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.: **12/13/2017**
45 Day Lock Exp.: **12/28/2017**
60 Day Lock Exp.: **1/12/2018**

W. Rate Sheet Dated: **11/13/2017** **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	100.300	100.150	100.000	3.250	100.082	99.932	99.782	1.875	N/A	N/A	N/A	3.125	101.212	101.062	100.912
3.375	100.749	100.599	100.449	3.375	100.496	100.346	100.196	2.000	N/A	N/A	N/A	3.250	101.106	100.956	100.806
3.500	101.193	101.043	100.893	3.500	100.904	100.754	100.604	2.125	N/A	N/A	N/A	3.375	101.513	101.363	101.213
3.625	101.579	101.429	101.279	3.625	101.255	101.105	100.955	2.250	96.875	96.725	96.575	3.500	101.916	101.766	101.616
3.750	102.837	102.681	102.509	3.750	102.620	102.464	102.292	2.375	97.269	97.119	96.969	3.625	102.302	102.152	102.002
3.875	103.237	103.081	102.909	3.875	102.984	102.828	102.656	2.500	97.659	97.509	97.359	Margin = 2.250		Index = 1.450	
4.000	103.901	103.745	103.573	4.000	103.313	103.157	102.985	2.625	97.999	97.849	97.699				
4.125	104.192	104.035	103.864	4.125	103.568	103.411	103.239	2.750	100.014	99.864	99.714				
4.250	104.391	104.291	104.191	4.250	103.874	103.774	103.674	2.875	100.401	100.251	100.101				
4.375	104.470	104.370	104.270	4.375	104.168	104.068	103.968	3.000	100.776	100.626	100.476				
4.500	104.764	104.664	104.564	4.500	104.425	104.325	104.225	3.125	101.102	100.952	100.802				
4.625	104.992	104.892	104.792	4.625	104.617	104.517	104.417	3.250	101.956	101.806	101.656				
4.750	104.956	104.856	104.756	4.750	104.689	104.589	104.489	3.375	102.278	102.128	101.978				
4.875	105.358	105.258	105.158	4.875	105.055	104.955	104.855	3.500	102.566	102.416	102.266				
5.000	105.651	105.551	105.451	5.000	105.313	105.213	105.113	3.625	102.781	102.631	102.481				
5.125	105.879	105.779	105.679	5.125	105.505	105.405	105.305	3.750	103.006	102.856	102.706				
5.250	106.531	106.431	106.331	5.250	106.264	106.164	106.064	3.875	103.258	103.108	102.958				
5.375	106.882	106.782	106.682	5.375	106.630	106.530	106.430	4.000	103.475	103.325	103.175				
5.500	107.176	107.076	106.976	5.500	106.887	106.787	106.687	4.125	103.630	103.480	103.330				

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	98.940	98.790	98.640	3.250	98.772	98.622	98.472	1.875	N/A	N/A	N/A	3.125	99.902	99.752	99.602
3.375	99.389	99.239	99.089	3.375	99.186	99.036	98.886	2.000	N/A	N/A	N/A	3.250	99.796	99.646	99.496
3.500	99.833	99.683	99.533	3.500	99.594	99.444	99.294	2.125	N/A	N/A	N/A	3.375	100.203	100.053	99.903
3.625	100.219	100.069	99.919	3.625	99.945	99.795	99.645	2.250	95.565	95.415	95.265	3.500	100.606	100.456	100.306
3.750	101.477	101.321	101.149	3.750	101.310	101.154	100.982	2.375	95.959	95.809	95.659	3.625	100.992	100.842	100.692
3.875	101.877	101.721	101.549	3.875	101.674	101.518	101.346	2.500	96.349	96.199	96.049	Margin = 2.250		Index = 1.450	
4.000	102.241	102.085	101.913	4.000	102.003	101.847	101.675	2.625	96.689	96.539	96.389	**30 Year OTC**			
4.125	102.532	102.375	102.204	4.125	102.258	102.101	101.929	2.750	98.704	98.554	98.404	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	102.731	102.631	102.531	4.250	102.564	102.464	102.364	2.875	99.091	98.941	98.791	3.500	98.103	97.853	97.603
4.375	103.060	102.960	102.860	4.375	102.858	102.758	102.658	3.000	99.466	99.316	99.166	4.000	100.511	100.261	100.011
4.500	103.354	103.254	103.154	4.500	103.115	103.015	102.915	3.125	99.792	99.642	99.492	4.500	101.624	101.374	101.124
4.625	103.582	103.482	103.382	4.625	103.307	103.207	103.107	3.250	100.646	100.496	100.346	5.000	102.511	102.261	102.011
4.750	103.546	103.446	103.346	4.750	103.379	103.279	103.179	3.375	100.968	100.818	100.668	5.500	104.086	103.836	103.586
4.875	103.948	103.848	103.748	4.875	103.745	103.645	103.545	3.500	101.256	101.106	100.956	**15 Year OTC**			
5.000	104.241	104.141	104.041	5.000	104.003	103.903	103.803	3.625	101.471	101.321	101.171	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.469	104.369	104.269	5.125	104.195	104.095	103.995	3.750	101.696	101.546	101.396	2.500	94.619	94.369	94.119
5.250	105.121	105.021	104.921	5.250	104.954	104.854	104.754	3.875	101.948	101.798	101.648	3.000	97.736	97.486	97.236
5.375	105.522	105.422	105.322	5.375	105.320	105.220	105.120	4.000	102.165	102.015	101.865	3.500	99.526	99.276	99.026
5.500	105.816	105.716	105.616	5.500	105.577	105.477	105.377	4.125	102.320	102.170	102.020	4.000	100.435	100.185	99.935

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	-0.500	$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:	11/13/2017	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	102.050	101.800	101.550	4.500	101.812	101.562	101.312
5.000	103.312	103.062	102.812	5.000	103.074	102.824	102.574

Lock Desk Policy

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

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

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

[AFR Loan Center]

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

30 Day Lock Exp.: **12/13/2017**
45 Day Lock Exp.: **12/28/2017**
60 Day Lock Exp.: **1/12/2018**

W. Rate Sheet Dated: **11/13/2017** **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	99.300	99.150	99.000	3.250	99.082	98.932	98.782	1.875	N/A	N/A	N/A	3.125	99.52	99.375	99.225
3.375	99.749	99.599	99.449	3.375	99.496	99.346	99.196	2.000	N/A	N/A	N/A	3.250	100.11	99.956	99.806
3.500	100.193	100.043	99.893	3.500	99.904	99.754	99.604	2.125	N/A	N/A	N/A	3.375	100.51	100.363	100.213
3.625	100.579	100.429	100.279	3.625	100.255	100.105	99.955	2.250	94.875	94.725	94.575	3.500	100.92	100.766	100.616
3.750	101.462	101.306	101.134	3.750	101.245	101.089	100.917	2.375	95.269	95.119	94.969	3.625	101.30	101.152	101.002
3.875	101.862	101.706	101.534	3.875	101.609	101.453	101.281	2.500	95.659	95.509	95.359	Margin = 2.250		Index = 1.450	
4.000	102.526	102.370	102.198	4.000	101.938	101.782	101.610	2.625	95.999	95.849	95.699				
4.125	102.817	102.660	102.489	4.125	102.193	102.036	101.864	2.750	98.326	98.176	98.026				
4.250	102.579	102.479	102.379	4.250	102.062	101.962	101.862	2.875	98.714	98.564	98.414				
4.375	102.658	102.558	102.458	4.375	102.355	102.255	102.155	3.000	99.089	98.939	98.789				
4.500	102.951	102.851	102.751	4.500	102.613	102.513	102.413	3.125	99.415	99.265	99.115				
4.625	103.179	103.079	102.979	4.625	102.805	102.705	102.605	3.250	100.956	100.806	100.656				
4.750	102.300	102.200	102.100	4.750	102.033	101.933	101.833	3.375	101.278	101.128	100.978				
4.875	102.701	102.601	102.501	4.875	102.399	102.299	102.199	3.500	101.566	101.416	101.266				
5.000	102.995	102.895	102.795	5.000	102.656	102.556	102.456	3.625	101.781	101.631	101.481				
5.125	103.223	103.123	103.023	5.125	102.848	102.748	102.648	3.750	101.631	101.481	101.331				
5.250	100.281	100.181	100.081	5.250	100.014	99.914	99.814	3.875	101.883	101.733	101.583				
5.375	100.632	100.532	100.432	5.375	100.380	100.280	100.180	4.000	102.100	101.950	101.800				
5.500	100.926	100.826	100.726	5.500	100.637	100.537	100.437	4.125	102.255	102.105	101.955				

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	97.940	97.790	97.640	3.250	97.772	97.622	97.472	1.875	N/A	N/A	N/A	3.125	98.215	98.065	97.915
3.375	98.389	98.239	98.089	3.375	98.186	98.036	97.886	2.000	N/A	N/A	N/A	3.250	98.796	98.646	98.496
3.500	98.833	98.683	98.533	3.500	98.594	98.444	98.294	2.125	N/A	N/A	N/A	3.375	99.203	99.053	98.903
3.625	99.219	99.069	98.919	3.625	98.945	98.795	98.645	2.250	93.815	93.665	93.515	3.500	99.606	99.456	99.306
3.750	100.102	99.946	99.774	3.750	99.935	99.779	99.607	2.375	94.209	94.059	93.909	3.625	99.992	99.842	99.692
3.875	100.502	100.346	100.174	3.875	100.299	100.143	99.971	2.500	94.599	94.449	94.299	Margin = 2.250		Index = 1.450	
4.000	100.866	100.710	100.538	4.000	100.628	100.472	100.300	2.625	94.939	94.789	94.639	**30 Year OTC**			
4.125	101.157	101.000	100.829	4.125	100.883	100.726	100.554	2.750	97.641	97.491	97.341	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.919	100.819	100.719	4.250	100.752	100.652	100.552	2.875	98.029	97.879	97.729	3.500	97.103	96.853	96.603
4.375	101.248	101.148	101.048	4.375	101.045	100.945	100.845	3.000	98.404	98.254	98.104	4.000	99.136	98.886	98.636
4.500	101.541	101.441	101.341	4.500	101.303	101.203	101.103	3.125	98.730	98.580	98.430	4.500	99.811	99.561	99.311
4.625	101.769	101.669	101.569	4.625	101.495	101.395	101.295	3.250	99.216	99.066	98.916	5.000	99.855	99.605	99.355
4.750	100.890	100.790	100.690	4.750	100.723	100.623	100.523	3.375	99.538	99.388	99.238	5.500	97.836	97.586	97.336
4.875	101.291	101.191	101.091	4.875	101.089	100.989	100.889	3.500	99.826	99.676	99.526	**15 Year OTC**			
5.000	101.585	101.485	101.385	5.000	101.346	101.246	101.146	3.625	100.041	99.891	99.741	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.813	101.713	101.613	5.125	101.538	101.438	101.338	3.750	99.806	99.656	99.506	2.500	92.869	92.619	92.369
5.250	98.871	98.771	98.671	5.250	98.704	98.604	98.504	3.875	100.058	99.908	99.758	3.000	96.674	96.424	96.174
5.375	99.272	99.172	99.072	5.375	99.070	98.970	98.870	4.000	100.275	100.125	99.975	3.500	98.096	97.846	97.596
5.500	99.566	99.466	99.366	5.500	99.327	99.227	99.127	4.125	100.429	100.279	100.129	4.000	98.545	98.295	98.045

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:	11/13/2017	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	100.238	99.988	99.738	4.500	99.999	99.749	99.499
5.000	100.656	100.406	100.156	5.000	100.418	100.168	99.918

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

30 Day Lock Exp.: 12/13/2017
45 Day Lock Exp.: 12/28/2017
60 Day Lock Exp.: 1/12/2018

W. Rate Sheet Dated: 11/13/2017 **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	99.646	99.546	99.446	3.250	98.789	98.689	98.589	3.000	100.143	100.043	99.943	3.000	100.121	100.021	99.921
3.625	100.243	100.143	100.043	3.375	99.645	99.545	99.445	3.125	100.559	100.459	100.359	3.125	100.432	100.332	100.232
3.750	101.294	101.194	101.094	3.500	100.381	100.281	100.181	3.250	101.104	101.004	100.904	3.250	101.330	101.230	101.130
3.875	101.861	101.761	101.661	3.625	100.892	100.792	100.692	3.375	101.874	101.774	101.674	3.375	101.598	101.498	101.398
3.990	102.297	102.197	102.097	3.750	101.635	101.535	101.435	3.500	102.205	102.105	102.005	3.500	101.870	101.770	101.670
4.000	102.397	102.297	102.197	3.875	102.092	101.992	101.892	3.625	102.315	102.215	102.115	3.625	102.111	102.011	101.911
4.125	102.840	102.740	102.640	3.990	102.506	102.406	102.306	3.750	102.707	102.607	102.507	3.750	102.616	102.516	102.416
4.250	103.521	103.421	103.321	4.000	102.606	102.506	102.406	3.875	103.050	102.950	102.850	3.875	102.905	102.805	102.705
4.375	104.004	103.904	103.804	4.125	103.086	102.986	102.886	3.990	103.172	103.072	102.972	3.990	103.115	103.015	102.915
4.500	104.034	103.934	103.834	4.250	104.000	103.900	103.800	4.000	103.272	103.172	103.072	4.000	103.215	103.115	103.015
4.625	104.534	104.434	104.334	4.375	104.356	104.256	104.156	4.125	103.630	103.530	103.430	4.125	103.426	103.326	103.226
4.750	105.029	104.929	104.829	4.500	104.880	104.780	104.680	4.250	103.980	103.880	103.780	4.250	103.668	103.568	103.468
4.875	105.535	105.435	105.335	4.625	105.292	105.192	105.092	4.375	104.328	104.228	104.128	4.375	103.888	103.788	103.688
4.990	105.717	105.617	105.517	4.750	105.675	105.575	105.475	4.500	104.424	104.324	104.224	4.500	103.942	103.842	103.742
5.000	105.817	105.717	105.617	4.875	106.098	105.998	105.898	4.625	104.349	104.240	104.123	4.625	104.121	103.996	103.867
5.125	106.368	106.268	106.168	4.990	106.346	106.246	106.146	4.750	104.645	104.536	104.419	4.750	104.307	104.182	104.053
5.250	106.957	106.857	106.757	5.000	106.446	106.346	106.246	4.875	104.907	104.798	104.681	4.875	104.471	104.346	104.217
5.375	107.385	107.285	107.185	5.125	106.931	106.831	106.731	4.990	105.060	104.950	104.834	4.990	104.528	104.403	104.274
5.500	107.788	107.688	107.588	5.250	107.358	107.258	107.158	5.000	105.160	105.050	104.934	5.000	104.628	104.503	104.374

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	101.345	101.245	101.145	3.000	99.207	99.107	99.007
4.250	101.890	101.790	101.690	3.125	99.621	99.521	99.421
4.375	102.263	102.163	102.063	3.250	99.992	99.892	99.792
4.500	102.563	102.463	102.363	3.375	100.420	100.320	100.220
4.625	102.999	102.899	102.799	3.500	100.840	100.740	100.640
4.750	103.480	103.380	103.280	3.625	101.203	101.103	101.003
4.875	103.914	103.814	103.714	3.750	101.466	101.366	101.266
4.990	104.029	103.929	103.829	3.875	101.697	101.597	101.497
5.000	104.129	104.029	103.929	3.990	101.626	101.526	101.426
5.125	104.305	104.205	104.105	4.000	101.726	101.626	101.526
5.250	103.662	103.562	103.462	4.125	101.899	101.799	101.699
5.375	104.031	103.931	103.831	4.250	102.131	102.031	101.931
5.500	104.352	104.252	104.152	4.375	102.368	102.268	102.168
5.625	104.535	104.435	104.335	4.500	102.431	102.331	102.231
5.750	102.653	102.539	102.409	4.625	102.565	102.456	102.339
5.875	103.031	102.918	102.787	4.750	102.768	102.659	102.542
5.990	103.267	103.154	103.023	4.875	102.945	102.836	102.719
6.000	103.367	103.254	103.123	4.990	103.015	102.906	102.789
6.125	103.493	103.379	103.249	5.000	103.115	103.006	102.889

All Loan Type Adjustments

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

Cash-Out Refinance

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

Applicable for all mortgages with greater than 15 year terms

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

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

Mortgages with Subordinate Financing *

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

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

Product Features

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

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

HomeReady LLPA Caps*

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

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

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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.: **12/13/2017**
45 Day Lock Exp.: **12/28/2017**
60 Day Lock Exp.: **1/12/2018**

W. Rate Sheet Dated: **11/13/2017** **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	96.516	96.416	96.316	3.250	N/A	N/A	N/A	3.250	96.376	96.276	96.176	3.500	96.417	96.317	96.217
3.625	97.238	97.138	97.038	3.375	93.470	93.370	93.270	3.375	97.205	97.105	97.005	3.625	97.375	97.275	97.175
3.750	98.082	97.982	97.882	3.500	94.980	94.880	94.780	3.500	98.077	97.977	97.877	3.750	98.161	98.061	97.961
3.875	98.809	98.709	98.609	3.625	95.953	95.853	95.753	3.625	98.642	98.542	98.442	3.875	98.745	98.645	98.545
3.990	99.392	99.292	99.192	3.750	96.810	96.710	96.610	3.750	99.254	99.154	99.054	3.990	99.099	98.999	98.899
4.000	99.492	99.392	99.292	3.875	97.741	97.641	97.541	3.875	99.819	99.719	99.619	4.000	99.199	99.099	98.999
4.125	100.098	99.998	99.898	3.990	98.569	98.469	98.369	3.990	100.256	100.156	100.056	4.125	100.002	99.902	99.802
4.250	100.738	100.638	100.538	4.000	98.669	98.569	98.469	4.000	100.356	100.256	100.156	4.250	100.644	100.544	100.444
4.375	101.250	101.150	101.050	4.125	99.495	99.395	99.295	4.125	100.836	100.736	100.636	4.375	101.124	101.024	100.924
4.500	101.784	101.684	101.584	4.250	100.637	100.537	100.437	4.250	101.750	101.650	101.550	4.500	101.521	101.421	101.321
4.625	102.284	102.184	102.084	4.375	101.344	101.244	101.144	4.375	102.106	102.006	101.906	4.625	101.858	101.758	101.658
4.750	102.779	102.679	102.579	4.500	102.075	101.975	101.875	4.500	102.630	102.530	102.430	4.750	102.406	102.306	102.206
4.875	103.285	103.185	103.085	4.625	102.764	102.664	102.564	4.625	103.042	102.942	102.842	4.875	102.996	102.896	102.796
4.990	103.467	103.367	103.267	4.750	103.411	103.311	103.211	4.750	103.425	103.325	103.225	4.990	103.158	103.058	102.958
5.000	103.567	103.467	103.367	4.875	103.974	103.874	103.774	4.875	103.848	103.748	103.648	5.000	103.258	103.158	103.058
5.125	104.118	104.018	103.918	4.990	104.188	104.088	103.988	4.990	104.096	103.996	103.896	5.125	103.631	103.531	103.431
5.250	104.707	104.607	104.507	5.000	104.288	104.188	104.088	5.000	104.196	104.096	103.996	5.250	104.142	104.042	103.942
5.375	105.135	105.035	104.935	5.125	104.749	104.649	104.549	5.125	104.681	104.581	104.481	5.375	104.615	104.515	104.415
5.500	105.538	105.438	105.338	5.250	105.524	105.424	105.324	5.250	105.108	105.008	104.908	5.500	105.036	104.936	104.836

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	99.207	99.107	99.007	3.000	95.930	95.830	95.730	3.000	97.821	97.721	97.621	3.000	95.754	95.654	95.554
3.125	99.621	99.521	99.421	3.125	96.513	96.413	96.313	3.125	98.132	98.032	97.932	3.125	96.337	96.237	96.137
3.250	99.992	99.892	99.792	3.250	97.670	97.570	97.470	3.250	99.030	98.930	98.830	3.250	97.484	97.384	97.284
3.375	100.420	100.320	100.220	3.375	98.204	98.104	98.004	3.375	99.298	99.198	99.098	3.375	98.018	97.918	97.818
3.500	100.840	100.740	100.640	3.500	98.749	98.649	98.549	3.500	99.570	99.470	99.370	3.500	98.563	98.463	98.363
3.625	101.203	101.103	101.003	3.625	99.244	99.144	99.044	3.625	99.811	99.711	99.611	3.625	99.038	98.938	98.838
3.750	101.466	101.366	101.266	3.750	99.679	99.579	99.479	3.750	100.316	100.216	100.116	3.750	99.473	99.373	99.273
3.875	101.697	101.597	101.497	3.875	100.061	99.961	99.861	3.875	100.605	100.505	100.405	3.875	99.855	99.755	99.655
3.990	101.626	101.526	101.426	3.990	100.421	100.321	100.221	3.990	100.815	100.715	100.615	3.990	100.215	100.115	100.015
4.000	101.726	101.626	101.526	4.000	100.521	100.421	100.321	4.000	100.915	100.815	100.715	4.000	100.315	100.215	100.115
4.125	101.899	101.799	101.699	4.125	100.963	100.863	100.763	4.125	101.126	101.026	100.926	4.125	100.747	100.647	100.547
4.250	102.131	102.031	101.931	4.250	101.353	101.253	101.153	4.250	101.368	101.268	101.168	4.250	101.167	101.067	100.967
4.375	102.368	102.268	102.168	4.375	101.737	101.637	101.537	4.375	101.588	101.488	101.388	4.375	101.551	101.451	101.351
4.500	102.431	102.331	102.231	4.500	101.844	101.744	101.644	4.500	101.642	101.542	101.442	4.500	101.658	101.558	101.458
4.625	102.565	102.456	102.339	4.625	101.898	101.789	101.672	4.625	101.821	101.696	101.567	4.625	101.712	101.603	101.486
4.750	102.768	102.659	102.542	4.750	102.225	102.116	101.999	4.750	102.007	101.882	101.753	4.750	102.040	101.930	101.814
4.875	102.945	102.836	102.719	4.875	102.515	102.405	102.289	4.875	102.171	102.046	101.917	4.875	102.329	102.219	102.103
4.990	103.015	102.906	102.789	4.990	102.694	102.584	102.468	4.990	102.228	102.103	101.974	4.990	102.508	102.398	102.282
5.000	103.115	103.006	102.889	5.000	102.794	102.684	102.568	5.000	102.328	102.203	102.074	5.000	102.608	102.498	102.382

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.: 12/13/2017
45 Day Lock Exp.: 12/28/2017
60 Day Lock Exp.: 1/12/2018

W. Rate Sheet Dated: 11/13/2017 **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	101.294	101.194	101.094	3.750	101.753	101.653	101.553	2.750	98.969	98.869	98.769
3.875	101.861	101.761	101.661	3.875	102.426	102.326	102.226	2.875	99.647	99.547	99.447
3.990	102.297	102.197	102.097	3.990	102.945	102.845	102.745	2.990	100.043	99.943	99.843
4.000	102.397	102.297	102.197	4.000	103.045	102.945	102.845	3.000	100.143	100.043	99.943
4.125	102.840	102.740	102.640	4.125	103.220	103.120	102.983	3.125	100.559	100.459	100.359
4.250	103.521	103.421	103.321	4.250	103.979	103.879	103.740	3.250	101.104	101.004	100.904
4.375	104.004	103.904	103.804	4.375	104.370	104.270	104.130	3.375	101.874	101.774	101.674
4.500	104.344	104.244	104.144	4.500	104.879	104.779	104.638	3.500	102.205	102.105	102.005
4.625	104.791	104.690	104.591	4.625	105.480	105.380	105.251	3.625	102.511	102.411	102.311
4.750	105.315	105.213	105.115	4.750	105.981	105.881	105.751	3.750	103.023	102.923	102.823
4.875	105.778	105.677	105.578	4.875	106.471	106.370	106.241	3.875	103.523	103.423	103.323
4.990	106.102	106.001	105.902	4.990	106.801	106.701	106.573	3.990	103.317	103.217	103.117
5.000	106.202	106.101	106.002	5.000	106.901	106.801	106.673	4.000	103.417	103.317	103.217
5.125	106.642	106.522	106.442	5.125	106.786	106.665	106.586	4.125	103.919	103.819	103.719
5.250	107.092	106.972	106.892	5.250	107.240	107.119	107.040	4.250	104.307	104.207	104.107
5.375	107.470	107.349	107.270	5.375	107.616	107.495	107.416	4.375	104.729	104.629	104.529
5.500	107.800	107.679	107.600	5.500	107.948	107.828	107.748	4.500	105.305	105.205	105.105
5.625	107.909	107.768	107.709	5.625	108.192	108.052	107.992	4.625	105.714	105.614	105.514
5.750	108.291	108.151	108.091	5.750	108.567	108.426	108.367	4.750	103.739	103.639	103.539

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

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

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

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

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

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

30 Day Lock Exp.: **12/13/2017**
45 Day Lock Exp.: **12/28/2017**
60 Day Lock Exp.: **1/12/2018**

W. Rate Sheet Dated: **11/13/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

FHLMC Open Access

30/25 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.481	98.381	98.281	3.750	98.381	98.281	98.181
3.875	99.203	99.103	99.003	3.875	99.103	99.003	98.903
3.990	99.738	99.638	99.538	3.990	99.638	99.538	99.438
4.000	99.838	99.738	99.638	4.000	99.738	99.638	99.538
4.125	100.492	100.392	100.292	4.125	100.392	100.292	100.192
4.250	101.138	101.038	100.938	4.250	101.038	100.938	100.838
4.375	101.699	101.599	101.499	4.375	101.599	101.499	101.399
4.500	102.221	102.121	102.021	4.500	102.121	102.021	101.921
4.625	102.668	102.567	102.468	4.625	102.568	102.467	102.368
4.750	103.192	103.090	102.992	4.750	103.092	102.990	102.892
4.875	103.655	103.554	103.455	4.875	103.555	103.454	103.355
4.990	103.979	103.878	103.779	4.990	103.879	103.778	103.679
5.000	104.079	103.978	103.879	5.000	103.979	103.878	103.779
5.125	104.519	104.399	104.319	5.125	104.419	104.299	104.219
5.250	104.969	104.849	104.769	5.250	104.869	104.749	104.669
5.375	105.347	105.226	105.147	5.375	105.247	105.126	105.047
5.500	105.677	105.556	105.477	5.500	105.577	105.456	105.377
5.625	105.786	105.645	105.586	5.625	105.686	105.545	105.486
5.750	106.168	106.028	105.968	5.750	106.068	105.928	105.868

20 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.673	99.573	99.473	3.750	99.573	99.473	99.373
3.875	100.346	100.246	100.146	3.875	100.246	100.146	100.046
3.990	100.865	100.765	100.665	3.990	100.765	100.665	100.565
4.000	100.965	100.865	100.765	4.000	100.865	100.765	100.665
4.125	101.140	101.040	100.903	4.125	101.040	100.940	100.803
4.250	101.737	101.637	101.498	4.250	101.637	101.537	101.398
4.375	102.290	102.190	102.050	4.375	102.190	102.090	101.950
4.500	102.799	102.699	102.558	4.500	102.699	102.599	102.458
4.625	103.400	103.300	103.171	4.625	103.300	103.200	103.071
4.750	103.901	103.801	103.671	4.750	103.801	103.701	103.571
4.875	104.391	104.290	104.161	4.875	104.291	104.190	104.061
4.990	104.721	104.621	104.493	4.990	104.621	104.521	104.393
5.000	104.821	104.721	104.593	5.000	104.721	104.621	104.493
5.125	104.706	104.585	104.506	5.125	104.606	104.485	104.406
5.250	105.160	105.039	104.960	5.250	105.060	104.939	104.860
5.375	105.536	105.415	105.336	5.375	105.436	105.315	105.236
5.500	105.868	105.748	105.668	5.500	105.768	105.648	105.568
5.625	106.112	105.972	105.912	5.625	106.012	105.872	105.812
5.750	106.487	106.346	106.287	5.750	106.387	106.246	106.187

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.550	96.450	96.350	2.750	96.450	96.350	96.250
2.875	97.144	97.044	96.944	2.875	97.044	96.944	96.844
2.990	97.671	97.571	97.471	2.990	97.571	97.471	97.371
3.000	97.771	97.671	97.571	3.000	97.671	97.571	97.471
3.125	98.366	98.266	98.166	3.125	98.266	98.166	98.066
3.250	98.942	98.842	98.742	3.250	98.842	98.742	98.642
3.375	99.391	99.291	99.191	3.375	99.291	99.191	99.091
3.500	99.863	99.763	99.663	3.500	99.763	99.663	99.563
3.625	100.381	100.281	100.181	3.625	100.281	100.181	100.081
3.750	100.893	100.793	100.693	3.750	100.793	100.693	100.593
3.875	101.393	101.293	101.193	3.875	101.293	101.193	101.093
3.990	101.187	101.087	100.987	3.990	101.087	100.987	100.887
4.000	101.287	101.187	101.087	4.000	101.187	101.087	100.987
4.125	101.789	101.689	101.589	4.125	101.689	101.589	101.489
4.250	102.177	102.077	101.977	4.250	102.077	101.977	101.877
4.375	102.599	102.499	102.399	4.375	102.499	102.399	102.299
4.500	103.175	103.075	102.975	4.500	103.075	102.975	102.875
4.625	103.584	103.484	103.384	4.625	103.484	103.384	103.284
4.750	101.609	101.509	101.409	4.750	101.509	101.409	101.309

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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W. Rate Sheet Dated: **11/13/2017** **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	98.611	98.511	98.411	3.750	99.803	99.703	99.603	2.750	96.680	96.580	96.480
3.875	99.333	99.233	99.133	3.875	100.476	100.376	100.276	2.875	97.274	97.174	97.074
3.990	99.868	99.768	99.668	3.990	100.995	100.895	100.795	2.990	97.801	97.701	97.601
4.000	99.968	99.868	99.768	4.000	101.095	100.995	100.895	3.000	97.901	97.801	97.701
4.125	100.622	100.522	100.422	4.125	101.270	101.170	101.033	3.125	98.496	98.396	98.296
4.250	101.268	101.168	101.068	4.250	101.867	101.767	101.628	3.250	99.072	98.972	98.872
4.375	101.829	101.729	101.629	4.375	102.420	102.320	102.180	3.375	99.521	99.421	99.321
4.500	102.351	102.251	102.151	4.500	102.929	102.829	102.688	3.500	99.993	99.893	99.793
4.625	102.798	102.697	102.598	4.625	103.530	103.430	103.301	3.625	100.511	100.411	100.311
4.750	103.322	103.220	103.122	4.750	104.031	103.931	103.801	3.750	101.023	100.923	100.823
4.875	103.785	103.684	103.585	4.875	104.521	104.420	104.291	3.875	101.523	101.423	101.323
4.990	104.109	104.008	103.909	4.990	104.851	104.751	104.623	3.990	101.317	101.217	101.117
5.000	104.209	104.108	104.009	5.000	104.951	104.851	104.723	4.000	101.417	101.317	101.217
5.125	104.649	104.529	104.449	5.125	104.836	104.715	104.636	4.125	101.919	101.819	101.719
5.250	105.099	104.979	104.899	5.250	105.290	105.169	105.090	4.250	102.307	102.207	102.107
5.375	105.477	105.356	105.277	5.375	105.666	105.545	105.466	4.375	102.729	102.629	102.529
5.500	105.807	105.686	105.607	5.500	105.998	105.878	105.798	4.500	103.305	103.205	103.105
5.625	105.916	105.775	105.716	5.625	106.242	106.102	106.042	4.625	103.714	103.614	103.514
5.750	106.298	106.158	106.098	5.750	106.617	106.476	106.417	4.750	101.739	101.639	101.539

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

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

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

Lock Desk Policy

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

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

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