.426	104.326	4.625	104.301	104.201	104.101
5.125	106.274	106.174	106.074	4.990	106.354	106.254	106.154	4.750	104.815	104.715	104.615	4.750	104.483	104.383	104.283
5.250	106.852	106.752	106.652	5.000	106.454	106.354	106.254	4.875	105.070	104.970	104.870	4.875	104.640	104.540	104.440
5.375	107.271	107.171	107.071	5.125	106.930	106.830	106.730	4.990	105.216	105.116	105.016	4.990	104.695	104.595	104.495
5.500	107.664	107.564	107.464	5.250	107.349	107.249	107.149	5.000	105.316	105.216	105.116	5.000	104.795	104.695	104.595

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	101.108	101.008	100.908	3.000	99.281	99.181	99.081
4.250	101.643	101.543	101.443	3.125	99.688	99.588	99.488
4.375	102.008	101.908	101.808	3.250	100.071	99.971	99.871
4.500	102.301	102.201	102.101	3.375	100.493	100.393	100.293
4.625	102.577	102.477	102.377	3.500	100.908	100.808	100.708
4.750	103.049	102.949	102.849	3.625	101.264	101.164	101.064
4.875	103.472	103.372	103.272	3.750	101.522	101.422	101.322
4.990	103.582	103.482	103.382	3.875	101.743	101.643	101.543
5.000	103.682	103.582	103.482	3.990	101.675	101.575	101.475
5.125	103.850	103.750	103.650	4.000	101.775	101.675	101.575
5.250	103.526	103.426	103.326	4.125	102.007	101.907	101.807
5.375	103.888	103.788	103.688	4.250	102.231	102.131	102.031
5.500	104.201	104.101	104.001	4.375	102.464	102.364	102.264
5.625	104.379	104.279	104.179	4.500	102.521	102.421	102.321
5.750	102.670	102.560	102.413	4.625	102.743	102.643	102.543
5.875	103.039	102.930	102.782	4.750	102.939	102.839	102.739
5.990	103.270	103.161	103.013	4.875	103.111	103.011	102.911
6.000	103.370	103.261	103.113	4.990	103.179	103.079	102.979
6.125	103.492	103.382	103.235	5.000	103.279	103.179	103.079

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

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.

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

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

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

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.: 12/19/2017

W. Rate Sheet Dated: 10/20/2017 **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
3.500	96.305	96.205	96.105	3.125	N/A	N/A	N/A	3.250	96.230	96.130	96.030	3.500	96.336	96.236	96.136
3.625	97.014	96.914	96.814	3.250	N/A	N/A	N/A	3.375	97.059	96.959	96.859	3.625	97.278	97.178	97.078
3.750	97.852	97.752	97.652	3.375	93.247	93.147	93.047	3.500	97.924	97.824	97.724	3.750	98.050	97.950	97.850
3.875	98.564	98.464	98.364	3.500	94.744	94.644	94.544	3.625	98.480	98.380	98.280	3.875	98.620	98.520	98.420
3.990	99.136	99.036	98.936	3.625	95.701	95.601	95.501	3.750	99.110	99.010	98.910	3.990	98.966	98.866	98.766
4.000	99.236	99.136	99.036	3.750	96.638	96.538	96.438	3.875	99.665	99.565	99.465	4.000	99.066	98.966	98.866
4.125	99.831	99.731	99.631	3.875	97.603	97.503	97.403	3.990	100.092	99.992	99.892	4.125	99.862	99.762	99.662
4.250	100.533	100.433	100.333	3.990	98.414	98.314	98.214	4.000	100.192	100.092	99.992	4.250	100.492	100.392	100.292
4.375	101.036	100.936	100.836	4.000	98.514	98.414	98.314	4.125	100.662	100.562	100.462	4.375	100.960	100.860	100.760
4.500	101.558	101.458	101.358	4.125	99.325	99.225	99.125	4.250	101.573	101.473	101.373	4.500	101.350	101.250	101.150
4.625	102.050	101.950	101.850	4.250	100.416	100.316	100.216	4.375	101.923	101.823	101.723	4.625	101.687	101.587	101.487
4.750	102.535	102.435	102.335	4.375	101.106	101.006	100.906	4.500	102.435	102.335	102.235	4.750	102.286	102.186	102.086
4.875	103.029	102.929	102.829	4.500	101.824	101.724	101.624	4.625	102.839	102.739	102.639	4.875	102.860	102.760	102.660
4.990	103.205	103.105	103.005	4.625	102.501	102.401	102.301	4.750	103.212	103.112	103.012	4.990	103.015	102.915	102.815
5.000	103.305	103.205	103.105	4.750	103.136	103.036	102.936	4.875	103.626	103.526	103.426	5.000	103.115	103.015	102.915
5.125	103.774	103.674	103.574	4.875	103.683	103.583	103.483	4.990	103.854	103.754	103.654	5.125	103.478	103.378	103.278
5.250	104.352	104.252	104.152	4.990	103.888	103.788	103.688	5.000	103.954	103.854	103.754	5.250	104.037	103.937	103.837
5.375	104.771	104.671	104.571	5.000	103.988	103.888	103.788	5.125	104.430	104.330	104.230	5.375	104.498	104.398	104.298
5.500	105.164	105.064	104.964	5.125	104.534	104.434	104.334	5.250	104.849	104.749	104.649	5.500	104.911	104.811	104.711

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	99.281	99.181	99.081	3.000	95.757	95.657	95.557	3.000	97.586	97.486	97.386	3.000	95.581	95.481	95.381
3.125	99.688	99.588	99.488	3.125	96.329	96.229	96.129	3.125	97.891	97.791	97.691	3.125	96.153	96.053	95.953
3.250	100.071	99.971	99.871	3.250	97.447	97.347	97.247	3.250	98.894	98.794	98.694	3.250	97.261	97.161	97.061
3.375	100.493	100.393	100.293	3.375	97.971	97.871	97.771	3.375	99.156	99.056	98.956	3.375	97.786	97.686	97.586
3.500	100.908	100.808	100.708	3.500	98.506	98.406	98.306	3.500	99.422	99.322	99.222	3.500	98.320	98.220	98.120
3.625	101.264	101.164	101.064	3.625	98.991	98.891	98.791	3.625	99.657	99.557	99.457	3.625	98.785	98.685	98.585
3.750	101.522	101.422	101.322	3.750	99.417	99.317	99.217	3.750	100.130	100.030	99.930	3.750	99.211	99.111	99.011
3.875	101.743	101.643	101.543	3.875	99.789	99.689	99.589	3.875	100.413	100.313	100.213	3.875	99.584	99.484	99.384
3.990	101.675	101.575	101.475	3.990	100.225	100.125	100.025	3.990	100.616	100.516	100.416	3.990	100.019	99.919	99.819
4.000	101.775	101.675	101.575	4.000	100.325	100.225	100.125	4.000	100.716	100.616	100.516	4.000	100.119	100.019	99.919
4.125	102.007	101.907	101.807	4.125	100.757	100.657	100.557	4.125	100.922	100.822	100.722	4.125	100.542	100.442	100.342
4.250	102.231	102.131	102.031	4.250	101.138	101.038	100.938	4.250	101.157	101.057	100.957	4.250	100.952	100.852	100.752
4.375	102.464	102.364	102.264	4.375	101.512	101.412	101.312	4.375	101.369	101.269	101.169	4.375	101.326	101.226	101.126
4.500	102.521	102.421	102.321	4.500	101.614	101.514	101.414	4.500	101.515	101.415	101.315	4.500	101.428	101.328	101.228
4.625	102.743	102.643	102.543	4.625	101.762	101.662	101.562	4.625	101.751	101.651	101.551	4.625	101.576	101.476	101.376
4.750	102.939	102.839	102.739	4.750	102.081	101.981	101.881	4.750	101.933	101.833	101.733	4.750	101.895	101.795	101.695
4.875	103.111	103.011	102.911	4.875	102.362	102.262	102.162	4.875	102.090	101.990	101.890	4.875	102.176	102.076	101.976
4.990	103.179	103.079	102.979	4.990	102.533	102.433	102.333	4.990	102.145	102.045	101.945	4.990	102.347	102.247	102.147
5.000	103.279	103.179	103.079	5.000	102.633	102.533	102.433	5.000	102.245	102.145	102.045	5.000	102.447	102.347	102.247

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

LLPA Cap

Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

Lock Desk Policy

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

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

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 11/20/2017
45 Day Lock Exp.: 12/4/2017
60 Day Lock Exp.: 12/19/2017

W. Rate Sheet Dated: 10/20/2017 **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	101.310	101.210	101.110	3.750	101.868	101.768	101.668	2.750	99.123	99.023	98.923
3.875	101.876	101.776	101.676	3.875	102.517	102.417	102.317	2.875	99.643	99.543	99.443
3.990	102.311	102.211	102.111	3.990	103.030	102.930	102.830	2.990	100.035	99.935	99.835
4.000	102.411	102.311	102.211	4.000	103.130	103.030	102.930	3.000	100.135	100.035	99.935
4.125	102.853	102.753	102.653	4.125	103.303	103.203	103.092	3.125	100.593	100.493	100.393
4.250	103.533	103.433	103.333	4.250	104.179	104.079	103.967	3.250	101.502	101.402	101.302
4.375	104.016	103.916	103.816	4.375	104.546	104.446	104.335	3.375	101.836	101.736	101.636
4.500	104.349	104.249	104.149	4.500	104.940	104.840	104.730	3.500	102.162	102.062	101.962
4.625	104.745	104.645	104.545	4.625	105.500	105.400	105.290	3.625	102.588	102.488	102.388
4.750	105.291	105.191	105.091	4.750	105.997	105.897	105.787	3.750	103.096	102.996	102.896
4.875	105.770	105.670	105.570	4.875	106.472	106.372	106.263	3.875	103.592	103.492	103.392
4.990	106.122	106.022	105.922	4.990	106.792	106.692	106.587	3.990	103.531	103.431	103.331
5.000	106.222	106.122	106.022	5.000	106.892	106.792	106.687	4.000	103.631	103.531	103.431
5.125	106.610	106.497	106.410	5.125	106.795	106.682	106.552	4.125	104.128	104.028	103.928
5.250	107.087	106.974	106.887	5.250	107.240	107.127	107.000	4.250	104.507	104.407	104.307
5.375	107.494	107.381	107.294	5.375	107.609	107.496	107.374	4.375	104.920	104.820	104.720
5.500	107.856	107.743	107.656	5.500	107.941	107.828	107.708	4.500	105.490	105.390	105.290
5.625	107.977	107.845	107.777	5.625	108.301	108.170	108.101	4.625	105.894	105.794	105.694
5.750	108.391	108.259	108.191	5.750	108.674	108.543	108.474	4.750	103.647	103.547	103.447

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.: 11/20/2017
45 Day Lock Exp.: 12/4/2017
60 Day Lock Exp.: 12/19/2017

W. Rate Sheet Dated: 10/20/2017 **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	98.202	98.102	98.002	3.750	98.102	98.002	97.902	3.750	99.538	99.438	99.338	3.750	99.438	99.338	99.238
3.875	99.031	98.931	98.831	3.875	98.931	98.831	98.731	3.875	100.187	100.087	99.987	3.875	100.087	99.987	99.887
3.990	99.433	99.333	99.233	3.990	99.333	99.233	99.133	3.990	100.700	100.600	100.500	3.990	100.600	100.500	100.400
4.000	99.533	99.433	99.333	4.000	99.433	99.333	99.233	4.000	100.800	100.700	100.600	4.000	100.700	100.600	100.500
4.125	100.205	100.105	100.005	4.125	100.105	100.005	99.905	4.125	100.973	100.873	100.762	4.125	100.873	100.773	100.662
4.250	100.844	100.744	100.644	4.250	100.744	100.644	100.544	4.250	101.562	101.462	101.350	4.250	101.462	101.362	101.250
4.375	101.429	101.329	101.229	4.375	101.329	101.229	101.129	4.375	102.107	102.007	101.896	4.375	102.007	101.907	101.796
4.500	101.976	101.876	101.776	4.500	101.876	101.776	101.676	4.500	102.610	102.510	102.400	4.500	102.510	102.410	102.300
4.625	102.372	102.272	102.172	4.625	102.272	102.172	102.072	4.625	103.170	103.070	102.960	4.625	103.070	102.970	102.860
4.750	102.918	102.818	102.718	4.750	102.818	102.718	102.618	4.750	103.667	103.567	103.457	4.750	103.567	103.467	103.357
4.875	103.397	103.297	103.197	4.875	103.297	103.197	103.097	4.875	104.142	104.042	103.933	4.875	104.042	103.942	103.833
4.990	103.749	103.649	103.549	4.990	103.649	103.549	103.449	4.990	104.462	104.362	104.257	4.990	104.362	104.262	104.157
5.000	103.849	103.749	103.649	5.000	103.749	103.649	103.549	5.000	104.562	104.462	104.357	5.000	104.462	104.362	104.257
5.125	104.237	104.124	104.037	5.125	104.137	104.024	103.937	5.125	104.465	104.352	104.222	5.125	104.365	104.252	104.122
5.250	104.714	104.601	104.514	5.250	104.614	104.501	104.414	5.250	104.910	104.797	104.670	5.250	104.810	104.697	104.570
5.375	105.121	105.008	104.921	5.375	105.021	104.908	104.821	5.375	105.279	105.166	105.044	5.375	105.179	105.066	104.944
5.500	105.483	105.370	105.283	5.500	105.383	105.270	105.183	5.500	105.611	105.498	105.378	5.500	105.511	105.398	105.278
5.625	105.604	105.472	105.404	5.625	105.504	105.372	105.304	5.625	105.971	105.840	105.771	5.625	105.871	105.740	105.671
5.750	106.018	105.886	105.818	5.750	105.918	105.786	105.718	5.750	106.344	106.213	106.144	5.750	106.244	106.113	106.044

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.509	96.409	96.309	2.750	96.409	96.309	96.209
2.875	97.098	96.998	96.898	2.875	96.998	96.898	96.798
2.990	97.524	97.424	97.324	2.990	97.424	97.324	97.224
3.000	97.624	97.524	97.424	3.000	97.524	97.424	97.324
3.125	98.213	98.113	98.013	3.125	98.113	98.013	97.913
3.250	98.783	98.683	98.583	3.250	98.683	98.583	98.483
3.375	99.375	99.275	99.175	3.375	99.275	99.175	99.075
3.500	99.695	99.595	99.495	3.500	99.595	99.495	99.395
3.625	100.208	100.108	100.008	3.625	100.108	100.008	99.908
3.750	100.716	100.616	100.516	3.750	100.616	100.516	100.416
3.875	101.212	101.112	101.012	3.875	101.112	101.012	100.912
3.990	101.151	101.051	100.951	3.990	101.051	100.951	100.851
4.000	101.251	101.151	101.051	4.000	101.151	101.051	100.951
4.125	101.748	101.648	101.548	4.125	101.648	101.548	101.448
4.250	102.127	102.027	101.927	4.250	102.027	101.927	101.827
4.375	102.540	102.440	102.340	4.375	102.440	102.340	102.240
4.500	103.110	103.010	102.910	4.500	103.010	102.910	102.810
4.625	103.514	103.414	103.314	4.625	103.414	103.314	103.214
4.750	101.267	101.167	101.067	4.750	101.167	101.067	100.967

All Loan Type Adjustments

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

Mortgages with Subordinate Financing

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

Applicable for all mortgages with greater than 15 year terms

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

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

Product Features

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

Relief Refinance Mortgage Delivery Fee Cap

RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA

Lock Desk Policy

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

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

For use by mortgage professionals only and should not be distributed to borrowers.

AFR

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.: **12/19/2017**

W. Rate Sheet Dated: **10/20/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.732	98.632	98.532	3.750	100.068	99.968	99.868	2.750	97.039	96.939	96.839
3.875	99.561	99.461	99.361	3.875	100.717	100.617	100.517	2.875	97.628	97.528	97.428
3.990	99.963	99.863	99.763	3.990	101.230	101.130	101.030	2.990	98.054	97.954	97.854
4.000	100.063	99.963	99.863	4.000	101.330	101.230	101.130	3.000	98.154	98.054	97.954
4.125	100.735	100.635	100.535	4.125	101.503	101.403	101.292	3.125	98.743	98.643	98.543
4.250	101.374	101.274	101.174	4.250	102.092	101.992	101.880	3.250	99.313	99.213	99.113
4.375	101.959	101.859	101.759	4.375	102.637	102.537	102.426	3.375	99.905	99.805	99.705
4.500	102.506	102.406	102.306	4.500	103.140	103.040	102.930	3.500	100.225	100.125	100.025
4.625	102.902	102.802	102.702	4.625	103.700	103.600	103.490	3.625	100.738	100.638	100.538
4.750	103.448	103.348	103.248	4.750	104.197	104.097	103.987	3.750	101.246	101.146	101.046
4.875	103.927	103.827	103.727	4.875	104.672	104.572	104.463	3.875	101.742	101.642	101.542
4.990	104.279	104.179	104.079	4.990	104.992	104.892	104.787	3.990	101.681	101.581	101.481
5.000	104.379	104.279	104.179	5.000	105.092	104.992	104.887	4.000	101.781	101.681	101.581
5.125	104.767	104.654	104.567	5.125	104.995	104.882	104.752	4.125	102.278	102.178	102.078
5.250	105.244	105.131	105.044	5.250	105.440	105.327	105.200	4.250	102.657	102.557	102.457
5.375	105.651	105.538	105.451	5.375	105.809	105.696	105.574	4.375	103.070	102.970	102.870
5.500	106.013	105.900	105.813	5.500	106.141	106.028	105.908	4.500	103.640	103.540	103.440
5.625	106.134	106.002	105.934	5.625	106.501	106.370	106.301	4.625	104.044	103.944	103.844
5.750	106.548	106.416	106.348	5.750	106.874	106.743	106.674	4.750	101.797	101.697	101.597

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