[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.: **12/1/2017**
45 Day Lock Exp.: **12/18/2017**
60 Day Lock Exp.: **1/2/2018**

W. Rate Sheet Dated: **11/1/2017** **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	100.184	100.034	99.884	3.250	100.017	99.867	99.717	1.875	N/A	N/A	N/A	3.125	101.162	101.012	100.862
3.375	100.633	100.483	100.333	3.375	100.430	100.280	100.130	2.000	N/A	N/A	N/A	3.250	101.056	100.906	100.756
3.500	101.077	100.927	100.777	3.500	100.839	100.689	100.539	2.125	N/A	N/A	N/A	3.375	101.463	101.313	101.163
3.625	101.463	101.313	101.163	3.625	101.189	101.039	100.889	2.250	97.013	96.863	96.713	3.500	101.866	101.716	101.566
3.750	102.722	102.534	102.384	3.750	102.555	102.367	102.217	2.375	97.404	97.254	97.104	3.625	102.252	102.102	101.952
3.875	103.121	102.934	102.784	3.875	102.918	102.731	102.581	2.500	97.790	97.640	97.490	Margin = 2.250		Index = 1.430	
4.000	103.486	103.298	103.148	4.000	103.247	103.060	102.910	2.625	98.133	97.983	97.833				
4.125	103.776	103.589	103.439	4.125	103.502	103.314	103.164	2.750	100.088	99.938	99.788				
4.250	104.101	104.001	103.901	4.250	103.933	103.833	103.733	2.875	100.468	100.318	100.168				
4.375	104.430	104.330	104.230	4.375	104.227	104.127	104.027	3.000	100.841	100.691	100.541				
4.500	104.723	104.623	104.523	4.500	104.485	104.385	104.285	3.125	101.103	100.953	100.803				
4.625	104.951	104.851	104.751	4.625	104.677	104.577	104.477	3.250	101.965	101.815	101.665				
4.750	104.931	104.831	104.731	4.750	104.764	104.664	104.564	3.375	102.270	102.120	101.970				
4.875	105.333	105.233	105.133	4.875	105.130	105.030	104.930	3.500	102.540	102.390	102.240				
5.000	105.626	105.526	105.426	5.000	105.388	105.288	105.188	3.625	102.739	102.589	102.439				
5.125	105.854	105.754	105.654	5.125	105.580	105.480	105.380	3.750	102.981	102.831	102.681				
5.250	106.334	106.234	106.134	5.250	106.167	106.067	105.967	3.875	103.215	103.065	102.915				
5.375	106.736	106.636	106.536	5.375	106.533	106.433	106.333	4.000	103.416	103.266	103.116				
5.500	107.029	106.929	106.829	5.500	106.791	106.691	106.591	4.125	103.826	103.676	103.526				

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	98.894	98.744	98.594	3.250	98.727	98.577	98.427	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.343	99.193	99.043	3.375	99.140	98.990	98.840	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	99.787	99.637	99.487	3.500	99.549	99.399	99.249	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.173	100.023	99.873	3.625	99.899	99.749	99.599	2.250	95.723	95.573	95.423	3.500	100.576	100.426	100.276
3.750	101.432	101.244	101.094	3.750	101.265	101.077	100.927	2.375	96.114	95.964	95.814	3.625	100.962	100.812	100.662
3.875	101.831	101.644	101.494	3.875	101.628	101.441	101.291	2.500	96.500	96.350	96.200	Margin = 2.250		Index = 1.430	
4.000	102.196	102.008	101.858	4.000	101.957	101.770	101.620	2.625	96.843	96.693	96.543	**30 Year OTC**			
4.125	102.486	102.299	102.149	4.125	102.212	102.024	101.874	2.750	98.798	98.648	98.498	**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	99.178	99.028	98.878	3.500	98.087	97.837	97.587
4.375	103.140	103.040	102.940	4.375	102.937	102.837	102.737	3.000	99.551	99.401	99.251	4.000	100.496	100.246	99.996
4.500	103.433	103.333	103.233	4.500	103.195	103.095	102.995	3.125	99.813	99.663	99.513	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	100.675	100.525	100.375	5.000	102.636	102.386	102.136
4.750	103.641	103.541	103.441	4.750	103.474	103.374	103.274	3.375	100.980	100.830	100.680	5.500	104.039	103.789	103.539
4.875	104.043	103.943	103.843	4.875	103.840	103.740	103.640	3.500	101.250	101.100	100.950	**15 Year OTC**			
5.000	104.336	104.236	104.136	5.000	104.098	103.998	103.898	3.625	101.449	101.299	101.149	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.564	104.464	104.364	5.125	104.290	104.190	104.090	3.750	101.691	101.541	101.391	2.500	94.800	94.550	94.300
5.250	105.044	104.944	104.844	5.250	104.877	104.777	104.677	3.875	101.925	101.775	101.625	3.000	97.851	97.601	97.351
5.375	105.446	105.346	105.246	5.375	105.243	105.143	105.043	4.000	102.126	101.976	101.826	3.500	99.550	99.300	99.050
5.500	105.739	105.639	105.539	5.500	105.501	105.401	105.301	4.125	102.536	102.386	102.236	4.000	100.426	100.176	99.926

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	11/1/2017	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.:	**12/1/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/18/2017**
		60 Day Lock Exp.:	**1/2/2018**

W. Rate Sheet Dated: **11/1/2017** **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	99.184	99.034	98.884	3.250	99.017	98.867	98.717	1.875	N/A	N/A	N/A	3.125	99.47	99.325	99.175
3.375	99.633	99.483	99.333	3.375	99.430	99.280	99.130	2.000	N/A	N/A	N/A	3.250	100.06	99.906	99.756
3.500	100.077	99.927	99.777	3.500	99.839	99.689	99.539	2.125	N/A	N/A	N/A	3.375	100.46	100.313	100.163
3.625	100.463	100.313	100.163	3.625	100.189	100.039	99.889	2.250	95.013	94.863	94.713	3.500	100.87	100.716	100.566
3.750	101.347	101.159	101.009	3.750	101.180	100.992	100.842	2.375	95.404	95.254	95.104	3.625	101.25	101.102	100.952
3.875	101.746	101.559	101.409	3.875	101.543	101.356	101.206	2.500	95.790	95.640	95.490	Margin = 2.250		Index = 1.430	
4.000	102.111	101.923	101.773	4.000	101.872	101.685	101.535	2.625	96.133	95.983	95.833				
4.125	102.401	102.214	102.064	4.125	102.127	101.939	101.789	2.750	98.401	98.251	98.101				
4.250	102.288	102.188	102.088	4.250	102.121	102.021	101.921	2.875	98.781	98.631	98.481				
4.375	102.617	102.517	102.417	4.375	102.414	102.314	102.214	3.000	99.153	99.003	98.853				
4.500	102.911	102.811	102.711	4.500	102.672	102.572	102.472	3.125	99.416	99.266	99.116				
4.625	103.138	103.038	102.938	4.625	102.864	102.764	102.664	3.250	100.965	100.815	100.665				
4.750	102.119	102.019	101.919	4.750	101.951	101.851	101.751	3.375	101.270	101.120	100.970				
4.875	102.520	102.420	102.320	4.875	102.317	102.217	102.117	3.500	101.540	101.390	101.240				
5.000	102.814	102.714	102.614	5.000	102.575	102.475	102.375	3.625	101.739	101.589	101.439				
5.125	103.041	102.941	102.841	5.125	102.767	102.667	102.567	3.750	101.606	101.456	101.306				
5.250	100.084	99.984	99.884	5.250	99.917	99.817	99.717	3.875	101.840	101.690	101.540				
5.375	100.486	100.386	100.286	5.375	100.283	100.183	100.083	4.000	102.041	101.891	101.741				
5.500	100.779	100.679	100.579	5.500	100.541	100.441	100.341	4.125	102.451	102.301	102.151				

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	97.894	97.744	97.594	3.250	97.727	97.577	97.427	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.343	98.193	98.043	3.375	98.140	97.990	97.840	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	98.787	98.637	98.487	3.500	98.549	98.399	98.249	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.173	99.023	98.873	3.625	98.899	98.749	98.599	2.250	93.973	93.823	93.673	3.500	99.576	99.426	99.276
3.750	100.057	99.869	99.719	3.750	99.890	99.702	99.552	2.375	94.364	94.214	94.064	3.625	99.962	99.812	99.662
3.875	100.456	100.269	100.119	3.875	100.253	100.066	99.916	2.500	94.750	94.600	94.450	Margin = 2.250		Index = 1.430	
4.000	100.821	100.633	100.483	4.000	100.582	100.395	100.245	2.625	95.093	94.943	94.793	**30 Year OTC**			
4.125	101.111	100.924	100.774	4.125	100.837	100.649	100.499	2.750	97.736	97.586	97.436	**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	98.116	97.966	97.816	3.500	97.087	96.837	96.587
4.375	101.327	101.227	101.127	4.375	101.124	101.024	100.924	3.000	98.488	98.338	98.188	4.000	99.121	98.871	98.621
4.500	101.621	101.521	101.421	4.500	101.382	101.282	101.182	3.125	98.751	98.601	98.451	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	99.245	99.095	98.945	5.000	99.824	99.574	99.324
4.750	100.829	100.729	100.629	4.750	100.661	100.561	100.461	3.375	99.551	99.401	99.251	5.500	97.789	97.539	97.289
4.875	101.230	101.130	101.030	4.875	101.027	100.927	100.827	3.500	99.820	99.670	99.520	**15 Year OTC**			
5.000	101.524	101.424	101.324	5.000	101.285	101.185	101.085	3.625	100.020	99.870	99.720	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.751	101.651	101.551	5.125	101.477	101.377	101.277	3.750	99.800	99.650	99.500	2.500	93.050	92.800	92.550
5.250	98.794	98.694	98.594	5.250	98.627	98.527	98.427	3.875	100.035	99.885	99.735	3.000	96.788	96.538	96.288
5.375	99.196	99.096	98.996	5.375	98.993	98.893	98.793	4.000	100.235	100.085	99.935	3.500	98.120	97.870	97.620
5.500	99.489	99.389	99.289	5.500	99.251	99.151	99.051	4.125	100.645	100.495	100.345	4.000	98.535	98.285	98.035

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
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Max USDA-GRH Rate

Today:	11/1/2017	4.750%

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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
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Lockdesk Hours:	10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:	12/1/2017
45 Day Lock Exp.:	12/18/2017
60 Day Lock Exp.:	1/2/2018

W. Rate Sheet Dated: 11/1/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	99.701	99.601	99.501	3.375	99.845	99.745	99.645	3.000	100.224	100.124	100.024	3.000	100.259	100.159	100.059
3.625	100.297	100.197	100.097	3.500	100.583	100.483	100.383	3.125	100.640	100.540	100.440	3.125	100.556	100.456	100.356
3.750	101.316	101.216	101.116	3.625	101.063	100.963	100.863	3.250	101.211	101.111	101.011	3.250	101.498	101.398	101.298
3.875	101.882	101.782	101.682	3.750	101.807	101.707	101.607	3.375	101.860	101.760	101.660	3.375	101.762	101.662	101.562
3.990	102.317	102.217	102.117	3.875	102.265	102.165	102.065	3.500	102.191	102.091	101.991	3.500	102.010	101.910	101.810
4.000	102.417	102.317	102.217	3.990	102.594	102.494	102.394	3.625	102.416	102.316	102.216	3.625	102.247	102.147	102.047
4.125	102.860	102.760	102.660	4.000	102.694	102.594	102.494	3.750	102.799	102.699	102.599	3.750	102.701	102.601	102.501
4.250	103.539	103.439	103.339	4.125	103.145	103.045	102.945	3.875	103.130	103.030	102.930	3.875	102.983	102.883	102.783
4.375	104.022	103.922	103.822	4.250	104.217	104.117	104.017	3.990	103.309	103.209	103.109	3.990	103.177	103.077	102.977
4.500	104.064	103.964	103.864	4.375	104.583	104.483	104.383	4.000	103.409	103.309	103.209	4.000	103.277	103.177	103.077
4.625	104.551	104.451	104.351	4.500	104.898	104.798	104.698	4.125	103.747	103.647	103.547	4.125	103.512	103.412	103.312
4.750	105.034	104.934	104.834	4.625	105.289	105.189	105.089	4.250	104.117	104.017	103.917	4.250	103.747	103.647	103.547
4.875	105.528	105.428	105.328	4.750	105.691	105.591	105.491	4.375	104.456	104.356	104.256	4.375	103.962	103.862	103.762
4.990	105.706	105.606	105.506	4.875	106.105	106.005	105.905	4.500	104.555	104.455	104.355	4.500	104.080	103.980	103.880
5.000	105.806	105.706	105.606	4.990	106.304	106.204	106.104	4.625	104.541	104.441	104.336	4.625	104.317	104.214	104.089
5.125	106.246	106.146	106.046	5.000	106.404	106.304	106.204	4.750	104.830	104.730	104.624	4.750	104.498	104.395	104.270
5.250	106.824	106.724	106.624	5.125	106.881	106.781	106.681	4.875	105.085	104.985	104.879	4.875	104.658	104.555	104.430
5.375	107.243	107.143	107.043	5.250	107.301	107.201	107.101	4.990	105.230	105.130	105.024	4.990	104.710	104.607	104.482
5.500	107.636	107.536	107.436	5.375	107.618	107.518	107.418	5.000	105.330	105.230	105.124	5.000	104.810	104.707	104.582

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	101.255	101.155	101.055	3.000	99.405	99.305	99.205
4.250	101.792	101.692	101.592	3.125	99.813	99.713	99.613
4.375	102.156	102.056	101.956	3.250	100.125	100.025	99.925
4.500	102.445	102.345	102.245	3.375	100.550	100.450	100.350
4.625	102.891	102.791	102.691	3.500	100.966	100.866	100.766
4.750	103.360	103.260	103.160	3.625	101.305	101.205	101.105
4.875	103.783	103.683	103.583	3.750	101.561	101.461	101.361
4.990	103.896	103.796	103.696	3.875	101.783	101.683	101.583
5.000	103.996	103.896	103.796	3.990	101.710	101.610	101.510
5.125	104.165	104.065	103.965	4.000	101.810	101.710	101.610
5.250	103.655	103.555	103.455	4.125	102.017	101.917	101.817
5.375	104.016	103.916	103.816	4.250	102.271	102.171	102.071
5.500	104.329	104.229	104.129	4.375	102.504	102.404	102.304
5.625	104.507	104.407	104.307	4.500	102.565	102.465	102.365
5.750	102.599	102.451	102.290	4.625	102.758	102.658	102.552
5.875	102.969	102.821	102.659	4.750	102.956	102.856	102.750
5.990	103.199	103.051	102.890	4.875	103.129	103.029	102.923
6.000	103.299	103.151	102.990	4.990	103.194	103.094	102.988
6.125	103.421	103.274	103.112	5.000	103.294	103.194	103.088

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

AFR

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/1/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/18/2017
		60 Day Lock Exp.:	1/2/2018

W. Rate Sheet Dated: 11/1/2017 **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	96.338	96.238	96.138	3.250	N/A	N/A	N/A	3.375	97.091	96.991	96.891	3.500	96.360	96.260	96.160
3.625	97.050	96.950	96.850	3.375	93.122	93.022	92.922	3.500	97.950	97.850	97.750	3.625	97.305	97.205	97.105
3.750	97.863	97.763	97.663	3.500	94.622	94.522	94.422	3.625	98.506	98.406	98.306	3.750	98.069	97.969	97.869
3.875	98.578	98.478	98.378	3.625	95.581	95.481	95.381	3.750	99.106	99.006	98.906	3.875	98.645	98.545	98.445
3.990	99.151	99.051	98.951	3.750	96.456	96.356	96.256	3.875	99.660	99.560	99.460	3.990	98.997	98.897	98.797
4.000	99.251	99.151	99.051	3.875	97.427	97.327	97.227	3.990	100.089	99.989	99.889	4.000	99.097	98.997	98.897
4.125	99.854	99.754	99.654	3.990	98.240	98.140	98.040	4.000	100.189	100.089	99.989	4.125	99.844	99.744	99.644
4.250	100.533	100.433	100.333	4.000	98.340	98.240	98.140	4.125	100.645	100.545	100.445	4.250	100.475	100.375	100.275
4.375	101.043	100.943	100.843	4.125	99.159	99.059	98.959	4.250	101.533	101.433	101.333	4.375	100.940	100.840	100.740
4.500	101.564	101.464	101.364	4.250	100.228	100.128	100.028	4.375	101.886	101.786	101.686	4.500	101.322	101.222	101.122
4.625	102.051	101.951	101.851	4.375	100.925	100.825	100.725	4.500	102.398	102.298	102.198	4.625	101.641	101.541	101.441
4.750	102.534	102.434	102.334	4.500	101.648	101.548	101.448	4.625	102.789	102.689	102.589	4.750	102.264	102.164	102.064
4.875	103.028	102.928	102.828	4.625	102.315	102.215	102.115	4.750	103.191	103.091	102.991	4.875	102.839	102.739	102.639
4.990	103.206	103.106	103.006	4.750	102.947	102.847	102.747	4.875	103.605	103.505	103.405	4.990	102.997	102.897	102.797
5.000	103.306	103.206	103.106	4.875	103.494	103.394	103.294	4.990	103.804	103.704	103.604	5.000	103.097	102.997	102.897
5.125	103.746	103.646	103.546	4.990	103.702	103.602	103.502	5.000	103.904	103.804	103.704	5.125	103.460	103.360	103.260
5.250	104.324	104.224	104.124	5.000	103.802	103.702	103.602	5.125	104.381	104.281	104.181	5.250	103.989	103.889	103.789
5.375	104.743	104.643	104.543	5.125	104.286	104.186	104.086	5.250	104.801	104.701	104.601	5.375	104.450	104.350	104.250
5.500	105.136	105.036	104.936	5.250	105.047	104.947	104.847	5.375	105.118	105.018	104.918	5.500	104.859	104.759	104.659

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	99.405	99.305	99.205	3.000	95.881	95.781	95.681	3.000	97.709	97.609	97.509	3.000	95.705	95.605	95.505
3.125	99.813	99.713	99.613	3.125	96.454	96.354	96.254	3.125	98.006	97.906	97.806	3.125	96.268	96.168	96.068
3.250	100.125	100.025	99.925	3.250	97.407	97.307	97.207	3.250	98.948	98.848	98.748	3.250	97.221	97.121	97.021
3.375	100.550	100.450	100.350	3.375	97.932	97.832	97.732	3.375	99.212	99.112	99.012	3.375	97.746	97.646	97.546
3.500	100.966	100.866	100.766	3.500	98.470	98.370	98.270	3.500	99.460	99.360	99.260	3.500	98.264	98.164	98.064
3.625	101.305	101.205	101.105	3.625	98.939	98.839	98.739	3.625	99.697	99.597	99.497	3.625	98.733	98.633	98.533
3.750	101.561	101.461	101.361	3.750	99.363	99.263	99.163	3.750	100.151	100.051	99.951	3.750	99.157	99.057	98.957
3.875	101.783	101.683	101.583	3.875	99.729	99.629	99.529	3.875	100.433	100.333	100.233	3.875	99.524	99.424	99.324
3.990	101.710	101.610	101.510	3.990	100.153	100.053	99.953	3.990	100.627	100.527	100.427	3.990	99.937	99.837	99.737
4.000	101.810	101.710	101.610	4.000	100.253	100.153	100.053	4.000	100.727	100.627	100.527	4.000	100.037	99.937	99.837
4.125	102.017	101.917	101.817	4.125	100.673	100.573	100.473	4.125	100.962	100.862	100.762	4.125	100.487	100.387	100.287
4.250	102.271	102.171	102.071	4.250	101.082	100.982	100.882	4.250	101.197	101.097	100.997	4.250	100.896	100.796	100.696
4.375	102.504	102.404	102.304	4.375	101.458	101.358	101.258	4.375	101.412	101.312	101.212	4.375	101.272	101.172	101.072
4.500	102.565	102.465	102.365	4.500	101.564	101.464	101.364	4.500	101.530	101.430	101.330	4.500	101.378	101.278	101.178
4.625	102.758	102.658	102.552	4.625	101.684	101.584	101.478	4.625	101.767	101.664	101.539	4.625	101.498	101.398	101.292
4.750	102.956	102.856	102.750	4.750	102.004	101.904	101.798	4.750	101.948	101.845	101.720	4.750	101.818	101.718	101.612
4.875	103.129	103.029	102.923	4.875	102.286	102.186	102.080	4.875	102.108	102.005	101.880	4.875	102.100	102.000	101.894
4.990	103.194	103.094	102.988	4.990	102.454	102.354	102.248	4.990	102.160	102.057	101.932	4.990	102.268	102.168	102.062
5.000	103.294	103.194	103.088	5.000	102.554	102.454	102.348	5.000	102.260	102.157	102.032	5.000	102.368	102.268	102.162

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**12/1/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/18/2017**
		60 Day Lock Exp.:	**1/2/2018**

W. Rate Sheet Dated: **11/1/2017** **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	101.316	101.216	101.116	3.750	101.916	101.776	101.714	2.750	99.051	98.951	98.851
3.875	101.882	101.782	101.682	3.875	102.571	102.429	102.367	2.875	99.728	99.628	99.528
3.990	102.317	102.217	102.117	3.990	103.092	102.949	102.887	2.990	100.124	100.024	99.924
4.000	102.417	102.317	102.217	4.000	103.192	103.049	102.987	3.000	100.224	100.124	100.024
4.125	102.860	102.760	102.660	4.125	103.317	103.172	103.090	3.125	100.697	100.597	100.497
4.250	103.539	103.439	103.339	4.250	104.217	104.071	103.989	3.250	101.261	101.161	101.061
4.375	104.022	103.922	103.822	4.375	104.583	104.438	104.356	3.375	101.860	101.760	101.660
4.500	104.388	104.288	104.188	4.500	104.973	104.829	104.748	3.500	102.191	102.091	101.991
4.625	104.713	104.613	104.513	4.625	105.479	105.337	105.236	3.625	102.602	102.502	102.402
4.750	105.268	105.168	105.068	4.750	106.011	105.870	105.770	3.750	103.114	103.014	102.914
4.875	105.756	105.656	105.556	4.875	106.492	106.353	106.252	3.875	103.614	103.514	103.414
4.990	106.115	106.015	105.915	4.990	106.817	106.682	106.581	3.990	103.479	103.379	103.279
5.000	106.215	106.115	106.015	5.000	106.917	106.782	106.681	4.000	103.579	103.479	103.379
5.125	106.522	106.422	106.322	5.125	106.766	106.666	106.557	4.125	104.070	103.970	103.870
5.250	107.006	106.906	106.806	5.250	107.215	107.115	107.011	4.250	104.483	104.383	104.283
5.375	107.421	107.321	107.221	5.375	107.589	107.489	107.389	4.375	104.898	104.798	104.698
5.500	107.789	107.689	107.589	5.500	107.926	107.826	107.726	4.500	105.472	105.372	105.272
5.625	107.847	107.747	107.647	5.625	108.230	108.130	108.030	4.625	105.880	105.780	105.680
5.750	108.267	108.167	108.067	5.750	108.608	108.508	108.408	4.750	103.737	103.637	103.537

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

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

AFR

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/1/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/18/2017
		60 Day Lock Exp.:	1/2/2018

W. Rate Sheet Dated: 11/1/2017 **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	98.271	98.171	98.071	3.750	98.171	98.071	97.971	3.750	99.586	99.446	99.384	3.750	99.486	99.346	99.284
3.875	99.022	98.922	98.822	3.875	98.922	98.822	98.722	3.875	100.241	100.099	100.037	3.875	100.141	99.999	99.937
3.990	99.434	99.334	99.234	3.990	99.334	99.234	99.134	3.990	100.762	100.619	100.557	3.990	100.662	100.519	100.457
4.000	99.534	99.434	99.334	4.000	99.434	99.334	99.234	4.000	100.862	100.719	100.657	4.000	100.762	100.619	100.557
4.125	100.215	100.115	100.015	4.125	100.115	100.015	99.915	4.125	100.987	100.842	100.760	4.125	100.887	100.742	100.660
4.250	100.863	100.763	100.663	4.250	100.763	100.663	100.563	4.250	101.583	101.437	101.355	4.250	101.483	101.337	101.255
4.375	101.458	101.358	101.258	4.375	101.358	101.258	101.158	4.375	102.134	101.989	101.907	4.375	102.034	101.889	101.807
4.500	102.015	101.915	101.815	4.500	101.915	101.815	101.715	4.500	102.643	102.499	102.418	4.500	102.543	102.399	102.318
4.625	102.340	102.240	102.140	4.625	102.240	102.140	102.040	4.625	103.149	103.007	102.906	4.625	103.049	102.907	102.806
4.750	102.895	102.795	102.695	4.750	102.795	102.695	102.595	4.750	103.681	103.540	103.440	4.750	103.581	103.440	103.340
4.875	103.383	103.283	103.183	4.875	103.283	103.183	103.083	4.875	104.162	104.023	103.922	4.875	104.062	103.923	103.822
4.990	103.742	103.642	103.542	4.990	103.642	103.542	103.442	4.990	104.487	104.352	104.251	4.990	104.387	104.252	104.151
5.000	103.842	103.742	103.642	5.000	103.742	103.642	103.542	5.000	104.587	104.452	104.351	5.000	104.487	104.352	104.251
5.125	104.149	104.049	103.949	5.125	104.049	103.949	103.849	5.125	104.436	104.336	104.227	5.125	104.336	104.236	104.127
5.250	104.633	104.533	104.433	5.250	104.533	104.433	104.333	5.250	104.885	104.785	104.681	5.250	104.785	104.685	104.581
5.375	105.048	104.948	104.848	5.375	104.948	104.848	104.748	5.375	105.259	105.159	105.059	5.375	105.159	105.059	104.959
5.500	105.416	105.316	105.216	5.500	105.316	105.216	105.116	5.500	105.596	105.496	105.396	5.500	105.496	105.396	105.296
5.625	105.474	105.374	105.274	5.625	105.374	105.274	105.174	5.625	105.900	105.800	105.700	5.625	105.800	105.700	105.600
5.750	105.894	105.794	105.694	5.750	105.794	105.694	105.594	5.750	106.278	106.178	106.078	5.750	106.178	106.078	105.978

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.529	96.429	96.329	2.750	96.429	96.329	96.229
2.875	97.130	97.030	96.930	2.875	97.030	96.930	96.830
2.990	97.625	97.525	97.425	2.990	97.525	97.425	97.325
3.000	97.725	97.625	97.525	3.000	97.625	97.525	97.425
3.125	98.317	98.217	98.117	3.125	98.217	98.117	98.017
3.250	98.881	98.781	98.681	3.250	98.781	98.681	98.581
3.375	99.457	99.357	99.257	3.375	99.357	99.257	99.157
3.500	99.725	99.625	99.525	3.500	99.625	99.525	99.425
3.625	100.222	100.122	100.022	3.625	100.122	100.022	99.922
3.750	100.734	100.634	100.534	3.750	100.634	100.534	100.434
3.875	101.234	101.134	101.034	3.875	101.134	101.034	100.934
3.990	101.099	100.999	100.899	3.990	100.999	100.899	100.799
4.000	101.199	101.099	100.999	4.000	101.099	100.999	100.899
4.125	101.690	101.590	101.490	4.125	101.590	101.490	101.390
4.250	102.103	102.003	101.903	4.250	102.003	101.903	101.803
4.375	102.518	102.418	102.318	4.375	102.418	102.318	102.218
4.500	103.092	102.992	102.892	4.500	102.992	102.892	102.792
4.625	103.500	103.400	103.300	4.625	103.400	103.300	103.200
4.750	101.357	101.257	101.157	4.750	101.257	101.157	101.057

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

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

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

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

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

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

Lock Desk Policy

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

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

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

AFR Loan Center				
Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	12/1/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	12/18/2017
			60 Day Lock Exp.:	1/2/2018

W. Rate Sheet Dated: 11/1/2017 **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	98.701	98.601	98.501	3.750	100.016	99.876	99.814	2.750	96.959	96.859	96.759
3.875	99.452	99.352	99.252	3.875	100.671	100.529	100.467	2.875	97.560	97.460	97.360
3.990	99.864	99.764	99.664	3.990	101.192	101.049	100.987	2.990	98.055	97.955	97.855
4.000	99.964	99.864	99.764	4.000	101.292	101.149	101.087	3.000	98.155	98.055	97.955
4.125	100.645	100.545	100.445	4.125	101.417	101.272	101.190	3.125	98.747	98.647	98.547
4.250	101.293	101.193	101.093	4.250	102.013	101.867	101.785	3.250	99.311	99.211	99.111
4.375	101.888	101.788	101.688	4.375	102.564	102.419	102.337	3.375	99.887	99.787	99.687
4.500	102.445	102.345	102.245	4.500	103.073	102.929	102.848	3.500	100.155	100.055	99.955
4.625	102.770	102.670	102.570	4.625	103.579	103.437	103.336	3.625	100.652	100.552	100.452
4.750	103.325	103.225	103.125	4.750	104.111	103.970	103.870	3.750	101.164	101.064	100.964
4.875	103.813	103.713	103.613	4.875	104.592	104.453	104.352	3.875	101.664	101.564	101.464
4.990	104.172	104.072	103.972	4.990	104.917	104.782	104.681	3.990	101.529	101.429	101.329
5.000	104.272	104.172	104.072	5.000	105.017	104.882	104.781	4.000	101.629	101.529	101.429
5.125	104.579	104.479	104.379	5.125	104.866	104.766	104.657	4.125	102.120	102.020	101.920
5.250	105.063	104.963	104.863	5.250	105.315	105.215	105.111	4.250	102.533	102.433	102.333
5.375	105.478	105.378	105.278	5.375	105.689	105.589	105.489	4.375	102.948	102.848	102.748
5.500	105.846	105.746	105.646	5.500	106.026	105.926	105.826	4.500	103.522	103.422	103.322
5.625	105.904	105.804	105.704	5.625	106.330	106.230	106.130	4.625	103.930	103.830	103.730
5.750	106.324	106.224	106.124	5.750	106.708	106.608	106.508	4.750	101.787	101.687	101.587

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