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.: **12/15/2017**

45 Day Lock Exp.: **1/2/2018**

60 Day Lock Exp.: **1/15/2018**

W. Rate Sheet Dated: **11/15/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	100.487	100.337	100.187	3.250	100.270	100.120	99.970	1.875	N/A	N/A	N/A
3.375	100.936	100.786	100.636	3.375	100.683	100.533	100.383	2.000	N/A	N/A	N/A
3.500	101.380	101.230	101.080	3.500	101.092	100.942	100.792	2.125	N/A	N/A	N/A
3.625	101.766	101.616	101.466	3.625	101.442	101.292	101.142	2.250	96.727	96.577	96.427
3.750	102.994	102.837	102.687	3.750	102.776	102.620	102.470	2.375	97.120	96.970	96.820
3.875	103.393	103.237	103.087	3.875	103.140	102.984	102.834	2.500	97.510	97.360	97.210
4.000	104.058	103.901	103.751	4.000	103.469	103.313	103.163	2.625	97.851	97.701	97.551
4.125	104.348	104.192	104.042	4.125	103.724	103.568	103.418	2.750	100.025	99.875	99.725
4.250	104.501	104.401	104.301	4.250	103.983	103.883	103.783	2.875	100.413	100.263	100.113
4.375	104.580	104.480	104.380	4.375	104.277	104.177	104.077	3.000	100.788	100.638	100.488
4.500	104.873	104.773	104.673	4.500	104.535	104.435	104.335	3.125	101.114	100.964	100.814
4.625	105.101	105.001	104.901	4.625	104.727	104.627	104.527	3.250	101.940	101.790	101.640
4.750	105.034	104.934	104.834	4.750	104.767	104.667	104.567	3.375	102.262	102.112	101.962
4.875	105.436	105.336	105.236	4.875	105.133	105.033	104.933	3.500	102.550	102.400	102.250
5.000	105.729	105.629	105.529	5.000	105.391	105.291	105.191	3.625	102.765	102.615	102.465
5.125	105.957	105.857	105.757	5.125	105.583	105.483	105.383	3.750	102.916	102.766	102.616
5.250	106.562	106.462	106.362	5.250	106.295	106.195	106.095	3.875	103.168	103.018	102.868
5.375	106.914	106.814	106.714	5.375	106.661	106.561	106.461	4.000	103.386	103.236	103.086
5.500	107.207	107.107	107.007	5.500	106.919	106.819	106.719	4.125	103.540	103.390	103.240

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	101.212	101.062	100.912
3.250	101.106	100.956	100.806
3.375	101.513	101.363	101.213
3.500	101.916	101.766	101.616
3.625	102.302	102.152	102.002
Margin = 2.250		Index = 1.520	

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

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.127	98.977	98.827	3.250	98.960	98.810	98.660	1.875	N/A	N/A	N/A
3.375	99.576	99.426	99.276	3.375	99.373	99.223	99.073	2.000	N/A	N/A	N/A
3.500	100.020	99.870	99.720	3.500	99.782	99.632	99.482	2.125	N/A	N/A	N/A
3.625	100.406	100.256	100.106	3.625	100.132	99.982	99.832	2.250	95.417	95.267	95.117
3.750	101.634	101.477	101.327	3.750	101.466	101.310	101.160	2.375	95.810	95.660	95.510
3.875	102.033	101.877	101.727	3.875	101.830	101.674	101.524	2.500	96.200	96.050	95.900
4.000	102.398	102.241	102.091	4.000	102.159	102.003	101.853	2.625	96.541	96.391	96.241
4.125	102.688	102.532	102.382	4.125	102.414	102.258	102.108	2.750	98.715	98.565	98.415
4.250	102.841	102.741	102.641	4.250	102.673	102.573	102.473	2.875	99.103	98.953	98.803
4.375	103.170	103.070	102.970	4.375	102.967	102.867	102.767	3.000	99.478	99.328	99.178
4.500	103.463	103.363	103.263	4.500	103.225	103.125	103.025	3.125	99.804	99.654	99.504
4.625	103.691	103.591	103.491	4.625	103.417	103.317	103.217	3.250	100.630	100.480	100.330
4.750	103.624	103.524	103.424	4.750	103.457	103.357	103.257	3.375	100.952	100.802	100.652
4.875	104.026	103.926	103.826	4.875	103.823	103.723	103.623	3.500	101.240	101.090	100.940
5.000	104.319	104.219	104.119	5.000	104.081	103.981	103.881	3.625	101.455	101.305	101.155
5.125	104.547	104.447	104.347	5.125	104.273	104.173	104.073	3.750	101.606	101.456	101.306
5.250	105.152	105.052	104.952	5.250	104.985	104.885	104.785	3.875	101.858	101.708	101.558
5.375	105.554	105.454	105.354	5.375	105.351	105.251	105.151	4.000	102.076	101.926	101.776
5.500	105.847	105.747	105.647	5.500	105.609	105.509	105.409	4.125	102.230	102.080	101.930

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	99.902	99.752	99.602
3.250	99.796	99.646	99.496
3.375	100.203	100.053	99.903
3.500	100.606	100.456	100.306
3.625	100.992	100.842	100.692
Margin = 2.250		Index = 1.520	

30 Year OTC			
Rate	30 Day	45 Day	60 Day
3.500	98.290	98.040	97.790
4.000	100.668	100.418	100.168
4.500	101.733	101.483	101.233
5.000	102.589	102.339	102.089
5.500	104.117	103.867	103.617

15 Year OTC			
Rate	30 Day	45 Day	60 Day
2.500	94.470	94.220	93.970
3.000	97.748	97.498	97.248
3.500	99.510	99.260	99.010
4.000	100.346	100.096	99.846

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.500	$0 - $49,999	-2.500
FICO 660 - 719	0.500	$50,000 - $85,000	-0.500
FICO 640 - 659	0.000	$85,001 - $125,000	-0.500
FICO 620 - 639	-1.000	$125,001 - $175,000	-0.125
FICO 600 - 619	-1.500	$175,001 - $275,000	0.000
NY	-0.250	$275,001 up to HB	0.375
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:	11/15/2017	4.750%

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

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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	30 Day Lock Exp.:	**12/15/2017**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**1/2/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**1/15/2018**

W. Rate Sheet Dated: **11/15/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	99.487	99.337	99.187
3.375	99.936	99.786	99.636
3.500	100.380	100.230	100.080
3.625	100.766	100.616	100.466
3.750	101.619	101.462	101.312
3.875	102.018	101.862	101.712
4.000	102.683	102.526	102.376
4.125	102.973	102.817	102.667
4.250	102.688	102.588	102.488
4.375	102.767	102.667	102.567
4.500	103.061	102.961	102.861
4.625	103.288	103.188	103.088
4.750	102.378	102.278	102.178
4.875	102.780	102.680	102.580
5.000	103.073	102.973	102.873
5.125	103.301	103.201	103.101
5.250	100.312	100.212	100.112
5.375	100.664	100.564	100.464
5.500	100.957	100.857	100.757

20 Year

Rate	30 Day	45 Day	60 Day
3.250	99.270	99.120	98.970
3.375	99.683	99.533	99.383
3.500	100.092	99.942	99.792
3.625	100.442	100.292	100.142
3.750	101.401	101.245	101.095
3.875	101.765	101.609	101.459
4.000	102.094	101.938	101.788
4.125	102.349	102.193	102.043
4.250	102.171	102.071	101.971
4.375	102.464	102.364	102.264
4.500	102.722	102.622	102.522
4.625	102.914	102.814	102.714
4.750	102.111	102.011	101.911
4.875	102.477	102.377	102.277
5.000	102.735	102.635	102.535
5.125	102.927	102.827	102.727
5.250	100.045	99.945	99.845
5.375	100.411	100.311	100.211
5.500	100.669	100.569	100.469

15/10 Year

Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	94.727	94.577	94.427
2.375	95.120	94.970	94.820
2.500	95.510	95.360	95.210
2.625	95.851	95.701	95.551
2.750	98.338	98.188	98.038
2.875	98.725	98.575	98.425
3.000	99.101	98.951	98.801
3.125	99.426	99.276	99.126
3.250	100.940	100.790	100.640
3.375	101.262	101.112	100.962
3.500	101.550	101.400	101.250
3.625	101.765	101.615	101.465
3.750	101.541	101.391	101.241
3.875	101.793	101.643	101.493
4.000	102.011	101.861	101.711
4.125	102.165	102.015	101.865

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	99.52	99.375	99.225
3.250	100.11	99.956	99.806
3.375	100.51	100.363	100.213
3.500	100.92	100.766	100.616
3.625	101.30	101.152	101.002
Margin = 2.250		Index = 1.520	

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

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	98.127	97.977	97.827
3.375	98.576	98.426	98.276
3.500	99.020	98.870	98.720
3.625	99.406	99.256	99.106
3.750	100.259	100.102	99.952
3.875	100.658	100.502	100.352
4.000	101.023	100.866	100.716
4.125	101.313	101.157	101.007
4.250	101.028	100.928	100.828
4.375	101.357	101.257	101.157
4.500	101.651	101.551	101.451
4.625	101.878	101.778	101.678
4.750	100.968	100.868	100.768
4.875	101.370	101.270	101.170
5.000	101.663	101.563	101.463
5.125	101.891	101.791	101.691
5.250	98.902	98.802	98.702
5.375	99.304	99.204	99.104
5.500	99.597	99.497	99.397

20 Year

Rate	30 Day	45 Day	60 Day
3.250	97.960	97.810	97.660
3.375	98.373	98.223	98.073
3.500	98.782	98.632	98.482
3.625	99.132	98.982	98.832
3.750	100.091	99.935	99.785
3.875	100.455	100.299	100.149
4.000	100.784	100.628	100.478
4.125	101.039	100.883	100.733
4.250	100.861	100.761	100.661
4.375	101.154	101.054	100.954
4.500	101.412	101.312	101.212
4.625	101.604	101.504	101.404
4.750	100.801	100.701	100.601
4.875	101.167	101.067	100.967
5.000	101.425	101.325	101.225
5.125	101.617	101.517	101.417
5.250	98.735	98.635	98.535
5.375	99.101	99.001	98.901
5.500	99.359	99.259	99.159

15/10 Year

Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	93.667	93.517	93.367
2.375	94.060	93.910	93.760
2.500	94.450	94.300	94.150
2.625	94.791	94.641	94.491
2.750	97.653	97.503	97.353
2.875	98.040	97.890	97.740
3.000	98.416	98.266	98.116
3.125	98.741	98.591	98.441
3.250	99.200	99.050	98.900
3.375	99.523	99.373	99.223
3.500	99.810	99.660	99.510
3.625	100.025	99.875	99.725
3.750	99.716	99.566	99.416
3.875	99.968	99.818	99.668
4.000	100.185	100.035	99.885
4.125	100.339	100.189	100.039

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	98.215	98.065	97.915
3.250	98.796	98.646	98.496
3.375	99.203	99.053	98.903
3.500	99.606	99.456	99.306
3.625	99.992	99.842	99.692
Margin = 2.250		Index = 1.520	

30 Year OTC

Rate	30 Day	45 Day	60 Day
3.500	97.290	97.040	96.790
4.000	99.293	99.043	98.793
4.500	99.921	99.671	99.421
5.000	99.933	99.683	99.433
5.500	97.867	97.617	97.367

15 Year OTC

Rate	30 Day	45 Day	60 Day
2.500	92.720	92.470	92.220
3.000	96.686	96.436	96.186
3.500	98.080	97.830	97.580
4.000	98.455	98.205	97.955

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

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:	11/15/2017	4.750%

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The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/15/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/2/2018
		60 Day Lock Exp.:	1/15/2018

W. Rate Sheet Dated: 11/15/2017 **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
3.375	98.635	98.535	98.435	3.250	99.029	98.929	98.829	3.000	100.018	99.918	99.818	3.000	100.259	100.159	100.059
3.500	99.584	99.484	99.384	3.375	99.856	99.756	99.656	3.125	100.434	100.334	100.234	3.125	100.569	100.469	100.369
3.625	100.180	100.080	99.980	3.500	100.728	100.628	100.528	3.250	101.195	101.095	100.995	3.250	101.486	101.386	101.286
3.750	101.231	101.131	101.031	3.625	101.291	101.191	101.091	3.375	101.780	101.680	101.580	3.375	101.754	101.654	101.554
3.875	101.798	101.698	101.598	3.750	101.792	101.692	101.592	3.500	102.112	102.012	101.912	3.500	102.023	101.923	101.823
3.990	102.234	102.134	102.034	3.875	102.303	102.203	102.103	3.625	102.432	102.332	102.232	3.625	102.262	102.162	102.062
4.000	102.334	102.234	102.134	3.990	102.736	102.636	102.536	3.750	102.820	102.720	102.620	3.750	102.694	102.594	102.494
4.125	102.778	102.678	102.578	4.000	102.836	102.736	102.636	3.875	103.162	103.062	102.962	3.875	102.978	102.878	102.778
4.250	103.489	103.389	103.289	4.125	103.313	103.213	103.113	3.990	103.214	103.114	103.014	3.990	103.186	103.086	102.986
4.375	103.973	103.873	103.773	4.250	104.079	103.979	103.879	4.000	103.314	103.214	103.114	4.000	103.286	103.186	103.086
4.500	104.233	104.133	104.033	4.375	104.435	104.335	104.235	4.125	103.669	103.569	103.469	4.125	103.497	103.397	103.297
4.625	104.730	104.630	104.530	4.500	104.953	104.853	104.753	4.250	104.016	103.916	103.816	4.250	103.735	103.635	103.535
4.750	105.223	105.123	105.023	4.625	105.363	105.263	105.163	4.375	104.362	104.262	104.162	4.375	103.953	103.853	103.753
4.875	105.725	105.625	105.525	4.750	105.742	105.642	105.542	4.500	104.456	104.356	104.256	4.500	104.009	103.909	103.809
4.990	105.906	105.806	105.706	4.875	106.163	106.063	105.963	4.625	104.386	104.286	104.186	4.625	104.161	104.061	103.961
5.000	106.006	105.906	105.806	4.990	106.406	106.306	106.206	4.750	104.680	104.580	104.480	4.750	104.346	104.246	104.146
5.125	106.520	106.420	106.320	5.000	106.506	106.406	106.306	4.875	104.939	104.839	104.739	4.875	104.509	104.409	104.309
5.250	107.106	107.006	106.906	5.125	106.988	106.888	106.788	4.990	105.089	104.989	104.889	4.990	104.565	104.465	104.365
5.375	107.531	107.431	107.331	5.250	107.413	107.313	107.213	5.000	105.189	105.089	104.989	5.000	104.665	104.565	104.465

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	101.572	101.472	101.372	3.000	99.311	99.211	99.111
4.250	102.114	102.014	101.914	3.125	99.723	99.623	99.523
4.375	102.485	102.385	102.285	3.250	100.113	100.013	99.913
4.500	102.783	102.683	102.583	3.375	100.539	100.439	100.339
4.625	103.133	103.033	102.933	3.500	100.959	100.859	100.759
4.750	103.611	103.511	103.411	3.625	101.320	101.220	101.120
4.875	104.043	103.943	103.843	3.750	101.582	101.482	101.382
4.990	104.156	104.056	103.956	3.875	101.809	101.709	101.609
5.000	104.256	104.156	104.056	3.990	101.740	101.640	101.540
5.125	104.430	104.330	104.230	4.000	101.840	101.740	101.640
5.250	103.717	103.617	103.517	4.125	101.938	101.838	101.738
5.375	104.084	103.984	103.884	4.250	102.167	102.067	101.967
5.500	104.403	104.303	104.203	4.375	102.404	102.304	102.204
5.625	104.584	104.484	104.384	4.500	102.466	102.366	102.266
5.750	102.699	102.586	102.452	4.625	102.602	102.502	102.402
5.875	103.077	102.964	102.829	4.750	102.802	102.702	102.602
5.990	103.311	103.198	103.064	4.875	102.980	102.880	102.780
6.000	103.411	103.298	103.164	4.990	103.049	102.949	102.849
6.125	103.537	103.424	103.289	5.000	103.149	103.049	102.949

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

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

Additional LPMI Premium Adjustments

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

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

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

Lock Desk Policy

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

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

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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.:	**12/15/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**1/2/2018**
		60 Day Lock Exp.:	**1/15/2018**

W. Rate Sheet Dated: **11/15/2017** **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**
3.375	95.775	95.675	95.575	3.125	N/A	N/A	N/A	3.250	96.779	96.679	96.579	3.500	96.789	96.689	96.589
3.500	96.887	96.787	96.687	3.250	N/A	N/A	N/A	3.375	97.606	97.506	97.406	3.625	97.744	97.644	97.544
3.625	97.607	97.507	97.407	3.375	93.847	93.747	93.647	3.500	98.478	98.378	98.278	3.750	98.525	98.425	98.325
3.750	98.320	98.220	98.120	3.500	95.353	95.253	95.153	3.625	99.041	98.941	98.841	3.875	99.104	99.004	98.904
3.875	99.044	98.944	98.844	3.625	96.324	96.224	96.124	3.750	99.542	99.442	99.342	3.990	99.457	99.357	99.257
3.990	99.623	99.523	99.423	3.750	97.175	97.075	96.975	3.875	100.053	99.953	99.853	4.000	99.557	99.457	99.357
4.000	99.723	99.623	99.523	3.875	97.979	97.879	97.779	3.990	100.486	100.386	100.286	4.125	100.229	100.129	100.029
4.125	100.326	100.226	100.126	3.990	98.803	98.703	98.603	4.000	100.586	100.486	100.386	4.250	100.867	100.767	100.667
4.250	100.946	100.846	100.746	4.000	98.903	98.803	98.703	4.125	101.063	100.963	100.863	4.375	101.343	101.243	101.143
4.375	101.455	101.355	101.255	4.125	99.724	99.624	99.524	4.250	101.829	101.729	101.629	4.500	101.740	101.640	101.540
4.500	101.983	101.883	101.783	4.250	100.788	100.688	100.588	4.375	102.185	102.085	101.985	4.625	102.075	101.975	101.875
4.625	102.480	102.380	102.280	4.375	101.487	101.387	101.287	4.500	102.703	102.603	102.503	4.750	102.536	102.436	102.336
4.750	102.973	102.873	102.773	4.500	102.214	102.114	102.014	4.625	103.113	103.013	102.913	4.875	103.122	103.022	102.922
4.875	103.475	103.375	103.275	4.625	102.899	102.799	102.699	4.750	103.492	103.392	103.292	4.990	103.281	103.181	103.081
4.990	103.656	103.556	103.456	4.750	103.543	103.443	103.343	4.875	103.913	103.813	103.713	5.000	103.381	103.281	103.181
5.000	103.756	103.656	103.556	4.875	104.101	104.001	103.901	4.990	104.156	104.056	103.956	5.125	103.751	103.651	103.551
5.125	104.270	104.170	104.070	4.990	104.311	104.211	104.111	5.000	104.256	104.156	104.056	5.250	104.196	104.096	103.996
5.250	104.856	104.756	104.656	5.000	104.411	104.311	104.211	5.125	104.738	104.638	104.538	5.375	104.666	104.566	104.466
5.375	105.281	105.181	105.081	5.125	104.809	104.709	104.609	5.250	105.163	105.063	104.963	5.500	105.083	104.983	104.883

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	99.311	99.211	99.111	3.000	96.035	95.935	95.835	3.000	97.959	97.859	97.759	3.000	95.859	95.759	95.659
3.125	99.723	99.623	99.523	3.125	96.615	96.515	96.415	3.125	98.269	98.169	98.069	3.125	96.439	96.339	96.239
3.250	100.113	100.013	99.913	3.250	97.794	97.694	97.594	3.250	99.186	99.086	98.986	3.250	97.608	97.508	97.408
3.375	100.539	100.439	100.339	3.375	98.328	98.228	98.128	3.375	99.454	99.354	99.254	3.375	98.142	98.042	97.942
3.500	100.959	100.859	100.759	3.500	98.869	98.769	98.669	3.500	99.723	99.623	99.523	3.500	98.683	98.583	98.483
3.625	101.320	101.220	101.120	3.625	99.360	99.260	99.160	3.625	99.962	99.862	99.762	3.625	99.154	99.054	98.954
3.750	101.582	101.482	101.382	3.750	99.792	99.692	99.592	3.750	100.394	100.294	100.194	3.750	99.586	99.486	99.386
3.875	101.809	101.709	101.609	3.875	100.170	100.070	99.970	3.875	100.678	100.578	100.478	3.875	99.964	99.864	99.764
3.990	101.740	101.640	101.540	3.990	100.462	100.362	100.262	3.990	100.886	100.786	100.686	3.990	100.256	100.156	100.056
4.000	101.840	101.740	101.640	4.000	100.562	100.462	100.362	4.000	100.986	100.886	100.786	4.000	100.356	100.256	100.156
4.125	101.938	101.838	101.738	4.125	101.001	100.901	100.801	4.125	101.197	101.097	100.997	4.125	100.785	100.685	100.585
4.250	102.167	102.067	101.967	4.250	101.389	101.289	101.189	4.250	101.435	101.335	101.235	4.250	101.203	101.103	101.003
4.375	102.404	102.304	102.204	4.375	101.771	101.671	101.571	4.375	101.653	101.553	101.453	4.375	101.585	101.485	101.385
4.500	102.466	102.366	102.266	4.500	101.875	101.775	101.675	4.500	101.709	101.609	101.509	4.500	101.689	101.589	101.489
4.625	102.602	102.502	102.402	4.625	101.935	101.835	101.735	4.625	101.861	101.761	101.661	4.625	101.749	101.649	101.549
4.750	102.802	102.702	102.602	4.750	102.260	102.160	102.060	4.750	102.046	101.946	101.846	4.750	102.074	101.974	101.874
4.875	102.980	102.880	102.780	4.875	102.546	102.446	102.346	4.875	102.209	102.109	102.009	4.875	102.360	102.260	102.160
4.990	103.049	102.949	102.849	4.990	102.723	102.623	102.523	4.990	102.265	102.165	102.065	4.990	102.537	102.437	102.337
5.000	103.149	103.049	102.949	5.000	102.823	102.723	102.623	5.000	102.365	102.265	102.165	5.000	102.637	102.537	102.437

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	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
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		

Loan Size Adjuster

$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

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

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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.:	**12/15/2017**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**1/2/2018**
		60 Day Lock Exp.:	**1/15/2018**

W. Rate Sheet Dated: **11/15/2017** **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	101.231	101.131	101.031	3.750	102.041	101.941	101.840	2.750	98.844	98.744	98.644
3.875	101.798	101.698	101.598	3.875	102.712	102.612	102.508	2.875	99.522	99.422	99.322
3.990	102.234	102.134	102.034	3.990	103.230	103.130	103.022	2.990	99.920	99.820	99.720
4.000	102.334	102.234	102.134	4.000	103.330	103.230	103.122	3.000	100.020	99.920	99.820
4.125	102.831	102.731	102.631	4.125	103.400	103.300	103.168	3.125	100.615	100.515	100.415
4.250	103.489	103.389	103.289	4.250	103.996	103.896	103.762	3.250	101.191	101.091	100.991
4.375	104.033	103.933	103.833	4.375	104.546	104.446	104.311	3.375	101.780	101.680	101.580
4.500	104.552	104.452	104.352	4.500	105.051	104.951	104.817	3.500	102.114	102.014	101.914
4.625	104.919	104.798	104.719	4.625	105.616	105.495	105.373	3.625	102.631	102.531	102.431
4.750	105.439	105.318	105.239	4.750	106.114	105.993	105.871	3.750	103.143	103.043	102.943
4.875	105.899	105.777	105.699	4.875	106.600	106.479	106.357	3.875	103.642	103.542	103.442
4.990	106.219	106.098	106.019	4.990	106.927	106.806	106.685	3.990	103.349	103.249	103.149
5.000	106.319	106.198	106.119	5.000	107.027	106.906	106.785	4.000	103.449	103.349	103.249
5.125	106.709	106.564	106.509	5.125	106.852	106.707	106.652	4.125	103.951	103.851	103.751
5.250	107.155	107.011	106.955	5.250	107.303	107.158	107.103	4.250	104.338	104.238	104.138
5.375	107.529	107.384	107.329	5.375	107.676	107.531	107.476	4.375	104.757	104.657	104.557
5.500	107.857	107.712	107.657	5.500	108.006	107.861	107.806	4.500	105.332	105.232	105.132
5.625	107.969	107.800	107.769	5.625	108.252	108.083	108.052	4.625	105.739	105.639	105.539
5.750	108.349	108.180	108.149	5.750	108.624	108.456	108.424	4.750	103.706	103.606	103.506

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Program Feataures

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

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

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

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

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

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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.:	12/15/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	1/2/2018
			60 Day Lock Exp.:	1/15/2018

W. Rate Sheet Dated: 11/15/2017 **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	98.815	98.715	98.615	3.750	98.715	98.615	98.515	3.750	99.961	99.861	99.760	3.750	99.861	99.761	99.660
3.875	99.534	99.434	99.334	3.875	99.434	99.334	99.234	3.875	100.632	100.532	100.428	3.875	100.532	100.432	100.328
3.990	100.071	99.971	99.871	3.990	99.971	99.871	99.771	3.990	101.150	101.050	100.942	3.990	101.050	100.950	100.842
4.000	100.171	100.071	99.971	4.000	100.071	99.971	99.871	4.000	101.250	101.150	101.042	4.000	101.150	101.050	100.942
4.125	100.708	100.608	100.508	4.125	100.608	100.508	100.408	4.125	101.320	101.220	101.088	4.125	101.220	101.120	100.988
4.250	101.352	101.252	101.152	4.250	101.252	101.152	101.052	4.250	101.916	101.816	101.682	4.250	101.816	101.716	101.582
4.375	101.910	101.810	101.710	4.375	101.810	101.710	101.610	4.375	102.466	102.366	102.231	4.375	102.366	102.266	102.131
4.500	102.429	102.329	102.229	4.500	102.329	102.229	102.129	4.500	102.971	102.871	102.737	4.500	102.871	102.771	102.637
4.625	102.796	102.675	102.596	4.625	102.696	102.575	102.496	4.625	103.536	103.415	103.293	4.625	103.436	103.315	103.193
4.750	103.316	103.195	103.116	4.750	103.216	103.095	103.016	4.750	104.034	103.913	103.791	4.750	103.934	103.813	103.691
4.875	103.776	103.654	103.576	4.875	103.676	103.554	103.476	4.875	104.520	104.399	104.277	4.875	104.420	104.299	104.177
4.990	104.096	103.975	103.896	4.990	103.996	103.875	103.796	4.990	104.847	104.726	104.605	4.990	104.747	104.626	104.505
5.000	104.196	104.075	103.996	5.000	104.096	103.975	103.896	5.000	104.947	104.826	104.705	5.000	104.847	104.726	104.605
5.125	104.586	104.441	104.386	5.125	104.486	104.341	104.286	5.125	104.772	104.627	104.572	5.125	104.672	104.527	104.472
5.250	105.032	104.888	104.832	5.250	104.932	104.788	104.732	5.250	105.223	105.078	105.023	5.250	105.123	104.978	104.923
5.375	105.406	105.261	105.206	5.375	105.306	105.161	105.106	5.375	105.596	105.451	105.396	5.375	105.496	105.351	105.296
5.500	105.734	105.589	105.534	5.500	105.634	105.489	105.434	5.500	105.926	105.781	105.726	5.500	105.826	105.681	105.626
5.625	105.846	105.677	105.646	5.625	105.746	105.577	105.546	5.625	106.172	106.003	105.972	5.625	106.072	105.903	105.872
5.750	106.226	106.057	106.026	5.750	106.126	105.957	105.926	5.750	106.544	106.376	106.344	5.750	106.444	106.276	106.244

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.664	96.564	96.464	2.750	96.564	96.464	96.364
2.875	97.264	97.164	97.064	2.875	97.164	97.064	96.964
2.990	97.790	97.690	97.590	2.990	97.690	97.590	97.490
3.000	97.890	97.790	97.690	3.000	97.790	97.690	97.590
3.125	98.485	98.385	98.285	3.125	98.385	98.285	98.185
3.250	99.061	98.961	98.861	3.250	98.961	98.861	98.761
3.375	99.606	99.506	99.406	3.375	99.506	99.406	99.306
3.500	99.984	99.884	99.784	3.500	99.884	99.784	99.684
3.625	100.501	100.401	100.301	3.625	100.401	100.301	100.201
3.750	101.013	100.913	100.813	3.750	100.913	100.813	100.713
3.875	101.512	101.412	101.312	3.875	101.412	101.312	101.212
3.990	101.219	101.119	101.019	3.990	101.119	101.019	100.919
4.000	101.319	101.219	101.119	4.000	101.219	101.119	101.019
4.125	101.821	101.721	101.621	4.125	101.721	101.621	101.521
4.250	102.208	102.108	102.008	4.250	102.108	102.008	101.908
4.375	102.627	102.527	102.427	4.375	102.527	102.427	102.327
4.500	103.202	103.102	103.002	4.500	103.102	103.002	102.902
4.625	103.609	103.509	103.409	4.625	103.509	103.409	103.309
4.750	101.576	101.476	101.376	4.750	101.476	101.376	101.276

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

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

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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.:	12/15/2017
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	1/2/2018
		60 Day Lock Exp.:	1/15/2018

W. Rate Sheet Dated: 11/15/2017 **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	98.945	98.845	98.745	3.750	100.091	99.991	99.890	2.750	96.794	96.694	96.594
3.875	99.664	99.564	99.464	3.875	100.762	100.662	100.558	2.875	97.394	97.294	97.194
3.990	100.201	100.101	100.001	3.990	101.280	101.180	101.072	2.990	97.920	97.820	97.720
4.000	100.301	100.201	100.101	4.000	101.380	101.280	101.172	3.000	98.020	97.920	97.820
4.125	100.838	100.738	100.638	4.125	101.450	101.350	101.218	3.125	98.615	98.515	98.415
4.250	101.482	101.382	101.282	4.250	102.046	101.946	101.812	3.250	99.191	99.091	98.991
4.375	102.040	101.940	101.840	4.375	102.596	102.496	102.361	3.375	99.736	99.636	99.536
4.500	102.559	102.459	102.359	4.500	103.101	103.001	102.867	3.500	100.114	100.014	99.914
4.625	102.926	102.805	102.726	4.625	103.666	103.545	103.423	3.625	100.631	100.531	100.431
4.750	103.446	103.325	103.246	4.750	104.164	104.043	103.921	3.750	101.143	101.043	100.943
4.875	103.906	103.784	103.706	4.875	104.650	104.529	104.407	3.875	101.642	101.542	101.442
4.990	104.226	104.105	104.026	4.990	104.977	104.856	104.735	3.990	101.349	101.249	101.149
5.000	104.326	104.205	104.126	5.000	105.077	104.956	104.835	4.000	101.449	101.349	101.249
5.125	104.716	104.571	104.516	5.125	104.902	104.757	104.702	4.125	101.951	101.851	101.751
5.250	105.162	105.018	104.962	5.250	105.353	105.208	105.153	4.250	102.338	102.238	102.138
5.375	105.536	105.391	105.336	5.375	105.726	105.581	105.526	4.375	102.757	102.657	102.557
5.500	105.864	105.719	105.664	5.500	106.056	105.911	105.856	4.500	103.332	103.232	103.132
5.625	105.976	105.807	105.776	5.625	106.302	106.133	106.102	4.625	103.739	103.639	103.539
5.750	106.356	106.187	106.156	5.750	106.674	106.506	106.474	4.750	101.706	101.606	101.506

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

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	-1.600	-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

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.