



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.: 11/22/2017

45 Day Lock Exp.: 12/7/2017

60 Day Lock Exp.: 12/22/2017

W. Rate Sheet Dated: 10/23/2017

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	99.956	99.806	99.656	3.250	99.789	99.639	99.489	1.875	N/A	N/A	N/A	3.125	101.012	100.862	100.712
3.375	100.405	100.255	100.105	3.375	100.202	100.052	99.902	2.000	N/A	N/A	N/A	3.250	100.906	100.756	100.606
3.500	100.849	100.699	100.549	3.500	100.611	100.461	100.311	2.125	N/A	N/A	N/A	3.375	101.313	101.163	101.013
3.625	101.235	101.085	100.935	3.625	100.961	100.811	100.661	2.250	96.902	96.752	96.602	3.500	101.716	101.566	101.416
3.750	102.509	102.359	102.203	3.750	102.342	102.192	102.036	2.375	97.293	97.143	96.993	3.625	102.102	101.952	101.802
3.875	102.909	102.759	102.602	3.875	102.706	102.556	102.400	2.500	97.679	97.529	97.379	Margin = 2.250		Index = 1.410	
4.000	103.273	103.123	102.967	4.000	103.035	102.885	102.728	2.625	98.022	97.872	97.722				
4.125	103.564	103.414	103.257	4.125	103.289	103.139	102.983	2.750	99.887	99.737	99.587				
4.250	103.904	103.804	103.704	4.250	103.737	103.637	103.537	2.875	100.267	100.117	99.967				
4.375	104.233	104.133	104.033	4.375	104.030	103.930	103.830	3.000	100.640	100.490	100.340				
4.500	104.526	104.426	104.326	4.500	104.288	104.188	104.088	3.125	100.902	100.752	100.602				
4.625	104.754	104.654	104.554	4.625	104.480	104.380	104.280	3.250	101.823	101.673	101.523				
4.750	104.859	104.719	104.578	4.750	104.692	104.551	104.411	3.375	102.128	101.978	101.828				
4.875	105.261	105.120	104.980	4.875	105.058	104.917	104.777	3.500	102.398	102.248	102.098				
5.000	105.554	105.414	105.273	5.000	105.316	105.175	105.035	3.625	102.597	102.447	102.297				
5.125	105.782	105.641	105.501	5.125	105.508	105.367	105.227	3.750	102.889	102.739	102.589				
5.250	106.184	106.075	105.975	5.250	106.017	105.907	105.807	3.875	103.124	102.974	102.824				
5.375	106.586	106.476	106.376	5.375	106.383	106.273	106.173	4.000	103.325	103.175	103.025				
5.500	106.879	106.770	106.670	5.500	106.641	106.531	106.431	4.125	103.734	103.584	103.434				

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	98.816	98.666	98.516	3.250	98.649	98.499	98.349	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.265	99.115	98.965	3.375	99.062	98.912	98.762	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	99.709	99.559	99.409	3.500	99.471	99.321	99.171	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.095	99.945	99.795	3.625	99.821	99.671	99.521	2.250	95.762	95.612	95.462	3.500	100.576	100.426	100.276
3.750	101.369	101.219	101.063	3.750	101.202	101.052	100.896	2.375	96.153	96.003	95.853	3.625	100.962	100.812	100.662
3.875	101.769	101.619	101.462	3.875	101.566	101.416	101.260	2.500	96.539	96.389	96.239	Margin = 2.250		Index = 1.410	
4.000	102.133	101.983	101.827	4.000	101.895	101.745	101.588	2.625	96.882	96.732	96.582	30 Year OTC			
4.125	102.424	102.274	102.117	4.125	102.149	101.999	101.843	2.750	98.747	98.597	98.447	Rate	30 Day	45 Day	60 Day
4.250	102.764	102.664	102.564	4.250	102.597	102.497	102.397	2.875	99.127	98.977	98.827	3.500	98.009	97.759	97.509
4.375	103.093	102.993	102.893	4.375	102.890	102.790	102.690	3.000	99.500	99.350	99.200	4.000	100.433	100.183	99.933
4.500	103.386	103.286	103.186	4.500	103.148	103.048	102.948	3.125	99.762	99.612	99.462	4.500	101.686	101.436	101.186
4.625	103.614	103.514	103.414	4.625	103.340	103.240	103.140	3.250	100.683	100.533	100.383	5.000	102.714	102.464	102.214
4.750	103.719	103.579	103.438	4.750	103.552	103.411	103.271	3.375	100.988	100.838	100.688	5.500	104.039	103.789	103.539
4.875	104.121	103.980	103.840	4.875	103.918	103.777	103.637	3.500	101.258	101.108	100.958	15 Year OTC			
5.000	104.414	104.274	104.133	5.000	104.176	104.035	103.895	3.625	101.457	101.307	101.157	Rate	30 Day	45 Day	60 Day
5.125	104.642	104.501	104.361	5.125	104.368	104.227	104.087	3.750	101.749	101.599	101.449	2.500	94.839	94.589	94.339
5.250	105.044	104.935	104.835	5.250	104.877	104.767	104.667	3.875	101.984	101.834	101.684	3.000	97.800	97.550	97.300
5.375	105.446	105.336	105.236	5.375	105.243	105.133	105.033	4.000	102.185	102.035	101.885	3.500	99.558	99.308	99.058
5.500	105.739	105.630	105.530	5.500	105.501	105.391	105.291	4.125	102.594	102.444	102.294	4.000	100.485	100.235	99.985

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs						
FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option**		
				Loan Size	Standard	Streamline
FICO 720 +	0.500	\$0 - \$49,999	-2.500	\$0 - \$49,999	-1.500	-0.900
FICO 660 - 719	0.500	\$50,000 - \$85,000	-1.375	\$50,000 - \$85,000	-1.000	-0.650
FICO 640 - 659	0.000	\$85,001 - \$125,000	-0.500	\$85,001 - \$125,000	-0.750	-0.500
FICO 620 - 639	-1.000	\$125,001 - \$175,000	-0.125	\$125,001 - \$175,000	-0.500	-0.300
FICO 600 - 619	-1.500	\$175,001 - \$275,000	0.000	\$175,001 - \$275,000	-0.300	-0.200
NY	-0.250	\$275,001 up to HB	0.375	\$275,001 - Up to HB	-0.200	-0.150
Non Owner Occupancy	-2.000					
USDA Streamline-Assist Refinance Option			-0.250			

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

Max USDA-GRH Rate	
Today:	10/23/2017 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)



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45 Day Lock Exp.:

60 Day Lock Exp.:

11/22/2017

12/7/2017

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W. Rate Sheet Dated: 10/23/2017

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	98.956	98.806	98.656	3.250	98.789	98.639	98.489	1.875	N/A	N/A	N/A	3.125	99.32	99.175	99.025
3.375	99.405	99.255	99.105	3.375	99.202	99.052	98.902	2.000	N/A	N/A	N/A	3.250	99.91	99.756	99.606
3.500	99.849	99.699	99.549	3.500	99.611	99.461	99.311	2.125	N/A	N/A	N/A	3.375	100.31	100.163	100.013
3.625	100.235	100.085	99.935	3.625	99.961	99.811	99.661	2.250	94.902	94.752	94.602	3.500	100.72	100.566	100.416
3.750	101.134	100.984	100.828	3.750	100.967	100.817	100.661	2.375	95.293	95.143	94.993	3.625	101.10	100.952	100.802
3.875	101.534	101.384	101.227	3.875	101.331	101.181	101.025	2.500	95.679	95.529	95.379	Margin = 2.250		Index = 1.410	
4.000	101.898	101.748	101.592	4.000	101.660	101.510	101.353	2.625	96.022	95.872	95.722				
4.125	102.189	102.039	101.882	4.125	101.914	101.764	101.608	2.750	98.200	98.050	97.900				
4.250	102.091	101.991	101.891	4.250	101.924	101.824	101.724	2.875	98.580	98.430	98.280				
4.375	102.420	102.320	102.220	4.375	102.218	102.118	102.018	3.000	98.953	98.803	98.653				
4.500	102.714	102.614	102.514	4.500	102.475	102.375	102.275	3.125	99.215	99.065	98.915				
4.625	102.942	102.842	102.742	4.625	102.667	102.567	102.467	3.250	100.823	100.673	100.523				
4.750	102.047	101.906	101.765	4.750	101.879	101.739	101.598	3.375	101.128	100.978	100.828				
4.875	102.448	102.308	102.167	4.875	102.245	102.105	101.964	3.500	101.398	101.248	101.098				
5.000	102.742	102.601	102.461	5.000	102.503	102.363	102.222	3.625	101.597	101.447	101.297				
5.125	102.969	102.829	102.688	5.125	102.695	102.555	102.414	3.750	101.514	101.364	101.214				
5.250	99.934	99.825	99.725	5.250	99.767	99.657	99.557	3.875	101.749	101.599	101.449				
5.375	100.336	100.226	100.126	5.375	100.133	100.023	99.923	4.000	101.950	101.800	101.650				
5.500	100.629	100.520	100.420	5.500	100.391	100.281	100.181	4.125	102.359	102.209	102.059				

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	97.816	97.666	97.516	3.250	97.649	97.499	97.349	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.265	98.115	97.965	3.375	98.062	97.912	97.762	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	98.709	98.559	98.409	3.500	98.471	98.321	98.171	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.095	98.945	98.795	3.625	98.821	98.671	98.521	2.250	94.012	93.862	93.712	3.500	99.576	99.426	99.276
3.750	99.994	99.844	99.688	3.750	99.827	99.677	99.521	2.375	94.403	94.253	94.103	3.625	99.962	99.812	99.662
3.875	100.394	100.244	100.087	3.875	100.191	100.041	99.885	2.500	94.789	94.639	94.489	Margin = 2.250		Index = 1.410	
4.000	100.758	100.608	100.452	4.000	100.520	100.370	100.213	2.625	95.132	94.982	94.832	30 Year OTC			
4.125	101.049	100.899	100.742	4.125	100.774	100.624	100.468	2.750	97.685	97.535	97.385	Rate	30 Day	45 Day	60 Day
4.250	100.951	100.851	100.751	4.250	100.784	100.684	100.584	2.875	98.065	97.915	97.765	3.500	97.009	96.759	96.509
4.375	101.280	101.180	101.080	4.375	101.078	100.978	100.878	3.000	98.438	98.288	98.138	4.000	99.058	98.808	98.558
4.500	101.574	101.474	101.374	4.500	101.335	101.235	101.135	3.125	98.700	98.550	98.400	4.500	99.874	99.624	99.374
4.625	101.802	101.702	101.602	4.625	101.527	101.427	101.327	3.250	99.253	99.103	98.953	5.000	99.902	99.652	99.402
4.750	100.907	100.766	100.625	4.750	100.739	100.599	100.458	3.375	99.558	99.408	99.258	5.500	97.789	97.539	97.289
4.875	101.308	101.168	101.027	4.875	101.105	100.965	100.824	3.500	99.828	99.678	99.528	15 Year OTC			
5.000	101.602	101.461	101.321	5.000	101.363	101.223	101.082	3.625	100.027	99.877	99.727	Rate	30 Day	45 Day	60 Day
5.125	101.829	101.689	101.548	5.125	101.555	101.415	101.274	3.750	99.859	99.709	99.559	2.500	93.089	92.839	92.589
5.250	98.794	98.685	98.585	5.250	98.627	98.517	98.417	3.875	100.093	99.943	99.793	3.000	96.738	96.488	96.238
5.375	99.196	99.086	98.986	5.375	98.993	98.883	98.783	4.000	100.294	100.144	99.994	3.500	98.128	97.878	97.628
5.500	99.489	99.380	99.280	5.500	99.251	99.141	99.041	4.125	100.704	100.554	100.404	4.000	98.594	98.344	98.094

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	-0.100
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	
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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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30 Day Lock Exp.:

11/22/2017

45 Day Lock Exp.:

12/7/2017

60 Day Lock Exp.:

12/22/2017

W. Rate Sheet Dated: 10/23/2017

Release Time: 10:00 am ET

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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
3.500	99.445	99.345	99.245	3.250	98.733	98.633	98.533	3.000	99.968	99.868	99.768	3.000	100.122	100.022	99.922
3.625	100.040	99.940	99.840	3.375	99.589	99.489	99.389	3.125	100.384	100.284	100.184	3.125	100.430	100.330	100.230
3.750	101.091	100.991	100.891	3.500	100.404	100.304	100.204	3.250	101.133	101.033	100.933	3.250	101.424	101.324	101.224
3.875	101.657	101.557	101.457	3.625	100.962	100.862	100.762	3.375	101.667	101.567	101.467	3.375	101.687	101.587	101.487
3.990	102.092	101.992	101.892	3.750	101.614	101.514	101.414	3.500	101.998	101.898	101.798	3.500	101.958	101.858	101.758
4.000	102.192	102.092	101.992	3.875	102.145	102.045	101.945	3.625	102.367	102.267	102.167	3.625	102.198	102.098	101.998
4.125	102.635	102.535	102.435	3.990	102.578	102.478	102.378	3.750	102.758	102.658	102.558	3.750	102.648	102.548	102.448
4.250	103.346	103.246	103.146	4.000	102.678	102.578	102.478	3.875	103.099	102.999	102.899	3.875	102.935	102.835	102.735
4.375	103.828	103.728	103.628	4.125	103.156	103.056	102.956	3.990	103.264	103.164	103.064	3.990	103.143	103.043	102.943
4.500	104.055	103.955	103.855	4.250	104.057	103.957	103.857	4.000	103.364	103.264	103.164	4.000	103.243	103.143	103.043
4.625	104.554	104.454	104.354	4.375	104.411	104.311	104.211	4.125	103.720	103.620	103.520	4.125	103.454	103.354	103.254
4.750	105.046	104.946	104.846	4.500	104.933	104.833	104.733	4.250	104.066	103.966	103.866	4.250	103.693	103.593	103.493
4.875	105.545	105.445	105.345	4.625	105.345	105.245	105.145	4.375	104.408	104.308	104.208	4.375	103.908	103.808	103.708
4.990	105.722	105.622	105.522	4.750	105.725	105.625	105.525	4.500	104.503	104.403	104.303	4.500	104.037	103.937	103.837
5.000	105.822	105.722	105.622	4.875	106.142	106.042	105.942	4.625	104.500	104.400	104.300	4.625	104.276	104.176	104.076
5.125	106.268	106.168	106.068	4.990	106.346	106.246	106.146	4.750	104.791	104.691	104.591	4.750	104.459	104.359	104.254
5.250	106.851	106.751	106.651	5.000	106.446	106.346	106.246	4.875	105.048	104.948	104.848	4.875	104.621	104.521	104.416
5.375	107.273	107.173	107.073	5.125	106.925	106.825	106.725	4.990	105.196	105.096	104.996	4.990	104.676	104.576	104.470
5.500	107.672	107.572	107.472	5.250	107.348	107.248	107.148	5.000	105.296	105.196	105.096	5.000	104.776	104.676	104.570

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	101.100	101.000	100.900	3.000	99.267	99.167	99.067
4.250	101.644	101.544	101.444	3.125	99.677	99.577	99.477
4.375	102.016	101.916	101.816	3.250	100.051	99.951	99.851
4.500	102.315	102.215	102.115	3.375	100.475	100.375	100.275
4.625	102.581	102.481	102.381	3.500	100.894	100.794	100.694
4.750	103.060	102.960	102.860	3.625	101.255	101.155	101.055
4.875	103.488	103.388	103.288	3.750	101.517	101.417	101.317
4.990	103.599	103.499	103.399	3.875	101.746	101.646	101.546
5.000	103.699	103.599	103.499	3.990	101.675	101.575	101.475
5.125	103.872	103.772	103.672	4.000	101.775	101.675	101.575
5.250	103.525	103.425	103.325	4.125	101.990	101.890	101.790
5.375	103.889	103.789	103.689	4.250	102.218	102.118	102.018
5.500	104.206	104.106	104.006	4.375	102.453	102.353	102.253
5.625	104.386	104.286	104.186	4.500	102.513	102.413	102.313
5.750	102.644	102.528	102.366	4.625	102.717	102.617	102.517
5.875	103.018	102.901	102.740	4.750	102.915	102.815	102.715
5.990	103.249	103.133	102.971	4.875	103.092	102.992	102.892
6.000	103.349	103.233	103.071	4.990	103.160	103.060	102.960
6.125	103.472	103.356	103.194	5.000	103.260	103.160	103.060

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.:

11/22/2017

45 Day Lock Exp.:

12/7/2017

60 Day Lock Exp.:

12/22/2017

W. Rate Sheet Dated: 10/23/2017

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	96.284	96.184	96.084	3.250	N/A	N/A	N/A	3.250	96.207	96.107	96.007	3.500	96.314	96.214	96.114
3.625	96.996	96.896	96.796	3.375	93.094	92.994	92.894	3.375	97.035	96.935	96.835	3.625	97.260	97.160	97.060
3.750	97.824	97.724	97.624	3.500	94.596	94.496	94.396	3.500	97.904	97.804	97.704	3.750	98.038	97.938	97.838
3.875	98.542	98.442	98.342	3.625	95.557	95.457	95.357	3.625	98.462	98.362	98.262	3.875	98.620	98.520	98.420
3.990	99.117	99.017	98.917	3.750	96.448	96.348	96.248	3.750	99.087	98.987	98.887	3.990	98.976	98.876	98.776
4.000	99.217	99.117	99.017	3.875	97.415	97.315	97.215	3.875	99.645	99.545	99.445	4.000	99.076	98.976	98.876
4.125	99.824	99.724	99.624	3.990	98.235	98.135	98.035	3.990	100.078	99.978	99.878	4.125	99.854	99.754	99.654
4.250	100.510	100.410	100.310	4.000	98.335	98.235	98.135	4.000	100.178	100.078	99.978	4.250	100.495	100.395	100.295
4.375	101.025	100.925	100.825	4.125	99.158	99.058	98.958	4.125	100.656	100.556	100.456	4.375	100.971	100.871	100.771
4.500	101.555	101.455	101.355	4.250	100.227	100.127	100.027	4.250	101.557	101.457	101.357	4.500	101.369	101.269	101.169
4.625	102.054	101.954	101.854	4.375	100.932	100.832	100.732	4.375	101.911	101.811	101.711	4.625	101.701	101.601	101.501
4.750	102.546	102.446	102.346	4.500	101.660	101.560	101.460	4.500	102.433	102.333	102.233	4.750	102.300	102.200	102.100
4.875	103.045	102.945	102.845	4.625	102.347	102.247	102.147	4.625	102.845	102.745	102.645	4.875	102.880	102.780	102.680
4.990	103.222	103.122	103.022	4.750	102.991	102.891	102.791	4.750	103.225	103.125	103.025	4.990	103.036	102.936	102.836
5.000	103.322	103.222	103.122	4.875	103.545	103.445	103.345	4.875	103.642	103.542	103.442	5.000	103.136	103.036	102.936
5.125	103.768	103.668	103.568	4.990	103.752	103.652	103.552	4.990	103.846	103.746	103.646	5.125	103.502	103.402	103.302
5.250	104.351	104.251	104.151	5.000	103.852	103.752	103.652	5.000	103.946	103.846	103.746	5.250	104.037	103.937	103.837
5.375	104.773	104.673	104.573	5.125	104.370	104.270	104.170	5.125	104.425	104.325	104.225	5.375	104.502	104.402	104.302
5.500	105.172	105.072	104.972	5.250	105.136	105.036	104.936	5.250	104.848	104.748	104.648	5.500	104.919	104.819	104.719

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	99.267	99.167	99.067	3.000	95.743	95.643	95.543	3.000	97.572	97.472	97.372	3.000	95.567	95.467	95.367
3.125	99.677	99.577	99.477	3.125	96.318	96.218	96.118	3.125	97.880	97.780	97.680	3.125	96.142	96.042	95.942
3.250	100.051	99.951	99.851	3.250	97.420	97.320	97.220	3.250	98.874	98.774	98.674	3.250	97.234	97.134	97.034
3.375	100.475	100.375	100.275	3.375	97.948	97.848	97.748	3.375	99.137	99.037	98.937	3.375	97.763	97.663	97.563
3.500	100.894	100.794	100.694	3.500	98.490	98.390	98.290	3.500	99.408	99.308	99.208	3.500	98.304	98.204	98.104
3.625	101.255	101.155	101.055	3.625	98.984	98.884	98.784	3.625	99.648	99.548	99.448	3.625	98.778	98.678	98.578
3.750	101.517	101.417	101.317	3.750	99.416	99.316	99.216	3.750	100.098	99.998	99.898	3.750	99.210	99.110	99.010
3.875	101.746	101.646	101.546	3.875	99.795	99.695	99.595	3.875	100.385	100.285	100.185	3.875	99.589	99.489	99.389
3.990	101.675	101.575	101.475	3.990	100.200	100.100	100.000	3.990	100.593	100.493	100.393	3.990	99.994	99.894	99.794
4.000	101.775	101.675	101.575	4.000	100.300	100.200	100.100	4.000	100.693	100.593	100.493	4.000	100.094	99.994	99.894
4.125	101.990	101.890	101.790	4.125	100.740	100.640	100.540	4.125	100.904	100.804	100.704	4.125	100.524	100.424	100.324
4.250	102.218	102.118	102.018	4.250	101.126	101.026	100.926	4.250	101.143	101.043	100.943	4.250	100.940	100.840	100.740
4.375	102.453	102.353	102.253	4.375	101.504	101.404	101.304	4.375	101.358	101.258	101.158	4.375	101.318	101.218	101.118
4.500	102.513	102.413	102.313	4.500	101.606	101.506	101.406	4.500	101.487	101.387	101.287	4.500	101.420	101.320	101.220
4.625	102.717	102.617	102.517	4.625	101.736	101.636	101.536	4.625	101.726	101.626	101.520	4.625	101.550	101.450	101.350
4.750	102.915	102.815	102.715	4.750	102.059	101.959	101.859	4.750	101.909	101.809	101.704	4.750	101.873	101.773	101.673
4.875	103.092	102.992	102.892	4.875	102.343	102.243	102.143	4.875	102.071	101.971	101.866	4.875	102.157	102.057	101.957
4.990	103.160	103.060	102.960	4.990	102.518	102.418	102.318	4.990	102.126	102.026	101.920	4.990	102.332	102.232	102.132
5.000	103.260	103.160	103.060	5.000	102.618	102.518	102.418	5.000	102.226	102.126	102.020	5.000	102.432	102.332	102.232

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/22/2017

45 Day Lock Exp.:

12/7/2017

60 Day Lock Exp.:

12/22/2017

W. Rate Sheet Dated: 10/23/2017

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	101.091	100.991	100.891	3.750	101.823	101.723	101.623	2.750	98.795	98.695	98.595
3.875	101.657	101.557	101.457	3.875	102.475	102.375	102.275	2.875	99.472	99.372	99.272
3.990	102.092	101.992	101.892	3.990	102.993	102.893	102.793	2.990	99.871	99.771	99.671
4.000	102.192	102.092	101.992	4.000	103.093	102.993	102.893	3.000	99.971	99.871	99.771
4.125	102.635	102.535	102.435	4.125	103.299	103.199	103.079	3.125	100.562	100.462	100.362
4.250	103.346	103.246	103.146	4.250	103.992	103.892	103.771	3.250	101.134	101.034	100.934
4.375	103.828	103.728	103.628	4.375	104.443	104.343	104.222	3.375	101.710	101.610	101.510
4.500	104.368	104.268	104.168	4.500	104.951	104.851	104.731	3.500	102.063	101.963	101.863
4.625	104.745	104.644	104.545	4.625	105.509	105.408	105.292	3.625	102.578	102.478	102.378
4.750	105.297	105.196	105.097	4.750	106.011	105.910	105.794	3.750	103.087	102.987	102.887
4.875	105.783	105.681	105.583	4.875	106.492	106.391	106.276	3.875	103.584	103.484	103.384
4.990	106.140	106.039	105.940	4.990	106.818	106.717	106.606	3.990	103.508	103.408	103.308
5.000	106.240	106.139	106.040	5.000	106.918	106.817	106.706	4.000	103.608	103.508	103.408
5.125	106.577	106.456	106.377	5.125	106.762	106.641	106.562	4.125	104.107	104.007	103.907
5.250	107.060	106.939	106.860	5.250	107.213	107.092	107.013	4.250	104.489	104.389	104.289
5.375	107.472	107.351	107.272	5.375	107.587	107.466	107.387	4.375	104.906	104.806	104.706
5.500	107.839	107.717	107.639	5.500	107.923	107.802	107.723	4.500	105.478	105.378	105.278
5.625	107.926	107.785	107.726	5.625	108.250	108.110	108.050	4.625	105.886	105.786	105.686
5.750	108.344	108.203	108.144	5.750	108.627	108.486	108.427	4.750	103.749	103.647	103.549

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.:

11/22/2017

45 Day Lock Exp.:

12/7/2017

60 Day Lock Exp.:

12/22/2017

W. Rate Sheet Dated: 10/23/2017

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	98.210	98.110	98.010	3.750	98.110	98.010	97.910	3.750	99.493	99.393	99.293	3.750	99.393	99.293	99.193
3.875	99.023	98.923	98.823	3.875	98.923	98.823	98.723	3.875	100.145	100.045	99.945	3.875	100.045	99.945	99.845
3.990	99.431	99.331	99.231	3.990	99.331	99.231	99.131	3.990	100.663	100.563	100.463	3.990	100.563	100.463	100.363
4.000	99.531	99.431	99.331	4.000	99.431	99.331	99.231	4.000	100.763	100.663	100.563	4.000	100.663	100.563	100.463
4.125	100.208	100.108	100.008	4.125	100.108	100.008	99.908	4.125	100.969	100.869	100.749	4.125	100.869	100.769	100.649
4.250	100.853	100.753	100.653	4.250	100.753	100.653	100.553	4.250	101.563	101.463	101.342	4.250	101.463	101.363	101.242
4.375	101.443	101.343	101.243	4.375	101.343	101.243	101.143	4.375	102.113	102.013	101.892	4.375	102.013	101.913	101.792
4.500	101.995	101.895	101.795	4.500	101.895	101.795	101.695	4.500	102.621	102.521	102.401	4.500	102.521	102.421	102.301
4.625	102.372	102.271	102.172	4.625	102.272	102.171	102.072	4.625	103.179	103.078	102.962	4.625	103.079	102.978	102.862
4.750	102.924	102.823	102.724	4.750	102.824	102.723	102.624	4.750	103.681	103.580	103.464	4.750	103.581	103.480	103.364
4.875	103.410	103.308	103.210	4.875	103.310	103.208	103.110	4.875	104.162	104.061	103.946	4.875	104.062	103.961	103.846
4.990	103.767	103.666	103.567	4.990	103.667	103.566	103.467	4.990	104.488	104.387	104.276	4.990	104.388	104.287	104.176
5.000	103.867	103.766	103.667	5.000	103.767	103.666	103.567	5.000	104.588	104.487	104.376	5.000	104.488	104.387	104.276
5.125	104.204	104.083	104.004	5.125	104.104	103.983	103.904	5.125	104.432	104.311	104.232	5.125	104.332	104.211	104.132
5.250	104.687	104.566	104.487	5.250	104.587	104.466	104.387	5.250	104.883	104.762	104.683	5.250	104.783	104.662	104.583
5.375	105.099	104.978	104.899	5.375	104.999	104.878	104.799	5.375	105.257	105.136	105.057	5.375	105.157	105.036	104.957
5.500	105.466	105.344	105.266	5.500	105.366	105.244	105.166	5.500	105.593	105.472	105.393	5.500	105.493	105.372	105.293
5.625	105.553	105.412	105.353	5.625	105.453	105.312	105.253	5.625	105.920	105.780	105.720	5.625	105.820	105.680	105.620
5.750	105.971	105.830	105.771	5.750	105.871	105.730	105.671	5.750	106.297	106.156	106.097	5.750	106.197	106.056	105.997

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.373	96.273	96.173	2.750	96.273	96.173	96.073
2.875	96.969	96.869	96.769	2.875	96.869	96.769	96.669
2.990	97.491	97.391	97.291	2.990	97.391	97.291	97.191
3.000	97.591	97.491	97.391	3.000	97.491	97.391	97.291
3.125	98.182	98.082	97.982	3.125	98.082	97.982	97.882
3.250	98.754	98.654	98.554	3.250	98.654	98.554	98.454
3.375	99.330	99.230	99.130	3.375	99.230	99.130	99.030
3.500	99.683	99.583	99.483	3.500	99.583	99.483	99.383
3.625	100.198	100.098	99.998	3.625	100.098	99.998	99.898
3.750	100.707	100.607	100.507	3.750	100.607	100.507	100.407
3.875	101.204	101.104	101.004	3.875	101.104	101.004	100.904
3.990	101.128	101.028	100.928	3.990	101.028	100.928	100.828
4.000	101.228	101.128	101.028	4.000	101.128	101.028	100.928
4.125	101.727	101.627	101.527	4.125	101.627	101.527	101.427
4.250	102.109	102.009	101.909	4.250	102.009	101.909	101.809
4.375	102.526	102.426	102.326	4.375	102.426	102.326	102.226
4.500	103.098	102.998	102.898	4.500	102.998	102.898	102.798
4.625	103.506	103.406	103.306	4.625	103.406	103.306	103.206
4.750	101.369	101.267	101.169	4.750	101.269	101.167	101.069

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.:

11/22/2017

45 Day Lock Exp.:

12/7/2017

60 Day Lock Exp.:

12/22/2017

W. Rate Sheet Dated: 10/23/2017

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	98.740	98.640	98.540	3.750	100.023	99.923	99.823	2.750	96.903	96.803	96.703
3.875	99.553	99.453	99.353	3.875	100.675	100.575	100.475	2.875	97.499	97.399	97.299
3.990	99.961	99.861	99.761	3.990	101.193	101.093	100.993	2.990	98.021	97.921	97.821
4.000	100.061	99.961	99.861	4.000	101.293	101.193	101.093	3.000	98.121	98.021	97.921
4.125	100.738	100.638	100.538	4.125	101.499	101.399	101.279	3.125	98.712	98.612	98.512
4.250	101.383	101.283	101.183	4.250	102.093	101.993	101.872	3.250	99.284	99.184	99.084
4.375	101.973	101.873	101.773	4.375	102.643	102.543	102.422	3.375	99.860	99.760	99.660
4.500	102.525	102.425	102.325	4.500	103.151	103.051	102.931	3.500	100.213	100.113	100.013
4.625	102.902	102.801	102.702	4.625	103.709	103.608	103.492	3.625	100.728	100.628	100.528
4.750	103.454	103.353	103.254	4.750	104.211	104.110	103.994	3.750	101.237	101.137	101.037
4.875	103.940	103.838	103.740	4.875	104.692	104.591	104.476	3.875	101.734	101.634	101.534
4.990	104.297	104.196	104.097	4.990	105.018	104.917	104.806	3.990	101.658	101.558	101.458
5.000	104.397	104.296	104.197	5.000	105.118	105.017	104.906	4.000	101.758	101.658	101.558
5.125	104.734	104.613	104.534	5.125	104.962	104.841	104.762	4.125	102.257	102.157	102.057
5.250	105.217	105.096	105.017	5.250	105.413	105.292	105.213	4.250	102.639	102.539	102.439
5.375	105.629	105.508	105.429	5.375	105.787	105.666	105.587	4.375	103.056	102.956	102.856
5.500	105.996	105.874	105.796	5.500	106.123	106.002	105.923	4.500	103.628	103.528	103.428
5.625	106.083	105.942	105.883	5.625	106.450	106.310	106.250	4.625	104.036	103.936	103.836
5.750	106.501	106.360	106.301	5.750	106.827	106.686	106.627	4.750	101.899	101.797	101.699

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