[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.: **12/8/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/8/2018**

W. Rate Sheet Dated: **11/8/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.593	100.443	100.293	3.250	100.376	100.226	100.076	1.875	N/A	N/A	N/A	3.125	101.162	101.012	100.862
3.375	101.042	100.892	100.742	3.375	100.789	100.639	100.489	2.000	N/A	N/A	N/A	3.250	101.056	100.906	100.756
3.500	101.487	101.337	101.187	3.500	101.198	101.048	100.898	2.125	N/A	N/A	N/A	3.375	101.463	101.313	101.163
3.625	101.872	101.722	101.572	3.625	101.548	101.398	101.248	2.250	97.321	97.171	97.021	3.500	101.866	101.716	101.566
3.750	103.037	102.850	102.700	3.750	102.820	102.633	102.483	2.375	97.715	97.565	97.415	3.625	102.252	102.102	101.952
3.875	103.437	103.249	103.099	3.875	103.184	102.996	102.846	2.500	98.105	97.955	97.805	Margin = 2.250		Index = 1.450	
4.000	103.801	103.614	103.464	4.000	103.513	103.325	103.175	2.625	98.445	98.295	98.145				
4.125	104.092	103.904	103.754	4.125	103.768	103.580	103.430	2.750	100.315	100.165	100.015				
4.250	104.310	104.210	104.110	4.250	104.043	103.943	103.843	2.875	100.703	100.553	100.403				
4.375	104.639	104.539	104.439	4.375	104.336	104.236	104.136	3.000	101.078	100.928	100.778				
4.500	104.933	104.833	104.733	4.500	104.594	104.494	104.394	3.125	101.404	101.254	101.104				
4.625	105.160	105.060	104.960	4.625	104.786	104.686	104.586	3.250	102.206	102.056	101.906				
4.750	105.078	104.978	104.878	4.750	104.811	104.711	104.611	3.375	102.529	102.379	102.229				
4.875	105.480	105.380	105.280	4.875	105.177	105.077	104.977	3.500	102.816	102.666	102.516				
5.000	105.773	105.673	105.573	5.000	105.435	105.335	105.235	3.625	103.032	102.882	102.732				
5.125	106.001	105.901	105.801	5.125	105.627	105.527	105.427	3.750	103.156	103.006	102.856				
5.250	106.528	106.428	106.328	5.250	106.260	106.160	106.060	3.875	103.407	103.257	103.107				
5.375	106.879	106.779	106.679	5.375	106.626	106.526	106.426	4.000	103.625	103.475	103.325				
5.500	107.173	107.073	106.973	5.500	106.884	106.784	106.684	4.125	103.779	103.629	103.479				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.253	99.103	98.953	3.250	99.086	98.936	98.786	1.875	N/A	N/A	N/A	3.125	99.872	99.722	99.572
3.375	99.702	99.552	99.402	3.375	99.499	99.349	99.199	2.000	N/A	N/A	N/A	3.250	99.766	99.616	99.466
3.500	100.147	99.997	99.847	3.500	99.908	99.758	99.608	2.125	N/A	N/A	N/A	3.375	100.173	100.023	99.873
3.625	100.532	100.382	100.232	3.625	100.258	100.108	99.958	2.250	96.031	95.881	95.731	3.500	100.576	100.426	100.276
3.750	101.697	101.510	101.360	3.750	101.530	101.343	101.193	2.375	96.425	96.275	96.125	3.625	100.962	100.812	100.662
3.875	102.097	101.909	101.759	3.875	101.894	101.706	101.556	2.500	96.815	96.665	96.515	Margin = 2.250		Index = 1.450	
4.000	102.461	102.274	102.124	4.000	102.223	102.035	101.885	2.625	97.155	97.005	96.855	**30 Year OTC**			
4.125	102.752	102.564	102.414	4.125	102.478	102.290	102.140	2.750	99.025	98.875	98.725	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	102.920	102.820	102.720	4.250	102.753	102.653	102.553	2.875	99.413	99.263	99.113	3.500	98.447	98.197	97.947
4.375	103.249	103.149	103.049	4.375	103.046	102.946	102.846	3.000	99.788	99.638	99.488	4.000	100.761	100.511	100.261
4.500	103.543	103.443	103.343	4.500	103.304	103.204	103.104	3.125	100.114	99.964	99.814	4.500	101.843	101.593	101.343
4.625	103.770	103.670	103.570	4.625	103.496	103.396	103.296	3.250	100.916	100.766	100.616	5.000	102.683	102.433	102.183
4.750	103.688	103.588	103.488	4.750	103.521	103.421	103.321	3.375	101.239	101.089	100.939	5.500	104.133	103.883	103.633
4.875	104.090	103.990	103.890	4.875	103.887	103.787	103.687	3.500	101.526	101.376	101.226	**15 Year OTC**			
5.000	104.383	104.283	104.183	5.000	104.145	104.045	103.945	3.625	101.742	101.592	101.442	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.611	104.511	104.411	5.125	104.337	104.237	104.137	3.750	101.866	101.716	101.566	2.500	95.115	94.865	94.615
5.250	105.138	105.038	104.938	5.250	104.970	104.870	104.770	3.875	102.117	101.967	101.817	3.000	98.088	97.838	97.588
5.375	105.539	105.439	105.339	5.375	105.336	105.236	105.136	4.000	102.335	102.185	102.035	3.500	99.826	99.576	99.326
5.500	105.833	105.733	105.633	5.500	105.594	105.494	105.394	4.125	102.489	102.339	102.189	4.000	100.635	100.385	100.135

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

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

Specialty Adjustment

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

Max USDA-GRH Rate

Today:	11/8/2017	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	103.406	103.156	102.906	5.000	103.168	102.918	102.668

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

 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.:	**12/8/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/26/2017**
		60 Day Lock Exp.:	**1/8/2018**

W. Rate Sheet Dated: **11/8/2017** **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	99.593	99.443	99.293	3.250	99.376	99.226	99.076	1.875	N/A	N/A	N/A	3.125	99.47	99.325	99.175
3.375	100.042	99.892	99.742	3.375	99.789	99.639	99.489	2.000	N/A	N/A	N/A	3.250	100.06	99.906	99.756
3.500	100.487	100.337	100.187	3.500	100.198	100.048	99.898	2.125	N/A	N/A	N/A	3.375	100.46	100.313	100.163
3.625	100.872	100.722	100.572	3.625	100.548	100.398	100.248	2.250	95.321	95.171	95.021	3.500	100.87	100.716	100.566
3.750	101.662	101.475	101.325	3.750	101.445	101.258	101.108	2.375	95.715	95.565	95.415	3.625	101.25	101.102	100.952
3.875	102.062	101.874	101.724	3.875	101.809	101.621	101.471	2.500	96.105	95.955	95.805	Margin = 2.250		Index = 1.450	
4.000	102.426	102.239	102.089	4.000	102.138	101.950	101.800	2.625	96.445	96.295	96.145				
4.125	102.717	102.529	102.379	4.125	102.393	102.205	102.055	2.750	98.628	98.478	98.328				
4.250	102.498	102.398	102.298	4.250	102.230	102.130	102.030	2.875	99.015	98.865	98.715				
4.375	102.827	102.727	102.627	4.375	102.524	102.424	102.324	3.000	99.390	99.240	99.090				
4.500	103.120	103.020	102.920	4.500	102.782	102.682	102.582	3.125	99.716	99.566	99.416				
4.625	103.348	103.248	103.148	4.625	102.974	102.874	102.774	3.250	101.206	101.056	100.906				
4.750	102.422	102.322	102.222	4.750	102.154	102.054	101.954	3.375	101.529	101.379	101.229				
4.875	102.823	102.723	102.623	4.875	102.520	102.420	102.320	3.500	101.816	101.666	101.516				
5.000	103.117	103.017	102.917	5.000	102.778	102.678	102.578	3.625	102.032	101.882	101.732				
5.125	103.344	103.244	103.144	5.125	102.970	102.870	102.770	3.750	101.781	101.631	101.481				
5.250	100.278	100.178	100.078	5.250	100.010	99.910	99.810	3.875	102.032	101.882	101.732				
5.375	100.629	100.529	100.429	5.375	100.376	100.276	100.176	4.000	102.250	102.100	101.950				
5.500	100.923	100.823	100.723	5.500	100.634	100.534	100.434	4.125	102.404	102.254	102.104				

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	98.253	98.103	97.953	3.250	98.086	97.936	97.786	1.875	N/A	N/A	N/A	3.125	98.185	98.035	97.885
3.375	98.702	98.552	98.402	3.375	98.499	98.349	98.199	2.000	N/A	N/A	N/A	3.250	98.766	98.616	98.466
3.500	99.147	98.997	98.847	3.500	98.908	98.758	98.608	2.125	N/A	N/A	N/A	3.375	99.173	99.023	98.873
3.625	99.532	99.382	99.232	3.625	99.258	99.108	98.958	2.250	94.281	94.131	93.981	3.500	99.576	99.426	99.276
3.750	100.322	100.135	99.985	3.750	100.155	99.968	99.818	2.375	94.675	94.525	94.375	3.625	99.962	99.812	99.662
3.875	100.722	100.534	100.384	3.875	100.519	100.331	100.181	2.500	95.065	94.915	94.765	Margin = 2.250		Index = 1.450	
4.000	101.086	100.899	100.749	4.000	100.848	100.660	100.510	2.625	95.405	95.255	95.105	**30 Year OTC**			
4.125	101.377	101.189	101.039	4.125	101.103	100.915	100.765	2.750	97.963	97.813	97.663	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.108	101.008	100.908	4.250	100.940	100.840	100.740	2.875	98.350	98.200	98.050	3.500	97.447	97.197	96.947
4.375	101.437	101.337	101.237	4.375	101.234	101.134	101.034	3.000	98.725	98.575	98.425	4.000	99.386	99.136	98.886
4.500	101.730	101.630	101.530	4.500	101.492	101.392	101.292	3.125	99.051	98.901	98.751	4.500	100.030	99.780	99.530
4.625	101.958	101.858	101.758	4.625	101.684	101.584	101.484	3.250	99.487	99.337	99.187	5.000	100.027	99.777	99.527
4.750	101.032	100.932	100.832	4.750	100.864	100.764	100.664	3.375	99.809	99.659	99.509	5.500	97.883	97.633	97.383
4.875	101.433	101.333	101.233	4.875	101.230	101.130	101.030	3.500	100.097	99.947	99.797	**15 Year OTC**			
5.000	101.727	101.627	101.527	5.000	101.488	101.388	101.288	3.625	100.312	100.162	100.012	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.954	101.854	101.754	5.125	101.680	101.580	101.480	3.750	99.975	99.825	99.675	2.500	93.365	93.115	92.865
5.250	98.888	98.788	98.688	5.250	98.720	98.620	98.520	3.875	100.227	100.077	99.927	3.000	97.025	96.775	96.525
5.375	99.289	99.189	99.089	5.375	99.086	98.986	98.886	4.000	100.444	100.294	100.144	3.500	98.397	98.147	97.897
5.500	99.583	99.483	99.383	5.500	99.344	99.244	99.144	4.125	100.599	100.449	100.299	4.000	98.744	98.494	98.244

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:	11/8/2017	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	100.750	100.500	100.250	5.000	100.511	100.261	100.011

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)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**12/8/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/26/2017**
		60 Day Lock Exp.:	**1/8/2018**

W. Rate Sheet Dated: **11/8/2017** **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	100.096	99.996	99.896	3.250	99.196	99.096	98.996	3.000	100.479	100.379	100.279	3.000	100.471	100.371	100.271
3.625	100.693	100.593	100.493	3.375	100.032	99.932	99.832	3.125	100.924	100.824	100.724	3.125	100.776	100.676	100.576
3.750	101.619	101.519	101.419	3.500	100.891	100.791	100.691	3.250	101.753	101.653	101.553	3.250	101.624	101.524	101.424
3.875	102.186	102.086	101.986	3.625	101.447	101.347	101.247	3.375	102.088	101.988	101.888	3.375	101.885	101.785	101.685
3.990	102.622	102.522	102.422	3.750	101.960	101.860	101.760	3.500	102.414	102.314	102.214	3.500	102.148	102.048	101.948
4.000	102.722	102.622	102.522	3.875	102.476	102.376	102.276	3.625	102.575	102.475	102.375	3.625	102.377	102.277	102.177
4.125	103.165	103.065	102.965	3.990	102.899	102.799	102.699	3.750	102.946	102.846	102.746	3.750	102.857	102.757	102.657
4.250	103.752	103.652	103.552	4.000	102.999	102.899	102.799	3.875	103.271	103.171	103.071	3.875	103.130	103.030	102.930
4.375	104.236	104.136	104.036	4.125	103.459	103.359	103.259	3.990	103.388	103.288	103.188	3.990	103.326	103.226	103.126
4.500	104.328	104.228	104.128	4.250	104.321	104.221	104.121	4.000	103.488	103.388	103.288	4.000	103.426	103.326	103.226
4.625	104.804	104.704	104.604	4.375	104.660	104.560	104.460	4.125	103.827	103.727	103.627	4.125	103.626	103.526	103.426
4.750	105.277	105.177	105.077	4.500	105.159	105.059	104.959	4.250	104.162	104.062	103.962	4.250	103.857	103.757	103.657
4.875	105.763	105.663	105.563	4.625	105.551	105.451	105.351	4.375	104.498	104.398	104.298	4.375	104.069	103.969	103.869
4.990	105.938	105.838	105.738	4.750	105.916	105.816	105.716	4.500	104.592	104.492	104.392	4.500	104.130	104.030	103.930
5.000	106.038	105.938	105.838	4.875	106.324	106.224	106.124	4.625	104.580	104.474	104.364	4.625	104.356	104.236	104.111
5.125	106.390	106.290	106.190	4.990	106.501	106.401	106.301	4.750	104.865	104.758	104.649	4.750	104.534	104.414	104.289
5.250	106.964	106.864	106.764	5.000	106.601	106.501	106.401	4.875	105.116	105.009	104.900	4.875	104.692	104.572	104.447
5.375	107.376	107.276	107.176	5.125	107.073	106.973	106.873	4.990	105.258	105.151	105.042	4.990	104.742	104.622	104.497
5.500	107.763	107.663	107.563	5.250	107.488	107.388	107.288	5.000	105.358	105.251	105.142	5.000	104.842	104.722	104.597

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	101.725	101.625	101.525	3.000	99.555	99.455	99.355
4.250	102.248	102.148	102.048	3.125	99.960	99.860	99.760
4.375	102.601	102.501	102.401	3.250	100.283	100.183	100.083
4.500	102.884	102.784	102.684	3.375	100.704	100.604	100.504
4.625	103.266	103.166	103.066	3.500	101.115	101.015	100.915
4.750	103.726	103.626	103.526	3.625	101.465	101.365	101.265
4.875	104.143	104.043	103.943	3.750	101.715	101.615	101.515
4.990	104.253	104.153	104.053	3.875	101.930	101.830	101.730
5.000	104.353	104.253	104.153	3.990	101.858	101.758	101.658
5.125	104.519	104.419	104.319	4.000	101.958	101.858	101.758
5.250	103.791	103.691	103.591	4.125	102.099	101.999	101.899
5.375	104.147	104.047	103.947	4.250	102.318	102.218	102.118
5.500	104.456	104.356	104.256	4.375	102.549	102.449	102.349
5.625	104.635	104.535	104.435	4.500	102.611	102.511	102.411
5.750	102.707	102.545	102.385	4.625	102.797	102.691	102.581
5.875	103.073	102.911	102.751	4.750	102.991	102.884	102.775
5.990	103.300	103.138	102.978	4.875	103.163	103.056	102.947
6.000	103.400	103.238	103.078	4.990	103.226	103.119	103.010
6.125	103.524	103.362	103.202	5.000	103.326	103.219	103.110

All Loan Type Adjustments

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

Cash-Out Refinance

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

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing *

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

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

Product Features

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

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

HomeReady LLPA Caps*

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

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **12/8/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/8/2018**

W. Rate Sheet Dated: **11/8/2017** **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	96.841	96.741	96.641	3.125	N/A	N/A	N/A	3.250	96.696	96.596	96.496	3.500	96.746	96.646	96.546
3.625	97.552	97.452	97.352	3.250	N/A	N/A	N/A	3.375	97.528	97.428	97.328	3.625	97.688	97.588	97.488
3.750	98.273	98.173	98.073	3.375	93.722	93.622	93.522	3.500	98.391	98.291	98.191	3.750	98.451	98.351	98.251
3.875	98.987	98.887	98.787	3.500	95.220	95.120	95.020	3.625	98.947	98.847	98.747	3.875	99.009	98.909	98.809
3.990	99.549	99.449	99.349	3.625	96.178	96.078	95.978	3.750	99.436	99.336	99.236	3.990	99.338	99.238	99.138
4.000	99.649	99.549	99.449	3.750	97.012	96.912	96.812	3.875	99.976	99.876	99.776	4.000	99.438	99.338	99.238
4.125	100.233	100.133	100.033	3.875	97.939	97.839	97.739	3.990	100.399	100.299	100.199	4.125	100.135	100.035	99.935
4.250	100.831	100.731	100.631	3.990	98.743	98.643	98.543	4.000	100.499	100.399	100.299	4.250	100.748	100.648	100.548
4.375	101.320	101.220	101.120	4.000	98.843	98.743	98.643	4.125	100.959	100.859	100.759	4.375	101.201	101.101	101.001
4.500	101.828	101.728	101.628	4.125	99.636	99.536	99.436	4.250	101.821	101.721	101.621	4.500	101.578	101.478	101.378
4.625	102.304	102.204	102.104	4.250	100.696	100.596	100.496	4.375	102.160	102.060	101.960	4.625	101.903	101.803	101.703
4.750	102.777	102.677	102.577	4.375	101.372	101.272	101.172	4.500	102.659	102.559	102.459	4.750	102.398	102.298	102.198
4.875	103.263	103.163	103.063	4.500	102.072	101.972	101.872	4.625	103.051	102.951	102.851	4.875	102.964	102.864	102.764
4.990	103.438	103.338	103.238	4.625	102.726	102.626	102.526	4.750	103.416	103.316	103.216	4.990	103.120	103.020	102.920
5.000	103.538	103.438	103.338	4.750	103.347	103.247	103.147	4.875	103.824	103.724	103.624	5.000	103.220	103.120	103.020
5.125	103.890	103.790	103.690	4.875	103.886	103.786	103.686	4.990	104.001	103.901	103.801	5.125	103.579	103.479	103.379
5.250	104.464	104.364	104.264	4.990	104.091	103.991	103.891	5.000	104.101	104.001	103.901	5.250	104.019	103.919	103.819
5.375	104.876	104.776	104.676	5.000	104.191	104.091	103.991	5.125	104.573	104.473	104.373	5.375	104.475	104.375	104.275
5.500	105.263	105.163	105.063	5.125	104.558	104.458	104.358	5.250	104.988	104.888	104.788	5.500	104.880	104.780	104.680

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	99.555	99.455	99.355	3.000	96.031	95.931	95.831	3.000	97.921	97.821	97.721	3.000	95.855	95.755	95.655
3.125	99.960	99.860	99.760	3.125	96.600	96.500	96.400	3.125	98.226	98.126	98.026	3.125	96.424	96.324	96.224
3.250	100.283	100.183	100.083	3.250	97.574	97.474	97.374	3.250	99.074	98.974	98.874	3.250	97.388	97.288	97.188
3.375	100.704	100.604	100.504	3.375	98.096	97.996	97.896	3.375	99.335	99.235	99.135	3.375	97.910	97.810	97.710
3.500	101.115	101.015	100.915	3.500	98.623	98.523	98.423	3.500	99.598	99.498	99.398	3.500	98.437	98.337	98.237
3.625	101.465	101.365	101.265	3.625	99.097	98.997	98.897	3.625	99.827	99.727	99.627	3.625	98.891	98.791	98.691
3.750	101.715	101.615	101.515	3.750	99.508	99.408	99.308	3.750	100.307	100.207	100.107	3.750	99.302	99.202	99.102
3.875	101.930	101.830	101.730	3.875	99.870	99.770	99.670	3.875	100.580	100.480	100.380	3.875	99.664	99.564	99.464
3.990	101.858	101.758	101.658	3.990	100.232	100.132	100.032	3.990	100.776	100.676	100.576	3.990	100.026	99.926	99.826
4.000	101.958	101.858	101.758	4.000	100.332	100.232	100.132	4.000	100.876	100.776	100.676	4.000	100.126	100.026	99.926
4.125	102.099	101.999	101.899	4.125	100.753	100.653	100.553	4.125	101.076	100.976	100.876	4.125	100.538	100.438	100.338
4.250	102.318	102.218	102.118	4.250	101.125	101.025	100.925	4.250	101.307	101.207	101.107	4.250	100.940	100.840	100.740
4.375	102.549	102.449	102.349	4.375	101.497	101.397	101.297	4.375	101.519	101.419	101.319	4.375	101.311	101.211	101.111
4.500	102.611	102.511	102.411	4.500	101.606	101.506	101.406	4.500	101.580	101.480	101.380	4.500	101.420	101.320	101.220
4.625	102.797	102.691	102.581	4.625	101.723	101.616	101.507	4.625	101.806	101.686	101.561	4.625	101.537	101.430	101.321
4.750	102.991	102.884	102.775	4.750	102.037	101.930	101.821	4.750	101.984	101.864	101.739	4.750	101.851	101.744	101.635
4.875	103.163	103.056	102.947	4.875	102.314	102.208	102.098	4.875	102.142	102.022	101.897	4.875	102.128	102.022	101.912
4.990	103.226	103.119	103.010	4.990	102.482	102.375	102.266	4.990	102.192	102.072	101.947	4.990	102.296	102.190	102.080
5.000	103.326	103.219	103.110	5.000	102.582	102.475	102.366	5.000	102.292	102.172	102.047	5.000	102.396	102.290	102.180

Applicable for all mortgages with greater than 15 year terms

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

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

LLPA Cap

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

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

Product Features

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

*Not applicable to detached condominiums

All Loan Type Adjustments

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

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **12/8/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/8/2018**

W. Rate Sheet Dated: **11/8/2017** **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	101.619	101.519	101.419	3.750	102.163	102.035	101.963	2.750	99.467	99.367	99.267
3.875	102.186	102.086	101.986	3.875	102.814	102.684	102.614	2.875	99.987	99.887	99.787
3.990	102.622	102.522	102.422	3.990	103.330	103.198	103.130	2.990	100.379	100.279	100.179
4.000	102.722	102.622	102.522	4.000	103.430	103.298	103.230	3.000	100.479	100.379	100.279
4.125	103.165	103.065	102.965	4.125	103.548	103.397	103.327	3.125	100.924	100.824	100.724
4.250	103.752	103.652	103.552	4.250	104.210	104.059	103.988	3.250	101.753	101.653	101.553
4.375	104.236	104.136	104.036	4.375	104.684	104.533	104.463	3.375	102.088	101.988	101.888
4.500	104.741	104.641	104.541	4.500	105.184	105.035	104.965	3.500	102.414	102.314	102.214
4.625	104.993	104.893	104.793	4.625	105.684	105.531	105.444	3.625	102.783	102.683	102.583
4.750	105.537	105.437	105.337	4.750	106.179	106.028	105.941	3.750	103.292	103.192	103.092
4.875	106.012	105.912	105.812	4.875	106.651	106.502	106.415	3.875	103.789	103.689	103.589
4.990	106.358	106.258	106.158	4.990	106.967	106.821	106.734	3.990	103.548	103.448	103.348
5.000	106.458	106.358	106.258	5.000	107.067	106.921	106.834	4.000	103.648	103.548	103.448
5.125	106.640	106.540	106.440	5.125	106.776	106.676	106.576	4.125	104.146	104.046	103.946
5.250	107.112	107.012	106.912	5.250	107.216	107.116	107.016	4.250	104.526	104.426	104.326
5.375	107.515	107.415	107.315	5.375	107.579	107.479	107.379	4.375	104.937	104.837	104.737
5.500	107.872	107.772	107.672	5.500	107.905	107.805	107.705	4.500	105.505	105.405	105.305
5.625	107.846	107.746	107.646	5.625	108.122	108.022	107.922	4.625	105.909	105.809	105.709
5.750	108.255	108.155	108.055	5.750	108.490	108.390	108.290	4.750	103.538	103.438	103.338

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

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

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

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

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

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

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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
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AFR

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/8/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/26/2017
		60 Day Lock Exp.:	1/8/2018

W. Rate Sheet Dated: 11/8/2017 **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	98.756	98.656	98.556	3.750	98.656	98.556	98.456	3.750	99.833	99.705	99.633	3.750	99.733	99.605	99.533
3.875	99.444	99.344	99.244	3.875	99.344	99.244	99.144	3.875	100.484	100.354	100.284	3.875	100.384	100.254	100.184
3.990	99.955	99.855	99.755	3.990	99.855	99.755	99.655	3.990	101.000	100.868	100.800	3.990	100.900	100.768	100.700
4.000	100.055	99.955	99.855	4.000	99.955	99.855	99.755	4.000	101.100	100.968	100.900	4.000	101.000	100.868	100.800
4.125	100.601	100.501	100.401	4.125	100.501	100.401	100.301	4.125	101.218	101.067	100.997	4.125	101.118	100.967	100.897
4.250	101.239	101.139	101.039	4.250	101.139	101.039	100.939	4.250	101.809	101.658	101.587	4.250	101.709	101.558	101.487
4.375	101.822	101.722	101.622	4.375	101.722	101.622	101.522	4.375	102.354	102.203	102.133	4.375	102.254	102.103	102.033
4.500	102.368	102.268	102.168	4.500	102.268	102.168	102.068	4.500	102.854	102.705	102.635	4.500	102.754	102.605	102.535
4.625	102.620	102.520	102.420	4.625	102.520	102.420	102.320	4.625	103.354	103.201	103.114	4.625	103.254	103.101	103.014
4.750	103.164	103.064	102.964	4.750	103.064	102.964	102.864	4.750	103.849	103.698	103.611	4.750	103.749	103.598	103.511
4.875	103.639	103.539	103.439	4.875	103.539	103.439	103.339	4.875	104.321	104.172	104.085	4.875	104.221	104.072	103.985
4.990	103.985	103.885	103.785	4.990	103.885	103.785	103.685	4.990	104.637	104.491	104.404	4.990	104.537	104.391	104.304
5.000	104.085	103.985	103.885	5.000	103.985	103.885	103.785	5.000	104.737	104.591	104.504	5.000	104.637	104.491	104.404
5.125	104.267	104.167	104.067	5.125	104.167	104.067	103.967	5.125	104.446	104.346	104.246	5.125	104.346	104.246	104.146
5.250	104.739	104.639	104.539	5.250	104.639	104.539	104.439	5.250	104.886	104.786	104.686	5.250	104.786	104.686	104.586
5.375	105.142	105.042	104.942	5.375	105.042	104.942	104.842	5.375	105.249	105.149	105.049	5.375	105.149	105.049	104.949
5.500	105.499	105.399	105.299	5.500	105.399	105.299	105.199	5.500	105.575	105.475	105.375	5.500	105.475	105.375	105.275
5.625	105.473	105.373	105.273	5.625	105.373	105.273	105.173	5.625	105.792	105.692	105.592	5.625	105.692	105.592	105.492
5.750	105.882	105.782	105.682	5.750	105.782	105.682	105.582	5.750	106.160	106.060	105.960	5.750	106.060	105.960	105.860

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.782	96.682	96.582	2.750	96.682	96.582	96.482
2.875	97.375	97.275	97.175	2.875	97.275	97.175	97.075
2.990	97.792	97.692	97.592	2.990	97.692	97.592	97.492
3.000	97.892	97.792	97.692	3.000	97.792	97.692	97.592
3.125	98.483	98.383	98.283	3.125	98.383	98.283	98.183
3.250	99.054	98.954	98.854	3.250	98.954	98.854	98.754
3.375	99.597	99.497	99.397	3.375	99.497	99.397	99.297
3.500	99.889	99.789	99.689	3.500	99.789	99.689	99.589
3.625	100.403	100.303	100.203	3.625	100.303	100.203	100.103
3.750	100.912	100.812	100.712	3.750	100.812	100.712	100.612
3.875	101.409	101.309	101.209	3.875	101.309	101.209	101.109
3.990	101.168	101.068	100.968	3.990	101.068	100.968	100.868
4.000	101.268	101.168	101.068	4.000	101.168	101.068	100.968
4.125	101.766	101.666	101.566	4.125	101.666	101.566	101.466
4.250	102.146	102.046	101.946	4.250	102.046	101.946	101.846
4.375	102.557	102.457	102.357	4.375	102.457	102.357	102.257
4.500	103.125	103.025	102.925	4.500	103.025	102.925	102.825
4.625	103.529	103.429	103.329	4.625	103.429	103.329	103.229
4.750	101.158	101.058	100.958	4.750	101.058	100.958	100.858

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.: **1/8/2018**

W. Rate Sheet Dated: **11/8/2017** **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	99.186	99.086	98.986	3.750	100.263	100.135	100.063	2.750	97.212	97.112	97.012
3.875	99.874	99.774	99.674	3.875	100.914	100.784	100.714	2.875	97.805	97.705	97.605
3.990	100.385	100.285	100.185	3.990	101.430	101.298	101.230	2.990	98.222	98.122	98.022
4.000	100.485	100.385	100.285	4.000	101.530	101.398	101.330	3.000	98.322	98.222	98.122
4.125	101.031	100.931	100.831	4.125	101.648	101.497	101.427	3.125	98.913	98.813	98.713
4.250	101.669	101.569	101.469	4.250	102.239	102.088	102.017	3.250	99.484	99.384	99.284
4.375	102.252	102.152	102.052	4.375	102.784	102.633	102.563	3.375	100.027	99.927	99.827
4.500	102.798	102.698	102.598	4.500	103.284	103.135	103.065	3.500	100.319	100.219	100.119
4.625	103.050	102.950	102.850	4.625	103.784	103.631	103.544	3.625	100.833	100.733	100.633
4.750	103.594	103.494	103.394	4.750	104.279	104.128	104.041	3.750	101.342	101.242	101.142
4.875	104.069	103.969	103.869	4.875	104.751	104.602	104.515	3.875	101.839	101.739	101.639
4.990	104.415	104.315	104.215	4.990	105.067	104.921	104.834	3.990	101.598	101.498	101.398
5.000	104.515	104.415	104.315	5.000	105.167	105.021	104.934	4.000	101.698	101.598	101.498
5.125	104.697	104.597	104.497	5.125	104.876	104.776	104.676	4.125	102.196	102.096	101.996
5.250	105.169	105.069	104.969	5.250	105.316	105.216	105.116	4.250	102.576	102.476	102.376
5.375	105.572	105.472	105.372	5.375	105.679	105.579	105.479	4.375	102.987	102.887	102.787
5.500	105.929	105.829	105.729	5.500	106.005	105.905	105.805	4.500	103.555	103.455	103.355
5.625	105.903	105.803	105.703	5.625	106.222	106.122	106.022	4.625	103.959	103.859	103.759
5.750	106.312	106.212	106.112	5.750	106.590	106.490	106.390	4.750	101.588	101.488	101.388

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.	