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.: **12/11/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/9/2018**

W. Rate Sheet Dated: **11/10/2017** **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	100.237	100.087	99.937	3.250	100.020	99.870	99.720	1.875	N/A	N/A	N/A	3.125	101.212	101.062	100.912
3.375	100.686	100.536	100.386	3.375	100.433	100.283	100.133	2.000	N/A	N/A	N/A	3.250	101.106	100.956	100.806
3.500	101.130	100.980	100.830	3.500	100.842	100.692	100.542	2.125	N/A	N/A	N/A	3.375	101.513	101.363	101.213
3.625	101.516	101.366	101.216	3.625	101.192	101.042	100.892	2.250	96.957	96.807	96.657	3.500	101.916	101.766	101.616
3.750	102.822	102.603	102.453	3.750	102.605	102.386	102.236	2.375	97.351	97.201	97.051	3.625	102.302	102.152	102.002
3.875	103.221	103.002	102.852	3.875	102.968	102.750	102.600	2.500	97.741	97.591	97.441	Margin = 2.250		Index = 1.450	
4.000	103.586	103.367	103.217	4.000	103.297	103.078	102.928	2.625	98.081	97.931	97.781				
4.125	103.876	103.657	103.507	4.125	103.552	103.333	103.183	2.750	100.041	99.891	99.741				
4.250	104.094	103.994	103.894	4.250	103.827	103.727	103.627	2.875	100.428	100.278	100.128				
4.375	104.424	104.324	104.224	4.375	104.121	104.021	103.921	3.000	100.804	100.654	100.504				
4.500	104.717	104.617	104.517	4.500	104.379	104.279	104.179	3.125	101.130	100.980	100.830				
4.625	104.945	104.845	104.745	4.625	104.571	104.471	104.371	3.250	102.084	101.934	101.784				
4.750	104.940	104.840	104.740	4.750	104.673	104.573	104.473	3.375	102.407	102.257	102.107				
4.875	105.342	105.242	105.142	4.875	105.039	104.939	104.839	3.500	102.694	102.544	102.394				
5.000	105.636	105.536	105.436	5.000	105.297	105.197	105.097	3.625	102.910	102.760	102.610				
5.125	105.863	105.763	105.663	5.125	105.489	105.389	105.289	3.750	103.190	103.040	102.890				
5.250	106.390	106.290	106.190	5.250	106.123	106.023	105.923	3.875	103.442	103.292	103.142				
5.375	106.742	106.642	106.542	5.375	106.489	106.389	106.289	4.000	103.659	103.509	103.359				
5.500	107.035	106.935	106.835	5.500	106.747	106.647	106.547	4.125	103.814	103.664	103.514				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	98.877	98.727	98.577	3.250	98.710	98.560	98.410	1.875	N/A	N/A	N/A	3.125	99.902	99.752	99.602
3.375	99.326	99.176	99.026	3.375	99.123	98.973	98.823	2.000	N/A	N/A	N/A	3.250	99.796	99.646	99.496
3.500	99.770	99.620	99.470	3.500	99.532	99.382	99.232	2.125	N/A	N/A	N/A	3.375	100.203	100.053	99.903
3.625	100.156	100.006	99.856	3.625	99.882	99.732	99.582	2.250	95.647	95.497	95.347	3.500	100.606	100.456	100.306
3.750	101.462	101.243	101.093	3.750	101.295	101.076	100.926	2.375	96.041	95.891	95.741	3.625	100.992	100.842	100.692
3.875	101.861	101.642	101.492	3.875	101.658	101.440	101.290	2.500	96.431	96.281	96.131	Margin = 2.250		Index = 1.450	
4.000	102.226	102.007	101.857	4.000	101.987	101.768	101.618	2.625	96.771	96.621	96.471	**30 Year OTC**			
4.125	102.516	102.297	102.147	4.125	102.242	102.023	101.873	2.750	98.731	98.581	98.431	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	102.684	102.584	102.484	4.250	102.517	102.417	102.317	2.875	99.118	98.968	98.818	3.500	98.040	97.790	97.540
4.375	103.014	102.914	102.814	4.375	102.811	102.711	102.611	3.000	99.494	99.344	99.194	4.000	100.496	100.246	99.996
4.500	103.307	103.207	103.107	4.500	103.069	102.969	102.869	3.125	99.820	99.670	99.520	4.500	101.577	101.327	101.077
4.625	103.535	103.435	103.335	4.625	103.261	103.161	103.061	3.250	100.774	100.624	100.474	5.000	102.496	102.246	101.996
4.750	103.530	103.430	103.330	4.750	103.363	103.263	103.163	3.375	101.097	100.947	100.797	5.500	103.945	103.695	103.445
4.875	103.932	103.832	103.732	4.875	103.729	103.629	103.529	3.500	101.384	101.234	101.084	**15 Year OTC**			
5.000	104.226	104.126	104.026	5.000	103.987	103.887	103.787	3.625	101.600	101.450	101.300	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.453	104.353	104.253	5.125	104.179	104.079	103.979	3.750	101.880	101.730	101.580	2.500	94.701	94.451	94.201
5.250	104.980	104.880	104.780	5.250	104.813	104.713	104.613	3.875	102.132	101.982	101.832	3.000	97.764	97.514	97.264
5.375	105.382	105.282	105.182	5.375	105.179	105.079	104.979	4.000	102.349	102.199	102.049	3.500	99.654	99.404	99.154
5.500	105.675	105.575	105.475	5.500	105.437	105.337	105.237	4.125	102.504	102.354	102.204	4.000	100.619	100.369	100.119

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:	11/10/2017	4.750%

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	101.910	101.660	101.410	4.500	101.671	101.421	101.171
5.000	103.172	102.922	102.672	5.000	102.933	102.683	102.433

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **12/11/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/9/2018**

W. Rate Sheet Dated: **11/10/2017** **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	99.237	99.087	98.937	3.250	99.020	98.870	98.720	1.875	N/A	N/A	N/A	3.125	99.52	99.375	99.225
3.375	99.686	99.536	99.386	3.375	99.433	99.283	99.133	2.000	N/A	N/A	N/A	3.250	100.11	99.956	99.806
3.500	100.130	99.980	99.830	3.500	99.842	99.692	99.542	2.125	N/A	N/A	N/A	3.375	100.51	100.363	100.213
3.625	100.516	100.366	100.216	3.625	100.192	100.042	99.892	2.250	94.957	94.807	94.657	3.500	100.92	100.766	100.616
3.750	101.447	101.228	101.078	3.750	101.230	101.011	100.861	2.375	95.351	95.201	95.051	3.625	101.30	101.152	101.002
3.875	101.846	101.627	101.477	3.875	101.593	101.375	101.225	2.500	95.741	95.591	95.441	Margin = 2.250		Index = 1.450	
4.000	102.211	101.992	101.842	4.000	101.922	101.703	101.553	2.625	96.081	95.931	95.781				
4.125	102.501	102.282	102.132	4.125	102.177	101.958	101.808	2.750	98.353	98.203	98.053				
4.250	102.282	102.182	102.082	4.250	102.015	101.915	101.815	2.875	98.741	98.591	98.441				
4.375	102.611	102.511	102.411	4.375	102.308	102.208	102.108	3.000	99.116	98.966	98.816				
4.500	102.905	102.805	102.705	4.500	102.566	102.466	102.366	3.125	99.442	99.292	99.142				
4.625	103.132	103.032	102.932	4.625	102.758	102.658	102.558	3.250	101.084	100.934	100.784				
4.750	102.284	102.184	102.084	4.750	102.017	101.917	101.817	3.375	101.407	101.257	101.107				
4.875	102.686	102.586	102.486	4.875	102.383	102.283	102.183	3.500	101.694	101.544	101.394				
5.000	102.979	102.879	102.779	5.000	102.641	102.541	102.441	3.625	101.910	101.760	101.610				
5.125	103.207	103.107	103.007	5.125	102.833	102.733	102.633	3.750	101.815	101.665	101.515				
5.250	100.140	100.040	99.940	5.250	99.873	99.773	99.673	3.875	102.067	101.917	101.767				
5.375	100.492	100.392	100.292	5.375	100.239	100.139	100.039	4.000	102.284	102.134	101.984				
5.500	100.785	100.685	100.585	5.500	100.497	100.397	100.297	4.125	102.439	102.289	102.139				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	97.877	97.727	97.577	3.250	97.710	97.560	97.410	1.875	N/A	N/A	N/A	3.125	98.215	98.065	97.915
3.375	98.326	98.176	98.026	3.375	98.123	97.973	97.823	2.000	N/A	N/A	N/A	3.250	98.796	98.646	98.496
3.500	98.770	98.620	98.470	3.500	98.532	98.382	98.232	2.125	N/A	N/A	N/A	3.375	99.203	99.053	98.903
3.625	99.156	99.006	98.856	3.625	98.882	98.732	98.582	2.250	93.897	93.747	93.597	3.500	99.606	99.456	99.306
3.750	100.087	99.868	99.718	3.750	99.920	99.701	99.551	2.375	94.291	94.141	93.991	3.625	99.992	99.842	99.692
3.875	100.486	100.267	100.117	3.875	100.283	100.065	99.915	2.500	94.681	94.531	94.381	Margin = 2.250		Index = 1.450	
4.000	100.851	100.632	100.482	4.000	100.612	100.393	100.243	2.625	95.021	94.871	94.721	**30 Year OTC**			
4.125	101.141	100.922	100.772	4.125	100.867	100.648	100.498	2.750	97.668	97.518	97.368	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.872	100.772	100.672	4.250	100.705	100.605	100.505	2.875	98.056	97.906	97.756	3.500	97.040	96.790	96.540
4.375	101.201	101.101	101.001	4.375	100.998	100.898	100.798	3.000	98.431	98.281	98.131	4.000	99.121	98.871	98.621
4.500	101.495	101.395	101.295	4.500	101.256	101.156	101.056	3.125	98.757	98.607	98.457	4.500	99.765	99.515	99.265
4.625	101.722	101.622	101.522	4.625	101.448	101.348	101.248	3.250	99.345	99.195	99.045	5.000	99.839	99.589	99.339
4.750	100.874	100.774	100.674	4.750	100.707	100.607	100.507	3.375	99.667	99.517	99.367	5.500	97.695	97.445	97.195
4.875	101.276	101.176	101.076	4.875	101.073	100.973	100.873	3.500	99.955	99.805	99.655	**15 Year OTC**			
5.000	101.569	101.469	101.369	5.000	101.331	101.231	101.131	3.625	100.170	100.020	99.870	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.797	101.697	101.597	5.125	101.523	101.423	101.323	3.750	99.989	99.839	99.689	2.500	92.951	92.701	92.451
5.250	98.730	98.630	98.530	5.250	98.563	98.463	98.363	3.875	100.241	100.091	99.941	3.000	96.701	96.451	96.201
5.375	99.132	99.032	98.932	5.375	98.929	98.829	98.729	4.000	100.458	100.308	100.158	3.500	98.225	97.975	97.725
5.500	99.425	99.325	99.225	5.500	99.187	99.087	98.987	4.125	100.613	100.463	100.313	4.000	98.728	98.478	98.228

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 IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	11/10/2017	4.750%

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	100.097	99.847	99.597	4.500	99.859	99.609	99.359
5.000	100.516	100.266	100.016	5.000	100.277	100.027	99.777

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **12/11/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/9/2018**

W. Rate Sheet Dated: **11/10/2017** **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	99.865	99.765	99.665	3.250	99.008	98.908	98.808	3.000	100.268	100.168	100.068	3.000	100.136	100.036	99.936
3.625	100.461	100.361	100.261	3.375	99.863	99.763	99.663	3.125	100.684	100.584	100.484	3.125	100.443	100.343	100.243
3.750	101.450	101.350	101.250	3.500	100.600	100.500	100.400	3.250	101.229	101.129	101.029	3.250	101.424	101.324	101.224
3.875	102.017	101.917	101.817	3.625	101.079	100.979	100.879	3.375	101.968	101.868	101.768	3.375	101.687	101.587	101.487
3.990	102.453	102.353	102.253	3.750	101.791	101.691	101.591	3.500	102.299	102.199	102.099	3.500	101.952	101.852	101.752
4.000	102.553	102.453	102.353	3.875	102.248	102.148	102.048	3.625	102.384	102.284	102.184	3.625	102.185	102.085	101.985
4.125	102.996	102.896	102.796	3.990	102.577	102.477	102.377	3.750	102.761	102.661	102.561	3.750	102.686	102.586	102.486
4.250	103.614	103.514	103.414	4.000	102.677	102.577	102.477	3.875	103.092	102.992	102.892	3.875	102.962	102.862	102.762
4.375	104.098	103.998	103.898	4.125	103.140	103.040	102.940	3.990	103.222	103.122	103.022	3.990	103.162	103.062	102.962
4.500	104.072	103.972	103.872	4.250	104.072	103.972	103.872	4.000	103.322	103.222	103.122	4.000	103.262	103.162	103.062
4.625	104.558	104.458	104.358	4.375	104.438	104.338	104.238	4.125	103.668	103.568	103.468	4.125	103.466	103.366	103.266
4.750	105.039	104.939	104.839	4.500	104.912	104.812	104.712	4.250	104.007	103.907	103.807	4.250	103.700	103.600	103.500
4.875	105.530	105.430	105.330	4.625	105.311	105.211	105.111	4.375	104.345	104.245	104.145	4.375	103.914	103.814	103.714
4.990	105.706	105.606	105.506	4.750	105.682	105.582	105.482	4.500	104.439	104.339	104.239	4.500	103.969	103.869	103.769
5.000	105.806	105.706	105.606	4.875	106.093	105.993	105.893	4.625	104.400	104.291	104.181	4.625	104.175	104.050	103.925
5.125	106.356	106.256	106.156	4.990	106.341	106.241	106.141	4.750	104.687	104.578	104.469	4.750	104.355	104.230	104.105
5.250	106.933	106.833	106.733	5.000	106.441	106.341	106.241	4.875	104.941	104.832	104.722	4.875	104.514	104.389	104.264
5.375	107.347	107.247	107.147	5.125	106.915	106.815	106.715	4.990	105.081	104.972	104.862	4.990	104.565	104.440	104.315
5.500	107.739	107.639	107.539	5.250	107.333	107.233	107.133	5.000	105.181	105.072	104.962	5.000	104.665	104.540	104.415

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	101.403	101.303	101.203	3.000	99.219	99.119	99.019
4.250	101.933	101.833	101.733	3.125	99.628	99.528	99.428
4.375	102.293	102.193	102.093	3.250	100.082	99.982	99.882
4.500	102.583	102.483	102.383	3.375	100.506	100.406	100.306
4.625	103.023	102.923	102.823	3.500	100.920	100.820	100.720
4.750	103.490	103.390	103.290	3.625	101.274	101.174	101.074
4.875	103.911	103.811	103.711	3.750	101.527	101.427	101.327
4.990	104.021	103.921	103.821	3.875	101.748	101.648	101.548
5.000	104.121	104.021	103.921	3.990	101.676	101.576	101.476
5.125	104.292	104.192	104.092	4.000	101.776	101.676	101.576
5.250	103.638	103.538	103.438	4.125	101.939	101.839	101.739
5.375	103.996	103.896	103.796	4.250	102.162	102.062	101.962
5.500	104.308	104.208	104.108	4.375	102.393	102.293	102.193
5.625	104.485	104.385	104.285	4.500	102.453	102.353	102.253
5.750	102.642	102.529	102.404	4.625	102.617	102.508	102.398
5.875	103.009	102.896	102.771	4.750	102.813	102.704	102.594
5.990	103.238	103.124	103.000	4.875	102.985	102.875	102.766
6.000	103.338	103.224	103.100	4.990	103.049	102.940	102.830
6.125	103.458	103.345	103.221	5.000	103.149	103.040	102.930

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
$275,901 - 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

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/11/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/26/2017
		60 Day Lock Exp.:	1/9/2018

W. Rate Sheet Dated: **11/10/2017** **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	96.623	96.523	96.423	3.250	N/A	N/A	N/A	3.250	96.481	96.381	96.281	3.500	96.526	96.426	96.326
3.625	97.338	97.238	97.138	3.375	93.590	93.490	93.390	3.375	97.313	97.213	97.113	3.625	97.475	97.375	97.275
3.750	98.180	98.080	97.980	3.500	95.092	94.992	94.892	3.500	98.180	98.080	97.980	3.750	98.245	98.145	98.045
3.875	98.900	98.800	98.700	3.625	96.056	95.956	95.856	3.625	98.738	98.638	98.538	3.875	98.811	98.711	98.611
3.990	99.469	99.369	99.269	3.750	96.898	96.798	96.698	3.750	99.340	99.240	99.140	3.990	99.163	99.063	98.963
4.000	99.569	99.469	99.369	3.875	97.846	97.746	97.646	3.875	99.897	99.797	99.697	4.000	99.263	99.163	99.063
4.125	100.158	100.058	99.958	3.990	98.658	98.558	98.458	3.990	100.323	100.223	100.123	4.125	100.061	99.961	99.861
4.250	100.812	100.712	100.612	4.000	98.758	98.658	98.558	4.000	100.423	100.323	100.223	4.250	100.683	100.583	100.483
4.375	101.309	101.209	101.109	4.125	99.560	99.460	99.360	4.125	100.890	100.790	100.690	4.375	101.144	101.044	100.944
4.500	101.822	101.722	101.622	4.250	100.731	100.631	100.531	4.250	101.812	101.712	101.612	4.500	101.529	101.429	101.329
4.625	102.308	102.208	102.108	4.375	101.413	101.313	101.213	4.375	102.154	102.054	101.954	4.625	101.857	101.757	101.657
4.750	102.789	102.689	102.589	4.500	102.124	102.024	101.924	4.500	102.662	102.562	102.462	4.750	102.411	102.311	102.211
4.875	103.280	103.180	103.080	4.625	102.792	102.692	102.592	4.625	103.061	102.961	102.861	4.875	102.983	102.883	102.783
4.990	103.456	103.356	103.256	4.750	103.421	103.321	103.221	4.750	103.432	103.332	103.232	4.990	103.139	103.039	102.939
5.000	103.556	103.456	103.356	4.875	103.966	103.866	103.766	4.875	103.843	103.743	103.643	5.000	103.239	103.139	103.039
5.125	104.106	104.006	103.906	4.990	104.171	104.071	103.971	4.990	104.091	103.991	103.891	5.125	103.601	103.501	103.401
5.250	104.683	104.583	104.483	5.000	104.271	104.171	104.071	5.000	104.191	104.091	103.991	5.250	104.114	104.014	103.914
5.375	105.097	104.997	104.897	5.125	104.742	104.642	104.542	5.125	104.665	104.565	104.465	5.375	104.572	104.472	104.372
5.500	105.489	105.389	105.289	5.250	105.500	105.400	105.300	5.250	105.083	104.983	104.883	5.500	104.979	104.879	104.779

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	99.219	99.119	99.019	3.000	95.945	95.845	95.745	3.000	97.836	97.736	97.636	3.000	95.770	95.670	95.570
3.125	99.628	99.528	99.428	3.125	96.519	96.419	96.319	3.125	98.143	98.043	97.943	3.125	96.343	96.243	96.143
3.250	100.082	99.982	99.882	3.250	97.773	97.673	97.573	3.250	99.124	99.024	98.924	3.250	97.588	97.488	97.388
3.375	100.506	100.406	100.306	3.375	98.301	98.201	98.101	3.375	99.387	99.287	99.187	3.375	98.115	98.015	97.915
3.500	100.920	100.820	100.720	3.500	98.832	98.732	98.632	3.500	99.652	99.552	99.452	3.500	98.646	98.546	98.446
3.625	101.274	101.174	101.074	3.625	99.312	99.212	99.112	3.625	99.885	99.785	99.685	3.625	99.106	99.006	98.906
3.750	101.527	101.427	101.327	3.750	99.731	99.631	99.531	3.750	100.386	100.286	100.186	3.750	99.525	99.425	99.325
3.875	101.748	101.648	101.548	3.875	100.100	100.000	99.900	3.875	100.662	100.562	100.462	3.875	99.894	99.794	99.694
3.990	101.676	101.576	101.476	3.990	100.472	100.372	100.272	3.990	100.862	100.762	100.662	3.990	100.267	100.167	100.067
4.000	101.776	101.676	101.576	4.000	100.572	100.472	100.372	4.000	100.962	100.862	100.762	4.000	100.367	100.267	100.167
4.125	101.939	101.839	101.739	4.125	101.001	100.901	100.801	4.125	101.166	101.066	100.966	4.125	100.785	100.685	100.585
4.250	102.162	102.062	101.962	4.250	101.379	101.279	101.179	4.250	101.400	101.300	101.200	4.250	101.193	101.093	100.993
4.375	102.393	102.293	102.193	4.375	101.751	101.651	101.551	4.375	101.614	101.514	101.414	4.375	101.565	101.465	101.365
4.500	102.453	102.353	102.253	4.500	101.858	101.758	101.658	4.500	101.669	101.569	101.469	4.500	101.673	101.573	101.473
4.625	102.617	102.508	102.398	4.625	101.949	101.839	101.730	4.625	101.875	101.750	101.625	4.625	101.763	101.653	101.544
4.750	102.813	102.704	102.594	4.750	102.266	102.156	102.047	4.750	102.055	101.930	101.805	4.750	102.080	101.970	101.861
4.875	102.985	102.875	102.766	4.875	102.545	102.436	102.326	4.875	102.214	102.089	101.964	4.875	102.359	102.250	102.141
4.990	103.049	102.940	102.830	4.990	102.715	102.606	102.497	4.990	102.265	102.140	102.015	4.990	102.529	102.420	102.311
5.000	103.149	103.040	102.930	5.000	102.815	102.706	102.597	5.000	102.365	102.240	102.115	5.000	102.629	102.520	102.411

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.: **12/11/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/9/2018**

W. Rate Sheet Dated: 11/10/2017 **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	101.450	101.350	101.250	3.750	101.834	101.703	101.634	2.750	99.094	98.994	98.894
3.875	102.017	101.917	101.817	3.875	102.502	102.369	102.302	2.875	99.772	99.672	99.572
3.990	102.453	102.353	102.253	3.990	103.014	102.881	102.814	2.990	100.168	100.068	99.968
4.000	102.553	102.453	102.353	4.000	103.114	102.981	102.914	3.000	100.268	100.168	100.068
4.125	102.996	102.896	102.796	4.125	103.364	103.233	103.157	3.125	100.684	100.584	100.484
4.250	103.614	103.514	103.414	4.250	104.072	103.940	103.864	3.250	101.229	101.129	101.029
4.375	104.098	103.998	103.898	4.375	104.495	104.365	104.289	3.375	101.968	101.868	101.768
4.500	104.335	104.235	104.135	4.500	104.992	104.864	104.788	3.500	102.299	102.199	102.099
4.625	104.753	104.653	104.553	4.625	105.551	105.442	105.348	3.625	102.563	102.463	102.363
4.750	105.262	105.162	105.062	4.750	106.041	105.933	105.840	3.750	103.073	102.973	102.873
4.875	105.708	105.608	105.508	4.875	106.519	106.413	106.319	3.875	103.572	103.472	103.372
4.990	106.013	105.913	105.813	4.990	106.836	106.734	106.636	3.990	103.359	103.259	103.159
5.000	106.113	106.013	105.913	5.000	106.936	106.834	106.736	4.000	103.459	103.359	103.259
5.125	106.495	106.395	106.295	5.125	106.700	106.600	106.500	4.125	103.959	103.859	103.759
5.250	106.930	106.830	106.730	5.250	107.141	107.041	106.941	4.250	104.342	104.242	104.142
5.375	107.293	107.193	107.093	5.375	107.503	107.403	107.303	4.375	104.755	104.655	104.555
5.500	107.611	107.511	107.411	5.500	107.827	107.727	107.627	4.500	105.325	105.225	105.125
5.625	107.721	107.621	107.521	5.625	108.004	107.904	107.804	4.625	105.729	105.629	105.529
5.750	108.091	107.991	107.891	5.750	108.370	108.270	108.170	4.750	103.742	103.642	103.542

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

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

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					

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

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/11/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/26/2017
		60 Day Lock Exp.:	1/9/2018

W. Rate Sheet Dated: 11/10/2017 **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	98.516	98.416	98.316	3.750	98.416	98.316	98.216	3.750	99.754	99.623	99.554	3.750	99.654	99.523	99.454
3.875	99.225	99.125	99.025	3.875	99.125	99.025	98.925	3.875	100.422	100.289	100.222	3.875	100.322	100.189	100.122
3.990	99.750	99.650	99.550	3.990	99.650	99.550	99.450	3.990	100.934	100.801	100.734	3.990	100.834	100.701	100.634
4.000	99.850	99.750	99.650	4.000	99.750	99.650	99.550	4.000	101.034	100.901	100.834	4.000	100.934	100.801	100.734
4.125	100.524	100.424	100.324	4.125	100.424	100.324	100.224	4.125	101.284	101.153	101.077	4.125	101.184	101.053	100.977
4.250	101.156	101.056	100.956	4.250	101.056	100.956	100.856	4.250	101.874	101.742	101.666	4.250	101.774	101.642	101.566
4.375	101.703	101.603	101.503	4.375	101.603	101.503	101.403	4.375	102.415	102.285	102.209	4.375	102.315	102.185	102.109
4.500	102.212	102.112	102.012	4.500	102.112	102.012	101.912	4.500	102.912	102.784	102.708	4.500	102.812	102.684	102.608
4.625	102.630	102.530	102.430	4.625	102.530	102.430	102.330	4.625	103.471	103.362	103.268	4.625	103.371	103.262	103.168
4.750	103.139	103.039	102.939	4.750	103.039	102.939	102.839	4.750	103.961	103.853	103.760	4.750	103.861	103.753	103.660
4.875	103.585	103.485	103.385	4.875	103.485	103.385	103.285	4.875	104.439	104.333	104.239	4.875	104.339	104.233	104.139
4.990	103.890	103.790	103.690	4.990	103.790	103.690	103.590	4.990	104.756	104.654	104.556	4.990	104.656	104.554	104.456
5.000	103.990	103.890	103.790	5.000	103.890	103.790	103.690	5.000	104.856	104.754	104.656	5.000	104.756	104.654	104.556
5.125	104.372	104.272	104.172	5.125	104.272	104.172	104.072	5.125	104.620	104.520	104.420	5.125	104.520	104.420	104.320
5.250	104.807	104.707	104.607	5.250	104.707	104.607	104.507	5.250	105.061	104.961	104.861	5.250	104.961	104.861	104.761
5.375	105.170	105.070	104.970	5.375	105.070	104.970	104.870	5.375	105.423	105.323	105.223	5.375	105.323	105.223	105.123
5.500	105.488	105.388	105.288	5.500	105.388	105.288	105.188	5.500	105.747	105.647	105.547	5.500	105.647	105.547	105.447
5.625	105.598	105.498	105.398	5.625	105.498	105.398	105.298	5.625	105.924	105.824	105.724	5.625	105.824	105.724	105.624
5.750	105.968	105.868	105.768	5.750	105.868	105.768	105.668	5.750	106.290	106.190	106.090	5.750	106.190	106.090	105.990

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.640	96.540	96.440	2.750	96.540	96.440	96.340
2.875	97.230	97.130	97.030	2.875	97.130	97.030	96.930
2.990	97.724	97.624	97.524	2.990	97.624	97.524	97.424
3.000	97.824	97.724	97.624	3.000	97.724	97.624	97.524
3.125	98.416	98.316	98.216	3.125	98.316	98.216	98.116
3.250	98.989	98.889	98.789	3.250	98.889	98.789	98.689
3.375	99.548	99.448	99.348	3.375	99.448	99.348	99.248
3.500	99.919	99.819	99.719	3.500	99.819	99.719	99.619
3.625	100.433	100.333	100.233	3.625	100.333	100.233	100.133
3.750	100.943	100.843	100.743	3.750	100.843	100.743	100.643
3.875	101.442	101.342	101.242	3.875	101.342	101.242	101.142
3.990	101.229	101.129	101.029	3.990	101.129	101.029	100.929
4.000	101.329	101.229	101.129	4.000	101.229	101.129	101.029
4.125	101.829	101.729	101.629	4.125	101.729	101.629	101.529
4.250	102.212	102.112	102.012	4.250	102.112	102.012	101.912
4.375	102.625	102.525	102.425	4.375	102.525	102.425	102.325
4.500	103.195	103.095	102.995	4.500	103.095	102.995	102.895
4.625	103.599	103.499	103.399	4.625	103.499	103.399	103.299
4.750	101.612	101.512	101.412	4.750	101.512	101.412	101.312

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

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.: **12/11/2017**
45 Day Lock Exp.: **12/26/2017**
60 Day Lock Exp.: **1/9/2018**

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

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.646	98.546	98.446	3.750	99.884	99.753	99.684	2.750	96.770	96.670	96.570
3.875	99.355	99.255	99.155	3.875	100.552	100.419	100.352	2.875	97.360	97.260	97.160
3.990	99.880	99.780	99.680	3.990	101.064	100.931	100.864	2.990	97.854	97.754	97.654
4.000	99.980	99.880	99.780	4.000	101.164	101.031	100.964	3.000	97.954	97.854	97.754
4.125	100.654	100.554	100.454	4.125	101.414	101.283	101.207	3.125	98.546	98.446	98.346
4.250	101.286	101.186	101.086	4.250	102.004	101.872	101.796	3.250	99.119	99.019	98.919
4.375	101.833	101.733	101.633	4.375	102.545	102.415	102.339	3.375	99.678	99.578	99.478
4.500	102.342	102.242	102.142	4.500	103.042	102.914	102.838	3.500	100.049	99.949	99.849
4.625	102.760	102.660	102.560	4.625	103.601	103.492	103.398	3.625	100.563	100.463	100.363
4.750	103.269	103.169	103.069	4.750	104.091	103.983	103.890	3.750	101.073	100.973	100.873
4.875	103.715	103.615	103.515	4.875	104.569	104.463	104.369	3.875	101.572	101.472	101.372
4.990	104.020	103.920	103.820	4.990	104.886	104.784	104.686	3.990	101.359	101.259	101.159
5.000	104.120	104.020	103.920	5.000	104.986	104.884	104.786	4.000	101.459	101.359	101.259
5.125	104.502	104.402	104.302	5.125	104.750	104.650	104.550	4.125	101.959	101.859	101.759
5.250	104.937	104.837	104.737	5.250	105.191	105.091	104.991	4.250	102.342	102.242	102.142
5.375	105.300	105.200	105.100	5.375	105.553	105.453	105.353	4.375	102.755	102.655	102.555
5.500	105.618	105.518	105.418	5.500	105.877	105.777	105.677	4.500	103.325	103.225	103.125
5.625	105.728	105.628	105.528	5.625	106.054	105.954	105.854	4.625	103.729	103.629	103.529
5.750	106.098	105.998	105.898	5.750	106.420	106.320	106.220	4.750	101.742	101.642	101.542

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