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.: **12/29/2017**
45 Day Lock Exp.: **1/15/2018**
60 Day Lock Exp.: **1/29/2018**

W. Rate Sheet Dated: **11/29/2017** **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	100.284	100.134	99.984	3.250	100.067	99.917	99.767	1.875	N/A	N/A	N/A	3.125	101.212	101.062	100.912
3.375	100.733	100.583	100.433	3.375	100.480	100.330	100.180	2.000	N/A	N/A	N/A	3.250	101.106	100.956	100.806
3.500	101.177	101.027	100.877	3.500	100.889	100.739	100.589	2.125	N/A	N/A	N/A	3.375	101.513	101.363	101.213
3.625	101.563	101.413	101.263	3.625	101.239	101.089	100.939	2.250	96.649	96.499	96.349	3.500	101.916	101.766	101.616
3.750	102.791	102.641	102.491	3.750	102.573	102.423	102.273	2.375	97.042	96.892	96.742	3.625	102.302	102.152	102.002
3.875	103.190	103.040	102.890	3.875	102.937	102.787	102.637	2.500	97.432	97.282	97.132	Margin = 2.250		Index = 1.620	
4.000	103.854	103.704	103.554	4.000	103.266	103.116	102.966	2.625	97.773	97.623	97.473				
4.125	104.145	103.995	103.845	4.125	103.521	103.371	103.221	2.750	99.787	99.637	99.487				
4.250	104.251	104.151	104.051	4.250	103.733	103.633	103.533	2.875	100.175	100.025	99.875				
4.375	104.330	104.230	104.130	4.375	104.027	103.927	103.827	3.000	100.550	100.400	100.250				
4.500	104.623	104.523	104.423	4.500	104.285	104.185	104.085	3.125	100.876	100.726	100.576				
4.625	104.851	104.751	104.651	4.625	104.477	104.377	104.277	3.250	101.733	101.583	101.433				
4.750	104.675	104.575	104.475	4.750	104.408	104.308	104.208	3.375	102.055	101.905	101.755				
4.875	105.076	104.976	104.876	4.875	104.774	104.674	104.574	3.500	102.343	102.193	102.043				
5.000	105.370	105.270	105.170	5.000	105.031	104.931	104.831	3.625	102.558	102.408	102.258				
5.125	105.598	105.498	105.398	5.125	105.223	105.123	105.023	3.750	102.686	102.536	102.386				
5.250	106.281	106.181	106.081	5.250	106.014	105.914	105.814	3.875	102.938	102.788	102.638				
5.375	106.632	106.532	106.432	5.375	106.380	106.280	106.180	4.000	103.155	103.005	102.855				
5.500	106.926	106.826	106.726	5.500	106.637	106.537	106.437	4.125	103.310	103.160	103.010				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.104	98.954	98.804	3.250	98.937	98.787	98.637	1.875	N/A	N/A	N/A	3.125	100.082	99.932	99.782
3.375	99.553	99.403	99.253	3.375	99.350	99.200	99.050	2.000	N/A	N/A	N/A	3.250	99.976	99.826	99.676
3.500	99.997	99.847	99.697	3.500	99.759	99.609	99.459	2.125	N/A	N/A	N/A	3.375	100.383	100.233	100.083
3.625	100.383	100.233	100.083	3.625	100.109	99.959	99.809	2.250	95.519	95.369	95.219	3.500	100.786	100.636	100.486
3.750	101.611	101.461	101.311	3.750	101.443	101.293	101.143	2.375	95.912	95.762	95.612	3.625	101.172	101.022	100.872
3.875	102.010	101.860	101.710	3.875	101.807	101.657	101.507	2.500	96.302	96.152	96.002	Margin = 2.250		Index = 1.620	
4.000	102.374	102.224	102.074	4.000	102.136	101.986	101.836	2.625	96.643	96.493	96.343	**30 Year OTC**			
4.125	102.665	102.515	102.365	4.125	102.391	102.241	102.091	2.750	98.657	98.507	98.357	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	102.771	102.671	102.571	4.250	102.603	102.503	102.403	2.875	99.045	98.895	98.745	3.500	98.087	97.837	97.587
4.375	103.100	103.000	102.900	4.375	102.897	102.797	102.697	3.000	99.420	99.270	99.120	4.000	100.464	100.214	99.964
4.500	103.393	103.293	103.193	4.500	103.155	103.055	102.955	3.125	99.746	99.596	99.446	4.500	101.483	101.233	100.983
4.625	103.621	103.521	103.421	4.625	103.347	103.247	103.147	3.250	100.603	100.453	100.303	5.000	102.230	101.980	101.730
4.750	103.445	103.345	103.245	4.750	103.278	103.178	103.078	3.375	100.925	100.775	100.625	5.500	103.836	103.586	103.336
4.875	103.846	103.746	103.646	4.875	103.644	103.544	103.444	3.500	101.213	101.063	100.913	**15 Year OTC**			
5.000	104.140	104.040	103.940	5.000	103.901	103.801	103.701	3.625	101.428	101.278	101.128	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	104.368	104.268	104.168	5.125	104.093	103.993	103.893	3.750	101.556	101.406	101.256	2.500	94.392	94.142	93.892
5.250	105.051	104.951	104.851	5.250	104.884	104.784	104.684	3.875	101.808	101.658	101.508	3.000	97.510	97.260	97.010
5.375	105.452	105.352	105.252	5.375	105.250	105.150	105.050	4.000	102.025	101.875	101.725	3.500	99.303	99.053	98.803
5.500	105.746	105.646	105.546	5.500	105.507	105.407	105.307	4.125	102.180	102.030	101.880	4.000	100.115	99.865	99.615

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:	11/29/2017	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 ꝉIA, 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
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **12/29/2017**
45 Day Lock Exp.: **1/15/2018**
60 Day Lock Exp.: **1/29/2018**

W. Rate Sheet Dated: **11/29/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.315	99.165	99.015	3.250	99.098	98.948	98.798	1.875	N/A	N/A	N/A
3.375	99.764	99.614	99.464	3.375	99.511	99.361	99.211	2.000	N/A	N/A	N/A
3.500	100.208	100.058	99.908	3.500	99.920	99.770	99.620	2.125	N/A	N/A	N/A
3.625	100.594	100.444	100.294	3.625	100.270	100.120	99.970	2.250	94.649	94.499	94.349
3.750	101.509	101.359	101.209	3.750	101.292	101.142	100.992	2.375	95.042	94.892	94.742
3.875	101.909	101.759	101.609	3.875	101.656	101.506	101.356	2.500	95.432	95.282	95.132
4.000	102.573	102.423	102.273	4.000	101.985	101.835	101.685	2.625	95.773	95.623	95.473
4.125	102.864	102.714	102.564	4.125	102.239	102.089	101.939	2.750	98.100	97.950	97.800
4.250	102.688	102.588	102.488	4.250	102.171	102.071	101.971	2.875	98.487	98.337	98.187
4.375	102.767	102.667	102.567	4.375	102.464	102.364	102.264	3.000	98.862	98.712	98.562
4.500	103.061	102.961	102.861	4.500	102.722	102.622	102.522	3.125	99.188	99.038	98.888
4.625	103.288	103.188	103.088	4.625	102.914	102.814	102.714	3.250	100.764	100.614	100.464
4.750	102.019	101.919	101.819	4.750	101.751	101.651	101.551	3.375	101.087	100.937	100.787
4.875	102.420	102.320	102.220	4.875	102.117	102.017	101.917	3.500	101.374	101.224	101.074
5.000	102.714	102.614	102.514	5.000	102.375	102.275	102.175	3.625	101.589	101.439	101.289
5.125	102.941	102.841	102.741	5.125	102.567	102.467	102.367	3.750	101.405	101.255	101.105
5.250	100.031	99.931	99.831	5.250	99.764	99.664	99.564	3.875	101.657	101.507	101.357
5.375	100.382	100.282	100.182	5.375	100.130	100.030	99.930	4.000	101.874	101.724	101.574
5.500	100.676	100.576	100.476	5.500	100.387	100.287	100.187	4.125	102.028	101.878	101.728

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	99.52	99.375	99.225
3.250	100.14	99.987	99.837
3.375	100.54	100.395	100.245
3.500	100.95	100.797	100.647
3.625	101.33	101.183	101.033
Margin = 2.250		Index = 1.620	

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

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	98.135	97.985	97.835	3.250	97.968	97.818	97.668	1.875	N/A	N/A	N/A
3.375	98.584	98.434	98.284	3.375	98.381	98.231	98.081	2.000	N/A	N/A	N/A
3.500	99.028	98.878	98.728	3.500	98.790	98.640	98.490	2.125	N/A	N/A	N/A
3.625	99.414	99.264	99.114	3.625	99.140	98.990	98.840	2.250	93.769	93.619	93.469
3.750	100.329	100.179	100.029	3.750	100.162	100.012	99.862	2.375	94.162	94.012	93.862
3.875	100.729	100.579	100.429	3.875	100.526	100.376	100.226	2.500	94.552	94.402	94.252
4.000	101.093	100.943	100.793	4.000	100.855	100.705	100.555	2.625	94.893	94.743	94.593
4.125	101.384	101.234	101.084	4.125	101.109	100.959	100.809	2.750	97.595	97.445	97.295
4.250	101.208	101.108	101.008	4.250	101.041	100.941	100.841	2.875	97.982	97.832	97.682
4.375	101.537	101.437	101.337	4.375	101.334	101.234	101.134	3.000	98.357	98.207	98.057
4.500	101.831	101.731	101.631	4.500	101.592	101.492	101.392	3.125	98.683	98.533	98.383
4.625	102.058	101.958	101.858	4.625	101.784	101.684	101.584	3.250	99.173	99.023	98.873
4.750	100.789	100.689	100.589	4.750	100.621	100.521	100.421	3.375	99.496	99.346	99.196
4.875	101.190	101.090	100.990	4.875	100.987	100.887	100.787	3.500	99.783	99.633	99.483
5.000	101.484	101.384	101.284	5.000	101.245	101.145	101.045	3.625	99.998	99.848	99.698
5.125	101.711	101.611	101.511	5.125	101.437	101.337	101.237	3.750	99.665	99.515	99.365
5.250	98.801	98.701	98.601	5.250	98.634	98.534	98.434	3.875	99.917	99.767	99.617
5.375	99.202	99.102	99.002	5.375	99.000	98.900	98.800	4.000	100.135	99.985	99.835
5.500	99.496	99.396	99.296	5.500	99.257	99.157	99.057	4.125	100.289	100.139	99.989

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	98.395	98.245	98.095
3.250	99.007	98.857	98.707
3.375	99.415	99.265	99.115
3.500	99.817	99.667	99.517
3.625	100.203	100.053	99.903
Margin = 2.250		Index = 1.620	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.500	97.118	96.868	96.618
4.000	99.183	98.933	98.683
4.500	99.921	99.671	99.421
5.000	99.574	99.324	99.074
5.500	97.586	97.336	97.086

15 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
2.500	92.642	92.392	92.142
3.000	96.447	96.197	95.947
3.500	97.873	97.623	97.373
4.000	98.225	97.975	97.725

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:	11/29/2017	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
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/29/2017
45 Day Lock Exp.: 1/15/2018
60 Day Lock Exp.: 1/29/2018

W. Rate Sheet Dated: 11/29/2017 **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	99.934	99.834	99.734	3.375	99.905	99.805	99.705	3.000	99.996	99.896	99.796	3.000	99.967	99.867	99.767
3.625	100.530	100.430	100.330	3.500	100.641	100.541	100.441	3.125	100.412	100.312	100.212	3.125	100.272	100.172	100.072
3.750	101.456	101.356	101.256	3.625	101.119	101.019	100.919	3.250	100.956	100.856	100.756	3.250	101.198	101.098	100.998
3.875	102.023	101.923	101.823	3.750	101.768	101.668	101.568	3.375	101.632	101.532	101.432	3.375	101.475	101.375	101.275
3.990	102.459	102.359	102.259	3.875	102.224	102.124	102.024	3.500	101.963	101.863	101.763	3.500	101.728	101.628	101.528
4.000	102.559	102.459	102.359	3.990	102.564	102.464	102.364	3.625	102.118	102.018	101.918	3.625	101.951	101.851	101.751
4.125	103.003	102.903	102.803	4.000	102.664	102.564	102.464	3.750	102.473	102.373	102.273	3.750	102.430	102.330	102.230
4.250	103.476	103.376	103.276	4.125	103.106	103.006	102.906	3.875	102.801	102.701	102.601	3.875	102.689	102.589	102.489
4.375	103.919	103.819	103.719	4.250	103.891	103.791	103.691	3.990	102.908	102.808	102.708	3.990	102.878	102.778	102.678
4.500	103.981	103.881	103.781	4.375	104.255	104.155	104.055	4.000	103.008	102.908	102.808	4.000	102.978	102.878	102.778
4.625	104.460	104.360	104.260	4.500	104.661	104.561	104.461	4.125	103.350	103.250	103.150	4.125	103.179	103.079	102.979
4.750	104.935	104.835	104.735	4.625	105.055	104.955	104.855	4.250	103.685	103.585	103.485	4.250	103.411	103.311	103.211
4.875	105.424	105.324	105.224	4.750	105.422	105.322	105.222	4.375	104.022	103.922	103.822	4.375	103.625	103.525	103.425
4.990	105.599	105.499	105.399	4.875	105.831	105.731	105.631	4.500	104.118	104.018	103.918	4.500	103.687	103.587	103.487
5.000	105.699	105.599	105.499	4.990	106.042	105.942	105.842	4.625	104.082	103.982	103.882	4.625	103.857	103.757	103.657
5.125	106.150	106.050	105.950	5.000	106.142	106.042	105.942	4.750	104.371	104.271	104.171	4.750	104.039	103.939	103.839
5.250	106.727	106.627	106.527	5.125	106.615	106.515	106.415	4.875	104.629	104.529	104.429	4.875	104.199	104.099	103.999
5.375	107.146	107.046	106.946	5.250	107.033	106.933	106.833	4.990	104.775	104.675	104.575	4.990	104.255	104.155	104.055
5.500	107.544	107.444	107.344	5.375	107.352	107.252	107.152	5.000	104.875	104.775	104.675	5.000	104.355	104.255	104.155

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	101.411	101.311	101.211	3.000	98.989	98.889	98.789
4.250	101.913	101.813	101.713	3.125	99.394	99.294	99.194
4.375	102.264	102.164	102.064	3.250	99.856	99.756	99.656
4.500	102.557	102.457	102.357	3.375	100.277	100.177	100.077
4.625	102.737	102.637	102.537	3.500	100.688	100.588	100.488
4.750	103.200	103.100	103.000	3.625	101.039	100.939	100.839
4.875	103.618	103.518	103.418	3.750	101.276	101.176	101.076
4.990	103.729	103.629	103.529	3.875	101.497	101.397	101.297
5.000	103.829	103.729	103.629	3.990	101.435	101.335	101.235
5.125	104.003	103.903	103.803	4.000	101.535	101.435	101.335
5.250	103.338	103.238	103.138	4.125	101.746	101.646	101.546
5.375	103.701	103.601	103.501	4.250	101.966	101.866	101.766
5.500	104.018	103.918	103.818	4.375	102.198	102.098	101.998
5.625	104.197	104.097	103.997	4.500	102.261	102.161	102.061
5.750	102.170	102.038	101.895	4.625	102.299	102.199	102.099
5.875	102.544	102.411	102.269	4.750	102.495	102.395	102.295
5.990	102.775	102.642	102.500	4.875	102.670	102.570	102.470
6.000	102.875	102.742	102.600	4.990	102.739	102.639	102.539
6.125	103.002	102.869	102.727	5.000	102.839	102.739	102.639

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	0.000
All other LTV & FICO combos	-1.500

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

LPMI Adjustments

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

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

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.: 12/29/2017
45 Day Lock Exp.: 1/15/2018
60 Day Lock Exp.: 1/29/2018

W. Rate Sheet Dated: 11/29/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.488	97.388	97.288	3.250	N/A	N/A	N/A
3.625	98.197	98.097	97.997	3.375	94.465	94.365	94.265
3.750	99.019	98.919	98.819	3.500	95.962	95.862	95.762
3.875	99.798	99.698	99.598	3.625	96.917	96.817	96.717
3.990	100.337	100.237	100.137	3.750	97.751	97.651	97.551
4.000	100.437	100.337	100.237	3.875	98.775	98.675	98.575
4.125	100.997	100.897	100.797	3.990	99.546	99.446	99.346
4.250	101.586	101.486	101.386	4.000	99.646	99.546	99.446
4.375	102.041	101.941	101.841	4.125	100.406	100.306	100.206
4.500	102.531	102.431	102.331	4.250	101.470	101.370	101.270
4.625	103.010	102.910	102.810	4.375	102.097	101.997	101.897
4.750	103.485	103.385	103.285	4.500	102.775	102.675	102.575
4.875	103.974	103.874	103.774	4.625	103.432	103.332	103.232
4.990	104.149	104.049	103.949	4.750	104.055	103.955	103.855
5.000	104.249	104.149	104.049	4.875	104.596	104.496	104.396
5.125	104.700	104.600	104.500	4.990	104.801	104.701	104.601
5.250	105.277	105.177	105.077	5.000	104.901	104.801	104.701
5.375	105.696	105.596	105.496	5.125	105.269	105.169	105.069
5.500	106.094	105.994	105.894	5.250	106.000	105.900	105.800

20 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	98.145	98.045	97.945	3.750	99.096	98.996	98.896
3.500	99.010	98.910	98.810	3.875	99.656	99.556	99.456
3.625	99.564	99.464	99.364	3.990	100.041	99.941	99.841
3.750	100.106	100.006	99.906	4.000	100.141	100.041	99.941
3.875	100.713	100.613	100.513	4.125	100.898	100.798	100.698
3.990	101.114	101.014	100.914	4.250	101.487	101.387	101.287
4.000	101.214	101.114	101.014	4.375	101.939	101.839	101.739
4.125	101.656	101.556	101.456	4.500	102.330	102.230	102.130
4.250	102.411	102.311	102.211	4.625	102.656	102.556	102.456
4.375	102.724	102.624	102.524	4.750	103.044	102.944	102.844
4.500	103.211	103.111	103.011	4.875	103.613	103.513	103.413
4.625	103.605	103.505	103.405	4.990	103.768	103.668	103.568
4.750	103.972	103.872	103.772	5.000	103.868	103.768	103.668
4.875	104.381	104.281	104.181	5.125	104.236	104.136	104.036
4.990	104.592	104.492	104.392	5.250	104.615	104.515	104.415
5.000	104.692	104.592	104.492	5.375	105.077	104.977	104.877
5.125	105.165	105.065	104.965	5.500	105.494	105.394	105.294
5.250	105.583	105.483	105.383	5.625	105.873	105.773	105.673
5.375	105.902	105.802	105.702	5.750	106.012	105.889	105.761

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.989	98.889	98.789	3.000	96.547	96.447	96.347
3.125	99.394	99.294	99.194	3.125	97.115	97.015	96.915
3.250	99.856	99.756	99.656	3.250	98.322	98.222	98.122
3.375	100.277	100.177	100.077	3.375	98.877	98.777	98.677
3.500	100.688	100.588	100.488	3.500	99.384	99.284	99.184
3.625	101.039	100.939	100.839	3.625	99.846	99.746	99.646
3.750	101.276	101.176	101.076	3.750	100.240	100.140	100.040
3.875	101.497	101.397	101.297	3.875	100.607	100.507	100.407
3.990	101.435	101.335	101.235	3.990	100.960	100.860	100.760
4.000	101.535	101.435	101.335	4.000	101.060	100.960	100.860
4.125	101.746	101.646	101.546	4.125	101.482	101.382	101.282
4.250	101.966	101.866	101.766	4.250	101.857	101.757	101.657
4.375	102.198	102.098	101.998	4.375	102.228	102.128	102.028
4.500	102.261	102.161	102.061	4.500	102.338	102.238	102.138
4.625	102.299	102.199	102.099	4.625	102.431	102.331	102.231
4.750	102.495	102.395	102.295	4.750	102.749	102.649	102.549
4.875	102.670	102.570	102.470	4.875	103.033	102.933	102.833
4.990	102.739	102.639	102.539	4.990	103.209	103.109	103.009
5.000	102.839	102.739	102.639	5.000	103.309	103.209	103.109

10 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.467	98.367	98.267	3.000	96.371	96.271	96.171
3.125	98.772	98.672	98.572	3.125	96.939	96.839	96.739
3.250	99.698	99.598	99.498	3.250	98.137	98.037	97.937
3.375	99.975	99.875	99.775	3.375	98.692	98.592	98.492
3.500	100.228	100.128	100.028	3.500	99.198	99.098	98.998
3.625	100.451	100.351	100.251	3.625	99.640	99.540	99.440
3.750	100.930	100.830	100.730	3.750	100.034	99.934	99.834
3.875	101.189	101.089	100.989	3.875	100.401	100.301	100.201
3.990	101.378	101.278	101.178	3.990	100.754	100.654	100.554
4.000	101.478	101.378	101.278	4.000	100.854	100.754	100.654
4.125	101.679	101.579	101.479	4.125	101.266	101.166	101.066
4.250	101.911	101.811	101.711	4.250	101.671	101.571	101.471
4.375	102.125	102.025	101.925	4.375	102.042	101.942	101.842
4.500	102.187	102.087	101.987	4.500	102.152	102.052	101.952
4.625	102.357	102.257	102.157	4.625	102.245	102.145	102.045
4.750	102.539	102.439	102.339	4.750	102.564	102.464	102.364
4.875	102.699	102.599	102.499	4.875	102.847	102.747	102.647
4.990	102.755	102.655	102.555	4.990	103.024	102.924	102.824
5.000	102.855	102.755	102.655	5.000	103.124	103.024	102.924

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		

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.

[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.: **12/29/2017**
45 Day Lock Exp.: **1/15/2018**
60 Day Lock Exp.: **1/29/2018**

W. Rate Sheet Dated: **11/29/2017** **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	101.456	101.356	101.256	3.750	101.768	101.636	101.568	2.750	98.823	98.723	98.623
3.875	102.023	101.923	101.823	3.875	102.524	102.378	102.308	2.875	99.500	99.400	99.300
3.990	102.459	102.359	102.259	3.990	103.058	102.909	102.839	2.990	99.896	99.796	99.696
4.000	102.559	102.459	102.359	4.000	103.158	103.009	102.939	3.000	99.996	99.896	99.796
4.125	103.003	102.903	102.803	4.125	103.162	103.009	102.939	3.125	100.412	100.312	100.212
4.250	103.476	103.376	103.276	4.250	103.891	103.736	103.666	3.250	101.042	100.942	100.842
4.375	103.919	103.819	103.719	4.375	104.296	104.140	104.070	3.375	101.632	101.532	101.432
4.500	104.314	104.214	104.114	4.500	104.794	104.638	104.568	3.500	101.963	101.863	101.763
4.625	104.554	104.454	104.354	4.625	105.281	105.148	105.060	3.625	102.331	102.231	102.131
4.750	105.063	104.963	104.863	4.750	105.773	105.639	105.552	3.750	102.839	102.739	102.639
4.875	105.511	105.411	105.311	4.875	106.252	106.118	106.031	3.875	103.335	103.235	103.135
4.990	105.818	105.718	105.618	4.990	106.570	106.439	106.351	3.990	103.069	102.969	102.869
5.000	105.918	105.818	105.718	5.000	106.670	106.539	106.451	4.000	103.169	103.069	102.969
5.125	106.205	106.105	106.005	5.125	106.390	106.290	106.190	4.125	103.668	103.568	103.468
5.250	106.640	106.540	106.440	5.250	106.833	106.733	106.633	4.250	104.052	103.952	103.852
5.375	107.003	106.903	106.803	5.375	107.197	107.097	106.997	4.375	104.467	104.367	104.267
5.500	107.321	107.221	107.121	5.500	107.518	107.418	107.318	4.500	105.036	104.936	104.836
5.625	107.547	107.447	107.347	5.625	107.873	107.773	107.673	4.625	105.437	105.337	105.237
5.750	107.917	107.817	107.717	5.750	108.237	108.137	108.037	4.750	103.504	103.381	103.304

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					

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

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.

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.: **12/29/2017**
45 Day Lock Exp.: **1/15/2018**
60 Day Lock Exp.: **1/29/2018**

W. Rate Sheet Dated: **11/29/2017** **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	99.255	99.155	99.055	3.750	99.155	99.055	98.955
3.875	99.965	99.865	99.765	3.875	99.865	99.765	99.665
3.990	100.492	100.392	100.292	3.990	100.392	100.292	100.192
4.000	100.592	100.492	100.392	4.000	100.492	100.392	100.292
4.125	101.174	101.074	100.974	4.125	101.074	100.974	100.874
4.250	101.808	101.708	101.608	4.250	101.708	101.608	101.508
4.375	102.356	102.256	102.156	4.375	102.256	102.156	102.056
4.500	102.864	102.764	102.664	4.500	102.764	102.664	102.564
4.625	103.104	103.004	102.904	4.625	103.004	102.904	102.804
4.750	103.613	103.513	103.413	4.750	103.513	103.413	103.313
4.875	104.061	103.961	103.861	4.875	103.961	103.861	103.761
4.990	104.368	104.268	104.168	4.990	104.268	104.168	104.068
5.000	104.468	104.368	104.268	5.000	104.368	104.268	104.168
5.125	104.755	104.655	104.555	5.125	104.655	104.555	104.455
5.250	105.190	105.090	104.990	5.250	105.090	104.990	104.890
5.375	105.553	105.453	105.353	5.375	105.453	105.353	105.253
5.500	105.871	105.771	105.671	5.500	105.771	105.671	105.571
5.625	106.097	105.997	105.897	5.625	105.997	105.897	105.797
5.750	106.467	106.367	106.267	5.750	106.367	106.267	106.167

20 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	100.307	100.175	100.107	3.750	100.207	100.075	100.007
3.875	101.074	100.928	100.858	3.875	100.974	100.828	100.758
3.990	101.608	101.459	101.389	3.990	101.508	101.359	101.289
4.000	101.708	101.559	101.489	4.000	101.608	101.459	101.389
4.125	101.712	101.559	101.489	4.125	101.612	101.459	101.389
4.250	102.302	102.147	102.077	4.250	102.202	102.047	101.977
4.375	102.846	102.690	102.620	4.375	102.746	102.590	102.520
4.500	103.344	103.188	103.118	4.500	103.244	103.088	103.018
4.625	103.831	103.698	103.610	4.625	103.731	103.598	103.510
4.750	104.323	104.189	104.102	4.750	104.223	104.089	104.002
4.875	104.802	104.668	104.581	4.875	104.702	104.568	104.481
4.990	105.120	104.989	104.901	4.990	105.020	104.889	104.801
5.000	105.220	105.089	105.001	5.000	105.120	104.989	104.901
5.125	104.940	104.840	104.740	5.125	104.840	104.740	104.640
5.250	105.383	105.283	105.183	5.250	105.283	105.183	105.083
5.375	105.747	105.647	105.547	5.375	105.647	105.547	105.447
5.500	106.068	105.968	105.868	5.500	105.968	105.868	105.768
5.625	106.423	106.323	106.223	5.625	106.323	106.223	106.123
5.750	106.787	106.687	106.587	5.750	106.687	106.587	106.487

15 Year

≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.979	96.879	96.779	2.750	96.879	96.779	96.679
2.875	97.593	97.493	97.393	2.875	97.493	97.393	97.293
2.990	98.118	98.018	97.918	2.990	98.018	97.918	97.818
3.000	98.218	98.118	98.018	3.000	98.118	98.018	97.918
3.125	98.811	98.711	98.611	3.125	98.711	98.611	98.511
3.250	99.542	99.442	99.342	3.250	99.442	99.342	99.242
3.375	100.028	99.928	99.828	3.375	99.928	99.828	99.728
3.500	100.317	100.217	100.117	3.500	100.217	100.117	100.017
3.625	100.831	100.731	100.631	3.625	100.731	100.631	100.531
3.750	101.339	101.239	101.139	3.750	101.239	101.139	101.039
3.875	101.835	101.735	101.635	3.875	101.735	101.635	101.535
3.990	101.569	101.469	101.369	3.990	101.469	101.369	101.269
4.000	101.669	101.569	101.469	4.000	101.569	101.469	101.369
4.125	102.168	102.068	101.968	4.125	102.068	101.968	101.868
4.250	102.552	102.452	102.352	4.250	102.452	102.352	102.252
4.375	102.967	102.867	102.767	4.375	102.867	102.767	102.667
4.500	103.536	103.436	103.336	4.500	103.436	103.336	103.236
4.625	103.937	103.837	103.737	4.625	103.837	103.737	103.637
4.750	102.004	101.881	101.804	4.750	101.904	101.781	101.704

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

30 Day Lock Exp.: **12/29/2017**
45 Day Lock Exp.: **1/15/2018**
60 Day Lock Exp.: **1/29/2018**

W. Rate Sheet Dated: **11/29/2017** **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	100.705	100.605	100.505	3.750	101.757	101.625	101.557	2.750	98.479	98.379	98.279
3.875	101.415	101.315	101.215	3.875	102.524	102.378	102.308	2.875	99.093	98.993	98.893
3.990	101.942	101.842	101.742	3.990	103.058	102.909	102.839	2.990	99.618	99.518	99.418
4.000	102.042	101.942	101.842	4.000	103.158	103.009	102.939	3.000	99.718	99.618	99.518
4.125	102.624	102.524	102.424	4.125	103.162	103.009	102.939	3.125	100.311	100.211	100.111
4.250	103.258	103.158	103.058	4.250	103.752	103.597	103.527	3.250	101.042	100.942	100.842
4.375	103.806	103.706	103.606	4.375	104.296	104.140	104.070	3.375	101.528	101.428	101.328
4.500	104.314	104.214	104.114	4.500	104.794	104.638	104.568	3.500	101.817	101.717	101.617
4.625	104.554	104.454	104.354	4.625	105.281	105.148	105.060	3.625	102.331	102.231	102.131
4.750	105.063	104.963	104.863	4.750	105.773	105.639	105.552	3.750	102.839	102.739	102.639
4.875	105.511	105.411	105.311	4.875	106.252	106.118	106.031	3.875	103.335	103.235	103.135
4.990	105.818	105.718	105.618	4.990	106.570	106.439	106.351	3.990	103.069	102.969	102.869
5.000	105.918	105.818	105.718	5.000	106.670	106.539	106.451	4.000	103.169	103.069	102.969
5.125	106.205	106.105	106.005	5.125	106.390	106.290	106.190	4.125	103.668	103.568	103.468
5.250	106.640	106.540	106.440	5.250	106.833	106.733	106.633	4.250	104.052	103.952	103.852
5.375	107.003	106.903	106.803	5.375	107.197	107.097	106.997	4.375	104.467	104.367	104.267
5.500	107.321	107.221	107.121	5.500	107.518	107.418	107.318	4.500	105.036	104.936	104.836
5.625	107.547	107.447	107.347	5.625	107.873	107.773	107.673	4.625	105.437	105.337	105.237
5.750	107.917	107.817	107.717	5.750	108.237	108.137	108.037	4.750	103.504	103.381	103.304

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

LPMI Adjust Term > 20 yr & All Manuf. / LPMI Adjust Term ≤ 20 yr

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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