



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownhouse.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/3/2018

45 Day Lock Exp.: 1/18/2018

60 Day Lock Exp.: 2/2/2018

W. Rate Sheet Dated: 12/4/2017

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	100.081	99.931	99.781	3.250	99.864	99.714	99.564	1.875	N/A	N/A	N/A	3.125	101.212	101.062	100.912
3.375	100.530	100.380	100.230	3.375	100.277	100.127	99.977	2.000	N/A	N/A	N/A	3.250	101.106	100.956	100.806
3.500	100.974	100.824	100.674	3.500	100.686	100.536	100.386	2.125	N/A	N/A	N/A	3.375	101.513	101.363	101.213
3.625	101.360	101.210	101.060	3.625	101.036	100.886	100.736	2.250	96.492	96.342	96.192	3.500	101.916	101.766	101.616
3.750	102.697	102.547	102.397	3.750	102.480	102.330	102.180	2.375	96.886	96.736	96.586	3.625	102.302	102.152	102.002
3.875	103.096	102.946	102.796	3.875	102.843	102.693	102.543	2.500	97.276	97.126	96.976	Margin = 2.250		Index = 1.620	
4.000	103.761	103.611	103.461	4.000	103.172	103.022	102.872	2.625	97.616	97.466	97.316				
4.125	104.051	103.901	103.751	4.125	103.427	103.277	103.127	2.750	99.662	99.512	99.362				
4.250	104.048	103.948	103.848	4.250	103.530	103.430	103.330	2.875	100.050	99.900	99.750				
4.375	104.127	104.027	103.927	4.375	103.824	103.724	103.624	3.000	100.425	100.275	100.125				
4.500	104.420	104.320	104.220	4.500	104.082	103.982	103.882	3.125	100.751	100.601	100.451				
4.625	104.648	104.548	104.448	4.625	104.274	104.174	104.074	3.250	101.588	101.438	101.288				
4.750	104.472	104.372	104.272	4.750	104.204	104.104	104.004	3.375	101.911	101.761	101.611				
4.875	104.873	104.773	104.673	4.875	104.570	104.470	104.370	3.500	102.198	102.048	101.898				
5.000	105.167	105.067	104.967	5.000	104.828	104.728	104.628	3.625	102.414	102.264	102.114				
5.125	105.394	105.294	105.194	5.125	105.020	104.920	104.820	3.750	102.612	102.462	102.312				
5.250	106.046	105.890	105.781	5.250	105.779	105.623	105.514	3.875	102.864	102.714	102.564				
5.375	106.398	106.242	106.132	5.375	106.145	105.989	105.880	4.000	103.081	102.931	102.781				
5.500	106.692	106.535	106.426	5.500	106.403	106.247	106.137	4.125	103.235	103.085	102.935				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.901	98.751	98.601	3.250	98.734	98.584	98.434	1.875	N/A	N/A	N/A	3.125	100.082	99.932	99.782
3.375	99.350	99.200	99.050	3.375	99.147	98.997	98.847	2.000	N/A	N/A	N/A	3.250	99.976	99.826	99.676
3.500	99.794	99.644	99.494	3.500	99.556	99.406	99.256	2.125	N/A	N/A	N/A	3.375	100.383	100.233	100.083
3.625	100.180	100.030	99.880	3.625	99.906	99.756	99.606	2.250	95.362	95.212	95.062	3.500	100.786	100.636	100.486
3.750	101.517	101.367	101.217	3.750	101.350	101.200	101.050	2.375	95.756	95.606	95.456	3.625	101.172	101.022	100.872
3.875	101.916	101.766	101.616	3.875	101.713	101.563	101.413	2.500	96.146	95.996	95.846	Margin = 2.250		Index = 1.620	
4.000	102.281	102.131	101.981	4.000	102.042	101.892	101.742	2.625	96.486	96.336	96.186	30 Year OTC			
4.125	102.571	102.421	102.271	4.125	102.297	102.147	101.997	2.750	98.532	98.382	98.232	Rate	30 Day	45 Day	60 Day
4.250	102.568	102.468	102.368	4.250	102.400	102.300	102.200	2.875	98.920	98.770	98.620	3.500	97.884	97.634	97.384
4.375	102.897	102.797	102.697	4.375	102.694	102.594	102.494	3.000	99.295	99.145	98.995	4.000	100.371	100.121	99.871
4.500	103.190	103.090	102.990	4.500	102.952	102.852	102.752	3.125	99.621	99.471	99.321	4.500	101.280	101.030	100.780
4.625	103.418	103.318	103.218	4.625	103.144	103.044	102.944	3.250	100.458	100.308	100.158	5.000	102.027	101.777	101.527
4.750	103.242	103.142	103.042	4.750	103.074	102.974	102.874	3.375	100.781	100.631	100.481	5.500	103.602	103.352	103.102
4.875	103.643	103.543	103.443	4.875	103.440	103.340	103.240	3.500	101.068	100.918	100.768	15 Year OTC			
5.000	103.937	103.837	103.737	5.000	103.698	103.598	103.498	3.625	101.284	101.134	100.984	Rate	30 Day	45 Day	60 Day
5.125	104.164	104.064	103.964	5.125	103.890	103.790	103.690	3.750	101.482	101.332	101.182	2.500	94.236	93.986	93.736
5.250	104.816	104.660	104.551	5.250	104.649	104.493	104.384	3.875	101.734	101.584	101.434	3.000	97.385	97.135	96.885
5.375	105.218	105.062	104.952	5.375	105.015	104.859	104.750	4.000	101.951	101.801	101.651	3.500	99.158	98.908	98.658
5.500	105.512	105.355	105.246	5.500	105.273	105.117	105.007	4.125	102.105	101.955	101.805	4.000	100.041	99.791	99.541

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:	12/4/2017	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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> 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)	



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45 Day Lock Exp.:

60 Day Lock Exp.:

1/3/2018

1/18/2018

2/2/2018

W. Rate Sheet Dated: 12/4/2017

Release Time: 10:00 am ET

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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	99.112	98.962	98.812	3.250	98.895	98.745	98.595	1.875	N/A	N/A	N/A
3.375	99.561	99.411	99.261	3.375	99.308	99.158	99.008	2.000	N/A	N/A	N/A
3.500	100.005	99.855	99.705	3.500	99.717	99.567	99.417	2.125	N/A	N/A	N/A
3.625	100.391	100.241	100.091	3.625	100.067	99.917	99.767	2.250	94.492	94.342	94.192
3.750	101.416	101.266	101.116	3.750	101.198	101.048	100.898	2.375	94.886	94.736	94.586
3.875	101.815	101.665	101.515	3.875	101.562	101.412	101.262	2.500	95.276	95.126	94.976
4.000	102.479	102.329	102.179	4.000	101.891	101.741	101.591	2.625	95.616	95.466	95.316
4.125	102.770	102.620	102.470	4.125	102.146	101.996	101.846	2.750	97.975	97.825	97.675
4.250	102.485	102.335	102.185	4.250	101.968	101.818	101.668	2.875	98.362	98.212	98.062
4.375	102.564	102.414	102.264	4.375	102.261	102.111	101.961	3.000	98.737	98.587	98.437
4.500	102.858	102.708	102.558	4.500	102.519	102.369	102.219	3.125	99.063	98.913	98.763
4.625	103.085	102.935	102.785	4.625	102.711	102.561	102.411	3.250	100.620	100.470	100.320
4.750	101.815	101.715	101.615	4.750	101.548	101.448	101.348	3.375	100.942	100.792	100.642
4.875	102.217	102.117	102.017	4.875	101.914	101.814	101.714	3.500	101.230	101.080	100.930
5.000	102.511	102.411	102.311	5.000	102.172	102.072	101.972	3.625	101.445	101.295	101.145
5.125	102.738	102.638	102.538	5.125	102.364	102.264	102.164	3.750	101.331	101.181	101.031
5.250	99.796	99.646	99.546	5.250	99.529	99.429	99.329	3.875	101.582	101.432	101.282
5.375	100.148	99.998	99.898	5.375	99.895	99.795	99.695	4.000	101.800	101.650	101.500
5.500	100.442	100.292	100.192	5.500	100.153	99.997	99.887	4.125	101.954	101.804	101.654

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	97.932	97.782	97.632	3.250	97.765	97.615	97.465	1.875	N/A	N/A	N/A
3.375	98.381	98.231	98.081	3.375	98.178	98.028	97.878	2.000	N/A	N/A	N/A
3.500	98.825	98.675	98.525	3.500	98.587	98.437	98.287	2.125	N/A	N/A	N/A
3.625	99.211	99.061	98.911	3.625	98.937	98.787	98.637	2.250	93.612	93.462	93.312
3.750	100.236	100.086	99.936	3.750	100.068	99.918	99.768	2.375	94.006	93.856	93.706
3.875	100.635	100.485	100.335	3.875	100.432	100.282	100.132	2.500	94.396	94.246	94.096
4.000	100.999	100.849	100.699	4.000	100.761	100.611	100.461	2.625	94.736	94.586	94.436
4.125	101.290	101.140	100.990	4.125	101.016	100.866	100.716	2.750	97.470	97.320	97.170
4.250	101.005	100.905	100.805	4.250	100.838	100.738	100.638	2.875	97.857	97.707	97.557
4.375	101.334	101.234	101.134	4.375	101.131	101.031	100.931	3.000	98.232	98.082	97.932
4.500	101.628	101.528	101.428	4.500	101.389	101.289	101.189	3.125	98.558	98.408	98.258
4.625	101.855	101.755	101.655	4.625	101.581	101.481	101.381	3.250	99.029	98.879	98.729
4.750	100.585	100.485	100.385	4.750	100.418	100.318	100.218	3.375	99.351	99.201	99.051
4.875	100.987	100.887	100.787	4.875	100.784	100.684	100.584	3.500	99.639	99.489	99.339
5.000	101.281	101.181	101.081	5.000	101.042	100.942	100.842	3.625	99.854	99.704	99.554
5.125	101.508	101.408	101.308	5.125	101.234	101.134	101.034	3.750	99.591	99.441	99.291
5.250	98.566	98.416	98.316	5.250	98.399	98.249	98.149	3.875	99.843	99.693	99.543
5.375	98.968	98.818	98.718	5.375	98.765	98.609	98.509	4.000	100.060	99.910	99.760
5.500	99.262	99.105	98.996	5.500	99.023	98.867	98.757	4.125	100.215	100.065	99.915

Margin = 2.250 Index = 1.620

30 Year OTC

Rate 30 Day 45 Day 60 Day

3.500 96.915 96.665 96.415

4.000 99.089 98.839 98.589

4.500 99.718 99.468 99.218

5.000 99.371 99.121 98.871

5.500 97.352 97.102 96.852

15 Year OTC

Rate 30 Day 45 Day 60 Day

2.500 92.486 92.236 91.986

3.000 96.322 96.072 95.822

3.500 97.729 97.479 97.229

4.000 98.150 97.900 97.650

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:	12/4/2017 4.750%

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	1A, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
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)



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1/18/2018

60 Day Lock Exp.:

2/2/2018

W. Rate Sheet Dated: 12/4/2017

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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
3.625	100.124	100.024	99.924	3.750	101.518	101.418	101.318	3.000	99.693	99.593	99.493	3.000	99.874	99.774	99.674
3.750	101.113	101.013	100.913	3.875	102.069	101.969	101.869	3.125	100.143	100.043	99.943	3.125	100.179	100.079	99.979
3.875	101.679	101.579	101.479	3.990	102.472	102.372	102.272	3.250	100.947	100.847	100.747	3.250	101.085	100.985	100.885
3.990	102.116	102.016	101.916	4.000	102.572	102.472	102.372	3.375	101.236	101.136	101.036	3.375	101.366	101.266	101.166
4.000	102.216	102.116	102.016	4.125	102.994	102.894	102.794	3.500	101.734	101.634	101.534	3.500	101.618	101.518	101.418
4.125	102.659	102.559	102.459	4.250	103.689	103.589	103.489	3.625	102.009	101.909	101.809	3.625	101.842	101.742	101.642
4.250	103.152	103.052	102.952	4.375	104.037	103.937	103.837	3.750	102.365	102.265	102.165	3.750	102.414	102.314	102.214
4.375	103.636	103.536	103.436	4.500	104.490	104.390	104.290	3.875	102.695	102.595	102.495	3.875	102.674	102.574	102.474
4.500	103.914	103.814	103.714	4.625	104.876	104.776	104.676	3.990	102.895	102.795	102.695	3.990	102.865	102.765	102.665
4.625	104.393	104.293	104.193	4.750	105.274	105.174	105.074	4.000	102.995	102.895	102.795	4.000	102.965	102.865	102.765
4.750	104.870	104.770	104.670	4.875	105.685	105.585	105.485	4.125	103.338	103.238	103.138	4.125	103.167	103.067	102.967
4.875	105.360	105.260	105.160	4.990	105.884	105.784	105.684	4.250	103.674	103.574	103.474	4.250	103.400	103.300	103.200
4.990	105.536	105.436	105.336	5.000	105.984	105.884	105.784	4.375	104.013	103.913	103.813	4.375	103.613	103.513	103.413
5.000	105.636	105.536	105.436	5.125	106.456	106.356	106.256	4.500	104.110	104.010	103.910	4.500	103.674	103.574	103.474
5.125	106.074	105.974	105.874	5.250	106.876	106.776	106.676	4.625	104.049	103.949	103.849	4.625	103.824	103.724	103.624
5.250	106.651	106.551	106.451	5.375	107.194	107.094	106.994	4.750	104.338	104.238	104.138	4.750	104.006	103.906	103.806
5.375	107.072	106.972	106.872	5.500	107.481	107.381	107.281	4.875	104.595	104.495	104.395	4.875	104.168	104.068	103.968
5.500	107.468	107.368	107.268	5.625	N/A	N/A	N/A	4.990	104.746	104.646	104.546	4.990	104.221	104.121	104.021
5.625	107.815	107.715	107.615	5.750	107.512	107.385	107.257	5.000	104.846	104.746	104.646	5.000	104.321	104.221	104.121

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	101.339	101.239	101.139	3.000	98.896	98.796	98.696
4.250	101.842	101.742	101.642	3.125	99.301	99.201	99.101
4.375	102.195	102.095	101.995	3.250	99.744	99.644	99.544
4.500	102.489	102.389	102.289	3.375	100.166	100.066	99.966
4.625	102.628	102.528	102.428	3.500	100.579	100.479	100.379
4.750	103.072	102.972	102.872	3.625	100.931	100.831	100.731
4.875	103.492	103.392	103.292	3.750	101.169	101.069	100.969
4.990	103.602	103.502	103.402	3.875	101.388	101.288	101.188
5.000	103.702	103.602	103.502	3.990	101.330	101.230	101.130
5.125	103.875	103.775	103.675	4.000	101.430	101.330	101.230
5.250	103.200	103.100	103.000	4.125	101.734	101.634	101.534
5.375	103.563	103.463	103.363	4.250	101.956	101.856	101.756
5.500	103.880	103.780	103.680	4.375	102.186	102.086	101.986
5.625	104.063	103.963	103.863	4.500	102.249	102.149	102.049
5.750	102.023	101.881	101.739	4.625	102.266	102.166	102.066
5.875	102.397	102.255	102.113	4.750	102.464	102.364	102.264
5.990	102.631	102.489	102.347	4.875	102.636	102.536	102.436
6.000	102.731	102.589	102.447	4.990	102.706	102.606	102.506
6.125	102.855	102.713	102.571	5.000	102.806	102.706	102.606

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

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								

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 applicable to detached condominiums								*Not

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				

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.

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 LLPAs: State; Extension; LPMI, Loan Size	

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

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

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

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/3/2018

45 Day Lock Exp.:

1/18/2018

60 Day Lock Exp.:

2/2/2018

W. Rate Sheet Dated: 12/4/2017

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
3.625	98.085	97.985	97.885	3.375	94.359	94.259	94.159	3.750	100.016	99.916	99.816	3.750	98.965	98.865	98.765
3.750	98.943	98.843	98.743	3.500	95.849	95.749	95.649	3.875	100.619	100.519	100.419	3.875	99.526	99.426	99.326
3.875	99.724	99.624	99.524	3.625	96.804	96.704	96.604	3.990	101.022	100.922	100.822	3.990	99.947	99.847	99.747
3.990	100.264	100.164	100.064	3.750	97.644	97.544	97.444	4.000	101.122	101.022	100.922	4.000	100.047	99.947	99.847
4.000	100.364	100.264	100.164	3.875	98.701	98.601	98.501	4.125	101.544	101.444	101.344	4.125	100.786	100.686	100.586
4.125	100.925	100.825	100.725	3.990	99.471	99.371	99.271	4.250	102.239	102.139	102.039	4.250	101.378	101.278	101.178
4.250	101.516	101.416	101.316	4.000	99.571	99.471	99.371	4.375	102.553	102.453	102.353	4.375	101.831	101.731	101.631
4.375	101.969	101.869	101.769	4.125	100.334	100.234	100.134	4.500	103.040	102.940	102.840	4.500	102.225	102.125	102.025
4.500	102.464	102.364	102.264	4.250	101.333	101.233	101.133	4.625	103.426	103.326	103.226	4.625	102.540	102.440	102.340
4.625	102.943	102.843	102.743	4.375	101.962	101.862	101.762	4.750	103.824	103.724	103.624	4.750	102.897	102.797	102.697
4.750	103.420	103.320	103.220	4.500	102.641	102.541	102.441	4.875	104.235	104.135	104.035	4.875	103.467	103.367	103.267
4.875	103.910	103.810	103.710	4.625	103.303	103.203	103.103	4.990	104.434	104.334	104.234	4.990	103.623	103.523	103.423
4.990	104.086	103.986	103.886	4.750	103.927	103.827	103.727	5.000	104.534	104.434	104.334	5.000	103.723	103.623	103.523
5.000	104.186	104.086	103.986	4.875	104.470	104.370	104.270	5.125	105.006	104.906	104.806	5.125	104.088	103.988	103.888
5.125	104.624	104.524	104.424	4.990	104.676	104.576	104.476	5.250	105.426	105.326	105.226	5.250	104.457	104.357	104.257
5.250	105.201	105.101	105.001	5.000	104.776	104.676	104.576	5.375	105.744	105.644	105.544	5.375	104.921	104.821	104.721
5.375	105.622	105.522	105.422	5.125	105.141	105.041	104.941	5.500	106.031	105.931	105.831	5.500	105.336	105.236	105.136
5.500	106.018	105.918	105.818	5.250	105.862	105.762	105.662	5.625	N/A	N/A	N/A	5.625	105.719	105.619	105.519
5.625	106.365	106.265	106.165	5.375	106.326	106.226	106.126	5.750	106.062	105.935	105.807	5.750	105.845	105.717	105.589

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	98.896	98.796	98.696	3.000	96.454	96.354	96.254	3.000	98.374	98.274	98.174	3.000	96.278	96.178	96.078
3.125	99.301	99.201	99.101	3.125	97.022	96.922	96.822	3.125	98.679	98.579	98.479	3.125	96.846	96.746	96.646
3.250	99.744	99.644	99.544	3.250	98.210	98.110	98.010	3.250	99.585	99.485	99.385	3.250	98.024	97.924	97.824
3.375	100.166	100.066	99.966	3.375	98.766	98.666	98.566	3.375	99.866	99.766	99.666	3.375	98.581	98.481	98.381
3.500	100.579	100.479	100.379	3.500	99.274	99.174	99.074	3.500	100.118	100.018	99.918	3.500	99.088	98.988	98.888
3.625	100.931	100.831	100.731	3.625	99.738	99.638	99.538	3.625	100.342	100.242	100.142	3.625	99.532	99.432	99.332
3.750	101.169	101.069	100.969	3.750	100.134	100.034	99.934	3.750	100.914	100.814	100.714	3.750	99.928	99.828	99.728
3.875	101.388	101.288	101.188	3.875	100.501	100.401	100.301	3.875	101.174	101.074	100.974	3.875	100.295	100.195	100.095
3.990	101.330	101.230	101.130	3.990	100.945	100.845	100.745	3.990	101.365	101.265	101.165	3.990	100.739	100.639	100.539
4.000	101.430	101.330	101.230	4.000	101.045	100.945	100.845	4.000	101.465	101.365	101.265	4.000	100.839	100.739	100.639
4.125	101.734	101.634	101.534	4.125	101.470	101.370	101.270	4.125	101.667	101.567	101.467	4.125	101.254	101.154	101.054
4.250	101.956	101.856	101.756	4.250	101.846	101.746	101.646	4.250	101.900	101.800	101.700	4.250	101.660	101.560	101.460
4.375	102.186	102.086	101.986	4.375	102.219	102.119	102.019	4.375	102.113	102.013	101.913	4.375	102.033	101.933	101.833
4.500	102.249	102.149	102.049	4.500	102.325	102.225	102.125	4.500	102.174	102.074	101.974	4.500	102.139	102.039	101.939
4.625	102.266	102.166	102.066	4.625	102.397	102.297	102.197	4.625	102.324	102.224	102.124	4.625	102.212	102.112	102.012
4.750	102.464	102.364	102.264	4.750	102.718	102.618	102.518	4.750	102.506	102.406	102.306	4.750	102.532	102.432	102.332
4.875	102.636	102.536	102.436	4.875	103.003	102.903	102.803	4.875	102.668	102.568	102.468	4.875	102.817	102.717	102.617
4.990	102.706	102.606	102.506	4.990	103.176	103.076	102.976	4.990	102.721	102.621	102.521	4.990	102.990	102.890	102.790
5.000	102.806	102.706	102.606	5.000	103.276	103.176	103.076	5.000	102.821	102.721	102.621	5.000	103.090	102.990	102.890

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

* 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%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-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
2-Unit Property	-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
Condo > 15 year*	0.000	0.000	0.000	-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.



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.:

1/3/2018

45 Day Lock Exp.:

1/18/2018

60 Day Lock Exp.:

2/2/2018

W. Rate Sheet Dated: 12/4/2017

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	101.113	101.013	100.913	3.750	101.646	101.546	101.446	2.750	98.522	98.422	98.322
3.875	101.679	101.579	101.479	3.875	102.387	102.277	102.187	2.875	99.094	98.994	98.894
3.990	102.116	102.016	101.916	3.990	102.928	102.816	102.728	2.990	99.593	99.493	99.393
4.000	102.216	102.116	102.016	4.000	103.028	102.916	102.828	3.000	99.693	99.593	99.493
4.125	102.659	102.559	102.459	4.125	103.035	102.918	102.835	3.125	100.213	100.113	100.013
4.250	103.179	103.079	102.979	4.250	103.672	103.552	103.471	3.250	100.947	100.847	100.747
4.375	103.735	103.635	103.535	4.375	104.186	104.065	103.984	3.375	101.397	101.297	101.197
4.500	104.252	104.152	104.052	4.500	104.693	104.572	104.491	3.500	101.734	101.634	101.534
4.625	104.413	104.313	104.213	4.625	105.055	104.942	104.841	3.625	102.223	102.123	102.023
4.750	104.931	104.831	104.731	4.750	105.585	105.471	105.371	3.750	102.735	102.635	102.535
4.875	105.388	105.288	105.188	4.875	106.072	105.959	105.858	3.875	103.233	103.133	103.033
4.990	105.703	105.603	105.503	4.990	106.400	106.288	106.187	3.990	103.030	102.930	102.830
5.000	105.803	105.703	105.603	5.000	106.500	106.388	106.287	4.000	103.130	103.030	102.930
5.125	106.065	105.965	105.865	5.125	106.230	106.130	106.030	4.125	103.632	103.532	103.432
5.250	106.507	106.407	106.307	5.250	106.682	106.582	106.482	4.250	104.021	103.921	103.821
5.375	106.878	106.778	106.678	5.375	107.054	106.954	106.854	4.375	104.442	104.342	104.242
5.500	107.202	107.102	107.002	5.500	107.381	107.281	107.181	4.500	105.017	104.917	104.817
5.625	107.389	107.289	107.189	5.625	107.695	107.595	107.495	4.625	105.423	105.323	105.223
5.750	107.765	107.665	107.565	5.750	108.065	107.965	107.865	4.750	103.479	103.379	103.279

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

Program 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	0.000
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	N/A	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

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

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

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

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

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

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buyout = \$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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/3/2018

45 Day Lock Exp.:

1/18/2018

60 Day Lock Exp.:

2/2/2018

W. Rate Sheet Dated: 12/4/2017

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	99.154	99.054	98.954	3.750	99.054	98.954	98.854	3.750	100.196	100.096	99.996	3.750	100.096	99.996	99.896
3.875	99.873	99.773	99.673	3.875	99.773	99.673	99.573	3.875	100.937	100.827	100.737	3.875	100.837	100.727	100.637
3.990	100.410	100.310	100.210	3.990	100.310	100.210	100.110	3.990	101.478	101.366	101.278	3.990	101.378	101.266	101.178
4.000	100.510	100.410	100.310	4.000	100.410	100.310	100.210	4.000	101.578	101.466	101.378	4.000	101.478	101.366	101.278
4.125	101.086	100.986	100.886	4.125	100.986	100.886	100.786	4.125	101.585	101.468	101.385	4.125	101.485	101.368	101.285
4.250	101.729	101.629	101.529	4.250	101.629	101.529	101.429	4.250	102.183	102.063	101.982	4.250	102.083	101.963	101.882
4.375	102.285	102.185	102.085	4.375	102.185	102.085	101.985	4.375	102.736	102.615	102.534	4.375	102.636	102.515	102.434
4.500	102.862	102.762	102.662	4.500	102.762	102.662	102.562	4.500	103.243	103.122	103.041	4.500	103.143	103.022	102.941
4.625	102.963	102.863	102.763	4.625	102.863	102.763	102.663	4.625	103.605	103.492	103.391	4.625	103.505	103.392	103.291
4.750	103.481	103.381	103.281	4.750	103.381	103.281	103.181	4.750	104.135	104.021	103.921	4.750	104.035	103.921	103.821
4.875	103.938	103.838	103.738	4.875	103.838	103.738	103.638	4.875	104.622	104.509	104.408	4.875	104.522	104.409	104.308
4.990	104.253	104.153	104.053	4.990	104.153	104.053	103.953	4.990	104.950	104.838	104.737	4.990	104.850	104.738	104.637
5.000	104.353	104.253	104.153	5.000	104.253	104.153	104.053	5.000	105.050	104.938	104.837	5.000	104.950	104.838	104.737
5.125	104.615	104.515	104.415	5.125	104.515	104.415	104.315	5.125	104.780	104.680	104.580	5.125	104.680	104.580	104.480
5.250	105.057	104.957	104.857	5.250	104.957	104.857	104.757	5.250	105.232	105.132	105.032	5.250	105.132	105.032	104.932
5.375	105.428	105.328	105.228	5.375	105.328	105.228	105.128	5.375	105.604	105.504	105.404	5.375	105.504	105.404	105.304
5.500	105.752	105.652	105.552	5.500	105.652	105.552	105.452	5.500	105.931	105.831	105.731	5.500	105.831	105.731	105.631
5.625	105.939	105.839	105.739	5.625	105.839	105.739	105.639	5.625	106.245	106.145	106.045	5.625	106.145	106.045	105.945
5.750	106.315	106.215	106.115	5.750	106.215	106.115	106.015	5.750	106.615	106.515	106.415	5.750	106.515	106.415	106.315

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.861	96.761	96.661	2.750	96.761	96.661	96.561
2.875	97.490	97.390	97.290	2.875	97.390	97.290	97.190
2.990	98.017	97.917	97.817	2.990	97.917	97.817	97.717
3.000	98.117	98.017	97.917	3.000	98.017	97.917	97.817
3.125	98.713	98.613	98.513	3.125	98.613	98.513	98.413
3.250	99.424	99.324	99.224	3.250	99.324	99.224	99.124
3.375	99.897	99.797	99.697	3.375	99.797	99.697	99.597
3.500	100.205	100.105	100.005	3.500	100.105	100.005	99.905
3.625	100.723	100.623	100.523	3.625	100.623	100.523	100.423
3.750	101.235	101.135	101.035	3.750	101.135	101.035	100.935
3.875	101.733	101.633	101.533	3.875	101.633	101.533	101.433
3.990	101.530	101.430	101.330	3.990	101.430	101.330	101.230
4.000	101.630	101.530	101.430	4.000	101.530	101.430	101.330
4.125	102.132	102.032	101.932	4.125	102.032	101.932	101.832
4.250	102.521	102.421	102.321	4.250	102.421	102.321	102.221
4.375	102.942	102.842	102.742	4.375	102.842	102.742	102.642
4.500	103.517	103.417	103.317	4.500	103.417	103.317	103.217
4.625	103.923	103.823	103.723	4.625	103.823	103.723	103.623
4.750	101.979	101.879	101.779	4.750	101.879	101.779	101.679

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

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%	> 105%
High-LTV	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
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-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
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	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

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)
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.		

FHA ID# - 1358600006



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/3/2018

45 Day Lock Exp.:

1/18/2018

60 Day Lock Exp.:

2/2/2018

W. Rate Sheet Dated: 12/4/2017

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	100.604	100.504	100.404	3.750	101.646	101.546	101.446	2.750	98.361	98.261	98.161
3.875	101.323	101.223	101.123	3.875	102.387	102.277	102.187	2.875	98.990	98.890	98.790
3.990	101.860	101.760	101.660	3.990	102.928	102.816	102.728	2.990	99.517	99.417	99.317
4.000	101.960	101.860	101.760	4.000	103.028	102.916	102.828	3.000	99.617	99.517	99.417
4.125	102.536	102.436	102.336	4.125	103.035	102.918	102.835	3.125	100.213	100.113	100.013
4.250	103.179	103.079	102.979	4.250	103.633	103.513	103.432	3.250	100.924	100.824	100.724
4.375	103.735	103.635	103.535	4.375	104.186	104.065	103.984	3.375	101.397	101.297	101.197
4.500	104.252	104.152	104.052	4.500	104.693	104.572	104.491	3.500	101.705	101.605	101.505
4.625	104.413	104.313	104.213	4.625	105.055	104.942	104.841	3.625	102.223	102.123	102.023
4.750	104.931	104.831	104.731	4.750	105.585	105.471	105.371	3.750	102.735	102.635	102.535
4.875	105.388	105.288	105.188	4.875	106.072	105.959	105.858	3.875	103.233	103.133	103.033
4.990	105.703	105.603	105.503	4.990	106.400	106.288	106.187	3.990	103.030	102.930	102.830
5.000	105.803	105.703	105.603	5.000	106.500	106.388	106.287	4.000	103.130	103.030	102.930
5.125	106.065	105.965	105.865	5.125	106.230	106.130	106.030	4.125	103.632	103.532	103.432
5.250	106.507	106.407	106.307	5.250	106.682	106.582	106.482	4.250	104.021	103.921	103.821
5.375	106.878	106.778	106.678	5.375	107.054	106.954	106.854	4.375	104.442	104.342	104.242
5.500	107.202	107.102	107.002	5.500	107.381	107.281	107.181	4.500	105.017	104.917	104.817
5.625	107.389	107.289	107.189	5.625	107.695	107.595	107.495	4.625	105.423	105.323	105.223
5.750	107.765	107.665	107.565	5.750	108.065	107.965	107.865	4.750	103.479	103.379	103.279

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