[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.: **12/6/2017**
45 Day Lock Exp.: **12/21/2017**
60 Day Lock Exp.: **1/5/2018**

W. Rate Sheet Dated: **11/6/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	100.625	100.468	100.318	3.250	100.407	100.251	100.101	1.875	N/A	N/A	N/A
3.375	101.074	100.917	100.767	3.375	100.821	100.664	100.514	2.000	N/A	N/A	N/A
3.500	101.518	101.362	101.212	3.500	101.229	101.073	100.923	2.125	N/A	N/A	N/A
3.625	101.904	101.747	101.597	3.625	101.580	101.423	101.273	2.250	97.138	96.988	96.838
3.750	103.053	102.881	102.731	3.750	102.836	102.664	102.514	2.375	97.529	97.379	97.229
3.875	103.452	103.281	103.131	3.875	103.200	103.028	102.878	2.500	97.915	97.765	97.615
4.000	103.817	103.645	103.495	4.000	103.528	103.357	103.207	2.625	98.258	98.108	97.958
4.125	104.107	103.935	103.785	4.125	103.783	103.611	103.461	2.750	100.276	100.126	99.976
4.250	104.357	104.257	104.157	4.250	104.090	103.990	103.890	2.875	100.656	100.506	100.356
4.375	104.686	104.586	104.486	4.375	104.383	104.283	104.183	3.000	101.028	100.878	100.728
4.500	104.980	104.880	104.780	4.500	104.641	104.541	104.441	3.125	101.291	101.141	100.991
4.625	105.207	105.107	105.007	4.625	104.833	104.733	104.633	3.250	102.137	101.987	101.837
4.750	105.031	104.931	104.831	4.750	104.764	104.664	104.564	3.375	102.442	102.292	102.142
4.875	105.433	105.333	105.233	4.875	105.130	105.030	104.930	3.500	102.712	102.562	102.412
5.000	105.726	105.626	105.526	5.000	105.388	105.288	105.188	3.625	102.911	102.761	102.611
5.125	105.954	105.854	105.754	5.125	105.580	105.480	105.380	3.750	103.086	102.936	102.786
5.250	106.543	106.443	106.343	5.250	106.276	106.176	106.076	3.875	103.321	103.171	103.021
5.375	106.895	106.795	106.695	5.375	106.642	106.542	106.442	4.000	103.521	103.371	103.221
5.500	107.188	107.088	106.988	5.500	106.900	106.800	106.700	4.125	103.931	103.781	103.631

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	101.162	101.012	100.862
3.250	101.056	100.906	100.756
3.375	101.463	101.313	101.163
3.500	101.866	101.716	101.566
3.625	102.252	102.102	101.952
Margin = 2.250		Index = 1.430	

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

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.285	99.128	98.978	3.250	99.117	98.961	98.811	1.875	N/A	N/A	N/A
3.375	99.734	99.577	99.427	3.375	99.531	99.374	99.224	2.000	N/A	N/A	N/A
3.500	100.178	100.022	99.872	3.500	99.939	99.783	99.633	2.125	N/A	N/A	N/A
3.625	100.564	100.407	100.257	3.625	100.290	100.133	99.983	2.250	95.848	95.698	95.548
3.750	101.713	101.541	101.391	3.750	101.546	101.374	101.224	2.375	96.239	96.089	95.939
3.875	102.112	101.941	101.791	3.875	101.910	101.738	101.588	2.500	96.625	96.475	96.325
4.000	102.477	102.305	102.155	4.000	102.238	102.067	101.917	2.625	96.968	96.818	96.668
4.125	102.767	102.595	102.445	4.125	102.493	102.321	102.171	2.750	98.986	98.836	98.686
4.250	102.967	102.867	102.767	4.250	102.800	102.700	102.600	2.875	99.366	99.216	99.066
4.375	103.296	103.196	103.096	4.375	103.093	102.993	102.893	3.000	99.738	99.588	99.438
4.500	103.590	103.490	103.390	4.500	103.351	103.251	103.151	3.125	100.001	99.851	99.701
4.625	103.817	103.717	103.617	4.625	103.543	103.443	103.343	3.250	100.847	100.697	100.547
4.750	103.641	103.541	103.441	4.750	103.474	103.374	103.274	3.375	101.152	101.002	100.852
4.875	104.043	103.943	103.843	4.875	103.840	103.740	103.640	3.500	101.422	101.272	101.122
5.000	104.336	104.236	104.136	5.000	104.098	103.998	103.898	3.625	101.621	101.471	101.321
5.125	104.564	104.464	104.364	5.125	104.290	104.190	104.090	3.750	101.796	101.646	101.496
5.250	105.153	105.053	104.953	5.250	104.986	104.886	104.786	3.875	102.031	101.881	101.731
5.375	105.555	105.455	105.355	5.375	105.352	105.252	105.152	4.000	102.231	102.081	101.931
5.500	105.848	105.748	105.648	5.500	105.610	105.510	105.410	4.125	102.641	102.491	102.341

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	99.872	99.722	99.572
3.250	99.766	99.616	99.466
3.375	100.173	100.023	99.873
3.500	100.576	100.426	100.276
3.625	100.962	100.812	100.662
Margin = 2.250		Index = 1.430	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.500	98.478	98.228	97.978
4.000	100.777	100.527	100.277
4.500	101.890	101.640	101.390
5.000	102.636	102.386	102.136
5.500	104.148	103.898	103.648

15 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
2.500	94.925	94.675	94.425
3.000	98.038	97.788	97.538
3.500	99.722	99.472	99.222
4.000	100.531	100.281	100.031

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

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

Max USDA-GRH Rate		
Today:	11/6/2017	4.500%

Advantage Program "comp plan will be deducted on lender paid ; no LLPA added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.500	102.285	102.035	101.785	4.500	102.046	101.796	101.546
5.000	103.437	103.187	102.937	5.000	103.199	102.949	102.699

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.:	**12/6/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**12/21/2017**
			60 Day Lock Exp.:	**1/5/2018**

W. Rate Sheet Dated: **11/6/2017** **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	99.625	99.468	99.318	3.250	99.407	99.251	99.101	1.875	N/A	N/A	N/A	3.125	99.47	99.325	99.175
3.375	100.074	99.917	99.767	3.375	99.821	99.664	99.514	2.000	N/A	N/A	N/A	3.250	100.06	99.906	99.756
3.500	100.518	100.362	100.212	3.500	100.229	100.073	99.923	2.125	N/A	N/A	N/A	3.375	100.46	100.313	100.163
3.625	100.904	100.747	100.597	3.625	100.580	100.423	100.273	2.250	95.138	94.988	94.838	3.500	100.87	100.716	100.566
3.750	101.678	101.506	101.356	3.750	101.461	101.289	101.139	2.375	95.529	95.379	95.229	3.625	101.25	101.102	100.952
3.875	102.077	101.906	101.756	3.875	101.825	101.653	101.503	2.500	95.915	95.765	95.615	Margin = 2.250		Index = 1.430	
4.000	102.442	102.270	102.120	4.000	102.153	101.982	101.832	2.625	96.258	96.108	95.958				
4.125	102.732	102.560	102.410	4.125	102.408	102.236	102.086	2.750	98.588	98.438	98.288				
4.250	102.544	102.444	102.344	4.250	102.277	102.177	102.077	2.875	98.968	98.818	98.668				
4.375	102.874	102.774	102.674	4.375	102.571	102.471	102.371	3.000	99.341	99.191	99.041				
4.500	103.167	103.067	102.967	4.500	102.829	102.729	102.629	3.125	99.603	99.453	99.303				
4.625	103.395	103.295	103.195	4.625	103.021	102.921	102.821	3.250	101.137	100.987	100.837				
4.750	102.375	102.275	102.175	4.750	102.108	102.008	101.908	3.375	101.442	101.292	101.142				
4.875	102.776	102.676	102.576	4.875	102.474	102.374	102.274	3.500	101.712	101.562	101.412				
5.000	103.070	102.970	102.870	5.000	102.731	102.631	102.531	3.625	101.911	101.761	101.611				
5.125	103.298	103.198	103.098	5.125	102.923	102.823	102.723	3.750	101.711	101.561	101.411				
5.250	100.293	100.193	100.093	5.250	100.026	99.926	99.826	3.875	101.946	101.796	101.646				
5.375	100.645	100.545	100.445	5.375	100.392	100.292	100.192	4.000	102.146	101.996	101.846				
5.500	100.938	100.838	100.738	5.500	100.650	100.550	100.450	4.125	102.556	102.406	102.256				

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	98.285	98.128	97.978	3.250	98.117	97.961	97.811	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.734	98.577	98.427	3.375	98.531	98.374	98.224	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	99.178	99.022	98.872	3.500	98.939	98.783	98.633	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.564	99.407	99.257	3.625	99.290	99.133	98.983	2.250	94.098	93.948	93.798	3.500	99.576	99.426	99.276
3.750	100.338	100.166	100.016	3.750	100.171	99.999	99.849	2.375	94.489	94.339	94.189	3.625	99.962	99.812	99.662
3.875	100.737	100.566	100.416	3.875	100.535	100.363	100.213	2.500	94.875	94.725	94.575	Margin = 2.250		Index = 1.430	
4.000	101.102	100.930	100.780	4.000	100.863	100.692	100.542	2.625	95.218	95.068	94.918	**30 Year OTC**			
4.125	101.392	101.220	101.070	4.125	101.118	100.946	100.796	2.750	97.923	97.773	97.623	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.154	101.054	100.954	4.250	100.987	100.887	100.787	2.875	98.303	98.153	98.003	3.500	97.478	97.228	96.978
4.375	101.484	101.384	101.284	4.375	101.281	101.181	101.081	3.000	98.676	98.526	98.376	4.000	99.402	99.152	98.902
4.500	101.777	101.677	101.577	4.500	101.539	101.439	101.339	3.125	98.938	98.788	98.638	4.500	100.077	99.827	99.577
4.625	102.005	101.905	101.805	4.625	101.731	101.631	101.531	3.250	99.417	99.267	99.117	5.000	99.980	99.730	99.480
4.750	100.985	100.885	100.785	4.750	100.818	100.718	100.618	3.375	99.722	99.572	99.422	5.500	97.898	97.648	97.398
4.875	101.386	101.286	101.186	4.875	101.184	101.084	100.984	3.500	99.992	99.842	99.692	**15 Year OTC**			
5.000	101.680	101.580	101.480	5.000	101.441	101.341	101.241	3.625	100.192	100.042	99.892	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.908	101.808	101.708	5.125	101.633	101.533	101.433	3.750	99.905	99.755	99.605	2.500	93.175	92.925	92.675
5.250	98.903	98.803	98.703	5.250	98.736	98.636	98.536	3.875	100.140	99.990	99.840	3.000	96.976	96.726	96.476
5.375	99.305	99.205	99.105	5.375	99.102	99.002	98.902	4.000	100.341	100.191	100.041	3.500	98.292	98.042	97.792
5.500	99.598	99.498	99.398	5.500	99.360	99.260	99.160	4.125	100.751	100.601	100.451	4.000	98.641	98.391	98.141

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster		UW Fee Buy Out Option*†		
FICO 720 +	0.500	FICO 620 - 639	-1.000	**Loan Size**	**Standard**	**Streamline**
FICO 660 - 719	0.500	FICO 600 - 619	-1.500	HB / VA Jumbo	-0.150	-0.100
FICO 640 - 659	0.000					
NY	-0.250	Non Owner Occupancy	-2.000			
USDA Streamline-Assist Refinance Option			-0.250			

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

Max USDA-GRH Rate		
Today:	11/6/2017	4.500%

Advantage Program "comp plan will be deducted on lender paid ; no LLPA added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	100.472	100.222	99.972	4.500	100.234	99.984	99.734
5.000	100.781	100.531	100.281	5.000	100.543	100.293	100.043

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.: 12/6/2017
45 Day Lock Exp.: 12/21/2017
60 Day Lock Exp.: 1/5/2018

W. Rate Sheet Dated: 11/6/2017 **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	99.763	99.663	99.563	3.250	99.274	99.174	99.074	3.000	100.224	100.124	100.024	3.000	100.456	100.356	100.256
3.625	100.359	100.259	100.159	3.375	100.117	100.017	99.917	3.125	100.640	100.540	100.440	3.125	100.751	100.651	100.551
3.750	101.347	101.247	101.147	3.500	100.972	100.872	100.772	3.250	101.358	101.258	101.158	3.250	101.611	101.511	101.411
3.875	101.913	101.813	101.713	3.625	101.528	101.428	101.328	3.375	101.860	101.760	101.660	3.375	101.873	101.773	101.673
3.990	102.348	102.248	102.148	3.750	102.010	101.910	101.810	3.500	102.191	102.091	101.991	3.500	102.117	102.017	101.917
4.000	102.448	102.348	102.248	3.875	102.558	102.458	102.358	3.625	102.546	102.446	102.346	3.625	102.348	102.248	102.148
4.125	102.891	102.791	102.691	3.990	102.982	102.882	102.782	3.750	102.921	102.821	102.721	3.750	102.835	102.735	102.635
4.250	103.539	103.439	103.339	4.000	103.082	102.982	102.882	3.875	103.247	103.147	103.047	3.875	103.112	103.012	102.912
4.375	104.022	103.922	103.822	4.125	103.526	103.426	103.326	3.990	103.370	103.270	103.170	3.990	103.299	103.199	103.099
4.500	104.284	104.184	104.084	4.250	104.361	104.261	104.161	4.000	103.470	103.370	103.270	4.000	103.399	103.299	103.199
4.625	104.764	104.664	104.564	4.375	104.703	104.603	104.503	4.125	103.803	103.703	103.603	4.125	103.631	103.531	103.431
4.750	105.241	105.141	105.041	4.500	105.208	105.108	105.008	4.250	104.170	104.070	103.970	4.250	103.865	103.765	103.665
4.875	105.730	105.630	105.530	4.625	105.593	105.493	105.393	4.375	104.508	104.408	104.308	4.375	104.077	103.977	103.877
4.990	105.907	105.807	105.707	4.750	105.990	105.890	105.790	4.500	104.605	104.505	104.405	4.500	104.141	104.041	103.941
5.000	106.007	105.907	105.807	4.875	106.401	106.301	106.201	4.625	104.589	104.486	104.376	4.625	104.365	104.250	104.125
5.125	106.383	106.283	106.183	4.990	106.599	106.499	106.399	4.750	104.875	104.771	104.662	4.750	104.545	104.429	104.304
5.250	106.958	106.858	106.758	5.000	106.699	106.599	106.499	4.875	105.127	105.024	104.914	4.875	104.703	104.588	104.463
5.375	107.373	107.273	107.173	5.125	107.173	107.073	106.973	4.990	105.270	105.167	105.057	4.990	104.754	104.639	104.514
5.500	107.762	107.662	107.562	5.250	107.591	107.491	107.391	5.000	105.370	105.267	105.157	5.000	104.854	104.739	104.614

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	101.704	101.604	101.504	3.000	99.540	99.440	99.340
4.250	102.229	102.129	102.029	3.125	99.946	99.846	99.746
4.375	102.587	102.487	102.387	3.250	100.269	100.169	100.069
4.500	102.873	102.773	102.673	3.375	100.692	100.592	100.492
4.625	103.228	103.128	103.028	3.500	101.104	101.004	100.904
4.750	103.692	103.592	103.492	3.625	101.436	101.336	101.236
4.875	104.111	104.011	103.911	3.750	101.687	101.587	101.487
4.990	104.221	104.121	104.021	3.875	101.905	101.805	101.705
5.000	104.321	104.221	104.121	3.990	101.832	101.732	101.632
5.125	104.491	104.391	104.291	4.000	101.932	101.832	101.732
5.250	103.787	103.687	103.587	4.125	102.074	101.974	101.874
5.375	104.146	104.046	103.946	4.250	102.326	102.226	102.126
5.500	104.457	104.357	104.257	4.375	102.556	102.456	102.356
5.625	104.634	104.534	104.434	4.500	102.619	102.519	102.419
5.750	102.714	102.553	102.392	4.625	102.806	102.702	102.593
5.875	103.083	102.921	102.760	4.750	103.001	102.897	102.788
5.990	103.312	103.151	102.990	4.875	103.174	103.070	102.961
6.000	103.412	103.251	103.090	4.990	103.238	103.135	103.025
6.125	103.534	103.372	103.211	5.000	103.338	103.235	103.125

All Loan Type Adjustments

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

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

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	-0.250
All other LTV & FICO combos	-1.750

*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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

AFR Loan Center					
Lockdesk e-mail:	Lockdesk@afrwholesale.com				
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/6/2017		
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/21/2017		
		60 Day Lock Exp.:	1/5/2018		

W. Rate Sheet Dated: 11/6/2017 **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	96.802	96.702	96.602	3.250	N/A	N/A	N/A	3.250	96.774	96.674	96.574	3.500	96.823	96.723	96.623
3.625	97.513	97.413	97.313	3.375	93.588	93.488	93.388	3.375	97.617	97.517	97.417	3.625	97.767	97.667	97.567
3.750	98.242	98.142	98.042	3.500	95.085	94.985	94.885	3.500	98.472	98.372	98.272	3.750	98.523	98.423	98.323
3.875	98.955	98.855	98.755	3.625	96.045	95.945	95.845	3.625	99.028	98.928	98.828	3.875	99.085	98.985	98.885
3.990	99.522	99.422	99.322	3.750	96.882	96.782	96.682	3.750	99.510	99.410	99.310	3.990	99.417	99.317	99.217
4.000	99.622	99.522	99.422	3.875	97.814	97.714	97.614	3.875	100.058	99.958	99.858	4.000	99.517	99.417	99.317
4.125	100.210	100.110	100.010	3.990	98.619	98.519	98.419	3.990	100.482	100.382	100.282	4.125	100.199	100.099	99.999
4.250	100.780	100.680	100.580	4.000	98.719	98.619	98.519	4.000	100.582	100.482	100.382	4.250	100.817	100.717	100.617
4.375	101.272	101.172	101.072	4.125	99.517	99.417	99.317	4.125	101.026	100.926	100.826	4.375	101.275	101.175	101.075
4.500	101.784	101.684	101.584	4.250	100.484	100.384	100.284	4.250	101.861	101.761	101.661	4.500	101.656	101.556	101.456
4.625	102.264	102.164	102.064	4.375	101.165	101.065	100.965	4.375	102.203	102.103	102.003	4.625	101.971	101.871	101.771
4.750	102.741	102.641	102.541	4.500	101.869	101.769	101.669	4.500	102.708	102.608	102.508	4.750	102.470	102.370	102.270
4.875	103.230	103.130	103.030	4.625	102.530	102.430	102.330	4.625	103.093	102.993	102.893	4.875	103.040	102.940	102.840
4.990	103.407	103.307	103.207	4.750	103.154	103.054	102.954	4.750	103.490	103.390	103.290	4.990	103.196	103.096	102.996
5.000	103.507	103.407	103.307	4.875	103.697	103.597	103.497	4.875	103.901	103.801	103.701	5.000	103.296	103.196	103.096
5.125	103.883	103.783	103.683	4.990	103.903	103.803	103.703	4.990	104.099	103.999	103.899	5.125	103.657	103.557	103.457
5.250	104.458	104.358	104.258	5.000	104.003	103.903	103.803	5.000	104.199	104.099	103.999	5.250	104.122	104.022	103.922
5.375	104.873	104.773	104.673	5.125	104.423	104.323	104.223	5.125	104.673	104.573	104.473	5.375	104.580	104.480	104.380
5.500	105.262	105.162	105.062	5.250	105.181	105.081	104.981	5.250	105.091	104.991	104.891	5.500	104.987	104.887	104.787

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	99.540	99.440	99.340	3.000	96.016	95.916	95.816	3.000	97.906	97.806	97.706	3.000	95.840	95.740	95.640
3.125	99.946	99.846	99.746	3.125	96.586	96.486	96.386	3.125	98.201	98.101	98.001	3.125	96.400	96.300	96.200
3.250	100.269	100.169	100.069	3.250	97.557	97.457	97.357	3.250	99.061	98.961	98.861	3.250	97.371	97.271	97.171
3.375	100.692	100.592	100.492	3.375	98.082	97.982	97.882	3.375	99.323	99.223	99.123	3.375	97.896	97.796	97.696
3.500	101.104	101.004	100.904	3.500	98.611	98.511	98.411	3.500	99.567	99.467	99.367	3.500	98.405	98.305	98.205
3.625	101.436	101.336	101.236	3.625	99.068	98.968	98.868	3.625	99.798	99.698	99.598	3.625	98.862	98.762	98.662
3.750	101.687	101.587	101.487	3.750	99.483	99.383	99.283	3.750	100.285	100.185	100.085	3.750	99.277	99.177	99.077
3.875	101.905	101.805	101.705	3.875	99.846	99.746	99.646	3.875	100.562	100.462	100.362	3.875	99.640	99.540	99.440
3.990	101.832	101.732	101.632	3.990	100.215	100.115	100.015	3.990	100.749	100.649	100.549	3.990	99.999	99.899	99.799
4.000	101.932	101.832	101.732	4.000	100.315	100.215	100.115	4.000	100.849	100.749	100.649	4.000	100.099	99.999	99.899
4.125	102.074	101.974	101.874	4.125	100.729	100.629	100.529	4.125	101.081	100.981	100.881	4.125	100.543	100.443	100.343
4.250	102.326	102.226	102.126	4.250	101.135	101.035	100.935	4.250	101.315	101.215	101.115	4.250	100.949	100.849	100.749
4.375	102.556	102.456	102.356	4.375	101.508	101.408	101.308	4.375	101.527	101.427	101.327	4.375	101.322	101.222	101.122
4.500	102.619	102.519	102.419	4.500	101.614	101.514	101.414	4.500	101.591	101.491	101.391	4.500	101.428	101.328	101.228
4.625	102.806	102.702	102.593	4.625	101.731	101.628	101.518	4.625	101.815	101.700	101.575	4.625	101.546	101.442	101.333
4.750	103.001	102.897	102.788	4.750	102.049	101.945	101.836	4.750	101.995	101.879	101.754	4.750	101.863	101.759	101.650
4.875	103.174	103.070	102.961	4.875	102.328	102.225	102.115	4.875	102.153	102.038	101.913	4.875	102.142	102.039	101.929
4.990	103.238	103.135	103.025	4.990	102.498	102.395	102.285	4.990	102.204	102.089	101.964	4.990	102.313	102.209	102.100
5.000	103.338	103.235	103.125	5.000	102.598	102.495	102.385	5.000	102.304	102.189	102.064	5.000	102.413	102.309	102.200

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.:	12/6/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/21/2017
		60 Day Lock Exp.:	1/5/2018

W. Rate Sheet Dated: 11/6/2017 **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	101.347	101.247	101.147	3.750	102.192	102.065	101.992	2.750	99.055	98.955	98.855
3.875	101.913	101.813	101.713	3.875	102.841	102.712	102.641	2.875	99.728	99.628	99.528
3.990	102.348	102.248	102.148	3.990	103.355	103.224	103.155	2.990	100.158	100.058	99.958
4.000	102.448	102.348	102.248	4.000	103.455	103.324	103.255	3.000	100.258	100.158	100.058
4.125	102.906	102.806	102.706	4.125	103.505	103.376	103.295	3.125	100.847	100.747	100.647
4.250	103.544	103.444	103.344	4.250	104.217	104.087	104.006	3.250	101.407	101.307	101.207
4.375	104.128	104.028	103.928	4.375	104.636	104.508	104.426	3.375	101.976	101.876	101.776
4.500	104.674	104.574	104.474	4.500	105.136	105.009	104.927	3.500	102.250	102.150	102.050
4.625	104.930	104.830	104.730	4.625	105.691	105.565	105.464	3.625	102.743	102.643	102.543
4.750	105.474	105.374	105.274	4.750	106.215	106.090	105.989	3.750	103.252	103.152	103.052
4.875	105.951	105.851	105.751	4.875	106.686	106.563	106.462	3.875	103.749	103.649	103.549
4.990	106.297	106.197	106.097	4.990	107.001	106.881	106.781	3.990	103.464	103.364	103.264
5.000	106.397	106.297	106.197	5.000	107.101	106.981	106.881	4.000	103.564	103.464	103.364
5.125	106.641	106.541	106.441	5.125	106.884	106.784	106.684	4.125	104.051	103.951	103.851
5.250	107.114	107.014	106.914	5.250	107.324	107.224	107.124	4.250	104.459	104.359	104.259
5.375	107.518	107.418	107.318	5.375	107.688	107.588	107.488	4.375	104.869	104.769	104.669
5.500	107.876	107.776	107.676	5.500	108.016	107.916	107.816	4.500	105.437	105.337	105.237
5.625	107.915	107.815	107.715	5.625	108.297	108.197	108.097	4.625	105.839	105.739	105.639
5.750	108.325	108.225	108.125	5.750	108.667	108.567	108.467	4.750	103.730	103.630	103.530

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

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

SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

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

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

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

30 Day Lock Exp.: **12/6/2017**
45 Day Lock Exp.: **12/21/2017**
60 Day Lock Exp.: **1/5/2018**

W. Rate Sheet Dated: **11/6/2017** **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	98.662	98.562	98.462	3.750	98.562	98.462	98.362	3.750	99.862	99.735	99.662	3.750	99.762	99.635	99.562
3.875	99.359	99.259	99.159	3.875	99.259	99.159	99.059	3.875	100.511	100.382	100.311	3.875	100.411	100.282	100.211
3.990	99.785	99.685	99.585	3.990	99.685	99.585	99.485	3.990	101.025	100.894	100.825	3.990	100.925	100.794	100.725
4.000	99.885	99.785	99.685	4.000	99.785	99.685	99.585	4.000	101.125	100.994	100.925	4.000	101.025	100.894	100.825
4.125	100.533	100.433	100.333	4.125	100.433	100.333	100.233	4.125	101.175	101.046	100.965	4.125	101.075	100.946	100.865
4.250	101.171	101.071	100.971	4.250	101.071	100.971	100.871	4.250	101.764	101.634	101.553	4.250	101.664	101.534	101.453
4.375	101.755	101.655	101.555	4.375	101.655	101.555	101.455	4.375	102.306	102.178	102.096	4.375	102.206	102.078	101.996
4.500	102.301	102.201	102.101	4.500	102.201	102.101	102.001	4.500	102.806	102.679	102.597	4.500	102.706	102.579	102.497
4.625	102.557	102.457	102.357	4.625	102.457	102.357	102.257	4.625	103.361	103.235	103.134	4.625	103.261	103.135	103.034
4.750	103.101	103.001	102.901	4.750	103.001	102.901	102.801	4.750	103.885	103.760	103.659	4.750	103.785	103.660	103.559
4.875	103.578	103.478	103.378	4.875	103.478	103.378	103.278	4.875	104.356	104.233	104.132	4.875	104.256	104.133	104.032
4.990	103.924	103.824	103.724	4.990	103.824	103.724	103.624	4.990	104.671	104.551	104.451	4.990	104.571	104.451	104.351
5.000	104.024	103.924	103.824	5.000	103.924	103.824	103.724	5.000	104.771	104.651	104.551	5.000	104.671	104.551	104.451
5.125	104.268	104.168	104.068	5.125	104.168	104.068	103.968	5.125	104.554	104.454	104.354	5.125	104.454	104.354	104.254
5.250	104.741	104.641	104.541	5.250	104.641	104.541	104.441	5.250	104.994	104.894	104.794	5.250	104.894	104.794	104.694
5.375	105.145	105.045	104.945	5.375	105.045	104.945	104.845	5.375	105.358	105.258	105.158	5.375	105.258	105.158	105.058
5.500	105.503	105.403	105.303	5.500	105.403	105.303	105.203	5.500	105.686	105.586	105.486	5.500	105.586	105.486	105.386
5.625	105.542	105.442	105.342	5.625	105.442	105.342	105.242	5.625	105.967	105.867	105.767	5.625	105.867	105.767	105.667
5.750	105.952	105.852	105.752	5.750	105.852	105.752	105.652	5.750	106.337	106.237	106.137	5.750	106.237	106.137	106.037

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.675	96.575	96.475	2.750	96.575	96.475	96.375
2.875	97.271	97.171	97.071	2.875	97.171	97.071	96.971
2.990	97.778	97.678	97.578	2.990	97.678	97.578	97.478
3.000	97.878	97.778	97.678	3.000	97.778	97.678	97.578
3.125	98.467	98.367	98.267	3.125	98.367	98.267	98.167
3.250	99.027	98.927	98.827	3.250	98.927	98.827	98.727
3.375	99.596	99.496	99.396	3.375	99.496	99.396	99.296
3.500	99.870	99.770	99.670	3.500	99.770	99.670	99.570
3.625	100.363	100.263	100.163	3.625	100.263	100.163	100.063
3.750	100.872	100.772	100.672	3.750	100.772	100.672	100.572
3.875	101.369	101.269	101.169	3.875	101.269	101.169	101.069
3.990	101.084	100.984	100.884	3.990	100.984	100.884	100.784
4.000	101.184	101.084	100.984	4.000	101.084	100.984	100.884
4.125	101.671	101.571	101.471	4.125	101.571	101.471	101.371
4.250	102.079	101.979	101.879	4.250	101.979	101.879	101.779
4.375	102.489	102.389	102.289	4.375	102.389	102.289	102.189
4.500	103.057	102.957	102.857	4.500	102.957	102.857	102.757
4.625	103.459	103.359	103.259	4.625	103.359	103.259	103.159
4.750	101.350	101.250	101.150	4.750	101.250	101.150	101.050

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

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60 Day Lock Exp.: 1/5/2018

W. Rate Sheet Dated: 11/6/2017 **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	99.092	98.992	98.892	3.750	100.292	100.165	100.092	2.750	97.105	97.005	96.905
3.875	99.789	99.689	99.589	3.875	100.941	100.812	100.741	2.875	97.701	97.601	97.501
3.990	100.215	100.115	100.015	3.990	101.455	101.324	101.255	2.990	98.208	98.108	98.008
4.000	100.315	100.215	100.115	4.000	101.555	101.424	101.355	3.000	98.308	98.208	98.108
4.125	100.963	100.863	100.763	4.125	101.605	101.476	101.395	3.125	98.897	98.797	98.697
4.250	101.601	101.501	101.401	4.250	102.194	102.064	101.983	3.250	99.457	99.357	99.257
4.375	102.185	102.085	101.985	4.375	102.736	102.608	102.526	3.375	100.026	99.926	99.826
4.500	102.731	102.631	102.531	4.500	103.236	103.109	103.027	3.500	100.300	100.200	100.100
4.625	102.987	102.887	102.787	4.625	103.791	103.665	103.564	3.625	100.793	100.693	100.593
4.750	103.531	103.431	103.331	4.750	104.315	104.190	104.089	3.750	101.302	101.202	101.102
4.875	104.008	103.908	103.808	4.875	104.786	104.663	104.562	3.875	101.799	101.699	101.599
4.990	104.354	104.254	104.154	4.990	105.101	104.981	104.881	3.990	101.514	101.414	101.314
5.000	104.454	104.354	104.254	5.000	105.201	105.081	104.981	4.000	101.614	101.514	101.414
5.125	104.698	104.598	104.498	5.125	104.984	104.884	104.784	4.125	102.101	102.001	101.901
5.250	105.171	105.071	104.971	5.250	105.424	105.324	105.224	4.250	102.509	102.409	102.309
5.375	105.575	105.475	105.375	5.375	105.788	105.688	105.588	4.375	102.919	102.819	102.719
5.500	105.933	105.833	105.733	5.500	106.116	106.016	105.916	4.500	103.487	103.387	103.287
5.625	105.972	105.872	105.772	5.625	106.397	106.297	106.197	4.625	103.889	103.789	103.689
5.750	106.382	106.282	106.182	5.750	106.767	106.667	106.567	4.750	101.780	101.680	101.580

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