AFR

[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.: **12/7/2017**
45 Day Lock Exp.: **12/22/2017**
60 Day Lock Exp.: **1/8/2018**

W. Rate Sheet Dated: **11/7/2017** **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	100.640	100.490	100.340	3.250	100.423	100.273	100.123	1.875	N/A	N/A	N/A
3.375	101.089	100.939	100.789	3.375	100.836	100.686	100.536	2.000	N/A	N/A	N/A
3.500	101.533	101.383	101.233	3.500	101.245	101.095	100.945	2.125	N/A	N/A	N/A
3.625	101.919	101.769	101.619	3.625	101.595	101.445	101.295	2.250	97.200	97.050	96.900
3.750	103.069	102.881	102.731	3.750	102.851	102.664	102.514	2.375	97.594	97.444	97.294
3.875	103.468	103.281	103.131	3.875	103.215	103.028	102.878	2.500	97.984	97.834	97.684
4.000	103.833	103.645	103.495	4.000	103.544	103.357	103.207	2.625	98.324	98.174	98.024
4.125	104.123	103.935	103.785	4.125	103.799	103.611	103.461	2.750	100.350	100.200	100.050
4.250	104.373	104.273	104.173	4.250	104.105	104.005	103.905	2.875	100.738	100.588	100.438
4.375	104.702	104.602	104.502	4.375	104.399	104.299	104.199	3.000	101.113	100.963	100.813
4.500	104.995	104.895	104.795	4.500	104.657	104.557	104.457	3.125	101.439	101.289	101.139
4.625	105.223	105.123	105.023	4.625	104.849	104.749	104.649	3.250	102.206	102.056	101.906
4.750	105.094	104.994	104.894	4.750	104.826	104.726	104.626	3.375	102.529	102.379	102.229
4.875	105.495	105.395	105.295	4.875	105.192	105.092	104.992	3.500	102.816	102.666	102.516
5.000	105.789	105.689	105.589	5.000	105.450	105.350	105.250	3.625	103.032	102.882	102.732
5.125	106.016	105.916	105.816	5.125	105.642	105.542	105.442	3.750	103.144	102.994	102.844
5.250	106.528	106.428	106.328	5.250	106.260	106.160	106.060	3.875	103.396	103.246	103.096
5.375	106.879	106.779	106.679	5.375	106.626	106.526	106.426	4.000	103.613	103.463	103.313
5.500	107.173	107.073	106.973	5.500	106.884	106.784	106.684	4.125	103.767	103.617	103.467

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 = 1.450	

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	99.300	99.150	99.000	3.250	99.133	98.983	98.833	1.875	N/A	N/A	N/A
3.375	99.749	99.599	99.449	3.375	99.546	99.396	99.246	2.000	N/A	N/A	N/A
3.500	100.193	100.043	99.893	3.500	99.955	99.805	99.655	2.125	N/A	N/A	N/A
3.625	100.579	100.429	100.279	3.625	100.305	100.155	100.005	2.250	95.910	95.760	95.610
3.750	101.729	101.541	101.391	3.750	101.561	101.374	101.224	2.375	96.304	96.154	96.004
3.875	102.128	101.941	101.791	3.875	101.925	101.738	101.588	2.500	96.694	96.544	96.394
4.000	102.493	102.305	102.155	4.000	102.254	102.067	101.917	2.625	97.034	96.884	96.734
4.125	102.783	102.595	102.445	4.125	102.509	102.321	102.171	2.750	99.060	98.910	98.760
4.250	102.983	102.883	102.783	4.250	102.815	102.715	102.615	2.875	99.448	99.298	99.148
4.375	103.312	103.212	103.112	4.375	103.109	103.009	102.909	3.000	99.823	99.673	99.523
4.500	103.605	103.505	103.405	4.500	103.367	103.267	103.167	3.125	100.149	99.999	99.849
4.625	103.833	103.733	103.633	4.625	103.559	103.459	103.359	3.250	100.916	100.766	100.616
4.750	103.704	103.604	103.504	4.750	103.536	103.436	103.336	3.375	101.239	101.089	100.939
4.875	104.105	104.005	103.905	4.875	103.902	103.802	103.702	3.500	101.526	101.376	101.226
5.000	104.399	104.299	104.199	5.000	104.160	104.060	103.960	3.625	101.742	101.592	101.442
5.125	104.626	104.526	104.426	5.125	104.352	104.252	104.152	3.750	101.854	101.704	101.554
5.250	105.138	105.038	104.938	5.250	104.970	104.870	104.770	3.875	102.106	101.956	101.806
5.375	105.539	105.439	105.339	5.375	105.336	105.236	105.136	4.000	102.323	102.173	102.023
5.500	105.833	105.733	105.633	5.500	105.594	105.494	105.394	4.125	102.477	102.327	102.177

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 = 1.450	

30 Year OTC			
Rate	30 Day	45 Day	60 Day
3.500	98.493	98.243	97.993
4.000	100.793	100.543	100.293
4.500	101.905	101.655	101.405
5.000	102.699	102.449	102.199
5.500	104.133	103.883	103.633

15 Year OTC			
Rate	30 Day	45 Day	60 Day
2.500	94.994	94.744	94.494
3.000	98.123	97.873	97.623
3.500	99.826	99.576	99.326
4.000	100.623	100.373	100.123

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:	11/7/2017	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	102.300	102.050	101.800	4.500	102.062	101.812	101.562
5.000	103.422	103.172	102.922	5.000	103.183	102.933	102.683

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

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Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **12/7/2017**
45 Day Lock Exp.: **12/22/2017**
60 Day Lock Exp.: **1/8/2018**

W. Rate Sheet Dated: **11/7/2017** **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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.640	99.490	99.340	3.250	99.423	99.273	99.123	1.875	N/A	N/A	N/A
3.375	100.089	99.939	99.789	3.375	99.836	99.686	99.536	2.000	N/A	N/A	N/A
3.500	100.533	100.383	100.233	3.500	100.245	100.095	99.945	2.125	N/A	N/A	N/A
3.625	100.919	100.769	100.619	3.625	100.595	100.445	100.295	2.250	95.200	95.050	94.900
3.750	101.694	101.506	101.356	3.750	101.476	101.289	101.139	2.375	95.594	95.444	95.294
3.875	102.093	101.906	101.756	3.875	101.840	101.653	101.503	2.500	95.984	95.834	95.684
4.000	102.458	102.270	102.120	4.000	102.169	101.982	101.832	2.625	96.324	96.174	96.024
4.125	102.748	102.560	102.410	4.125	102.424	102.236	102.086	2.750	98.663	98.513	98.363
4.250	102.560	102.460	102.360	4.250	102.293	102.193	102.093	2.875	99.050	98.900	98.750
4.375	102.889	102.789	102.689	4.375	102.586	102.486	102.386	3.000	99.426	99.276	99.126
4.500	103.183	103.083	102.983	4.500	102.844	102.744	102.644	3.125	99.751	99.601	99.451
4.625	103.410	103.310	103.210	4.625	103.036	102.936	102.836	3.250	101.206	101.056	100.906
4.750	102.437	102.337	102.237	4.750	102.170	102.070	101.970	3.375	101.529	101.379	101.229
4.875	102.839	102.739	102.639	4.875	102.536	102.436	102.336	3.500	101.816	101.666	101.516
5.000	103.132	103.032	102.932	5.000	102.794	102.694	102.594	3.625	102.032	101.882	101.732
5.125	103.360	103.260	103.160	5.125	102.986	102.886	102.786	3.750	101.769	101.619	101.469
5.250	100.278	100.178	100.078	5.250	100.010	99.910	99.810	3.875	102.021	101.871	101.721
5.375	100.629	100.529	100.429	5.375	100.376	100.276	100.176	4.000	102.238	102.088	101.938
5.500	100.923	100.823	100.723	5.500	100.634	100.534	100.434	4.125	102.392	102.242	102.092

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	99.47	99.325	99.175
3.250	100.06	99.906	99.756
3.375	100.46	100.313	100.163
3.500	100.87	100.716	100.566
3.625	101.25	101.102	100.952
Margin = 2.250		Index = 1.450	

SPECIALTY GOVERNMENT HIGH BALANCE 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	98.300	98.150	98.000	3.250	98.133	97.983	97.833	1.875	N/A	N/A	N/A
3.375	98.749	98.599	98.449	3.375	98.546	98.396	98.246	2.000	N/A	N/A	N/A
3.500	99.193	99.043	98.893	3.500	98.955	98.805	98.655	2.125	N/A	N/A	N/A
3.625	99.579	99.429	99.279	3.625	99.305	99.155	99.005	2.250	94.160	94.010	93.860
3.750	100.354	100.166	100.016	3.750	100.186	99.999	99.849	2.375	94.554	94.404	94.254
3.875	100.753	100.566	100.416	3.875	100.550	100.363	100.213	2.500	94.944	94.794	94.644
4.000	101.118	100.930	100.780	4.000	100.879	100.692	100.542	2.625	95.284	95.134	94.984
4.125	101.408	101.220	101.070	4.125	101.134	100.946	100.796	2.750	97.998	97.848	97.698
4.250	101.170	101.070	100.970	4.250	101.003	100.903	100.803	2.875	98.385	98.235	98.085
4.375	101.499	101.399	101.299	4.375	101.296	101.196	101.096	3.000	98.761	98.611	98.461
4.500	101.793	101.693	101.593	4.500	101.554	101.454	101.354	3.125	99.086	98.936	98.786
4.625	102.020	101.920	101.820	4.625	101.746	101.646	101.546	3.250	99.487	99.337	99.187
4.750	101.047	100.947	100.847	4.750	100.880	100.780	100.680	3.375	99.809	99.659	99.509
4.875	101.449	101.349	101.249	4.875	101.246	101.146	101.046	3.500	100.097	99.947	99.797
5.000	101.742	101.642	101.542	5.000	101.504	101.404	101.304	3.625	100.312	100.162	100.012
5.125	101.970	101.870	101.770	5.125	101.696	101.596	101.496	3.750	99.963	99.813	99.663
5.250	98.888	98.788	98.688	5.250	98.720	98.620	98.520	3.875	100.215	100.065	99.915
5.375	99.289	99.189	99.089	5.375	99.086	98.986	98.886	4.000	100.432	100.282	100.132
5.500	99.583	99.483	99.383	5.500	99.344	99.244	99.144	4.125	100.587	100.437	100.287

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	98.185	98.035	97.885
3.250	98.766	98.616	98.466
3.375	99.173	99.023	98.873
3.500	99.576	99.426	99.276
3.625	99.962	99.812	99.662
Margin = 2.250		Index = 1.450	

30 Year OTC			
Rate	30 Day	45 Day	60 Day
3.500	97.493	97.243	96.993
4.000	99.418	99.168	98.918
4.500	100.093	99.843	99.593
5.000	100.042	99.792	99.542
5.500	97.883	97.633	97.383

15 Year OTC			
Rate	30 Day	45 Day	60 Day
2.500	93.244	92.994	92.744
3.000	97.061	96.811	96.561
3.500	98.397	98.147	97.897
4.000	98.732	98.482	98.232

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

UW Fee Buy Out Option*†		
Loan Size	Standard	Streamline
HB / VA Jumbo	-0.150	-0.100

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 IRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	11/7/2017	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	100.488	100.238	99.988	4.500	100.249	99.999	99.749
5.000	100.766	100.516	100.266	5.000	100.527	100.277	100.027

Lock Desk Policy

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Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

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

30 Day Lock Exp.: **12/7/2017**
45 Day Lock Exp.: **12/22/2017**
60 Day Lock Exp.: **1/8/2018**

W. Rate Sheet Dated: 11/7/2017 **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	99.951	99.851	99.751	3.250	99.270	99.170	99.070	3.000	100.298	100.198	100.098	3.000	100.507	100.407	100.307
3.625	100.547	100.447	100.347	3.375	100.127	100.027	99.927	3.125	100.742	100.642	100.542	3.125	100.811	100.711	100.611
3.750	101.503	101.403	101.303	3.500	100.866	100.766	100.666	3.250	101.570	101.470	101.370	3.250	101.629	101.529	101.429
3.875	102.069	101.969	101.869	3.625	101.421	101.321	101.221	3.375	101.905	101.805	101.705	3.375	101.889	101.789	101.689
3.990	102.505	102.405	102.305	3.750	102.057	101.957	101.857	3.500	102.231	102.131	102.031	3.500	102.152	102.052	101.952
4.000	102.605	102.505	102.405	3.875	102.515	102.415	102.315	3.625	102.579	102.479	102.379	3.625	102.382	102.282	102.182
4.125	103.047	102.947	102.847	3.990	102.904	102.804	102.704	3.750	102.950	102.850	102.750	3.750	102.861	102.761	102.661
4.250	103.633	103.533	103.433	4.000	103.004	102.904	102.804	3.875	103.276	103.176	103.076	3.875	103.134	103.034	102.934
4.375	104.116	104.016	103.916	4.125	103.464	103.364	103.264	3.990	103.392	103.292	103.192	3.990	103.330	103.230	103.130
4.500	104.332	104.232	104.132	4.250	104.327	104.227	104.127	4.000	103.492	103.392	103.292	4.000	103.430	103.330	103.230
4.625	104.808	104.708	104.608	4.375	104.677	104.577	104.477	4.125	103.832	103.732	103.632	4.125	103.630	103.530	103.430
4.750	105.282	105.182	105.082	4.500	105.164	105.064	104.964	4.250	104.166	104.066	103.966	4.250	103.861	103.761	103.661
4.875	105.767	105.667	105.567	4.625	105.557	105.457	105.357	4.375	104.502	104.402	104.302	4.375	104.073	103.973	103.873
4.990	105.943	105.843	105.743	4.750	105.921	105.821	105.721	4.500	104.596	104.496	104.396	4.500	104.135	104.035	103.935
5.000	106.043	105.943	105.843	4.875	106.330	106.230	106.130	4.625	104.586	104.481	104.372	4.625	104.362	104.244	104.119
5.125	106.378	106.278	106.178	4.990	106.489	106.389	106.289	4.750	104.871	104.766	104.656	4.750	104.541	104.423	104.298
5.250	106.952	106.852	106.752	5.000	106.589	106.489	106.389	4.875	105.122	105.017	104.908	4.875	104.698	104.580	104.455
5.375	107.364	107.264	107.164	5.125	107.061	106.961	106.861	4.990	105.264	105.159	105.050	4.990	104.748	104.630	104.505
5.500	107.751	107.651	107.551	5.250	107.476	107.376	107.276	5.000	105.364	105.259	105.150	5.000	104.848	104.730	104.605

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	101.731	101.631	101.531	3.000	99.591	99.491	99.391
4.250	102.253	102.153	102.053	3.125	99.996	99.896	99.796
4.375	102.606	102.506	102.406	3.250	100.287	100.187	100.087
4.500	102.889	102.789	102.689	3.375	100.708	100.608	100.508
4.625	103.271	103.171	103.071	3.500	101.120	101.020	100.920
4.750	103.731	103.631	103.531	3.625	101.470	101.370	101.270
4.875	104.149	104.049	103.949	3.750	101.720	101.620	101.520
4.990	104.259	104.159	104.059	3.875	101.934	101.834	101.734
5.000	104.359	104.259	104.159	3.990	101.862	101.762	101.662
5.125	104.525	104.425	104.325	4.000	101.962	101.862	101.762
5.250	103.780	103.680	103.580	4.125	102.103	102.003	101.903
5.375	104.136	104.036	103.936	4.250	102.322	102.222	102.122
5.500	104.445	104.345	104.245	4.375	102.553	102.453	102.353
5.625	104.624	104.524	104.424	4.500	102.615	102.515	102.415
5.750	102.702	102.541	102.380	4.625	102.803	102.698	102.589
5.875	103.068	102.906	102.746	4.750	102.997	102.892	102.782
5.990	103.295	103.134	102.973	4.875	103.169	103.064	102.954
6.000	103.395	103.234	103.073	4.990	103.232	103.127	103.018
6.125	103.519	103.357	103.197	5.000	103.332	103.227	103.118

All Loan Type Adjustments

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

Cash-Out Refinance

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

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing *

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

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

Product Features

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

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

HomeReady LLPA Caps*

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

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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.: 12/7/2017
45 Day Lock Exp.: 12/22/2017
60 Day Lock Exp.: 1/8/2018

W. Rate Sheet Dated: 11/7/2017 **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	96.814	96.714	96.614	3.250	N/A	N/A	N/A	3.250	96.670	96.570	96.470	3.500	96.719	96.619	96.519
3.625	97.525	97.425	97.325	3.375	93.602	93.502	93.402	3.375	97.502	97.402	97.302	3.625	97.662	97.562	97.462
3.750	98.277	98.177	98.077	3.500	95.100	95.000	94.900	3.500	98.366	98.266	98.166	3.750	98.425	98.325	98.225
3.875	98.991	98.891	98.791	3.625	96.058	95.958	95.858	3.625	98.921	98.821	98.721	3.875	98.982	98.882	98.782
3.990	99.553	99.453	99.353	3.750	96.891	96.791	96.691	3.750	99.430	99.330	99.230	3.990	99.311	99.211	99.111
4.000	99.653	99.553	99.453	3.875	97.850	97.750	97.650	3.875	99.981	99.881	99.781	4.000	99.411	99.311	99.211
4.125	100.237	100.137	100.037	3.990	98.653	98.553	98.453	3.990	100.404	100.304	100.204	4.125	100.139	100.039	99.939
4.250	100.835	100.735	100.635	4.000	98.753	98.653	98.553	4.000	100.504	100.404	100.304	4.250	100.752	100.652	100.552
4.375	101.324	101.224	101.124	4.125	99.546	99.446	99.346	4.125	100.964	100.864	100.764	4.375	101.205	101.105	101.005
4.500	101.832	101.732	101.632	4.250	100.545	100.445	100.345	4.250	101.827	101.727	101.627	4.500	101.582	101.482	101.382
4.625	102.308	102.208	102.108	4.375	101.220	101.120	101.020	4.375	102.166	102.066	101.966	4.625	101.907	101.807	101.707
4.750	102.782	102.682	102.582	4.500	101.920	101.820	101.720	4.500	102.664	102.564	102.464	4.750	102.402	102.302	102.202
4.875	103.267	103.167	103.067	4.625	102.574	102.474	102.374	4.625	103.057	102.957	102.857	4.875	102.969	102.869	102.769
4.990	103.443	103.343	103.243	4.750	103.195	103.095	102.995	4.750	103.421	103.321	103.221	4.990	103.125	103.025	102.925
5.000	103.543	103.443	103.343	4.875	103.734	103.634	103.534	4.875	103.830	103.730	103.630	5.000	103.225	103.125	103.025
5.125	103.878	103.778	103.678	4.990	103.939	103.839	103.739	4.990	103.989	103.889	103.789	5.125	103.583	103.483	103.383
5.250	104.452	104.352	104.252	5.000	104.039	103.939	103.839	5.000	104.089	103.989	103.889	5.250	104.007	103.907	103.807
5.375	104.864	104.764	104.664	5.125	104.420	104.320	104.220	5.125	104.561	104.461	104.361	5.375	104.463	104.363	104.263
5.500	105.251	105.151	105.051	5.250	105.175	105.075	104.975	5.250	104.976	104.876	104.776	5.500	104.868	104.768	104.668

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	99.591	99.491	99.391	3.000	96.066	95.966	95.866	3.000	97.957	97.857	97.757	3.000	95.891	95.791	95.691
3.125	99.996	99.896	99.796	3.125	96.635	96.535	96.435	3.125	98.261	98.161	98.061	3.125	96.459	96.359	96.259
3.250	100.287	100.187	100.087	3.250	97.579	97.479	97.379	3.250	99.079	98.979	98.879	3.250	97.393	97.293	97.193
3.375	100.708	100.608	100.508	3.375	98.101	98.001	97.901	3.375	99.339	99.239	99.139	3.375	97.915	97.815	97.715
3.500	101.120	101.020	100.920	3.500	98.628	98.528	98.428	3.500	99.602	99.502	99.402	3.500	98.442	98.342	98.242
3.625	101.470	101.370	101.270	3.625	99.101	99.001	98.901	3.625	99.832	99.732	99.632	3.625	98.896	98.796	98.696
3.750	101.720	101.620	101.520	3.750	99.513	99.413	99.313	3.750	100.311	100.211	100.111	3.750	99.307	99.207	99.107
3.875	101.934	101.834	101.734	3.875	99.875	99.775	99.675	3.875	100.584	100.484	100.384	3.875	99.669	99.569	99.469
3.990	101.862	101.762	101.662	3.990	100.236	100.136	100.036	3.990	100.780	100.680	100.580	3.990	100.031	99.931	99.831
4.000	101.962	101.862	101.762	4.000	100.336	100.236	100.136	4.000	100.880	100.780	100.680	4.000	100.131	100.031	99.931
4.125	102.103	102.003	101.903	4.125	100.758	100.658	100.558	4.125	101.080	100.980	100.880	4.125	100.542	100.442	100.342
4.250	102.322	102.222	102.122	4.250	101.130	101.030	100.930	4.250	101.311	101.211	101.111	4.250	100.944	100.844	100.744
4.375	102.553	102.453	102.353	4.375	101.501	101.401	101.301	4.375	101.523	101.423	101.323	4.375	101.316	101.216	101.116
4.500	102.615	102.515	102.415	4.500	101.610	101.510	101.410	4.500	101.585	101.485	101.385	4.500	101.424	101.324	101.224
4.625	102.803	102.698	102.589	4.625	101.729	101.624	101.514	4.625	101.812	101.694	101.569	4.625	101.543	101.438	101.328
4.750	102.997	102.892	102.782	4.750	102.043	101.938	101.829	4.750	101.991	101.873	101.748	4.750	101.857	101.752	101.643
4.875	103.169	103.064	102.954	4.875	102.320	102.215	102.106	4.875	102.148	102.030	101.905	4.875	102.134	102.029	101.920
4.990	103.232	103.127	103.018	4.990	102.488	102.383	102.274	4.990	102.198	102.080	101.955	4.990	102.302	102.197	102.088
5.000	103.332	103.227	103.118	5.000	102.588	102.483	102.374	5.000	102.298	102.180	102.055	5.000	102.402	102.297	102.188

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**12/7/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/22/2017**
		60 Day Lock Exp.:	**1/8/2018**

W. Rate Sheet Dated: **11/7/2017** **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	101.503	101.403	101.303	3.750	102.176	102.045	101.974	2.750	99.286	99.186	99.086
3.875	102.069	101.969	101.869	3.875	102.827	102.694	102.624	2.875	99.806	99.706	99.606
3.990	102.505	102.405	102.305	3.990	103.343	103.209	103.139	2.990	100.210	100.110	100.010
4.000	102.605	102.505	102.405	4.000	103.443	103.309	103.239	3.000	100.310	100.210	100.110
4.125	103.047	102.947	102.847	4.125	103.581	103.446	103.354	3.125	100.901	100.801	100.701
4.250	103.633	103.533	103.433	4.250	104.311	104.176	104.084	3.250	101.570	101.470	101.370
4.375	104.206	104.106	104.006	4.375	104.716	104.582	104.490	3.375	101.949	101.849	101.749
4.500	104.753	104.653	104.553	4.500	105.217	105.084	104.992	3.500	102.289	102.189	102.089
4.625	104.983	104.883	104.783	4.625	105.660	105.527	105.413	3.625	102.802	102.702	102.602
4.750	105.529	105.429	105.329	4.750	106.155	106.024	105.909	3.750	103.312	103.212	103.112
4.875	106.004	105.904	105.804	4.875	106.626	106.498	106.384	3.875	103.810	103.710	103.610
4.990	106.350	106.250	106.150	4.990	106.941	106.816	106.702	3.990	103.550	103.450	103.350
5.000	106.450	106.350	106.250	5.000	107.041	106.916	106.802	4.000	103.650	103.550	103.450
5.125	106.668	106.568	106.468	5.125	106.803	106.703	106.579	4.125	104.148	104.048	103.948
5.250	107.140	107.040	106.940	5.250	107.243	107.143	107.023	4.250	104.527	104.427	104.327
5.375	107.544	107.444	107.344	5.375	107.606	107.506	107.391	4.375	104.938	104.838	104.738
5.500	107.900	107.800	107.700	5.500	107.933	107.833	107.721	4.500	105.506	105.406	105.306
5.625	107.934	107.834	107.734	5.625	108.209	108.109	108.009	4.625	105.909	105.809	105.709
5.750	108.343	108.243	108.143	5.750	108.578	108.478	108.378	4.750	103.489	103.389	103.289

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								

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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

30 Day Lock Exp.: **12/7/2017**
45 Day Lock Exp.: **12/22/2017**
60 Day Lock Exp.: **1/8/2018**

W. Rate Sheet Dated: **11/7/2017** **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	98.749	98.649	98.549	3.750	98.649	98.549	98.449	3.750	99.846	99.715	99.644	3.750	99.746	99.615	99.544	
3.875	99.438	99.338	99.238	3.875	99.338	99.238	99.138	3.875	100.497	100.364	100.294	3.875	100.397	100.264	100.194	
3.990	99.950	99.850	99.750	3.990	99.850	99.750	99.650	3.990	101.013	100.879	100.809	3.990	100.913	100.779	100.709	
4.000	100.050	99.950	99.850	4.000	99.950	99.850	99.750	4.000	101.113	100.979	100.909	4.000	101.013	100.879	100.809	
4.125	100.610	100.510	100.410	4.125	100.510	100.410	100.310	4.125	101.251	101.116	101.024	4.125	101.151	101.016	100.924	
4.250	101.249	101.149	101.049	4.250	101.149	101.049	100.949	4.250	101.842	101.707	101.615	4.250	101.742	101.607	101.515	
4.375	101.833	101.733	101.633	4.375	101.733	101.633	101.533	4.375	102.386	102.252	102.160	4.375	102.286	102.152	102.060	
4.500	102.380	102.280	102.180	4.500	102.280	102.180	102.080	4.500	102.887	102.754	102.662	4.500	102.787	102.654	102.562	
4.625	102.610	102.510	102.410	4.625	102.510	102.410	102.310	4.625	103.330	103.197	103.083	4.625	103.230	103.097	102.983	
4.750	103.156	103.056	102.956	4.750	103.056	102.956	102.856	4.750	103.825	103.694	103.579	4.750	103.725	103.594	103.479	
4.875	103.631	103.531	103.431	4.875	103.531	103.431	103.331	4.875	104.296	104.168	104.054	4.875	104.196	104.068	103.954	
4.990	103.977	103.877	103.777	4.990	103.877	103.777	103.677	4.990	104.611	104.486	104.372	4.990	104.511	104.386	104.272	
5.000	104.077	103.977	103.877	5.000	103.977	103.877	103.777	5.000	104.711	104.586	104.472	5.000	104.611	104.486	104.372	
5.125	104.295	104.195	104.095	5.125	104.195	104.095	103.995	5.125	104.473	104.373	104.249	5.125	104.373	104.273	104.149	
5.250	104.767	104.667	104.567	5.250	104.667	104.567	104.467	5.250	104.913	104.813	104.693	5.250	104.813	104.713	104.593	
5.375	105.171	105.071	104.971	5.375	105.071	104.971	104.871	5.375	105.276	105.176	105.061	5.375	105.176	105.076	104.961	
5.500	105.527	105.427	105.327	5.500	105.427	105.327	105.227	5.500	105.603	105.503	105.391	5.500	105.503	105.403	105.291	
5.625	105.561	105.461	105.361	5.625	105.461	105.361	105.261	5.625	105.879	105.779	105.679	5.625	105.779	105.679	105.579	
5.750	105.970	105.870	105.770	5.750	105.870	105.770	105.670	5.750	106.248	106.148	106.048	5.750	106.148	106.048	105.948	

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.783	96.683	96.583	2.750	96.683	96.583	96.483
2.875	97.374	97.274	97.174	2.875	97.274	97.174	97.074
2.990	97.830	97.730	97.630	2.990	97.730	97.630	97.530
3.000	97.930	97.830	97.730	3.000	97.830	97.730	97.630
3.125	98.521	98.421	98.321	3.125	98.421	98.321	98.221
3.250	99.092	98.992	98.892	3.250	98.992	98.892	98.792
3.375	99.569	99.469	99.369	3.375	99.469	99.369	99.269
3.500	99.909	99.809	99.709	3.500	99.809	99.709	99.609
3.625	100.422	100.322	100.222	3.625	100.322	100.222	100.122
3.750	100.932	100.832	100.732	3.750	100.832	100.732	100.632
3.875	101.430	101.330	101.230	3.875	101.330	101.230	101.130
3.990	101.170	101.070	100.970	3.990	101.070	100.970	100.870
4.000	101.270	101.170	101.070	4.000	101.170	101.070	100.970
4.125	101.768	101.668	101.568	4.125	101.668	101.568	101.468
4.250	102.147	102.047	101.947	4.250	102.047	101.947	101.847
4.375	102.558	102.458	102.358	4.375	102.458	102.358	102.258
4.500	103.126	103.026	102.926	4.500	103.026	102.926	102.826
4.625	103.529	103.429	103.329	4.625	103.429	103.329	103.229
4.750	101.109	101.009	100.909	4.750	101.009	100.909	100.809

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/7/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/22/2017
		60 Day Lock Exp.:	1/8/2018

W. Rate Sheet Dated: 11/7/2017 **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	99.179	99.079	98.979	3.750	100.276	100.145	100.074	2.750	97.213	97.113	97.013
3.875	99.868	99.768	99.668	3.875	100.927	100.794	100.724	2.875	97.804	97.704	97.604
3.990	100.380	100.280	100.180	3.990	101.443	101.309	101.239	2.990	98.260	98.160	98.060
4.000	100.480	100.380	100.280	4.000	101.543	101.409	101.339	3.000	98.360	98.260	98.160
4.125	101.040	100.940	100.840	4.125	101.681	101.546	101.454	3.125	98.951	98.851	98.751
4.250	101.679	101.579	101.479	4.250	102.272	102.137	102.045	3.250	99.522	99.422	99.322
4.375	102.263	102.163	102.063	4.375	102.816	102.682	102.590	3.375	99.999	99.899	99.799
4.500	102.810	102.710	102.610	4.500	103.317	103.184	103.092	3.500	100.339	100.239	100.139
4.625	103.040	102.940	102.840	4.625	103.760	103.627	103.513	3.625	100.852	100.752	100.652
4.750	103.586	103.486	103.386	4.750	104.255	104.124	104.009	3.750	101.362	101.262	101.162
4.875	104.061	103.961	103.861	4.875	104.726	104.598	104.484	3.875	101.860	101.760	101.660
4.990	104.407	104.307	104.207	4.990	105.041	104.916	104.802	3.990	101.600	101.500	101.400
5.000	104.507	104.407	104.307	5.000	105.141	105.016	104.902	4.000	101.700	101.600	101.500
5.125	104.725	104.625	104.525	5.125	104.903	104.803	104.679	4.125	102.198	102.098	101.998
5.250	105.197	105.097	104.997	5.250	105.343	105.243	105.123	4.250	102.577	102.477	102.377
5.375	105.601	105.501	105.401	5.375	105.706	105.606	105.491	4.375	102.988	102.888	102.788
5.500	105.957	105.857	105.757	5.500	106.033	105.933	105.821	4.500	103.556	103.456	103.356
5.625	105.991	105.891	105.791	5.625	106.309	106.209	106.109	4.625	103.959	103.859	103.759
5.750	106.400	106.300	106.200	5.750	106.678	106.578	106.478	4.750	101.539	101.439	101.339

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "-1.500", LPMI		

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

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

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	