



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/8/2018

45 Day Lock Exp.: 1/22/2018

60 Day Lock Exp.: 2/5/2018

W. Rate Sheet Dated: 12/7/2017

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	100.425	100.275	100.125	3.250	100.207	100.057	99.907	1.875	N/A	N/A	N/A	3.125	101.212	101.062	100.912
3.375	100.874	100.724	100.574	3.375	100.621	100.471	100.321	2.000	N/A	N/A	N/A	3.250	101.106	100.956	100.806
3.500	101.318	101.168	101.018	3.500	101.029	100.879	100.729	2.125	N/A	N/A	N/A	3.375	101.513	101.363	101.213
3.625	101.704	101.554	101.404	3.625	101.380	101.230	101.080	2.250	97.078	96.928	96.778	3.500	101.916	101.766	101.616
3.750	103.009	102.853	102.703	3.750	102.792	102.636	102.486	2.375	97.472	97.322	97.172	3.625	102.302	102.152	102.002
3.875	103.409	103.252	103.102	3.875	103.156	103.000	102.850	2.500	97.862	97.712	97.562	Margin = 2.250		Index = 1.620	
4.000	104.073	103.917	103.767	4.000	103.485	103.328	103.178	2.625	98.202	98.052	97.902				
4.125	104.364	104.207	104.057	4.125	103.739	103.583	103.433	2.750	99.963	99.813	99.663				
4.250	104.204	104.104	104.004	4.250	103.687	103.587	103.487	2.875	100.350	100.200	100.050				
4.375	104.283	104.183	104.083	4.375	103.980	103.880	103.780	3.000	100.726	100.576	100.426				
4.500	104.576	104.476	104.376	4.500	104.238	104.138	104.038	3.125	101.051	100.901	100.751				
4.625	104.804	104.704	104.604	4.625	104.430	104.330	104.230	3.250	101.815	101.665	101.515				
4.750	104.659	104.559	104.459	4.750	104.392	104.292	104.192	3.375	102.137	101.987	101.837				
4.875	105.061	104.961	104.861	4.875	104.758	104.658	104.558	3.500	102.425	102.275	102.125				
5.000	105.354	105.254	105.154	5.000	105.016	104.916	104.816	3.625	102.640	102.490	102.340				
5.125	105.582	105.482	105.382	5.125	105.208	105.108	105.008	3.750	102.643	102.493	102.343				
5.250	105.984	105.812	105.640	5.250	105.717	105.545	105.373	3.875	102.895	102.745	102.595				
5.375	106.336	106.164	105.992	5.375	106.083	105.911	105.739	4.000	103.112	102.962	102.812				
5.500	106.629	106.457	106.285	5.500	106.341	106.169	105.997	4.125	103.267	103.117	102.967				

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	99.245	99.095	98.945	3.250	99.077	98.927	98.777	1.875	N/A	N/A	N/A	3.125	100.082	99.932	99.782
3.375	99.694	99.544	99.394	3.375	99.491	99.341	99.191	2.000	N/A	N/A	N/A	3.250	99.976	99.826	99.676
3.500	100.138	99.988	99.838	3.500	99.899	99.749	99.599	2.125	N/A	N/A	N/A	3.375	100.383	100.233	100.083
3.625	100.524	100.374	100.224	3.625	100.250	100.100	99.950	2.250	95.948	95.798	95.648	3.500	100.786	100.636	100.486
3.750	101.829	101.673	101.523	3.750	101.662	101.506	101.356	2.375	96.342	96.192	96.042	3.625	101.172	101.022	100.872
3.875	102.229	102.072	101.922	3.875	102.026	101.870	101.720	2.500	96.732	96.582	96.432	Margin = 2.250		Index = 1.620	
4.000	102.593	102.437	102.287	4.000	102.355	102.198	102.048	2.625	97.072	96.922	96.772	30 Year OTC			
4.125	102.884	102.727	102.577	4.125	102.609	102.453	102.303	2.750	98.833	98.683	98.533	Rate	30 Day	45 Day	60 Day
4.250	102.724	102.624	102.524	4.250	102.557	102.457	102.357	2.875	99.220	99.070	98.920	3.500	98.228	97.978	97.728
4.375	103.053	102.953	102.853	4.375	102.850	102.750	102.650	3.000	99.596	99.446	99.296	4.000	100.683	100.433	100.183
4.500	103.346	103.246	103.146	4.500	103.108	103.008	102.908	3.125	99.921	99.771	99.621	4.500	101.436	101.186	100.936
4.625	103.574	103.474	103.374	4.625	103.300	103.200	103.100	3.250	100.685	100.535	100.385	5.000	102.214	101.964	101.714
4.750	103.429	103.329	103.229	4.750	103.262	103.162	103.062	3.375	101.007	100.857	100.707	5.500	103.539	103.289	103.039
4.875	103.831	103.731	103.631	4.875	103.628	103.528	103.428	3.500	101.295	101.145	100.995	15 Year OTC			
5.000	104.124	104.024	103.924	5.000	103.886	103.786	103.686	3.625	101.510	101.360	101.210	Rate	30 Day	45 Day	60 Day
5.125	104.352	104.252	104.152	5.125	104.078	103.978	103.878	3.750	101.513	101.363	101.213	2.500	94.822	94.572	94.322
5.250	104.754	104.582	104.410	5.250	104.587	104.415	104.243	3.875	101.765	101.615	101.465	3.000	97.686	97.436	97.186
5.375	105.156	104.984	104.812	5.375	104.953	104.781	104.609	4.000	101.982	101.832	101.682	3.500	99.385	99.135	98.885
5.500	105.449	105.277	105.105	5.500	105.211	105.039	104.867	4.125	102.137	101.987	101.837	4.000	100.072	99.822	99.572

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:	12/7/2017	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)	



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

1/8/2018

1/22/2018

2/5/2018

W. Rate Sheet Dated: 12/7/2017

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	99.456	99.306	99.156	3.250	99.239	99.089	98.939	1.875	N/A	N/A	N/A
3.375	99.905	99.755	99.605	3.375	99.652	99.502	99.352	2.000	N/A	N/A	N/A
3.500	100.349	100.199	100.049	3.500	100.061	99.911	99.761	2.125	N/A	N/A	N/A
3.625	100.735	100.585	100.435	3.625	100.411	100.261	100.111	2.250	95.078	94.928	94.778
3.750	101.728	101.572	101.422	3.750	101.511	101.355	101.205	2.375	95.472	95.322	95.172
3.875	102.127	101.971	101.821	3.875	101.875	101.718	101.568	2.500	95.862	95.712	95.562
4.000	102.792	102.636	102.486	4.000	102.203	102.047	101.897	2.625	96.202	96.052	95.902
4.125	103.082	102.926	102.776	4.125	102.458	102.302	102.152	2.750	98.275	98.125	97.975
4.250	102.641	102.541	102.441	4.250	102.124	102.024	101.924	2.875	98.663	98.513	98.363
4.375	102.720	102.620	102.520	4.375	102.418	102.318	102.218	3.000	99.038	98.888	98.738
4.500	103.014	102.914	102.814	4.500	102.675	102.575	102.475	3.125	99.364	99.214	99.064
4.625	103.242	103.142	103.042	4.625	102.867	102.767	102.667	3.250	100.846	100.696	100.546
4.750	102.003	101.903	101.803	4.750	101.736	101.636	101.536	3.375	101.169	101.019	100.869
4.875	102.405	102.305	102.205	4.875	102.102	102.002	101.902	3.500	101.456	101.306	101.156
5.000	102.698	102.598	102.498	5.000	102.360	102.260	102.160	3.625	101.671	101.521	101.371
5.125	102.926	102.826	102.726	5.125	102.552	102.452	102.352	3.750	101.362	101.212	101.062
5.250	99.734	99.562	99.390	5.250	99.467	99.295	99.123	3.875	101.614	101.464	101.314
5.375	100.086	99.914	99.742	5.375	99.833	99.661	99.489	4.000	101.831	101.681	101.531
5.500	100.379	100.207	100.035	5.500	100.091	99.919	99.747	4.125	101.985	101.835	101.685

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	98.276	98.126	97.976	3.250	98.109	97.959	97.809	1.875	N/A	N/A	N/A
3.375	98.725	98.575	98.425	3.375	98.522	98.372	98.222	2.000	N/A	N/A	N/A
3.500	99.169	99.019	98.869	3.500	98.931	98.781	98.631	2.125	N/A	N/A	N/A
3.625	99.555	99.405	99.255	3.625	99.281	99.131	98.981	2.250	94.198	94.048	93.898
3.750	100.548	100.392	100.242	3.750	100.381	100.225	100.075	2.375	94.592	94.442	94.292
3.875	100.947	100.791	100.641	3.875	100.745	100.588	100.438	2.500	94.982	94.832	94.682
4.000	101.312	101.156	101.006	4.000	101.073	100.917	100.767	2.625	95.322	95.172	95.022
4.125	101.602	101.446	101.296	4.125	101.328	101.172	101.022	2.750	97.770	97.620	97.470
4.250	101.161	101.061	100.961	4.250	100.994	100.894	100.794	2.875	98.158	98.008	97.858
4.375	101.490	101.390	101.290	4.375	101.288	101.188	101.088	3.000	98.533	98.383	98.233
4.500	101.784	101.684	101.584	4.500	101.545	101.445	101.345	3.125	98.859	98.709	98.559
4.625	102.012	101.912	101.812	4.625	101.737	101.637	101.537	3.250	99.255	99.105	98.955
4.750	100.773	100.673	100.573	4.750	100.606	100.506	100.406	3.375	99.578	99.428	99.278
4.875	101.175	101.075	100.975	4.875	100.972	100.872	100.772	3.500	99.865	99.715	99.565
5.000	101.468	101.368	101.268	5.000	101.230	101.130	101.030	3.625	100.080	99.930	99.780
5.125	101.696	101.596	101.496	5.125	101.422	101.322	101.222	3.750	99.622	99.472	99.322
5.250	98.504	98.332	98.160	5.250	98.337	98.165	97.993	3.875	99.874	99.724	99.574
5.375	98.906	98.734	98.562	5.375	98.703	98.531	98.359	4.000	100.092	99.942	99.792
5.500	99.199	99.027	98.855	5.500	98.961	98.789	98.617	4.125	100.246	100.096	99.946

Margin = 2.250 Index = 1.620

30 Year OTC

Rate 30 Day 45 Day 60 Day

3.500 97.259 97.009 96.759

4.000 99.402 99.152 98.902

4.500 99.874 99.624 99.374

5.000 99.558 99.308 99.058

5.500 97.289 97.039 96.789

15 Year OTC

Rate 30 Day 45 Day 60 Day

2.500 93.072 92.822 92.572

3.000 96.623 96.373 96.123

3.500 97.955 97.705 97.455

4.000 98.182 97.932 97.682

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:	12/7/2017 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	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)



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/8/2018

45 Day Lock Exp.:

1/22/2018

60 Day Lock Exp.:

2/5/2018

W. Rate Sheet Dated: 12/7/2017

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	99.902	99.802	99.702	3.375	99.905	99.805	99.705	3.000	99.840	99.740	99.640	3.000	100.130	100.030	99.930
3.625	100.499	100.399	100.299	3.500	100.641	100.541	100.441	3.125	100.263	100.163	100.063	3.125	100.432	100.332	100.232
3.750	101.425	101.325	101.225	3.625	101.191	101.091	100.991	3.250	100.980	100.880	100.780	3.250	101.226	101.126	101.026
3.875	101.992	101.892	101.792	3.750	101.768	101.668	101.568	3.375	101.476	101.376	101.276	3.375	101.503	101.403	101.303
3.990	102.428	102.328	102.228	3.875	102.347	102.247	102.147	3.500	101.807	101.707	101.607	3.500	101.752	101.652	101.552
4.000	102.528	102.428	102.328	3.990	102.744	102.644	102.544	3.625	102.169	102.069	101.969	3.625	101.971	101.871	101.771
4.125	102.971	102.871	102.771	4.000	102.844	102.744	102.644	3.750	102.517	102.417	102.317	3.750	102.497	102.397	102.297
4.250	103.444	103.344	103.244	4.125	103.260	103.160	103.060	3.875	102.843	102.743	102.643	3.875	102.752	102.652	102.552
4.375	103.888	103.788	103.688	4.250	104.026	103.926	103.826	3.990	102.906	102.806	102.706	3.990	102.937	102.837	102.737
4.500	104.178	104.078	103.978	4.375	104.333	104.233	104.133	4.000	103.006	102.906	102.806	4.000	103.037	102.937	102.837
4.625	104.650	104.550	104.450	4.500	104.812	104.712	104.612	4.125	103.343	103.243	103.143	4.125	103.236	103.136	103.036
4.750	105.119	105.019	104.919	4.625	105.190	105.090	104.990	4.250	103.674	103.574	103.474	4.250	103.464	103.364	103.264
4.875	105.600	105.500	105.400	4.750	105.582	105.482	105.382	4.375	104.006	103.906	103.806	4.375	103.674	103.574	103.474
4.990	105.819	105.719	105.619	4.875	105.985	105.885	105.785	4.500	104.101	104.001	103.901	4.500	103.729	103.629	103.529
5.000	105.919	105.819	105.719	4.990	106.298	106.198	106.098	4.625	104.085	103.985	103.885	4.625	103.861	103.761	103.661
5.125	106.486	106.386	106.286	5.000	106.398	106.298	106.198	4.750	104.370	104.270	104.170	4.750	104.041	103.941	103.841
5.250	107.058	106.958	106.858	5.125	106.866	106.766	106.666	4.875	104.627	104.527	104.427	4.875	104.200	104.100	104.000
5.375	107.474	107.374	107.274	5.250	107.281	107.181	107.081	4.990	104.775	104.675	104.575	4.990	104.255	104.155	104.055
5.500	107.870	107.770	107.670	5.375	107.598	107.498	107.398	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	101.640	101.540	101.440	3.000	99.152	99.052	98.952
4.250	102.134	102.034	101.934	3.125	99.554	99.454	99.354
4.375	102.480	102.380	102.280	3.250	99.916	99.816	99.716
4.500	102.767	102.667	102.567	3.375	100.335	100.235	100.135
4.625	102.905	102.805	102.705	3.500	100.743	100.643	100.543
4.750	103.319	103.219	103.119	3.625	101.091	100.991	100.891
4.875	103.731	103.631	103.531	3.750	101.325	101.225	101.125
4.990	103.839	103.739	103.639	3.875	101.539	101.439	101.339
5.000	103.939	103.839	103.739	3.990	101.476	101.376	101.276
5.125	104.110	104.010	103.910	4.000	101.576	101.476	101.376
5.250	103.604	103.504	103.404	4.125	101.740	101.640	101.540
5.375	103.964	103.864	103.764	4.250	101.956	101.856	101.756
5.500	104.279	104.179	104.079	4.375	102.185	102.085	101.985
5.625	104.461	104.361	104.261	4.500	102.248	102.148	102.048
5.750	102.463	102.321	102.179	4.625	102.302	102.202	102.102
5.875	102.834	102.692	102.550	4.750	102.497	102.397	102.297
5.990	103.066	102.924	102.782	4.875	102.671	102.571	102.471
6.000	103.166	103.024	102.882	4.990	102.739	102.639	102.539
6.125	103.288	103.146	103.004	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

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	-0.250	-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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/8/2018

45 Day Lock Exp.:

1/22/2018

60 Day Lock Exp.:

2/5/2018

W. Rate Sheet Dated: 12/7/2017

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	97.747	97.647	97.547	3.250	N/A	N/A	N/A	3.375	98.342	98.242	98.142	3.500	97.645	97.545	97.445
3.625	98.451	98.351	98.251	3.375	94.738	94.638	94.538	3.500	99.190	99.090	98.990	3.625	98.577	98.477	98.377
3.750	99.268	99.168	99.068	3.500	96.225	96.125	96.025	3.625	99.741	99.641	99.541	3.750	99.323	99.223	99.123
3.875	100.045	99.945	99.845	3.625	97.173	97.073	96.973	3.750	100.300	100.200	100.100	3.875	99.875	99.775	99.675
3.990	100.576	100.476	100.376	3.750	97.999	97.899	97.799	3.875	100.897	100.797	100.697	3.990	100.261	100.161	100.061
4.000	100.676	100.576	100.476	3.875	99.029	98.929	98.829	3.990	101.294	101.194	101.094	4.000	100.361	100.261	100.161
4.125	101.228	101.128	101.028	3.990	99.787	99.687	99.587	4.000	101.394	101.294	101.194	4.125	101.088	100.988	100.888
4.250	101.795	101.695	101.595	4.000	99.887	99.787	99.687	4.125	101.810	101.710	101.610	4.250	101.670	101.570	101.470
4.375	102.244	102.144	102.044	4.125	100.639	100.539	100.439	4.250	102.576	102.476	102.376	4.375	102.114	102.014	101.914
4.500	102.728	102.628	102.528	4.250	101.626	101.526	101.426	4.375	102.883	102.783	102.683	4.500	102.498	102.398	102.298
4.625	103.200	103.100	103.000	4.375	102.245	102.145	102.045	4.500	103.362	103.262	103.162	4.625	102.809	102.709	102.609
4.750	103.669	103.569	103.469	4.500	102.912	102.812	102.712	4.625	103.740	103.640	103.540	4.750	103.143	103.043	102.943
4.875	104.150	104.050	103.950	4.625	103.562	103.462	103.362	4.750	104.132	104.032	103.932	4.875	103.706	103.606	103.506
4.990	104.369	104.269	104.169	4.750	104.176	104.076	103.976	4.875	104.535	104.435	104.335	4.990	103.860	103.760	103.660
5.000	104.469	104.369	104.269	4.875	104.711	104.611	104.511	4.990	104.848	104.748	104.648	5.000	103.960	103.860	103.760
5.125	105.036	104.936	104.836	4.990	104.913	104.813	104.713	5.000	104.948	104.848	104.748	5.125	104.324	104.224	104.124
5.250	105.608	105.508	105.408	5.000	105.013	104.913	104.813	5.125	105.416	105.316	105.216	5.250	104.862	104.762	104.662
5.375	106.024	105.924	105.824	5.125	105.516	105.416	105.316	5.250	105.831	105.731	105.631	5.375	105.321	105.221	105.121
5.500	106.420	106.320	106.220	5.250	106.268	106.168	106.068	5.375	106.148	106.048	105.948	5.500	105.735	105.635	105.535

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	99.152	99.052	98.952	3.000	96.710	96.610	96.510	3.000	98.630	98.530	98.430	3.000	96.535	96.435	96.335
3.125	99.554	99.454	99.354	3.125	97.274	97.174	97.074	3.125	98.932	98.832	98.732	3.125	97.098	96.998	96.898
3.250	99.916	99.816	99.716	3.250	98.389	98.289	98.189	3.250	99.726	99.626	99.526	3.250	98.203	98.103	98.003
3.375	100.335	100.235	100.135	3.375	98.941	98.841	98.741	3.375	100.003	99.903	99.803	3.375	98.755	98.655	98.555
3.500	100.743	100.643	100.543	3.500	99.441	99.341	99.241	3.500	100.252	100.152	100.052	3.500	99.256	99.156	99.056
3.625	101.091	100.991	100.891	3.625	99.897	99.797	99.697	3.625	100.471	100.371	100.271	3.625	99.691	99.591	99.491
3.750	101.325	101.225	101.125	3.750	100.284	100.184	100.084	3.750	100.997	100.897	100.797	3.750	100.078	99.978	99.878
3.875	101.539	101.439	101.339	3.875	100.646	100.546	100.446	3.875	101.252	101.152	101.052	3.875	100.440	100.340	100.240
3.990	101.476	101.376	101.276	3.990	100.959	100.859	100.759	3.990	101.437	101.337	101.237	3.990	100.753	100.653	100.553
4.000	101.576	101.476	101.376	4.000	101.059	100.959	100.859	4.000	101.537	101.437	101.337	4.000	100.853	100.753	100.653
4.125	101.740	101.640	101.540	4.125	101.475	101.375	101.275	4.125	101.736	101.636	101.536	4.125	101.259	101.159	101.059
4.250	101.956	101.856	101.756	4.250	101.843	101.743	101.643	4.250	101.964	101.864	101.764	4.250	101.657	101.557	101.457
4.375	102.185	102.085	101.985	4.375	102.212	102.112	102.012	4.375	102.174	102.074	101.974	4.375	102.026	101.926	101.826
4.500	102.248	102.148	102.048	4.500	102.316	102.216	102.116	4.500	102.229	102.129	102.029	4.500	102.131	102.031	101.931
4.625	102.302	102.202	102.102	4.625	102.433	102.333	102.233	4.625	102.361	102.261	102.161	4.625	102.247	102.147	102.047
4.750	102.497	102.397	102.297	4.750	102.750	102.650	102.550	4.750	102.541	102.441	102.341	4.750	102.564	102.464	102.364
4.875	102.671	102.571	102.471	4.875	103.031	102.931	102.831	4.875	102.700	102.600	102.500	4.875	102.845	102.745	102.645
4.990	102.739	102.639	102.539	4.990	103.205	103.105	103.005	4.990	102.755	102.655	102.555	4.990	103.019	102.919	102.819
5.000	102.839	102.739	102.639	5.000	103.305	103.205	103.105	5.000	102.855	102.755	102.655	5.000	103.119	103.019	102.919

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

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.

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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/8/2018

45 Day Lock Exp.:

1/22/2018

60 Day Lock Exp.:

2/5/2018

W. Rate Sheet Dated: 12/7/2017

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	101.425	101.325	101.225	3.750	101.893	101.766	101.693	2.750	98.667	98.567	98.467
3.875	101.992	101.892	101.792	3.875	102.634	102.509	102.433	2.875	99.344	99.244	99.144
3.990	102.428	102.328	102.228	3.990	103.174	103.046	102.971	2.990	99.761	99.661	99.561
4.000	102.528	102.428	102.328	4.000	103.274	103.146	103.071	3.000	99.861	99.761	99.661
4.125	102.971	102.871	102.771	4.125	103.320	103.190	103.114	3.125	100.455	100.355	100.255
4.250	103.469	103.369	103.269	4.250	103.916	103.782	103.706	3.250	101.073	100.973	100.873
4.375	104.017	103.917	103.817	4.375	104.463	104.330	104.254	3.375	101.476	101.376	101.276
4.500	104.527	104.427	104.327	4.500	104.963	104.831	104.755	3.500	101.850	101.750	101.650
4.625	104.642	104.542	104.442	4.625	105.335	105.235	105.135	3.625	102.365	102.265	102.165
4.750	105.152	105.052	104.952	4.750	105.860	105.760	105.660	3.750	102.874	102.774	102.674
4.875	105.600	105.500	105.400	4.875	106.343	106.243	106.143	3.875	103.371	103.271	103.171
4.990	105.905	105.805	105.705	4.990	106.667	106.567	106.467	3.990	103.022	102.922	102.822
5.000	106.005	105.905	105.805	5.000	106.767	106.667	106.567	4.000	103.122	103.022	102.922
5.125	106.386	106.286	106.186	5.125	106.550	106.450	106.350	4.125	103.624	103.524	103.424
5.250	106.820	106.720	106.620	5.250	106.997	106.897	106.797	4.250	104.010	103.910	103.810
5.375	107.184	107.084	106.984	5.375	107.362	107.262	107.162	4.375	104.427	104.327	104.227
5.500	107.501	107.401	107.301	5.500	107.682	107.582	107.482	4.500	104.996	104.896	104.796
5.625	107.406	107.306	107.206	5.625	107.712	107.612	107.512	4.625	105.403	105.303	105.203
5.750	107.776	107.676	107.576	5.750	108.077	107.977	107.877	4.750	103.371	103.271	103.171

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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/8/2018

45 Day Lock Exp.:

1/22/2018

60 Day Lock Exp.:

2/5/2018

W. Rate Sheet Dated: 12/7/2017

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	99.493	99.393	99.293	3.750	99.393	99.293	99.193	3.750	100.443	100.316	100.243	3.750	100.343	100.216	100.143
3.875	100.204	100.104	100.004	3.875	100.104	100.004	99.904	3.875	101.184	101.059	100.983	3.875	101.084	100.959	100.883
3.990	100.732	100.632	100.532	3.990	100.632	100.532	100.432	3.990	101.724	101.596	101.521	3.990	101.624	101.496	101.421
4.000	100.832	100.732	100.632	4.000	100.732	100.632	100.532	4.000	101.824	101.696	101.621	4.000	101.724	101.596	101.521
4.125	101.385	101.285	101.185	4.125	101.285	101.185	101.085	4.125	101.870	101.740	101.664	4.125	101.770	101.640	101.564
4.250	102.019	101.919	101.819	4.250	101.919	101.819	101.719	4.250	102.466	102.332	102.256	4.250	102.366	102.232	102.156
4.375	102.567	102.467	102.367	4.375	102.467	102.367	102.267	4.375	103.013	102.880	102.804	4.375	102.913	102.780	102.704
4.500	103.077	102.977	102.877	4.500	102.977	102.877	102.777	4.500	103.513	103.381	103.305	4.500	103.413	103.281	103.205
4.625	103.192	103.092	102.992	4.625	103.092	102.992	102.892	4.625	103.885	103.785	103.685	4.625	103.785	103.685	103.585
4.750	103.702	103.602	103.502	4.750	103.602	103.502	103.402	4.750	104.410	104.310	104.210	4.750	104.310	104.210	104.110
4.875	104.150	104.050	103.950	4.875	104.050	103.950	103.850	4.875	104.893	104.793	104.693	4.875	104.793	104.693	104.593
4.990	104.455	104.355	104.255	4.990	104.355	104.255	104.155	4.990	105.217	105.117	105.017	4.990	105.117	105.017	104.917
5.000	104.555	104.455	104.355	5.000	104.455	104.355	104.255	5.000	105.317	105.217	105.117	5.000	105.217	105.117	105.017
5.125	104.936	104.836	104.736	5.125	104.836	104.736	104.636	5.125	105.100	105.000	104.900	5.125	105.000	104.900	104.800
5.250	105.370	105.270	105.170	5.250	105.270	105.170	105.070	5.250	105.547	105.447	105.347	5.250	105.447	105.347	105.247
5.375	105.734	105.634	105.534	5.375	105.634	105.534	105.434	5.375	105.912	105.812	105.712	5.375	105.812	105.712	105.612
5.500	106.051	105.951	105.851	5.500	105.951	105.851	105.751	5.500	106.232	106.132	106.032	5.500	106.132	106.032	105.932
5.625	105.956	105.856	105.756	5.625	105.856	105.756	105.656	5.625	106.262	106.162	106.062	5.625	106.162	106.062	105.962
5.750	106.326	106.226	106.126	5.750	106.226	106.126	106.026	5.750	106.627	106.527	106.427	5.750	106.527	106.427	106.327

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.104	97.004	96.904	2.750	97.004	96.904	96.804
2.875	97.735	97.635	97.535	2.875	97.635	97.535	97.435
2.990	98.261	98.161	98.061	2.990	98.161	98.061	97.961
3.000	98.361	98.261	98.161	3.000	98.261	98.161	98.061
3.125	98.955	98.855	98.755	3.125	98.855	98.755	98.655
3.250	99.573	99.473	99.373	3.250	99.473	99.373	99.273
3.375	99.920	99.820	99.720	3.375	99.820	99.720	99.620
3.500	100.350	100.250	100.150	3.500	100.250	100.150	100.050
3.625	100.865	100.765	100.665	3.625	100.765	100.665	100.565
3.750	101.374	101.274	101.174	3.750	101.274	101.174	101.074
3.875	101.871	101.771	101.671	3.875	101.771	101.671	101.571
3.990	101.522	101.422	101.322	3.990	101.422	101.322	101.222
4.000	101.622	101.522	101.422	4.000	101.522	101.422	101.322
4.125	102.124	102.024	101.924	4.125	102.024	101.924	101.824
4.250	102.510	102.410	102.310	4.250	102.410	102.310	102.210
4.375	102.927	102.827	102.727	4.375	102.827	102.727	102.627
4.500	103.496	103.396	103.296	4.500	103.396	103.296	103.196
4.625	103.903	103.803	103.703	4.625	103.803	103.703	103.603
4.750	101.871	101.771	101.671	4.750	101.771	101.671	101.571

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

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

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%
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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/8/2018

45 Day Lock Exp.:

1/22/2018

60 Day Lock Exp.:

2/5/2018

W. Rate Sheet Dated: 12/7/2017

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	100.943	100.843	100.743	3.750	101.893	101.766	101.693	2.750	98.604	98.504	98.404	
3.875	101.654	101.554	101.454	3.875	102.634	102.509	102.433	2.875	99.235	99.135	99.035	
3.990	102.182	102.082	101.982	3.990	103.174	103.046	102.971	2.990	99.761	99.661	99.561	
4.000	102.282	102.182	102.082	4.000	103.274	103.146	103.071	3.000	99.861	99.761	99.661	
4.125	102.835	102.735	102.635	4.125	103.320	103.190	103.114	3.125	100.455	100.355	100.255	
4.250	103.469	103.369	103.269	4.250	103.916	103.782	103.706	3.250	101.073	100.973	100.873	
4.375	104.017	103.917	103.817	4.375	104.463	104.330	104.254	3.375	101.420	101.320	101.220	
4.500	104.527	104.427	104.327	4.500	104.963	104.831	104.755	3.500	101.850	101.750	101.650	
4.625	104.642	104.542	104.442	4.625	105.335	105.235	105.135	3.625	102.365	102.265	102.165	
4.750	105.152	105.052	104.952	4.750	105.860	105.760	105.660	3.750	102.874	102.774	102.674	
4.875	105.600	105.500	105.400	4.875	106.343	106.243	106.143	3.875	103.371	103.271	103.171	
4.990	105.905	105.805	105.705	4.990	106.667	106.567	106.467	3.990	103.022	102.922	102.822	
5.000	106.005	105.905	105.805	5.000	106.767	106.667	106.567	4.000	103.122	103.022	102.922	
5.125	106.386	106.286	106.186	5.125	106.550	106.450	106.350	4.125	103.624	103.524	103.424	
5.250	106.820	106.720	106.620	5.250	106.997	106.897	106.797	4.250	104.010	103.910	103.810	
5.375	107.184	107.084	106.984	5.375	107.362	107.262	107.162	4.375	104.427	104.327	104.227	
5.500	107.501	107.401	107.301	5.500	107.682	107.582	107.482	4.500	104.996	104.896	104.796	
5.625	107.406	107.306	107.206	5.625	107.712	107.612	107.512	4.625	105.403	105.303	105.203	
5.750	107.776	107.676	107.576	5.750	108.077	107.977	107.877	4.750	103.371	103.271	103.171	

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.			