AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**11/27/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/11/2017**
		60 Day Lock Exp.:	**12/26/2017**

W. Rate Sheet Dated: **10/26/2017** **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	100.075	99.925	99.775	3.250	99.907	99.757	99.607	1.875	N/A	N/A	N/A	3.125	101.162	101.012	100.862
3.375	100.524	100.374	100.224	3.375	100.321	100.171	100.021	2.000	N/A	N/A	N/A	3.250	101.056	100.906	100.756
3.500	100.968	100.818	100.668	3.500	100.729	100.579	100.429	2.125	N/A	N/A	N/A	3.375	101.463	101.313	101.163
3.625	101.354	101.204	101.054	3.625	101.080	100.930	100.780	2.250	96.856	96.706	96.556	3.500	101.866	101.716	101.566
3.750	102.644	102.487	102.337	3.750	102.476	102.320	102.170	2.375	97.247	97.097	96.947	3.625	102.252	102.102	101.952
3.875	103.043	102.887	102.737	3.875	102.840	102.684	102.534	2.500	97.634	97.484	97.334	Margin = 2.250		Index = 1.420	
4.000	103.408	103.251	103.101	4.000	103.169	103.013	102.863	2.625	97.977	97.827	97.677				
4.125	103.698	103.542	103.392	4.125	103.424	103.268	103.118	2.750	99.983	99.833	99.683				
4.250	104.101	104.001	103.901	4.250	103.933	103.833	103.733	2.875	100.363	100.213	100.063				
4.375	104.430	104.330	104.230	4.375	104.227	104.127	104.027	3.000	100.736	100.586	100.436				
4.500	104.723	104.623	104.523	4.500	104.485	104.385	104.285	3.125	100.998	100.848	100.698				
4.625	104.951	104.851	104.751	4.625	104.677	104.577	104.477	3.250	101.899	101.749	101.599				
4.750	104.900	104.800	104.644	4.750	104.733	104.633	104.476	3.375	102.204	102.054	101.904				
4.875	105.301	105.201	105.045	4.875	105.099	104.999	104.842	3.500	102.474	102.324	102.174				
5.000	105.595	105.495	105.339	5.000	105.356	105.256	105.100	3.625	102.673	102.523	102.373				
5.125	105.823	105.723	105.566	5.125	105.548	105.448	105.292	3.750	102.953	102.803	102.653				
5.250	106.193	106.093	105.993	5.250	106.026	105.926	105.826	3.875	103.188	103.038	102.888				
5.375	106.595	106.495	106.395	5.375	106.392	106.292	106.192	4.000	103.389	103.239	103.089				
5.500	106.888	106.788	106.688	5.500	106.650	106.550	106.450	4.125	103.798	103.648	103.498				

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	98.785	98.635	98.485	3.250	98.617	98.467	98.317	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.234	99.084	98.934	3.375	99.031	98.881	98.731	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	99.678	99.528	99.378	3.500	99.439	99.289	99.139	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.064	99.914	99.764	3.625	99.790	99.640	99.490	2.250	95.566	95.416	95.266	3.500	100.576	100.426	100.276
3.750	101.354	101.197	101.047	3.750	101.186	101.030	100.880	2.375	95.957	95.807	95.657	3.625	100.962	100.812	100.662
3.875	101.753	101.597	101.447	3.875	101.550	101.394	101.244	2.500	96.344	96.194	96.044	Margin = 2.250		Index = 1.420	
4.000	102.118	101.961	101.811	4.000	101.879	101.723	101.573	2.625	96.687	96.537	96.387	**30 Year OTC**			
4.125	102.408	102.252	102.102	4.125	102.134	101.978	101.828	2.750	98.693	98.543	98.393	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	102.811	102.711	102.611	4.250	102.643	102.543	102.443	2.875	99.073	98.923	98.773	3.500	97.978	97.728	97.478
4.375	103.140	103.040	102.940	4.375	102.937	102.837	102.737	3.000	99.446	99.296	99.146	4.000	100.418	100.168	99.918
4.500	103.433	103.333	103.233	4.500	103.195	103.095	102.995	3.125	99.708	99.558	99.408	4.500	101.733	101.483	101.233
4.625	103.661	103.561	103.461	4.625	103.387	103.287	103.187	3.250	100.609	100.459	100.309	5.000	102.605	102.355	102.105
4.750	103.610	103.510	103.354	4.750	103.443	103.343	103.186	3.375	100.914	100.764	100.614	5.500	103.898	103.648	103.398
4.875	104.011	103.911	103.755	4.875	103.809	103.709	103.552	3.500	101.184	101.034	100.884	**15 Year OTC**			
5.000	104.305	104.205	104.049	5.000	104.066	103.966	103.810	3.625	101.383	101.233	101.083	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.533	104.433	104.276	5.125	104.258	104.158	104.002	3.750	101.663	101.513	101.363	2.500	94.644	94.394	94.144
5.250	104.903	104.803	104.703	5.250	104.736	104.636	104.536	3.875	101.898	101.748	101.598	3.000	97.746	97.496	97.246
5.375	105.305	105.205	105.105	5.375	105.102	105.002	104.902	4.000	102.099	101.949	101.799	3.500	99.484	99.234	98.984
5.500	105.598	105.498	105.398	5.500	105.360	105.260	105.160	4.125	102.508	102.358	102.208	4.000	100.399	100.149	99.899

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			
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:	10/26/2017	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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **11/27/2017**
45 Day Lock Exp.: **12/11/2017**
60 Day Lock Exp.: **12/26/2017**

W. Rate Sheet Dated: **10/26/2017** **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	99.075	98.925	98.775	3.250	98.907	98.757	98.607	1.875	N/A	N/A	N/A	3.125	99.47	99.325	99.175
3.375	99.524	99.374	99.224	3.375	99.321	99.171	99.021	2.000	N/A	N/A	N/A	3.250	100.06	99.906	99.756
3.500	99.968	99.818	99.668	3.500	99.729	99.579	99.429	2.125	N/A	N/A	N/A	3.375	100.46	100.313	100.163
3.625	100.354	100.204	100.054	3.625	100.080	99.930	99.780	2.250	94.856	94.706	94.556	3.500	100.87	100.716	100.566
3.750	101.269	101.112	100.962	3.750	101.101	100.945	100.795	2.375	95.247	95.097	94.947	3.625	101.25	101.102	100.952
3.875	101.668	101.512	101.362	3.875	101.465	101.309	101.159	2.500	95.634	95.484	95.334	Margin = 2.250		Index = 1.420	
4.000	102.033	101.876	101.726	4.000	101.794	101.638	101.488	2.625	95.977	95.827	95.677				
4.125	102.323	102.167	102.017	4.125	102.049	101.893	101.743	2.750	98.295	98.145	97.995				
4.250	102.288	102.188	102.088	4.250	102.121	102.021	101.921	2.875	98.675	98.525	98.375				
4.375	102.617	102.517	102.417	4.375	102.414	102.314	102.214	3.000	99.048	98.898	98.748				
4.500	102.911	102.811	102.711	4.500	102.672	102.572	102.472	3.125	99.310	99.160	99.010				
4.625	103.138	103.038	102.938	4.625	102.864	102.764	102.664	3.250	100.899	100.749	100.599				
4.750	102.087	101.987	101.831	4.750	101.920	101.820	101.664	3.375	101.204	101.054	100.904				
4.875	102.489	102.389	102.233	4.875	102.286	102.186	102.030	3.500	101.474	101.324	101.174				
5.000	102.782	102.682	102.526	5.000	102.544	102.444	102.288	3.625	101.673	101.523	101.373				
5.125	103.010	102.910	102.754	5.125	102.736	102.636	102.480	3.750	101.578	101.428	101.278				
5.250	99.943	99.843	99.743	5.250	99.776	99.676	99.576	3.875	101.813	101.663	101.513				
5.375	100.345	100.245	100.145	5.375	100.142	100.042	99.942	4.000	102.014	101.864	101.714				
5.500	100.638	100.538	100.438	5.500	100.400	100.300	100.200	4.125	102.423	102.273	102.123				

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	97.785	97.635	97.485	3.250	97.617	97.467	97.317	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.234	98.084	97.934	3.375	98.031	97.881	97.731	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	98.678	98.528	98.378	3.500	98.439	98.289	98.139	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.064	98.914	98.764	3.625	98.790	98.640	98.490	2.250	93.816	93.666	93.516	3.500	99.576	99.426	99.276
3.750	99.979	99.822	99.672	3.750	99.811	99.655	99.505	2.375	94.207	94.057	93.907	3.625	99.962	99.812	99.662
3.875	100.378	100.222	100.072	3.875	100.175	100.019	99.869	2.500	94.594	94.444	94.294	Margin = 2.250		Index = 1.420	
4.000	100.743	100.586	100.436	4.000	100.504	100.348	100.198	2.625	94.937	94.787	94.637	**30 Year OTC**			
4.125	101.033	100.877	100.727	4.125	100.759	100.603	100.453	2.750	97.630	97.480	97.330	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.998	100.898	100.798	4.250	100.831	100.731	100.631	2.875	98.010	97.860	97.710	3.500	96.978	96.728	96.478
4.375	101.327	101.227	101.127	4.375	101.124	101.024	100.924	3.000	98.383	98.233	98.083	4.000	99.043	98.793	98.543
4.500	101.621	101.521	101.421	4.500	101.382	101.282	101.182	3.125	98.645	98.495	98.345	4.500	99.921	99.671	99.421
4.625	101.848	101.748	101.648	4.625	101.574	101.474	101.374	3.250	99.179	99.029	98.879	5.000	99.792	99.542	99.292
4.750	100.797	100.697	100.541	4.750	100.630	100.530	100.374	3.375	99.484	99.334	99.184	5.500	97.648	97.398	97.148
4.875	101.199	101.099	100.943	4.875	100.996	100.896	100.740	3.500	99.754	99.604	99.454	**15 Year OTC**			
5.000	101.492	101.392	101.236	5.000	101.254	101.154	100.998	3.625	99.953	99.803	99.653	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.720	101.620	101.464	5.125	101.446	101.346	101.190	3.750	99.773	99.623	99.473	2.500	92.894	92.644	92.394
5.250	98.653	98.553	98.453	5.250	98.486	98.386	98.286	3.875	100.007	99.857	99.707	3.000	96.683	96.433	96.183
5.375	99.055	98.955	98.855	5.375	98.852	98.752	98.652	4.000	100.208	100.058	99.908	3.500	98.054	97.804	97.554
5.500	99.348	99.248	99.148	5.500	99.110	99.010	98.910	4.125	100.618	100.468	100.318	4.000	98.508	98.258	98.008

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:	10/26/2017	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.:	11/27/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/11/2017
		60 Day Lock Exp.:	12/26/2017

W. Rate Sheet Dated: 10/26/2017 **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	98.660	98.560	98.460	3.375	99.413	99.313	99.213	3.000	99.908	99.808	99.708	3.000	100.147	100.047	99.947
3.625	99.438	99.338	99.238	3.500	100.283	100.183	100.083	3.125	100.383	100.283	100.183	3.125	100.456	100.356	100.256
3.750	100.483	100.383	100.283	3.625	100.842	100.742	100.642	3.250	101.120	101.020	100.920	3.250	101.410	101.310	101.210
3.875	101.153	101.053	100.953	3.750	101.472	101.372	101.272	3.375	101.530	101.430	101.330	3.375	101.678	101.578	101.478
3.990	101.604	101.504	101.404	3.875	102.029	101.929	101.829	3.500	101.953	101.853	101.753	3.500	101.950	101.850	101.750
4.000	101.704	101.604	101.504	3.990	102.464	102.364	102.264	3.625	102.362	102.262	102.162	3.625	102.192	102.092	101.992
4.125	102.225	102.125	102.025	4.000	102.564	102.464	102.364	3.750	102.756	102.656	102.556	3.750	102.652	102.552	102.452
4.250	102.924	102.824	102.724	4.125	103.048	102.948	102.848	3.875	103.101	103.001	102.901	3.875	102.941	102.841	102.741
4.375	103.466	103.366	103.266	4.250	103.971	103.871	103.771	3.990	103.273	103.173	103.073	3.990	103.152	103.052	102.952
4.500	103.976	103.876	103.776	4.375	104.329	104.229	104.129	4.000	103.373	103.273	103.173	4.000	103.252	103.152	103.052
4.625	104.479	104.379	104.279	4.500	104.858	104.758	104.658	4.125	103.731	103.631	103.531	4.125	103.465	103.365	103.265
4.750	104.975	104.875	104.775	4.625	105.271	105.171	105.071	4.250	104.081	103.981	103.881	4.250	103.706	103.606	103.506
4.875	105.480	105.380	105.280	4.750	105.654	105.554	105.454	4.375	104.423	104.323	104.223	4.375	103.924	103.824	103.724
4.990	105.658	105.558	105.458	4.875	106.076	105.976	105.876	4.500	104.517	104.417	104.317	4.500	104.039	103.939	103.839
5.000	105.758	105.658	105.558	4.990	106.217	106.117	106.017	4.625	104.505	104.405	104.305	4.625	104.280	104.180	104.067
5.125	106.141	106.041	105.941	5.000	106.317	106.217	106.117	4.750	104.799	104.699	104.599	4.750	104.465	104.365	104.252
5.250	106.727	106.627	106.527	5.125	106.799	106.699	106.599	4.875	105.058	104.958	104.858	4.875	104.626	104.526	104.413
5.375	107.152	107.052	106.952	5.250	107.224	107.124	107.024	4.990	105.204	105.104	105.004	4.990	104.684	104.584	104.471
5.500	107.550	107.450	107.350	5.375	107.546	107.446	107.346	5.000	105.304	105.204	105.104	5.000	104.784	104.684	104.571

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	101.084	100.984	100.884	3.000	99.292	99.192	99.092
4.250	101.632	101.532	101.432	3.125	99.704	99.604	99.504
4.375	102.008	101.908	101.808	3.250	100.037	99.937	99.837
4.500	102.311	102.211	102.111	3.375	100.463	100.363	100.263
4.625	102.569	102.469	102.369	3.500	100.885	100.785	100.685
4.750	103.051	102.951	102.851	3.625	101.250	101.150	101.050
4.875	103.484	103.384	103.284	3.750	101.515	101.415	101.315
4.990	103.595	103.495	103.395	3.875	101.745	101.645	101.545
5.000	103.695	103.595	103.495	3.990	101.676	101.576	101.476
5.125	103.869	103.769	103.669	4.000	101.776	101.676	101.576
5.250	103.400	103.300	103.200	4.125	102.000	101.900	101.800
5.375	103.768	103.668	103.568	4.250	102.232	102.132	102.032
5.500	104.084	103.984	103.884	4.375	102.466	102.366	102.266
5.625	104.265	104.165	104.065	4.500	102.527	102.427	102.327
5.750	102.519	102.393	102.231	4.625	102.721	102.621	102.521
5.875	102.894	102.767	102.606	4.750	102.921	102.821	102.721
5.990	103.126	103.000	102.838	4.875	103.096	102.996	102.896
6.000	103.226	103.100	102.938	4.990	103.168	103.068	102.968
6.125	103.350	103.224	103.062	5.000	103.268	103.168	103.068

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

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

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums								

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

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

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

Lock Desk Policy

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

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

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

AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	11/27/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	12/11/2017
			60 Day Lock Exp.:	12/26/2017

W. Rate Sheet Dated: 10/26/2017 **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	96.160	96.060	95.960	3.250	N/A	N/A	N/A	3.375	96.913	96.813	96.713	3.500	96.189	96.089	95.989
3.625	96.874	96.774	96.674	3.375	92.937	92.837	92.737	3.500	97.783	97.683	97.583	3.625	97.139	97.039	96.939
3.750	97.703	97.603	97.503	3.500	94.440	94.340	94.240	3.625	98.342	98.242	98.142	3.750	97.922	97.822	97.722
3.875	98.422	98.322	98.222	3.625	95.403	95.303	95.203	3.750	98.972	98.872	98.772	3.875	98.508	98.408	98.308
3.990	99.000	98.900	98.800	3.750	96.287	96.187	96.087	3.875	99.529	99.429	99.329	3.990	98.872	98.772	98.672
4.000	99.100	99.000	98.900	3.875	97.257	97.157	97.057	3.990	99.964	99.864	99.764	4.000	98.972	98.872	98.772
4.125	99.713	99.613	99.513	3.990	98.082	97.982	97.882	4.000	100.064	99.964	99.864	4.125	99.745	99.645	99.545
4.250	100.424	100.324	100.224	4.000	98.182	98.082	97.982	4.125	100.548	100.448	100.348	4.250	100.391	100.291	100.191
4.375	100.939	100.839	100.739	4.125	99.016	98.916	98.816	4.250	101.471	101.371	101.271	4.375	100.872	100.772	100.672
4.500	101.476	101.376	101.276	4.250	100.101	100.001	99.901	4.375	101.829	101.729	101.629	4.500	101.272	101.172	101.072
4.625	101.979	101.879	101.779	4.375	100.811	100.711	100.611	4.500	102.358	102.258	102.158	4.625	101.616	101.516	101.416
4.750	102.475	102.375	102.275	4.500	101.548	101.448	101.348	4.625	102.771	102.671	102.571	4.750	102.230	102.130	102.030
4.875	102.980	102.880	102.780	4.625	102.240	102.140	102.040	4.750	103.154	103.054	102.954	4.875	102.815	102.715	102.615
4.990	103.158	103.058	102.958	4.750	102.889	102.789	102.689	4.875	103.576	103.476	103.376	4.990	102.973	102.873	102.773
5.000	103.258	103.158	103.058	4.875	103.448	103.348	103.248	4.990	103.717	103.617	103.517	5.000	103.073	102.973	102.873
5.125	103.641	103.541	103.441	4.990	103.657	103.557	103.457	5.000	103.817	103.717	103.617	5.125	103.442	103.342	103.242
5.250	104.227	104.127	104.027	5.000	103.757	103.657	103.557	5.125	104.299	104.199	104.099	5.250	103.913	103.813	103.713
5.375	104.652	104.552	104.452	5.125	104.180	104.080	103.980	5.250	104.724	104.624	104.524	5.375	104.381	104.281	104.181
5.500	105.050	104.950	104.850	5.250	104.950	104.850	104.750	5.375	105.046	104.946	104.846	5.500	104.798	104.698	104.598

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	99.292	99.192	99.092	3.000	95.767	95.667	95.567	3.000	97.597	97.497	97.397	3.000	95.591	95.491	95.391
3.125	99.704	99.604	99.504	3.125	96.345	96.245	96.145	3.125	97.906	97.806	97.706	3.125	96.169	96.069	95.969
3.250	100.037	99.937	99.837	3.250	97.309	97.209	97.109	3.250	98.860	98.760	98.660	3.250	97.123	97.023	96.923
3.375	100.463	100.363	100.263	3.375	97.841	97.741	97.641	3.375	99.128	99.028	98.928	3.375	97.656	97.556	97.456
3.500	100.885	100.785	100.685	3.500	98.386	98.286	98.186	3.500	99.400	99.300	99.200	3.500	98.200	98.100	98.000
3.625	101.250	101.150	101.050	3.625	98.885	98.785	98.685	3.625	99.642	99.542	99.442	3.625	98.679	98.579	98.479
3.750	101.515	101.415	101.315	3.750	99.322	99.222	99.122	3.750	100.102	100.002	99.902	3.750	99.116	99.016	98.916
3.875	101.745	101.645	101.545	3.875	99.703	99.603	99.503	3.875	100.391	100.291	100.191	3.875	99.497	99.397	99.297
3.990	101.676	101.576	101.476	3.990	100.115	100.015	99.915	3.990	100.602	100.502	100.402	3.990	99.909	99.809	99.709
4.000	101.776	101.676	101.576	4.000	100.215	100.115	100.015	4.000	100.702	100.602	100.502	4.000	100.009	99.909	99.809
4.125	102.000	101.900	101.800	4.125	100.658	100.558	100.458	4.125	100.915	100.815	100.715	4.125	100.442	100.342	100.242
4.250	102.232	102.132	102.032	4.250	101.048	100.948	100.848	4.250	101.156	101.056	100.956	4.250	100.862	100.762	100.662
4.375	102.466	102.366	102.266	4.375	101.429	101.329	101.229	4.375	101.374	101.274	101.174	4.375	101.243	101.143	101.043
4.500	102.527	102.427	102.327	4.500	101.530	101.430	101.330	4.500	101.489	101.389	101.289	4.500	101.345	101.245	101.145
4.625	102.721	102.621	102.521	4.625	101.648	101.548	101.448	4.625	101.730	101.630	101.517	4.625	101.462	101.362	101.262
4.750	102.921	102.821	102.721	4.750	101.973	101.873	101.773	4.750	101.915	101.815	101.702	4.750	101.787	101.687	101.587
4.875	103.096	102.996	102.896	4.875	102.259	102.159	102.059	4.875	102.076	101.976	101.863	4.875	102.073	101.973	101.873
4.990	103.168	103.068	102.968	4.990	102.432	102.332	102.232	4.990	102.134	102.034	101.921	4.990	102.246	102.146	102.046
5.000	103.268	103.168	103.068	5.000	102.532	102.432	102.332	5.000	102.234	102.134	102.021	5.000	102.346	102.246	102.146

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

AFR

AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	11/27/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	12/11/2017
			60 Day Lock Exp.:	12/26/2017

W. Rate Sheet Dated: 10/26/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	100.493	100.393	100.293	3.750	101.824	101.724	101.624	2.750	98.753	98.653	98.553
3.875	101.262	101.162	101.062	3.875	102.485	102.385	102.285	2.875	99.383	99.283	99.183
3.990	101.683	101.583	101.483	3.990	103.013	102.913	102.813	2.990	99.909	99.809	99.709
4.000	101.783	101.683	101.583	4.000	103.113	103.013	102.913	3.000	100.009	99.909	99.809
4.125	102.474	102.374	102.274	4.125	103.245	103.145	103.034	3.125	100.604	100.504	100.404
4.250	103.134	103.034	102.934	4.250	103.849	103.749	103.637	3.250	101.182	101.082	100.982
4.375	103.739	103.639	103.539	4.375	104.409	104.309	104.198	3.375	101.705	101.605	101.505
4.500	104.305	104.205	104.105	4.500	104.929	104.829	104.718	3.500	102.051	101.951	101.851
4.625	104.656	104.556	104.456	4.625	105.460	105.360	105.238	3.625	102.571	102.471	102.371
4.750	105.222	105.122	105.022	4.750	105.973	105.873	105.751	3.750	103.087	102.987	102.887
4.875	105.722	105.622	105.522	4.875	106.464	106.364	106.243	3.875	103.589	103.489	103.389
4.990	106.094	105.994	105.894	4.990	106.801	106.701	106.584	3.990	103.481	103.381	103.281
5.000	106.194	106.094	105.994	5.000	106.901	106.801	106.684	4.000	103.581	103.481	103.381
5.125	106.434	106.321	106.234	5.125	106.620	106.507	106.420	4.125	104.086	103.986	103.886
5.250	106.931	106.817	106.731	5.250	107.081	106.968	106.881	4.250	104.475	104.375	104.275
5.375	107.356	107.243	107.156	5.375	107.466	107.353	107.266	4.375	104.898	104.798	104.698
5.500	107.735	107.621	107.535	5.500	107.811	107.698	107.611	4.500	105.477	105.377	105.277
5.625	107.788	107.657	107.588	5.625	108.114	107.983	107.914	4.625	105.893	105.793	105.693
5.750	108.219	108.087	108.019	5.750	108.500	108.368	108.300	4.750	103.615	103.515	103.415

Applicable for all mortgages with greater than 15 year terms

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

Program Feataures

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

Mortgages with Subordinate Financing

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

All Loan Type Adjustments

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706 30 Day Lock Exp.: 11/27/2017
Lockdesk Hours: 10:00 am ET - 11:00 pm ET 45 Day Lock Exp.: 12/11/2017
60 Day Lock Exp.: 12/26/2017

W. Rate Sheet Dated: 10/26/2017 **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	98.120	98.020	97.920	3.750	98.020	97.920	97.820	3.750	99.494	99.394	99.294	3.750	99.394	99.294	99.194
3.875	98.889	98.789	98.689	3.875	98.789	98.689	98.589	3.875	100.155	100.055	99.955	3.875	100.055	99.955	99.855
3.990	99.310	99.210	99.110	3.990	99.210	99.110	99.010	3.990	100.683	100.583	100.483	3.990	100.583	100.483	100.383
4.000	99.410	99.310	99.210	4.000	99.310	99.210	99.110	4.000	100.783	100.683	100.583	4.000	100.683	100.583	100.483
4.125	100.101	100.001	99.901	4.125	100.001	99.901	99.801	4.125	100.915	100.815	100.704	4.125	100.815	100.715	100.604
4.250	100.761	100.661	100.561	4.250	100.661	100.561	100.461	4.250	101.519	101.419	101.307	4.250	101.419	101.319	101.207
4.375	101.366	101.266	101.166	4.375	101.266	101.166	101.066	4.375	102.079	101.979	101.868	4.375	101.979	101.879	101.768
4.500	101.932	101.832	101.732	4.500	101.832	101.732	101.632	4.500	102.599	102.499	102.388	4.500	102.499	102.399	102.288
4.625	102.283	102.183	102.083	4.625	102.183	102.083	101.983	4.625	103.130	103.030	102.908	4.625	103.030	102.930	102.808
4.750	102.849	102.749	102.649	4.750	102.749	102.649	102.549	4.750	103.643	103.543	103.421	4.750	103.543	103.443	103.321
4.875	103.349	103.249	103.149	4.875	103.249	103.149	103.049	4.875	104.134	104.034	103.913	4.875	104.034	103.934	103.813
4.990	103.721	103.621	103.521	4.990	103.621	103.521	103.421	4.990	104.471	104.371	104.254	4.990	104.371	104.271	104.154
5.000	103.821	103.721	103.621	5.000	103.721	103.621	103.521	5.000	104.571	104.471	104.354	5.000	104.471	104.371	104.254
5.125	104.061	103.948	103.861	5.125	103.961	103.848	103.761	5.125	104.290	104.177	104.090	5.125	104.190	104.077	103.990
5.250	104.558	104.444	104.358	5.250	104.458	104.344	104.258	5.250	104.751	104.638	104.551	5.250	104.651	104.538	104.451
5.375	104.983	104.870	104.783	5.375	104.883	104.770	104.683	5.375	105.136	105.023	104.936	5.375	105.036	104.923	104.836
5.500	105.362	105.248	105.162	5.500	105.262	105.148	105.062	5.500	105.481	105.368	105.281	5.500	105.381	105.268	105.181
5.625	105.415	105.284	105.215	5.625	105.315	105.184	105.115	5.625	105.784	105.653	105.584	5.625	105.684	105.553	105.484
5.750	105.846	105.714	105.646	5.750	105.746	105.614	105.546	5.750	106.170	106.038	105.970	5.750	106.070	105.938	105.870

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	97.003	96.903	96.803	2.875	96.903	96.803	96.703
2.990	97.529	97.429	97.329	2.990	97.429	97.329	97.229
3.000	97.629	97.529	97.429	3.000	97.529	97.429	97.329
3.125	98.224	98.124	98.024	3.125	98.124	98.024	97.924
3.250	98.802	98.702	98.602	3.250	98.702	98.602	98.502
3.375	99.325	99.225	99.125	3.375	99.225	99.125	99.025
3.500	99.671	99.571	99.471	3.500	99.571	99.471	99.371
3.625	100.191	100.091	99.991	3.625	100.091	99.991	99.891
3.750	100.707	100.607	100.507	3.750	100.607	100.507	100.407
3.875	101.209	101.109	101.009	3.875	101.109	101.009	100.909
3.990	101.101	101.001	100.901	3.990	101.001	100.901	100.801
4.000	101.201	101.101	101.001	4.000	101.101	101.001	100.901
4.125	101.706	101.606	101.506	4.125	101.606	101.506	101.406
4.250	102.095	101.995	101.895	4.250	101.995	101.895	101.795
4.375	102.518	102.418	102.318	4.375	102.418	102.318	102.218
4.500	103.097	102.997	102.897	4.500	102.997	102.897	102.797
4.625	103.513	103.413	103.313	4.625	103.413	103.313	103.213
4.750	101.235	101.135	101.035	4.750	101.135	101.035	100.935

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

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

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

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

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

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

Lock Desk Policy

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

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

AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	11/27/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	12/11/2017
			60 Day Lock Exp.:	12/26/2017

W. Rate Sheet Dated: 10/26/2017 **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	98.550	98.450	98.350	3.750	99.924	99.824	99.724	2.750	96.803	96.703	96.603
3.875	99.319	99.219	99.119	3.875	100.585	100.485	100.385	2.875	97.433	97.333	97.233
3.990	99.740	99.640	99.540	3.990	101.113	101.013	100.913	2.990	97.959	97.859	97.759
4.000	99.840	99.740	99.640	4.000	101.213	101.113	101.013	3.000	98.059	97.959	97.859
4.125	100.531	100.431	100.331	4.125	101.345	101.245	101.134	3.125	98.654	98.554	98.454
4.250	101.191	101.091	100.991	4.250	101.949	101.849	101.737	3.250	99.232	99.132	99.032
4.375	101.796	101.696	101.596	4.375	102.509	102.409	102.298	3.375	99.755	99.655	99.555
4.500	102.362	102.262	102.162	4.500	103.029	102.929	102.818	3.500	100.101	100.001	99.901
4.625	102.713	102.613	102.513	4.625	103.560	103.460	103.338	3.625	100.621	100.521	100.421
4.750	103.279	103.179	103.079	4.750	104.073	103.973	103.851	3.750	101.137	101.037	100.937
4.875	103.779	103.679	103.579	4.875	104.564	104.464	104.343	3.875	101.639	101.539	101.439
4.990	104.151	104.051	103.951	4.990	104.901	104.801	104.684	3.990	101.531	101.431	101.331
5.000	104.251	104.151	104.051	5.000	105.001	104.901	104.784	4.000	101.631	101.531	101.431
5.125	104.491	104.378	104.291	5.125	104.720	104.607	104.520	4.125	102.136	102.036	101.936
5.250	104.988	104.874	104.788	5.250	105.181	105.068	104.981	4.250	102.525	102.425	102.325
5.375	105.413	105.300	105.213	5.375	105.566	105.453	105.366	4.375	102.948	102.848	102.748
5.500	105.792	105.678	105.592	5.500	105.911	105.798	105.711	4.500	103.527	103.427	103.327
5.625	105.845	105.714	105.645	5.625	106.214	106.083	106.014	4.625	103.943	103.843	103.743
5.750	106.276	106.144	106.076	5.750	106.600	106.468	106.400	4.750	101.665	101.565	101.465

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