AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/4/2017
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: 11/3/2017 **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	100.465	100.309	100.159	3.250	100.298	100.142	99.992	1.875	N/A	N/A	N/A	3.125	101.162	101.012	100.862
3.375	100.914	100.758	100.608	3.375	100.711	100.555	100.405	2.000	N/A	N/A	N/A	3.250	101.056	100.906	100.756
3.500	101.358	101.202	101.052	3.500	101.120	100.964	100.814	2.125	N/A	N/A	N/A	3.375	101.463	101.313	101.163
3.625	101.744	101.588	101.438	3.625	101.470	101.314	101.164	2.250	97.059	96.909	96.759	3.500	101.866	101.716	101.566
3.750	102.894	102.737	102.566	3.750	102.726	102.570	102.398	2.375	97.451	97.301	97.151	3.625	102.252	102.102	101.952
3.875	103.293	103.137	102.965	3.875	103.090	102.934	102.762	2.500	97.837	97.687	97.537	Margin = 2.250		Index = 1.430	
4.000	103.658	103.501	103.329	4.000	103.419	103.263	103.091	2.625	98.180	98.030	97.880				
4.125	103.948	103.792	103.620	4.125	103.674	103.518	103.346	2.750	100.244	100.094	99.944				
4.250	104.210	104.110	104.010	4.250	104.043	103.943	103.843	2.875	100.624	100.474	100.324				
4.375	104.539	104.439	104.339	4.375	104.336	104.236	104.136	3.000	100.997	100.847	100.697				
4.500	104.833	104.733	104.633	4.500	104.594	104.494	104.394	3.125	101.260	101.110	100.960				
4.625	105.060	104.960	104.860	4.625	104.786	104.686	104.586	3.250	102.090	101.940	101.790				
4.750	104.978	104.878	104.778	4.750	104.811	104.711	104.611	3.375	102.395	102.245	102.095				
4.875	105.380	105.280	105.180	4.875	105.177	105.077	104.977	3.500	102.665	102.515	102.365				
5.000	105.673	105.573	105.473	5.000	105.435	105.335	105.235	3.625	102.864	102.714	102.564				
5.125	105.901	105.801	105.701	5.125	105.627	105.527	105.427	3.750	103.051	102.901	102.751				
5.250	106.412	106.312	106.212	5.250	106.245	106.145	106.045	3.875	103.286	103.136	102.986				
5.375	106.814	106.714	106.614	5.375	106.611	106.511	106.411	4.000	103.486	103.336	103.186				
5.500	107.107	107.007	106.907	5.500	106.869	106.769	106.669	4.125	103.896	103.746	103.596				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.175	99.019	98.869	3.250	99.008	98.852	98.702	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.624	99.468	99.318	3.375	99.421	99.265	99.115	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	100.068	99.912	99.762	3.500	99.830	99.674	99.524	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.454	100.298	100.148	3.625	100.180	100.024	99.874	2.250	95.769	95.619	95.469	3.500	100.576	100.426	100.276
3.750	101.604	101.447	101.276	3.750	101.436	101.280	101.108	2.375	96.161	96.011	95.861	3.625	100.962	100.812	100.662
3.875	102.003	101.847	101.675	3.875	101.800	101.644	101.472	2.500	96.547	96.397	96.247	Margin = 2.250		Index = 1.430	
4.000	102.368	102.211	102.039	4.000	102.129	101.973	101.801	2.625	96.890	96.740	96.590	**30 Year OTC**			
4.125	102.658	102.502	102.330	4.125	102.384	102.228	102.056	2.750	98.954	98.804	98.654	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	102.920	102.820	102.720	4.250	102.753	102.653	102.553	2.875	99.334	99.184	99.034	3.500	98.368	98.118	97.868
4.375	103.249	103.149	103.049	4.375	103.046	102.946	102.846	3.000	99.707	99.557	99.407	4.000	100.668	100.418	100.168
4.500	103.543	103.443	103.343	4.500	103.304	103.204	103.104	3.125	99.970	99.820	99.670	4.500	101.843	101.593	101.343
4.625	103.770	103.670	103.570	4.625	103.496	103.396	103.296	3.250	100.800	100.650	100.500	5.000	102.683	102.433	102.183
4.750	103.688	103.588	103.488	4.750	103.521	103.421	103.321	3.375	101.105	100.955	100.805	5.500	104.117	103.867	103.617
4.875	104.090	103.990	103.890	4.875	103.887	103.787	103.687	3.500	101.375	101.225	101.075	**15 Year OTC**			
5.000	104.383	104.283	104.183	5.000	104.145	104.045	103.945	3.625	101.574	101.424	101.274	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.611	104.511	104.411	5.125	104.337	104.237	104.137	3.750	101.761	101.611	101.461	2.500	94.847	94.597	94.347
5.250	105.122	105.022	104.922	5.250	104.955	104.855	104.755	3.875	101.996	101.846	101.696	3.000	98.007	97.757	97.507
5.375	105.524	105.424	105.324	5.375	105.321	105.221	105.121	4.000	102.196	102.046	101.896	3.500	99.675	99.425	99.175
5.500	105.817	105.717	105.617	5.500	105.579	105.479	105.379	4.125	102.606	102.456	102.306	4.000	100.496	100.246	99.996

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:	11/3/2017	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.: 12/4/2017
45 Day Lock Exp.: 12/18/2017
60 Day Lock Exp.: 1/2/2018

W. Rate Sheet Dated: 11/3/2017 **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	99.465	99.309	99.159	3.250	99.298	99.142	98.992	1.875	N/A	N/A	N/A	3.125	99.47	99.325	99.175
3.375	99.914	99.758	99.608	3.375	99.711	99.555	99.405	2.000	N/A	N/A	N/A	3.250	100.06	99.906	99.756
3.500	100.358	100.202	100.052	3.500	100.120	99.964	99.814	2.125	N/A	N/A	N/A	3.375	100.46	100.313	100.163
3.625	100.744	100.588	100.438	3.625	100.470	100.314	100.164	2.250	95.059	94.909	94.759	3.500	100.87	100.716	100.566
3.750	101.519	101.362	101.191	3.750	101.351	101.195	101.023	2.375	95.451	95.301	95.151	3.625	101.25	101.102	100.952
3.875	101.918	101.762	101.590	3.875	101.715	101.559	101.387	2.500	95.837	95.687	95.537	Margin = 2.250		Index = 1.430	
4.000	102.283	102.126	101.954	4.000	102.044	101.888	101.716	2.625	96.180	96.030	95.880				
4.125	102.573	102.417	102.245	4.125	102.299	102.143	101.971	2.750	98.557	98.407	98.257				
4.250	102.398	102.298	102.198	4.250	102.230	102.130	102.030	2.875	98.937	98.787	98.637				
4.375	102.727	102.627	102.527	4.375	102.524	102.424	102.324	3.000	99.310	99.160	99.010				
4.500	103.020	102.920	102.820	4.500	102.782	102.682	102.582	3.125	99.572	99.422	99.272				
4.625	103.248	103.148	103.048	4.625	102.974	102.874	102.774	3.250	101.090	100.940	100.790				
4.750	102.322	102.222	102.122	4.750	102.154	102.054	101.954	3.375	101.395	101.245	101.095				
4.875	102.723	102.623	102.523	4.875	102.520	102.420	102.320	3.500	101.665	101.515	101.365				
5.000	103.017	102.917	102.817	5.000	102.778	102.678	102.578	3.625	101.864	101.714	101.564				
5.125	103.244	103.144	103.044	5.125	102.970	102.870	102.770	3.750	101.676	101.526	101.376				
5.250	100.162	100.062	99.962	5.250	99.995	99.895	99.795	3.875	101.911	101.761	101.611				
5.375	100.564	100.464	100.364	5.375	100.361	100.261	100.161	4.000	102.111	101.961	101.811				
5.500	100.857	100.757	100.657	5.500	100.619	100.519	100.419	4.125	102.521	102.371	102.221				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	98.175	98.019	97.869	3.250	98.008	97.852	97.702	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.624	98.468	98.318	3.375	98.421	98.265	98.115	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	99.068	98.912	98.762	3.500	98.830	98.674	98.524	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.454	99.298	99.148	3.625	99.180	99.024	98.874	2.250	94.019	93.869	93.719	3.500	99.576	99.426	99.276
3.750	100.229	100.072	99.901	3.750	100.061	99.905	99.733	2.375	94.411	94.261	94.111	3.625	99.962	99.812	99.662
3.875	100.628	100.472	100.300	3.875	100.425	100.269	100.097	2.500	94.797	94.647	94.497	Margin = 2.250		Index = 1.430	
4.000	100.993	100.836	100.664	4.000	100.754	100.598	100.426	2.625	95.140	94.990	94.840	**30 Year OTC**			
4.125	101.283	101.127	100.955	4.125	101.009	100.853	100.681	2.750	97.892	97.742	97.592	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.108	101.008	100.908	4.250	100.940	100.840	100.740	2.875	98.272	98.122	97.972	3.500	97.368	97.118	96.868
4.375	101.437	101.337	101.237	4.375	101.234	101.134	101.034	3.000	98.645	98.495	98.345	4.000	99.293	99.043	98.793
4.500	101.730	101.630	101.530	4.500	101.492	101.392	101.292	3.125	98.907	98.757	98.607	4.500	100.030	99.780	99.530
4.625	101.958	101.858	101.758	4.625	101.684	101.584	101.484	3.250	99.370	99.220	99.070	5.000	100.027	99.777	99.527
4.750	101.032	100.932	100.832	4.750	100.864	100.764	100.664	3.375	99.676	99.526	99.376	5.500	97.867	97.617	97.367
4.875	101.433	101.333	101.233	4.875	101.230	101.130	101.030	3.500	99.945	99.795	99.645	**15 Year OTC**			
5.000	101.727	101.627	101.527	5.000	101.488	101.388	101.288	3.625	100.145	99.995	99.845	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.954	101.854	101.754	5.125	101.680	101.580	101.480	3.750	99.870	99.720	99.570	2.500	93.097	92.847	92.597
5.250	98.872	98.772	98.672	5.250	98.705	98.605	98.505	3.875	100.105	99.955	99.805	3.000	96.945	96.695	96.445
5.375	99.274	99.174	99.074	5.375	99.071	98.971	98.871	4.000	100.306	100.156	100.006	3.500	98.245	97.995	97.745
5.500	99.567	99.467	99.367	5.500	99.329	99.229	99.129	4.125	100.715	100.565	100.415	4.000	98.606	98.356	98.106

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

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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		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/4/2017
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: 11/3/2017 **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	99.638	99.538	99.438	3.250	99.024	98.924	98.824	3.000	100.162	100.062	99.962	3.000	100.344	100.244	100.144
3.625	100.234	100.134	100.034	3.375	99.864	99.764	99.664	3.125	100.578	100.478	100.378	3.125	100.640	100.540	100.440
3.750	101.222	101.122	101.022	3.500	100.720	100.620	100.520	3.250	101.236	101.136	101.036	3.250	101.492	101.392	101.292
3.875	101.788	101.688	101.588	3.625	101.277	101.177	101.077	3.375	101.829	101.729	101.629	3.375	101.755	101.655	101.555
3.990	102.223	102.123	102.023	3.750	101.801	101.701	101.601	3.500	102.160	102.060	101.960	3.500	102.002	101.902	101.802
4.000	102.323	102.223	102.123	3.875	102.357	102.257	102.157	3.625	102.437	102.337	102.237	3.625	102.238	102.138	102.038
4.125	102.766	102.666	102.566	3.990	102.784	102.684	102.584	3.750	102.818	102.718	102.618	3.750	102.727	102.627	102.527
4.250	103.446	103.346	103.246	4.000	102.884	102.784	102.684	3.875	103.146	103.046	102.946	3.875	103.010	102.910	102.810
4.375	103.928	103.828	103.728	4.125	103.337	103.237	103.137	3.990	103.272	103.172	103.072	3.990	103.201	103.101	103.001
4.500	104.169	104.069	103.969	4.250	104.234	104.134	104.034	4.000	103.372	103.272	103.172	4.000	103.301	103.201	103.101
4.625	104.652	104.552	104.452	4.375	104.584	104.484	104.384	4.125	103.706	103.606	103.506	4.125	103.534	103.434	103.334
4.750	105.131	105.031	104.931	4.500	105.095	104.995	104.895	4.250	104.074	103.974	103.874	4.250	103.767	103.667	103.567
4.875	105.623	105.523	105.423	4.625	105.482	105.382	105.282	4.375	104.413	104.313	104.213	4.375	103.982	103.882	103.782
4.990	105.799	105.699	105.599	4.750	105.882	105.782	105.682	4.500	104.511	104.411	104.311	4.500	104.048	103.948	103.848
5.000	105.899	105.799	105.699	4.875	106.293	106.193	106.093	4.625	104.498	104.398	104.289	4.625	104.273	104.166	104.041
5.125	106.331	106.231	106.131	4.990	106.548	106.448	106.348	4.750	104.785	104.685	104.576	4.750	104.455	104.347	104.222
5.250	106.909	106.809	106.709	5.000	106.648	106.548	106.448	4.875	105.038	104.938	104.830	4.875	104.611	104.504	104.379
5.375	107.325	107.225	107.125	5.125	107.123	107.023	106.923	4.990	105.183	105.083	104.974	4.990	104.666	104.559	104.434
5.500	107.718	107.618	107.518	5.250	107.542	107.442	107.342	5.000	105.283	105.183	105.074	5.000	104.766	104.659	104.534

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	101.512	101.412	101.312	3.000	99.427	99.327	99.227
4.250	102.046	101.946	101.846	3.125	99.835	99.735	99.635
4.375	102.406	102.306	102.206	3.250	100.151	100.051	99.951
4.500	102.693	102.593	102.493	3.375	100.574	100.474	100.374
4.625	103.117	103.017	102.917	3.500	100.989	100.889	100.789
4.750	103.583	103.483	103.383	3.625	101.327	101.227	101.127
4.875	104.004	103.904	103.804	3.750	101.582	101.482	101.382
4.990	104.117	104.017	103.917	3.875	101.799	101.699	101.599
5.000	104.217	104.117	104.017	3.990	101.724	101.624	101.524
5.125	104.385	104.285	104.185	4.000	101.824	101.724	101.624
5.250	103.739	103.639	103.539	4.125	101.977	101.877	101.777
5.375	104.099	103.999	103.899	4.250	102.230	102.130	102.030
5.500	104.411	104.311	104.211	4.375	102.461	102.361	102.261
5.625	104.589	104.489	104.389	4.500	102.526	102.426	102.326
5.750	102.677	102.523	102.361	4.625	102.715	102.615	102.506
5.875	103.047	102.893	102.731	4.750	102.911	102.811	102.702
5.990	103.275	103.121	102.959	4.875	103.082	102.982	102.873
6.000	103.375	103.221	103.059	4.990	103.147	103.047	102.938
6.125	103.500	103.345	103.184	5.000	103.247	103.147	103.038

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

30 Day Lock Exp.: 12/4/2017
45 Day Lock Exp.: 12/18/2017
60 Day Lock Exp.: 1/2/2018

W. Rate Sheet Dated: 11/3/2017 **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	96.548	96.448	96.348	3.250	N/A	N/A	N/A	3.250	96.524	96.424	96.324	3.500	96.570	96.470	96.370
3.625	97.259	97.159	97.059	3.375	93.333	93.233	93.133	3.375	97.364	97.264	97.164	3.625	97.513	97.413	97.313
3.750	98.033	97.933	97.833	3.500	94.832	94.732	94.632	3.500	98.220	98.120	98.020	3.750	98.276	98.176	98.076
3.875	98.745	98.645	98.545	3.625	95.790	95.690	95.590	3.625	98.777	98.677	98.577	3.875	98.849	98.749	98.649
3.990	99.316	99.216	99.116	3.750	96.633	96.533	96.433	3.750	99.301	99.201	99.101	3.990	99.196	99.096	98.996
4.000	99.416	99.316	99.216	3.875	97.593	97.493	97.393	3.875	99.857	99.757	99.657	4.000	99.296	99.196	99.096
4.125	100.016	99.916	99.816	3.990	98.406	98.306	98.206	3.990	100.284	100.184	100.084	4.125	100.007	99.907	99.807
4.250	100.641	100.541	100.441	4.000	98.506	98.406	98.306	4.000	100.384	100.284	100.184	4.250	100.634	100.534	100.434
4.375	101.148	101.048	100.948	4.125	99.322	99.222	99.122	4.125	100.837	100.737	100.637	4.375	101.096	100.996	100.896
4.500	101.669	101.569	101.469	4.250	100.341	100.241	100.141	4.250	101.734	101.634	101.534	4.500	101.476	101.376	101.276
4.625	102.152	102.052	101.952	4.375	101.037	100.937	100.837	4.375	102.084	101.984	101.884	4.625	101.793	101.693	101.593
4.750	102.631	102.531	102.431	4.500	101.753	101.653	101.553	4.500	102.595	102.495	102.395	4.750	102.361	102.261	102.161
4.875	103.123	103.023	102.923	4.625	102.417	102.317	102.217	4.625	102.982	102.882	102.782	4.875	102.934	102.834	102.734
4.990	103.299	103.199	103.099	4.750	103.045	102.945	102.845	4.750	103.382	103.282	103.182	4.990	103.092	102.992	102.892
5.000	103.399	103.299	103.199	4.875	103.590	103.490	103.390	4.875	103.793	103.693	103.593	5.000	103.192	103.092	102.992
5.125	103.831	103.731	103.631	4.990	103.798	103.698	103.598	4.990	104.048	103.948	103.848	5.125	103.555	103.455	103.355
5.250	104.409	104.309	104.209	5.000	103.898	103.798	103.698	5.000	104.148	104.048	103.948	5.250	104.074	103.974	103.874
5.375	104.825	104.725	104.625	5.125	104.373	104.273	104.173	5.125	104.623	104.523	104.423	5.375	104.533	104.433	104.333
5.500	105.218	105.118	105.018	5.250	105.132	105.032	104.932	5.250	105.042	104.942	104.842	5.500	104.941	104.841	104.741

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	99.427	99.327	99.227	3.000	95.903	95.803	95.703	3.000	97.794	97.694	97.594	3.000	95.727	95.627	95.527
3.125	99.835	99.735	99.635	3.125	96.476	96.376	96.276	3.125	98.090	97.990	97.890	3.125	96.290	96.190	96.090
3.250	100.151	100.051	99.951	3.250	97.432	97.332	97.232	3.250	98.942	98.842	98.742	3.250	97.246	97.146	97.046
3.375	100.574	100.474	100.374	3.375	97.958	97.858	97.758	3.375	99.205	99.105	99.005	3.375	97.772	97.672	97.572
3.500	100.989	100.889	100.789	3.500	98.493	98.393	98.293	3.500	99.452	99.352	99.252	3.500	98.287	98.187	98.087
3.625	101.327	101.227	101.127	3.625	98.959	98.859	98.759	3.625	99.688	99.588	99.488	3.625	98.753	98.653	98.553
3.750	101.582	101.482	101.382	3.750	99.382	99.282	99.182	3.750	100.177	100.077	99.977	3.750	99.176	99.076	98.976
3.875	101.799	101.699	101.599	3.875	99.746	99.646	99.546	3.875	100.460	100.360	100.260	3.875	99.540	99.440	99.340
3.990	101.724	101.624	101.524	3.990	100.116	100.016	99.916	3.990	100.651	100.551	100.451	3.990	99.900	99.800	99.700
4.000	101.824	101.724	101.624	4.000	100.216	100.116	100.016	4.000	100.751	100.651	100.551	4.000	100.000	99.900	99.800
4.125	101.977	101.877	101.777	4.125	100.633	100.533	100.433	4.125	100.984	100.884	100.784	4.125	100.447	100.347	100.247
4.250	102.230	102.130	102.030	4.250	101.039	100.939	100.839	4.250	101.217	101.117	101.017	4.250	100.853	100.753	100.653
4.375	102.461	102.361	102.261	4.375	101.413	101.313	101.213	4.375	101.432	101.332	101.232	4.375	101.227	101.127	101.027
4.500	102.526	102.426	102.326	4.500	101.521	101.421	101.321	4.500	101.498	101.398	101.298	4.500	101.335	101.235	101.135
4.625	102.715	102.615	102.506	4.625	101.640	101.540	101.431	4.625	101.723	101.616	101.491	4.625	101.454	101.354	101.245
4.750	102.911	102.811	102.702	4.750	101.959	101.859	101.750	4.750	101.905	101.797	101.672	4.750	101.773	101.673	101.564
4.875	103.082	102.982	102.874	4.875	102.239	102.139	102.031	4.875	102.061	101.954	101.829	4.875	102.054	101.954	101.845
4.990	103.147	103.047	102.938	4.990	102.407	102.307	102.198	4.990	102.116	102.009	101.884	4.990	102.221	102.121	102.012
5.000	103.247	103.147	103.038	5.000	102.507	102.407	102.298	5.000	102.216	102.109	101.984	5.000	102.321	102.221	102.112

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: 12/4/2017
45 Day Lock Exp.: 12/18/2017
60 Day Lock Exp.: 1/2/2018

W. Rate Sheet Dated: 11/3/2017 **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	101.222	101.122	101.022	3.750	102.057	101.930	101.857	2.750	99.010	98.910	98.810
3.875	101.788	101.688	101.588	3.875	102.709	102.579	102.509	2.875	99.666	99.566	99.466
3.990	102.223	102.123	102.023	3.990	103.225	103.093	103.025	2.990	100.064	99.964	99.864
4.000	102.323	102.223	102.123	4.000	103.325	103.193	103.125	3.000	100.164	100.064	99.964
4.125	102.766	102.666	102.566	4.125	103.454	103.325	103.243	3.125	100.755	100.655	100.555
4.250	103.446	103.346	103.246	4.250	104.123	103.993	103.911	3.250	101.316	101.216	101.116
4.375	103.993	103.893	103.793	4.375	104.591	104.462	104.381	3.375	101.857	101.757	101.657
4.500	104.543	104.443	104.343	4.500	105.095	104.967	104.886	3.500	102.160	102.060	101.960
4.625	104.851	104.751	104.651	4.625	105.620	105.494	105.393	3.625	102.634	102.534	102.434
4.750	105.399	105.299	105.199	4.750	106.147	106.022	105.922	3.750	103.144	103.044	102.944
4.875	105.879	105.779	105.679	4.875	106.622	106.499	106.398	3.875	103.643	103.543	103.443
4.990	106.230	106.130	106.030	4.990	106.941	106.821	106.721	3.990	103.448	103.348	103.248
5.000	106.330	106.230	106.130	5.000	107.041	106.921	106.821	4.000	103.548	103.448	103.348
5.125	106.593	106.493	106.393	5.125	106.836	106.736	106.636	4.125	104.036	103.936	103.836
5.250	107.070	106.970	106.870	5.250	107.280	107.180	107.080	4.250	104.447	104.347	104.247
5.375	107.477	107.377	107.277	5.375	107.647	107.547	107.447	4.375	104.859	104.759	104.659
5.500	107.838	107.738	107.638	5.500	107.978	107.878	107.778	4.500	105.428	105.328	105.228
5.625	107.867	107.767	107.667	5.625	108.250	108.150	108.050	4.625	105.833	105.733	105.633
5.750	108.281	108.181	108.081	5.750	108.622	108.522	108.422	4.750	103.703	103.603	103.503

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 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.: 12/4/2017
45 Day Lock Exp.: 12/18/2017
60 Day Lock Exp.: 1/2/2018

W. Rate Sheet Dated: 11/3/2017 **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	98.493	98.393	98.293	3.750	98.393	98.293	98.193	3.750	99.727	99.600	99.527	3.750	99.627	99.500	99.427
3.875	99.210	99.110	99.010	3.875	99.110	99.010	98.910	3.875	100.379	100.249	100.179	3.875	100.279	100.149	100.079
3.990	99.643	99.543	99.443	3.990	99.543	99.443	99.343	3.990	100.895	100.763	100.695	3.990	100.795	100.663	100.595
4.000	99.743	99.643	99.543	4.000	99.643	99.543	99.443	4.000	100.995	100.863	100.795	4.000	100.895	100.763	100.695
4.125	100.391	100.291	100.191	4.125	100.291	100.191	100.091	4.125	101.124	100.995	100.913	4.125	101.024	100.895	100.813
4.250	101.033	100.933	100.833	4.250	100.933	100.833	100.733	4.250	101.716	101.586	101.504	4.250	101.616	101.486	101.404
4.375	101.620	101.520	101.420	4.375	101.520	101.420	101.320	4.375	102.261	102.132	102.051	4.375	102.161	102.032	101.951
4.500	102.170	102.070	101.970	4.500	102.070	101.970	101.870	4.500	102.765	102.637	102.556	4.500	102.665	102.537	102.456
4.625	102.478	102.378	102.278	4.625	102.378	102.278	102.178	4.625	103.290	103.164	103.063	4.625	103.190	103.064	102.963
4.750	103.026	102.926	102.826	4.750	102.926	102.826	102.726	4.750	103.817	103.692	103.592	4.750	103.717	103.592	103.492
4.875	103.506	103.406	103.306	4.875	103.406	103.306	103.206	4.875	104.292	104.169	104.068	4.875	104.192	104.069	103.968
4.990	103.857	103.757	103.657	4.990	103.757	103.657	103.557	4.990	104.611	104.491	104.391	4.990	104.511	104.391	104.291
5.000	103.957	103.857	103.757	5.000	103.857	103.757	103.657	5.000	104.711	104.591	104.491	5.000	104.611	104.491	104.391
5.125	104.220	104.120	104.020	5.125	104.120	104.020	103.920	5.125	104.506	104.406	104.306	5.125	104.406	104.306	104.206
5.250	104.697	104.597	104.497	5.250	104.597	104.497	104.397	5.250	104.950	104.850	104.750	5.250	104.850	104.750	104.650
5.375	105.104	105.004	104.904	5.375	105.004	104.904	104.804	5.375	105.317	105.217	105.117	5.375	105.217	105.117	105.017
5.500	105.465	105.365	105.265	5.500	105.365	105.265	105.165	5.500	105.648	105.548	105.448	5.500	105.548	105.448	105.348
5.625	105.494	105.394	105.294	5.625	105.394	105.294	105.194	5.625	105.920	105.820	105.720	5.625	105.820	105.720	105.620
5.750	105.908	105.808	105.708	5.750	105.808	105.708	105.608	5.750	106.292	106.192	106.092	5.750	106.192	106.092	105.992

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.630	96.530	96.430	2.750	96.530	96.430	96.330
2.875	97.231	97.131	97.031	2.875	97.131	97.031	96.931
2.990	97.684	97.584	97.484	2.990	97.584	97.484	97.384
3.000	97.784	97.684	97.584	3.000	97.684	97.584	97.484
3.125	98.375	98.275	98.175	3.125	98.275	98.175	98.075
3.250	98.936	98.836	98.736	3.250	98.836	98.736	98.636
3.375	99.477	99.377	99.277	3.375	99.377	99.277	99.177
3.500	99.760	99.660	99.560	3.500	99.660	99.560	99.460
3.625	100.254	100.154	100.054	3.625	100.154	100.054	99.954
3.750	100.764	100.664	100.564	3.750	100.664	100.564	100.464
3.875	101.263	101.163	101.063	3.875	101.163	101.063	100.963
3.990	101.068	100.968	100.868	3.990	100.968	100.868	100.768
4.000	101.168	101.068	100.968	4.000	101.068	100.968	100.868
4.125	101.656	101.556	101.456	4.125	101.556	101.456	101.356
4.250	102.067	101.967	101.867	4.250	101.967	101.867	101.767
4.375	102.479	102.379	102.279	4.375	102.379	102.279	102.179
4.500	103.048	102.948	102.848	4.500	102.948	102.848	102.748
4.625	103.453	103.353	103.253	4.625	103.353	103.253	103.153
4.750	101.323	101.223	101.123	4.750	101.223	101.123	101.023

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

30 Day Lock Exp.: 12/4/2017
45 Day Lock Exp.: 12/18/2017
60 Day Lock Exp.: 1/2/2018

W. Rate Sheet Dated: 11/3/2017 **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	98.923	98.823	98.723	3.750	100.157	100.030	99.957	2.750	97.060	96.960	96.860
3.875	99.640	99.540	99.440	3.875	100.809	100.679	100.609	2.875	97.661	97.561	97.461
3.990	100.073	99.973	99.873	3.990	101.325	101.193	101.125	2.990	98.114	98.014	97.914
4.000	100.173	100.073	99.973	4.000	101.425	101.293	101.225	3.000	98.214	98.114	98.014
4.125	100.821	100.721	100.621	4.125	101.554	101.425	101.343	3.125	98.805	98.705	98.605
4.250	101.463	101.363	101.263	4.250	102.146	102.016	101.934	3.250	99.366	99.266	99.166
4.375	102.050	101.950	101.850	4.375	102.691	102.562	102.481	3.375	99.907	99.807	99.707
4.500	102.600	102.500	102.400	4.500	103.195	103.067	102.986	3.500	100.190	100.090	99.990
4.625	102.908	102.808	102.708	4.625	103.720	103.594	103.493	3.625	100.684	100.584	100.484
4.750	103.456	103.356	103.256	4.750	104.247	104.122	104.022	3.750	101.194	101.094	100.994
4.875	103.936	103.836	103.736	4.875	104.722	104.599	104.498	3.875	101.693	101.593	101.493
4.990	104.287	104.187	104.087	4.990	105.041	104.921	104.821	3.990	101.498	101.398	101.298
5.000	104.387	104.287	104.187	5.000	105.141	105.021	104.921	4.000	101.598	101.498	101.398
5.125	104.650	104.550	104.450	5.125	104.936	104.836	104.736	4.125	102.086	101.986	101.886
5.250	105.127	105.027	104.927	5.250	105.380	105.280	105.180	4.250	102.497	102.397	102.297
5.375	105.534	105.434	105.334	5.375	105.747	105.647	105.547	4.375	102.909	102.809	102.709
5.500	105.895	105.795	105.695	5.500	106.078	105.978	105.878	4.500	103.478	103.378	103.278
5.625	105.924	105.824	105.724	5.625	106.350	106.250	106.150	4.625	103.883	103.783	103.683
5.750	106.338	106.238	106.138	5.750	106.722	106.622	106.522	4.750	101.753	101.653	101.553

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

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