

W. Rate Sheet Dated: **12/8/2016**

prices are subject to change without notice

Release Time: **10:00 AM ET**

AFR Wholesale's Website

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

AFR Rate Sheet Archive

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/9/2017**45 Day Lock Exp.: **1/23/2017**60 Day Lock Exp.: **2/6/2017****STANDARD GOVERNMENT PRODUCT**

30/25 Year Government Standard Product				
Rate	30 Day	45 Day	60 Day	
2.750	96.232	96.044	95.841	
2.875	96.751	96.564	96.361	
3.000	97.260	97.072	96.869	
3.125	97.767	97.579	97.376	
3.250	100.646	100.443	100.271	
3.375	101.144	100.941	100.769	
3.500	101.616	101.413	101.241	
3.625	102.100	101.897	101.725	
3.750	103.302	103.146	102.974	
3.875	103.700	103.544	103.372	
4.000	104.056	103.899	103.728	
4.125	104.391	104.234	104.062	
4.250	105.149	104.977	104.806	
4.375	105.492	105.320	105.148	
4.500	105.825	105.653	105.481	
4.625	106.019	105.847	105.675	
4.750	106.152	106.052	105.952	
4.875	106.395	106.295	106.195	
5.000	106.728	106.628	106.528	

20 Year Government Standard Product				
Rate	30 Day	45 Day	60 Day	
2.750	95.731	95.543	95.340	
2.875	96.250	96.063	95.860	
3.000	96.759	96.571	96.368	
3.125	97.266	97.078	96.875	
3.250	100.145	99.942	99.770	
3.375	100.643	100.440	100.268	
3.500	101.115	100.912	100.740	
3.625	101.599	101.396	101.224	
3.750	102.801	102.645	102.473	
3.875	103.199	103.043	102.871	
4.000	103.555	103.398	103.227	
4.125	103.890	103.733	103.561	
4.250	104.648	104.476	104.305	
4.375	104.991	104.819	104.647	
4.500	105.224	105.052	104.880	
4.625	105.367	105.195	105.023	
4.750	105.474	105.374	105.274	
4.875	N/A	N/A	N/A	
5.000	N/A	N/A	N/A	

15/10 Year Government Standard Product				
Rate	30 Day	45 Day	60 Day	
2.750	99.301	99.151	99.001	
2.875	99.744	99.594	99.444	
3.000	100.176	100.026	99.876	
3.125	100.606	100.456	100.306	
3.250	101.720	101.568	101.416	
3.375	102.149	101.997	101.844	
3.500	102.459	102.306	102.154	
3.625	102.657	102.505	102.352	
3.750	102.619	102.469	102.319	
3.875	102.884	102.734	102.584	
4.000	103.197	103.047	102.897	
4.125	103.478	103.328	103.178	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	

5/1 Arm Government "Caps 1/1/5" Standard Product				
Rate	30 Day	45 Day	60 Day	
2.875	98.238	97.988	97.738	
3.000	98.335	98.085	97.835	
3.125	98.433	98.183	97.933	
3.250	100.556	100.306	100.056	
3.375	100.555	100.305	100.055	
Margin = 2.250 Index = 0.800				

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

30/25 Year Government Specialty Product				
Rate	30 Day	45 Day	60 Day	
2.750	95.332	95.144	94.941	
2.875	95.851	95.664	95.461	
3.000	96.360	96.172	95.969	
3.125	96.867	96.679	96.476	
3.250	99.746	99.543	99.371	
3.375	100.244	100.041	99.869	
3.500	100.716	100.513	100.341	
3.625	101.200	100.997	100.825	
3.750	102.402	102.246	102.074	
3.875	102.800	102.644	102.472	
4.000	103.156	102.999	102.828	
4.125	103.491	103.334	103.162	
4.250	104.249	104.077	103.906	
4.375	104.592	104.420	104.248	
4.500	104.925	104.753	104.581	
4.625	105.119	104.947	104.775	
4.750	105.252	105.152	105.052	
4.875	105.495	105.395	105.295	
5.000	105.828	105.728	105.628	

15/10 Year Government Specialty Product				
Rate	30 Day	45 Day	60 Day	
2.750	98.751	98.601	98.451	
2.875	99.194	99.044	98.894	
3.000	99.626	99.476	99.326	
3.125	100.056	99.906	99.756	
3.250	101.170	101.018	100.866	
3.375	101.599	101.447	101.294	
3.500	101.909	101.756	101.604	
3.625	102.107	101.955	101.802	
3.750	102.069	101.919	101.769	
3.875	102.334	102.184	102.034	
4.000	102.647	102.497	102.347	
4.125	102.928	102.778	102.628	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	

20 Year Government Specialty Product				
Rate	30 Day	45 Day	60 Day	
2.750	95.231	95.043	94.840	
2.875	95.750	95.563	95.360	
3.000	96.259	96.071	95.868	
3.125	96.766	96.578	96.375	
3.250	99.645	99.442	99.270	
3.375	100.143	99.940	99.768	
3.500	100.615	100.412	100.240	
3.625	101.099	100.896	100.724	
3.750	102.301	102.145	101.973	
3.875	102.699	102.543	102.371	
4.000	103.055	102.898	102.727	
4.125	103.390	103.233	103.061	
4.250	104.148	103.976	103.805	
4.375	104.491	104.319	104.147	
4.500	104.724	104.552	104.380	
4.625	104.867	104.695	104.523	
4.750	104.974	104.874	104.774	
4.875	N/A	N/A	N/A	
5.000	N/A	N/A	N/A	

5/1 Arm Government "Caps 1/1/5" Specialty Product				
Rate	30 Day	45 Day	60 Day	
2.875	97.298	97.048	96.798	
3.000	97.395	97.145	96.895	
3.125	97.493	97.243	96.993	
3.250	99.616	99.366	99.116	
3.375	99.615	99.365	99.115	
Margin = 2.250 Index = 0.800				

30 Year One Time Close "OTC" Specialty Product				
Rate	30 Day	45 Day	60 Day	
3.000	94.185	93.935	93.685	
3.500	98.541	98.338	98.166	
4.000	100.981	100.824	100.653	
4.500	102.750	102.578	102.406	
5.000	103.653	103.553	103.453	

15 Year One Time Close "OTC" Specialty Product				
Rate	30 Day	45 Day	60 Day	
3.000	97.992	97.842	97.692	
3.500	100.275	100.122	99.970	
4.000	101.013	100.863	100.713	
4.500	N/A	N/A	N/A	
5.000	N/A	N/A	N/A	

Specialty Adj.	Manufactured Homes "OTC exempt"		-1.000
	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

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjusters				Adjusters		All Terms	
FICO 720 +	0.625	FICO 620 - 639	-1.000	NY		-0.250	
FICO 660 - 719	0.375	FICO 600 - 619	-1.500	Non Owner Occupancy		-2.000	
FICO 640 - 659	-0.500			UW Fee Buy Out Option*	Standard	Streamline	
Base Loan Amount Adjuster				\$0 - \$49,999	-1.500	-0.900	
\$0 - \$49,999	-2.500	\$275,001 up to HB	0.375	\$50,000 - \$85,000	-1.000	-0.650	
\$50,000 - \$85,000	-1.375	High Balance	-2.000	\$85,001 - \$125,000	-0.750	-0.500	
\$85,001 - \$125,000	-0.500	VA Jumbo	-2.000	\$125,001 - \$175,000	-0.500	-0.300	
\$125,001 - \$175,000	-0.375			\$175,001 - \$275,000	-0.300	-0.200	
\$175,001 - \$275,000	0.000			\$275,001 - Up to High Balance	-0.200	-0.150	
Extension:	-0.018 per calendar day	Streamlined-Assist Refinance Option	-0.250	High Balance	-0.150	-0.100	
Max USDA - GRH Rate Today				12/8/2016		4.750%	

American Financial Resources, Inc. - Announcements

The OTC program is not available for TF clients.

15 Day Locks are now Available for Broker Loans in an **Approved** status. To Price it out, you will need to improve the 30 day price by 15 bps. Lock Requests must be submitted using AFR's Manual Lock Request Form!**Lock Desk Policy**

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (11pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.

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

[Full Lock Desk Policy Can Be Found Here](#)[AFR Guidelines](#)

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30 Day Lock Exp.: 1/9/2017

45 Day Lock Exp.: 1/23/2017

60 Day Lock Exp.: 2/6/2017

DURP 30/25 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.375	95.638	95.388	95.138	93.094	92.844	92.594
3.500	96.467	96.217	95.967	94.220	93.970	93.720
3.625	97.277	97.027	96.777	95.322	95.072	94.822
3.750	98.022	97.772	97.522	96.293	96.043	95.793
3.875	98.634	98.384	98.134	96.984	96.734	96.484
3.990	99.325	99.075	98.825	97.805	97.555	97.305
4.000	99.425	99.175	98.925	97.905	97.655	97.405
4.125	100.239	99.989	99.739	99.014	98.764	98.514
4.250	100.935	100.685	100.435	99.923	99.673	99.423
4.375	101.481	101.231	100.981	100.556	100.306	100.056
4.500	102.057	101.807	101.557	101.406	101.156	100.906
4.625	102.734	102.484	102.234	102.338	102.088	101.838
4.750	103.332	103.082	102.832	103.127	102.877	102.627
4.875	103.789	103.539	103.289	103.643	103.393	103.143
4.990	104.385	104.135	103.885	104.038	103.788	103.538
5.000	104.485	104.235	103.985	104.138	103.888	103.638
5.125	105.166	104.916	104.666	105.058	104.808	104.558
5.250	105.767	105.517	105.267	N/A	N/A	N/A

DURP 20 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
3.375	96.168	95.918	95.668	94.473	94.223	93.973
3.500	96.857	96.607	96.357	95.560	95.310	95.060
3.625	97.551	97.301	97.051	96.645	96.395	96.145
3.750	98.177	97.927	97.677	97.522	97.272	97.022
3.875	98.903	98.653	98.403	98.241	97.991	97.741
3.990	99.528	99.278	99.028	98.766	98.516	98.266
4.000	99.628	99.378	99.128	98.866	98.616	98.366
4.125	100.347	100.097	99.847	99.341	99.091	98.841
4.250	100.929	100.679	100.429	100.160	99.910	99.660
4.375	101.420	101.170	100.920	100.781	100.531	100.281
4.500	102.063	101.813	101.563	101.258	101.008	100.758
4.625	102.665	102.415	102.165	101.719	101.469	101.219
4.750	103.180	102.930	102.680	102.459	102.209	101.959
4.875	103.594	103.344	103.094	103.005	102.755	102.505
4.990	103.779	103.529	103.279	103.282	103.032	102.782
5.000	103.879	103.629	103.379	103.382	103.132	102.882
5.125	104.350	104.100	103.850	104.066	103.816	103.566
5.250	104.825	104.575	104.325	104.750	104.500	104.250

DURP 15 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.625	96.011	95.761	95.511	93.333	93.083	92.833
2.750	97.121	96.871	96.621	94.324	94.074	93.824
2.875	97.689	97.439	97.189	95.052	94.802	94.552
2.990	98.138	97.888	97.638	95.659	95.409	95.159
3.000	98.238	97.988	97.738	95.759	95.509	95.259
3.125	98.740	98.490	98.240	96.373	96.123	95.873
3.250	99.516	99.266	99.016	97.166	96.916	96.666
3.375	100.041	99.791	99.541	97.847	97.597	97.347
3.500	100.543	100.293	100.043	98.503	98.253	98.003
3.625	101.007	100.757	100.507	99.076	98.826	98.576
3.750	101.419	101.169	100.919	99.553	99.303	99.053
3.875	101.789	101.539	101.289	99.981	99.731	99.481
3.990	101.999	101.749	101.499	100.239	99.989	99.739
4.000	102.099	101.849	101.599	100.339	100.089	99.839
4.125	102.305	102.055	101.805	100.554	100.304	100.054
4.250	102.632	102.382	102.132	100.931	100.681	100.431
4.375	102.926	102.676	102.426	101.271	101.021	100.771
4.500	103.130	102.880	102.630	101.502	101.252	101.002

DURP 10 Year						
Rate	≤ 105% LTV			> 105% LTV		
	30 Day	45 Day	60 Day	30 Day	45 Day	60 Day
2.625	95.557	95.307	95.057	93.133	92.883	92.633
2.750	97.117	96.867	96.617	94.124	93.874	93.624
2.875	97.488	97.238	96.988	94.852	94.602	94.352
2.990	97.748	97.498	97.248	95.459	95.209	94.959
3.000	97.848	97.598	97.348	95.559	95.309	95.059
3.125	98.163	97.913	97.663	96.173	95.923	95.673
3.250	99.002	98.752	98.502	96.966	96.716	96.466
3.375	99.335	99.085	98.835	97.647	97.397	97.147
3.500	99.648	99.398	99.148	98.303	98.053	97.803
3.625	99.931	99.681	99.431	98.876	98.626	98.376
3.750	100.237	99.987	99.737	99.353	99.103	98.853
3.875	100.571	100.321	100.071	99.781	99.531	99.281
3.990	100.816	100.566	100.316	100.039	99.789	99.539
4.000	100.916	100.666	100.416	100.139	99.889	99.639
4.125	101.174	100.924	100.674	100.354	100.104	99.854
4.250	101.383	101.133	100.883	100.731	100.481	100.231
4.375	101.570	101.320	101.070	101.071	100.821	100.571
4.500	101.696	101.446	101.196	101.302	101.052	100.802

Applicable for all mortgage with greater than 15 year terms										
LTV → FICO ↓	≤ 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%
≥ 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 AFIR in accordance with the Selling Guide

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DU Refi Plus Adjusters		
Adjusters	30/25 yr	20/15/10 yr
DURP with MI	0.000	0.000
High Balance	-2.500	-2.500
Manufactured	-1.000	-1.000
NY	-0.250	-0.250
Subordinate Finance	-0.375	-0.375
Extension Options	-0.018 per calendar day	

UW Fee Buy Out Option*	Standard
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to High Balance	-0.200
High Balance	-0.150

Product Feature	LTV Range									
	≤ 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%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
High-LTV										
30/25 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
20/15/10 year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
Multiple-Unit Properties										
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo >15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums

Refi Plus Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		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 LTPAs do not apply and the lender must use SFC 118.

Loan Level Price Adjuster Caps		
LLPA Cap	30/25 yr	20/15/10 yr
Owner Occupied LTV ≥80%	0.750	0.000
Owner Occupied LTV <80%	2.000	2.000
Investment & 2nd Home LTV ≤105%	2.000	2.000
Investment & 2nd Home LTV >105%	2.000	1.500

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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)[AFR Guidelines](#)

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30/25 Year FNMA				
Rate	30 day	45 day	60 day	
3.125	94.038	93.788	93.763	
3.250	95.789	95.539	95.514	
3.375	96.638	96.388	96.363	
3.500	97.467	97.217	97.192	
3.625	98.277	98.027	98.002	
3.750	99.022	98.772	98.747	
3.875	99.634	99.384	99.359	
3.990	100.375	100.125	100.100	
4.000	100.425	100.175	100.150	
4.125	101.239	100.989	100.964	
4.250	101.935	101.685	101.660	
4.375	102.481	102.231	102.206	
4.500	103.057	102.807	102.782	
4.625	103.734	103.484	103.459	
4.750	104.332	104.082	104.057	
4.875	104.789	104.539	104.514	
4.990	105.435	105.185	105.160	
5.000	105.485	105.235	105.210	
5.125	106.166	105.916	105.891	
5.250	106.767	106.517	106.492	

20 Year FNMA				
Rate	30 day	45 day	60 day	
3.125	95.781	95.531	95.281	
3.250	97.104	96.854	96.604	
3.375	97.823	97.573	97.323	
3.500	98.512	98.262	98.012	
3.625	99.206	98.956	98.706	
3.750	99.832	99.582	99.332	
3.875	100.558	100.308	100.058	
3.990	101.233	100.983	100.733	
4.000	101.283	101.033	100.783	
4.125	102.002	101.752	101.502	
4.250	102.584	102.334	102.084	
4.375	103.075	102.825	102.575	
4.500	103.718	103.468	103.218	
4.625	104.320	104.070	103.820	
4.750	104.835	104.585	104.335	
4.875	105.249	104.999	104.749	
4.990	105.484	105.234	104.984	
5.000	105.534	105.284	105.034	
5.125	106.005	105.755	105.505	
5.250	106.480	106.230	105.980	

15 Year FNMA				
Rate	30 day	45 day	60 day	
2.375	95.243	94.993	94.743	
2.500	95.920	95.670	95.420	
2.625	96.461	96.211	95.961	
2.750	97.571	97.321	97.071	
2.875	98.139	97.889	97.639	
2.990	98.638	98.388	98.138	
3.000	98.688	98.438	98.188	
3.125	99.190	98.940	98.690	
3.250	99.966	99.716	99.466	
3.375	100.491	100.241	99.991	
3.500	100.993	100.743	100.493	
3.625	101.457	101.207	100.957	
3.750	101.869	101.619	101.369	
3.875	102.239	101.989	101.739	
3.990	102.499	102.249	101.999	
4.000	102.549	102.299	102.049	
4.125	102.755	102.505	102.255	
4.250	103.082	102.832	102.582	
4.375	103.376	103.126	102.876	
4.500	103.580	103.330	103.080	

10 Year FNMA				
Rate	30 day	45 day	60 day	
2.375	96.491	96.241	95.991	
2.500	96.932	96.682	96.432	
2.625	97.273	97.023	96.773	
2.750	98.833	98.583	98.333	
2.875	99.204	98.954	98.704	
2.990	99.514	99.264	99.014	
3.000	99.564	99.314	99.064	
3.125	99.879	99.629	99.379	
3.250	100.718	100.468	100.218	
3.375	101.051	100.801	100.551	
3.500	101.364	101.114	100.864	
3.625	101.647	101.397	101.147	
3.750	101.953	101.703	101.453	
3.875	102.287	102.037	101.787	
3.990	102.582	102.332	102.082	
4.000	102.632	102.382	102.132	
4.125	102.890	102.640	102.390	
4.250	103.099	102.849	102.599	
4.375	103.286	103.036	102.786	
4.500	103.412	103.162	102.912	

30/25 Year HB FNMA				
Rate	30 day	45 day	60 day	
3.500	96.529	96.279	96.029	
3.625	97.339	97.089	96.839	
3.750	98.057	97.807	97.557	
3.875	98.568	98.318	98.068	
3.990	99.281	99.031	98.781	
4.000	99.331	99.081	98.831	
4.125	100.145	99.895	99.645	
4.250	100.817	100.567	100.317	
4.375	101.289	101.039	100.789	
4.500	101.686	101.436	101.186	
4.625	101.926	101.676	101.426	
4.750	102.467	102.217	101.967	
4.875	102.850	102.600	102.350	
4.990	103.083	102.833	102.583	
5.000	103.133	102.883	102.633	
5.125	103.433	103.183	102.933	
5.250	103.061	102.811	102.561	
5.375	103.438	103.188	102.938	
5.500	103.786	103.536	103.286	
5.625	104.101	103.851	103.601	

15 Year HB FNMA				
Rate	30 day	45 day	60 day	
2.375	94.700	94.450	94.200	
2.500	95.261	95.011	94.761	
2.625	95.693	95.443	95.193	
2.750	97.138	96.888	96.638	
2.875	97.648	97.398	97.148	
2.990	98.100	97.850	97.600	
3.000	98.150	97.900	97.650	
3.125	98.551	98.301	98.051	
3.250	99.446	99.196	98.946	
3.375	99.923	99.673	99.423	
3.500	100.379	100.129	99.879	
3.625	100.758	100.508	100.258	
3.750	101.039	100.789	100.539	
3.875	101.293	101.043	100.793	
3.990	101.458	101.208	100.958	
4.000	101.508	101.258	101.008	
4.125	101.447	101.197	100.947	
4.250	101.672	101.422	101.172	
4.375	101.879	101.629	101.379	
4.500	102.018	101.768	101.518	

Adjustments

Applicable for all mortgages with greater than 15 year terms									
LTV →	FICO ↓	≤ 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	-0.500	-0.500	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.500	-2.250	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-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

LTV →	Product Feature ↓	≤ 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		-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	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
High Balance C/O Refi		-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A

*Not applicable to detached condominiums

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		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 LLPA's do not apply and the lender must use SFC 118.

UW Fee Buy Out Option*	Standard
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to High Balance	-0.200
High Balance	-0.150

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and FICO ≥ 680	0.000
All other LTV & FICO combos	1.500

*The above caps do not include the following LLPA's: State; Loan Size; Extension; UW Fee Buy Out; LPMI

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr					Additional LPMI Premium Adjustments				
LTV →	FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	LTV →	FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	Product Feature	≥ 760	740 - 759
≥ 760	-0.950	-1.400	-1.950	-3.080		≥ 760	-0.670	-1.220	-1.670	-2.900		Rate/Term Refi	-0.150	-0.240
740 - 759	-0.990	-2.000	-2.600	-3.450		740 - 759	-0.700	-1.820	-2.420	-3.070		Cash-Out Refi	-0.540	-0.600
720 - 739	-1.120	-2.450	-3.250	-4.340		720 - 739	-0.870	-2.270	-3.070	-3.970		Second Home	-0.360	-0.390
700 - 719	-1.330	-2.950	-3.850	-5.130		700 - 719	-0.910	-2.670	-3.570	-4.670		Manufactured Home	-0.540	-0.600
680 - 699	-1.350	-3.600	-4.750	-6.360		680 - 699	-1.070	-3.320	-4.470	-5.870		Loan Amount > \$417,000*	-0.600	-0.660
												Employee Relocation	0.100	0.100



W. Rate Sheet Dated: **12/8/2016**

[AFR Wholesale's Website](#)

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

[AFR Rate Sheet Archive](#)

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/9/2017**

45 Day Lock Exp.: **1/23/2017**

60 Day Lock Exp.: **2/6/2017**

prices are subject to change without notice

Release Time: **10:00 AM ET**

30/25 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	94.536	94.286	94.036	
3.375	95.454	95.204	94.954	
3.500	96.355	96.105	95.855	
3.625	97.184	96.934	96.684	
3.750	97.926	97.676	97.426	
3.875	98.652	98.402	98.152	
4.000	99.459	99.209	98.959	
4.125	100.194	99.944	99.694	
4.250	100.810	100.560	100.310	
4.375	101.358	101.108	100.858	
4.500	101.972	101.722	101.472	
4.625	102.642	102.392	102.142	
4.750	103.196	102.946	102.696	
4.875	103.623	103.373	103.123	
5.000	104.384	104.134	103.884	
5.125	105.063	104.813	104.563	
5.250	105.567	105.317	105.067	

30/25 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	94.536	94.286	94.036	
3.375	95.454	95.204	94.954	
3.500	96.355	96.105	95.855	
3.625	97.184	96.934	96.684	
3.750	97.926	97.676	97.426	
3.875	98.652	98.402	98.152	
4.000	100.834	100.584	100.334	
4.125	101.569	101.319	101.069	
4.250	102.185	101.935	101.685	
4.375	102.733	102.483	102.233	
4.500	104.347	104.097	103.847	
4.625	105.017	104.767	104.517	
4.750	105.571	105.321	105.071	
4.875	105.998	105.748	105.498	
5.000	106.321	106.071	105.821	
5.125	107.000	106.750	106.500	
5.250	107.504	107.254	107.004	

20 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	95.680	95.430	95.180	
3.375	96.463	96.213	95.963	
3.500	97.209	96.959	96.709	
3.625	97.929	97.679	97.429	
3.750	98.570	98.320	98.070	
3.875	99.199	98.949	98.699	
4.000	99.960	99.710	99.460	
4.125	100.666	100.416	100.166	
4.250	101.249	100.999	100.749	
4.375	101.741	101.491	101.241	
4.500	102.396	102.146	101.896	
4.625	103.075	102.825	102.575	
4.750	103.619	103.369	103.119	
4.875	104.078	103.828	103.578	
5.000	104.522	104.272	104.022	
5.125	105.142	104.892	104.642	
5.250	105.614	105.364	105.114	

20 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
3.250	96.003	95.753	95.503	
3.375	96.474	96.224	95.974	
3.500	97.220	96.970	96.720	
3.625	97.939	97.689	97.439	
3.750	98.581	98.331	98.081	
3.875	99.209	98.959	98.709	
4.000	100.283	100.033	99.783	
4.125	100.989	100.739	100.489	
4.250	101.572	101.322	101.072	
4.375	102.064	101.814	101.564	
4.500	102.219	101.969	101.719	
4.625	102.898	102.648	102.398	
4.750	103.442	103.192	102.942	
4.875	103.901	103.651	103.401	
5.000	105.032	104.782	104.532	
5.125	105.652	105.402	105.152	
5.250	106.124	105.874	105.624	

15 Year Open Access ≤ 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	94.024	93.774	93.524	
2.375	94.677	94.427	94.177	
2.500	95.331	95.081	94.831	
2.625	95.927	95.677	95.427	
2.750	97.101	96.851	96.601	
2.875	97.646	97.396	97.146	
3.000	98.154	97.904	97.654	
3.125	98.699	98.449	98.199	
3.250	99.375	99.125	98.875	
3.375	99.948	99.698	99.448	
3.500	100.497	100.247	99.997	
3.625	101.004	100.754	100.504	
3.750	101.489	101.239	100.989	
3.875	101.969	101.719	101.469	
4.000	102.079	101.829	101.579	
4.125	102.582	102.332	102.082	
4.250	103.053	102.803	102.553	

15 Year Open Access > 105.00 LTV				
Rate	30 day	45 day	60 day	
2.250	94.029	93.779	93.529	
2.375	92.557	92.307	92.057	
2.500	93.211	92.961	92.711	
2.625	93.807	93.557	93.307	
2.750	94.981	94.731	94.481	
2.875	97.339	97.089	96.839	
3.000	97.847	97.597	97.347	
3.125	98.391	98.141	97.891	
3.250	99.067	98.817	98.567	
3.375	99.828	99.578	99.328	
3.500	100.377	100.127	99.877	
3.625	100.884	100.634	100.384	
3.750	101.369	101.119	100.869	
3.875	101.849	101.599	101.349	
4.000	101.959	101.709	101.459	
4.125	102.462	102.212	101.962	
4.250	102.933	102.683	102.433	

Applicable for all mortgages with greater than 15 year terms								
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%
FICO ↓								
≥ 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 credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide.								

Open Access Mortgage with Subordinate Financing			
LTV Range	TLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80%	-0.375	-0.375
≤ 65.00%	> 80% & ≤ 95%	-0.875	-0.625
> 65% & ≤ 75%	> 80% & ≤ 95%	-1.125	-0.875
> 75% & ≤ 80%	> 76% & ≤ 95%	-1.375	-1.125
> 80% & ≤ 90%	> 81% & ≤ 95%	-1.375	-0.875
> 90% & ≤ 95%	> 91% & ≤ 95%	-0.875	-0.625
Any	> 95%	-1.875	-1.875

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%
Product Feature ↓										
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
30 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
20/15 yr. High LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
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

Open Access Adjusters		
Adjusters	30 year	20/15 year
Super Conforming	-2.500	-2.500
Condo >15 year	-0.750	-0.750
Manufactured	-1.000	-1.000
NY	-0.25	-0.25
AZ, CA, FL, GA, IA, MA, NJ, NV, UT	0	0
Extension Options	-0.018 per calendar day	

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30 year	20/15 year
Investment	2.000	2.000
Owner Occ. & Second Home ≤ 80%	2.000	2.000
Owner Occ. & Second Home > 80%	0.750	0.000
Delivery Fee Caps do not include State, High Balance, Extension Fees.		

UW Fee Buy Out Option*	
	Standard
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to Super Conforming	-0.200
Super Conforming	-0.150

Lock Desk Policy		
The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (11pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.		
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 = \$77 (WA exempt)		FHA ID# - 1358600006
Full Lock Desk Policy Can Be Found Here		AFR Guidelines
For use by mortgage professionals only and should not be distributed to borrowers.		



W. Rate Sheet Dated: **12/8/2016**

[AFR Wholesale's Website](#)

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

[AFR Rate Sheet Archive](#)

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/9/2017**

45 Day Lock Exp.: **1/23/2017**

60 Day Lock Exp.: **2/6/2017**

prices are subject to change without notice

Release Time: **10:00 AM ET**

30/25 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	N/A	N/A	N/A
3.250	95.973	95.723	95.698
3.375	96.892	96.642	96.617
3.500	97.792	97.542	97.517
3.625	98.621	98.371	98.346
3.750	99.363	99.113	99.088
3.875	100.112	99.862	99.837
3.990	100.868	100.618	100.593
4.000	100.918	100.668	100.643
4.125	101.654	101.404	101.379
4.250	102.270	102.020	101.995
4.375	102.817	102.567	102.542
4.500	103.454	103.204	103.179
4.625	104.124	103.874	103.849
4.750	104.678	104.428	104.403
4.875	105.128	104.878	104.853
4.990	105.839	105.589	105.564
5.000	105.889	105.639	105.614
5.125	106.568	106.318	106.293
5.250	107.072	106.822	106.797

20 Year FHLMC			
Rate	30 day	45 day	60 day
3.125	96.192	95.942	95.692
3.250	97.322	97.072	96.822
3.375	98.105	97.855	97.605
3.500	98.851	98.601	98.351
3.625	99.571	99.321	99.071
3.750	100.212	99.962	99.712
3.875	100.841	100.591	100.341
3.990	101.552	101.302	101.052
4.000	101.602	101.352	101.102
4.125	102.308	102.058	101.808
4.250	102.891	102.641	102.391
4.375	103.383	103.133	102.883
4.500	104.038	103.788	103.538
4.625	104.717	104.467	104.217
4.750	105.261	105.011	104.761
4.875	105.720	105.470	105.220
4.990	106.114	105.864	105.614
5.000	106.164	105.914	105.664
5.125	106.784	106.534	106.284
5.250	107.256	107.006	106.756

15 Year FHLMC			
Rate	30 day	45 day	60 day
2.125	N/A	N/A	N/A
2.250	94.658	94.408	94.158
2.375	95.311	95.061	94.811
2.500	95.965	95.715	95.465
2.625	96.561	96.311	96.061
2.750	97.735	97.485	97.235
2.875	98.280	98.030	97.780
2.990	98.738	98.488	98.238
3.000	98.788	98.538	98.288
3.125	99.333	99.083	98.833
3.250	100.009	99.759	99.509
3.375	100.582	100.332	100.082
3.500	101.131	100.881	100.631
3.625	101.638	101.388	101.138
3.750	102.123	101.873	101.623
3.875	102.603	102.353	102.103
3.990	102.663	102.413	102.163
4.000	102.713	102.463	102.213
4.125	103.216	102.966	102.716
4.250	103.687	103.437	103.187

Adjustments

Applicable for all mortgages with greater than 15 year terms							
LTV → FICO ↓	≤ 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%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Feature Adjustments		
LTV	Condo (Excl 15 yr. & Home Possible)	> 75.00 %
		-0.750
LTV	Investment Property	≤ 75% >75%-80% > 80%
		-2.125 -3.375 -4.125
LTV	Manufactured Home	All
		-1.000

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		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%	76.01 - 95.00%	-1.375	-1.125

Multi Unit							
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000

Super Conforming Mortgage			
LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250
Cash-Out Refi	-1.000	-1.000	N/A

UW Fee Buy Out Option*		Standard
\$0 - \$49,999		-1.500
\$50,000 - \$85,000		-1.000
\$85,001 - \$125,000		-0.750
\$125,001 - \$175,000		-0.500
\$175,001 - \$275,000		-0.300
\$275,001 - Up to Super Conforming		-0.200
Super Conforming		-0.150

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
\$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 Super Conforming	0.125
Super Conforming	-1.500
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust Term > 20 yr & All Manuf.				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.950	-1.400	-1.950	-3.080
740 - 759	-0.990	-2.000	-2.600	-3.450
720 - 739	-1.120	-2.450	-3.250	-4.340
700 - 719	-1.330	-2.950	-3.850	-5.130
680 - 699	-1.350	-3.600	-4.750	-6.360

LPMI Adjust Term ≤ 20 yr				
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.670	-1.220	-1.670	-2.900
740 - 759	-0.700	-1.820	-2.420	-3.070
720 - 739	-0.870	-2.270	-3.070	-3.970
700 - 719	-0.910	-2.670	-3.570	-4.670
680 - 699	-1.070	-3.320	-4.470	-5.870

Additional LPMI Premium Adjustments					
Product Feature	≥ 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	-1.000
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 > \$417,000*	-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 \$417K - \$625.5K

Lock Desk Policy

The initial expiration date of the lock will be disclosed on the lock confirmation. Locks may only be extended up to 30 days past its initial lock period. Locks received after cut off (11pm ET) will be rejected. Locks accepted on loans in "Registered, Submitted, U/W-Received & U/W-Approved" status only. Locks must be e-mailed/faxed directly to the lock desk or sent through Loan Center. Lock requests submitted to a client's AE or AM only will not be processed.

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 = \$77 (WA exempt)

FHA ID# - 1358600006

[Full Lock Desk Policy Can Be Found Here](#)

[AFR Guidelines](#)

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



W. Rate Sheet Dated: 12/8/2016

AFR Wholesale's Website

Lock Desk e-mail:

Lock Desk Phone:

Lock Desk Hours:

AFR Rate Sheet Archive

LockDesk@afrawholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/9/2017

45 Day Lock Exp.: 1/23/2017

60 Day Lock Exp.: 2/6/2017

prices are subject to change without notice

Release Time: 10:00 AM ET

30/25 Year FHLMC HP & HPA				
Rate	30 day	45 day	60 day	
2.625	N/A	N/A	N/A	
2.750	89.294	89.044	89.019	
2.875	90.396	90.146	90.121	
2.990	91.444	91.194	91.169	
3.000	91.494	91.244	91.219	
3.125	92.535	92.285	92.260	
3.250	94.175	93.925	93.900	
3.375	95.118	94.868	94.843	
3.500	96.043	95.793	95.768	
3.625	96.894	96.644	96.619	
3.750	97.657	97.407	97.382	
3.875	98.430	98.180	98.155	
3.990	99.228	98.978	98.953	
4.000	99.278	99.028	99.003	
4.125	100.036	99.786	99.761	
4.250	100.673	100.423	100.398	
4.375	101.247	100.997	100.972	
4.500	101.884	101.634	101.609	
4.625	102.600	102.350	102.325	
4.750	103.195	102.945	102.920	

20 Year FHLMC HP & HPA				
Rate	30 day	45 day	60 day	
2.625	N/A	N/A	N/A	
2.750	91.759	91.509	91.259	
2.875	92.689	92.439	92.189	
2.990	93.562	93.312	93.062	
3.000	93.612	93.362	93.112	
3.125	94.494	94.244	93.994	
3.250	95.634	95.384	95.134	
3.375	96.465	96.215	95.965	
3.500	97.271	97.021	96.771	
3.625	98.027	97.777	97.527	
3.750	98.699	98.449	98.199	
3.875	99.345	99.095	98.845	
3.990	100.066	99.816	99.566	
4.000	100.116	99.866	99.616	
4.125	100.832	100.582	100.332	
4.250	101.424	101.174	100.924	
4.375	101.949	101.699	101.449	
4.500	102.645	102.395	102.145	
4.625	103.357	103.107	102.857	
4.750	103.901	103.651	103.401	

15 Year FHLMC HP & HPA				
Rate	30 day	45 day	60 day	
2.125	N/A	N/A	N/A	
2.250	93.134	92.884	92.634	
2.375	93.791	93.541	93.291	
2.500	94.449	94.199	93.949	
2.625	95.048	94.798	94.548	
2.750	96.225	95.975	95.725	
2.875	96.778	96.528	96.278	
2.990	97.246	96.996	96.746	
3.000	97.296	97.046	96.796	
3.125	97.850	97.600	97.350	
3.250	98.535	98.285	98.035	
3.375	99.149	98.899	98.649	
3.500	99.749	99.499	99.249	
3.625	100.288	100.038	99.788	
3.750	100.799	100.549	100.299	
3.875	101.294	101.044	100.794	
3.990	101.362	101.112	100.862	
4.000	101.412	101.162	100.912	
4.125	101.924	101.674	101.424	
4.250	102.403	102.153	101.903	

Adjustments

Multi Unit							
LTV → Units ↓	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.01%	> 90.00%
2-Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000

Feature Adjustments			
LTV	≤ 75%	>75%-80%	> 80%
Investment Property	-2.125	-3.375	-4.125
LTV	All		
Manufactured Home	-1.000		
LTV	> 75.000%		
Condominium > 15 year term	-0.750		

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000
Escrow Waiver	0.000
\$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 Super Conforming	0.125
Super Conforming	-1.500
TX Equity Section 50(a)(6)	
All Terms & LTVs	-1.000
Extension Fee	-0.018 per calendar day

UW Fee Buy Out Option*	Standard
\$0 - \$49,999	-1.500
\$50,000 - \$85,000	-1.000
\$85,001 - \$125,000	-0.750
\$125,001 - \$175,000	-0.500
\$175,001 - \$275,000	-0.300
\$275,001 - Up to Super Conforming	-0.200
Super Conforming	-0.150

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Non Interest-Only LLPA	
		Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

Super Conforming Mortgage			
LTV	≤ 75.00%	75.01 - 80.00%	> 80.00%
Purchase & No Cash-Out Refi	-0.250	-0.250	-0.250

Applicable for all mortgages with greater than 15 year terms								
LTV → FICO ↓	≤ 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

HP & HPA LLPA Cap			
Product	LTV Ratios	Credit Scores	Cap
All Eligible Product	>80%	≥680	0
	<680	<680	1.5
	≤80%	All	1.5
Excluded from Cap: State, Loan Size, UW Fee Buy Out Option, Super Conforming "1.500", LPMI			

Lender Paid MI Adjustments (cumulative with above adjustments)

LPMI Adjust "All Properties but Manufactured and Multi Unit"					LPMI Adjust "Manufactured and Multi Unit"					Additional LPMI Premium Adjustments					
LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	LTV → FICO ↓	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	Product Feature	FICO				
											≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
≥ 760	-0.950	-1.750	-2.000	-2.490	≥ 760	-0.670	-1.010	-1.820	-2.310	Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
740 - 759	-1.060	-2.500	-2.810	-3.130	740 - 759	-0.700	-1.320	-2.630	-2.950	Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.000
720 - 739	-1.250	-3.060	-3.500	-3.940	720 - 739	-0.870	-1.630	-3.320	-3.760	Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
700 - 719	-1.440	-3.690	-4.130	-4.630	700 - 719	-0.910	-1.850	-3.850	-4.350	Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
680 - 699	-1.690	-4.500	-5.130	-5.750	680 - 699	-0.910	-2.220	-4.850	-5.470	Loan Amount > \$417,000*	-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 premium adjustment does not apply in AK with loan amt \$417K or \$635.5K

*The Loan Amount adjustment does not apply in AK with loan amt \$417K - \$625.5K

Lock Desk Policy

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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee Tax Service Fee = \$77 (WA exempt)

FHA ID# - 1358600006

Full Lock Desk Policy Can Be Found Here

AFR Guidelines

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