



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.: 1/12/2018

45 Day Lock Exp.: 1/29/2018

60 Day Lock Exp.: 2/12/2018

W. Rate Sheet Dated: 12/13/2017

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	100.178	100.028	99.878	3.250	99.961	99.811	99.661	1.875	N/A	N/A	N/A	3.125	101.217	101.067	100.917
3.375	100.625	100.475	100.325	3.375	100.373	100.223	100.073	2.000	N/A	N/A	N/A	3.250	101.109	100.959	100.809
3.500	101.074	100.924	100.774	3.500	100.785	100.635	100.485	2.125	N/A	N/A	N/A	3.375	101.515	101.365	101.215
3.625	101.470	101.320	101.170	3.625	101.146	100.996	100.846	2.250	96.531	96.381	96.231	3.500	101.922	101.772	101.622
3.750	102.748	102.598	102.448	3.750	102.531	102.381	102.231	2.375	96.925	96.775	96.625	3.625	102.319	102.169	102.019
3.875	103.183	103.033	102.883	3.875	102.931	102.781	102.631	2.500	97.315	97.165	97.015	Margin = 2.250		Index = 1.620	
4.000	103.865	103.715	103.565	4.000	103.276	103.126	102.976	2.625	97.655	97.505	97.355				
4.125	104.172	104.022	103.872	4.125	103.548	103.398	103.248	2.750	99.779	99.629	99.479				
4.250	104.070	103.970	103.870	4.250	103.553	103.453	103.353	2.875	100.167	100.017	99.867				
4.375	104.167	104.067	103.967	4.375	103.864	103.764	103.664	3.000	100.542	100.392	100.242				
4.500	104.478	104.378	104.278	4.500	104.140	104.040	103.940	3.125	100.868	100.718	100.568				
4.625	104.721	104.621	104.521	4.625	104.347	104.247	104.147	3.250	101.678	101.528	101.378				
4.750	104.605	104.505	104.405	4.750	104.338	104.238	104.138	3.375	102.001	101.851	101.701				
4.875	104.881	104.781	104.681	4.875	104.579	104.479	104.379	3.500	102.288	102.138	101.988				
5.000	105.334	105.234	105.134	5.000	104.996	104.896	104.796	3.625	102.503	102.353	102.203				
5.125	105.577	105.477	105.377	5.125	105.203	105.103	105.003	3.750	102.647	102.497	102.347				
5.250	105.820	105.633	105.289	5.250	105.553	105.366	105.022	3.875	102.899	102.749	102.599				
5.375	106.047	105.859	105.516	5.375	105.794	105.606	105.263	4.000	103.116	102.966	102.816				
5.500	106.500	106.312	105.968	5.500	106.211	106.024	105.680	4.125	103.271	103.121	102.971				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.998	98.848	98.698	3.250	98.831	98.681	98.531	1.875	N/A	N/A	N/A	3.125	100.087	99.937	99.787
3.375	99.445	99.295	99.145	3.375	99.243	99.093	98.943	2.000	N/A	N/A	N/A	3.250	99.979	99.829	99.679
3.500	99.894	99.744	99.594	3.500	99.655	99.505	99.355	2.125	N/A	N/A	N/A	3.375	100.385	100.235	100.085
3.625	100.290	100.140	99.990	3.625	100.016	99.866	99.716	2.250	95.401	95.251	95.101	3.500	100.792	100.642	100.492
3.750	101.568	101.418	101.268	3.750	101.401	101.251	101.101	2.375	95.795	95.645	95.495	3.625	101.189	101.039	100.889
3.875	102.003	101.853	101.703	3.875	101.801	101.651	101.501	2.500	96.185	96.035	95.885	Margin = 2.250		Index = 1.620	
4.000	102.385	102.235	102.085	4.000	102.146	101.996	101.846	2.625	96.525	96.375	96.225	30 Year OTC			
4.125	102.692	102.542	102.392	4.125	102.418	102.268	102.118	2.750	98.649	98.499	98.349	Rate	30 Day	45 Day	60 Day
4.250	102.590	102.490	102.390	4.250	102.423	102.323	102.223	2.875	99.037	98.887	98.737	3.500	97.984	97.734	97.484
4.375	102.937	102.837	102.737	4.375	102.734	102.634	102.534	3.000	99.412	99.262	99.112	4.000	100.475	100.225	99.975
4.500	103.248	103.148	103.048	4.500	103.010	102.910	102.810	3.125	99.738	99.588	99.438	4.500	101.338	101.088	100.838
4.625	103.491	103.391	103.291	4.625	103.217	103.117	103.017	3.250	100.548	100.398	100.248	5.000	102.194	101.944	101.694
4.750	103.375	103.275	103.175	4.750	103.208	103.108	103.008	3.375	100.871	100.721	100.571	5.500	103.410	103.160	102.816
4.875	103.651	103.551	103.451	4.875	103.449	103.349	103.249	3.500	101.158	101.008	100.858	15 Year OTC			
5.000	104.104	104.004	103.904	5.000	103.866	103.766	103.666	3.625	101.373	101.223	101.073	Rate	30 Day	45 Day	60 Day
5.125	104.347	104.247	104.147	5.125	104.073	103.973	103.873	3.750	101.517	101.367	101.217	2.500	94.275	94.025	93.775
5.250	104.590	104.403	104.059	5.250	104.423	104.236	103.892	3.875	101.769	101.619	101.469	3.000	97.502	97.252	97.002
5.375	104.867	104.679	104.336	5.375	104.664	104.476	104.133	4.000	101.986	101.836	101.686	3.500	99.248	98.998	98.748
5.500	105.320	105.132	104.788	5.500	105.081	104.894	104.550	4.125	102.141	101.991	101.841	4.000	100.076	99.826	99.576

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:	12/13/2017	4.750%

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option.	
Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline
†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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W. Rate Sheet Dated: 12/13/2017

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	99.225	99.075	98.925	3.250	99.008	98.858	98.708	1.875	N/A	N/A	N/A
3.375	99.672	99.522	99.372	3.375	99.419	99.269	99.119	2.000	N/A	N/A	N/A
3.500	100.121	99.971	99.821	3.500	99.832	99.682	99.532	2.125	N/A	N/A	N/A
3.625	100.517	100.367	100.217	3.625	100.193	100.043	99.893	2.250	94.531	94.381	94.231
3.750	101.373	101.223	101.073	3.750	101.156	101.006	100.856	2.375	94.925	94.775	94.625
3.875	101.808	101.658	101.508	3.875	101.556	101.406	101.256	2.500	95.315	95.165	95.015
4.000	102.490	102.340	102.190	4.000	101.901	101.751	101.601	2.625	95.655	95.505	95.355
4.125	102.797	102.647	102.497	4.125	102.173	102.023	101.873	2.750	98.092	97.942	97.792
4.250	102.695	102.595	102.495	4.250	102.178	102.078	101.978	2.875	98.479	98.329	98.179
4.375	102.792	102.692	102.592	4.375	102.489	102.389	102.289	3.000	98.855	98.705	98.555
4.500	103.103	103.003	102.903	4.500	102.765	102.665	102.565	3.125	99.180	99.030	98.880
4.625	103.346	103.246	103.146	4.625	102.972	102.872	102.772	3.250	100.725	100.575	100.425
4.750	101.949	101.849	101.749	4.750	101.681	101.581	101.481	3.375	101.048	100.898	100.748
4.875	102.225	102.125	102.025	4.875	101.922	101.822	101.722	3.500	101.335	101.185	101.035
5.000	102.678	102.578	102.478	5.000	102.340	102.240	102.140	3.625	101.550	101.400	101.250
5.125	102.920	102.820	102.720	5.125	102.546	102.446	102.346	3.750	101.272	101.122	100.972
5.250	99.570	99.383	99.039	5.250	99.303	99.116	98.772	3.875	101.524	101.374	101.224
5.375	99.797	99.609	99.266	5.375	99.544	99.356	99.013	4.000	101.741	101.591	101.441
5.500	100.250	100.062	99.718	5.500	99.961	99.774	99.430	4.125	101.896	101.746	101.596

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	98.045	97.895	97.745	3.250	97.878	97.728	97.578	1.875	N/A	N/A	N/A
3.375	98.492	98.342	98.192	3.375	98.289	98.139	97.989	2.000	N/A	N/A	N/A
3.500	98.941	98.791	98.641	3.500	98.702	98.552	98.402	2.125	N/A	N/A	N/A
3.625	99.337	99.187	99.037	3.625	99.063	98.913	98.763	2.250	93.651	93.501	93.351
3.750	100.193	100.043	99.893	3.750	100.026	99.876	99.726	2.375	94.045	93.895	93.745
3.875	100.628	100.478	100.328	3.875	100.426	100.276	100.126	2.500	94.435	94.285	94.135
4.000	101.010	100.860	100.710	4.000	100.771	100.621	100.471	2.625	94.775	94.625	94.475
4.125	101.317	101.167	101.017	4.125	101.043	100.893	100.743	2.750	97.587	97.437	97.287
4.250	101.215	101.115	101.015	4.250	101.048	100.948	100.848	2.875	97.974	97.824	97.674
4.375	101.562	101.462	101.362	4.375	101.359	101.259	101.159	3.000	98.350	98.200	98.050
4.500	101.873	101.773	101.673	4.500	101.635	101.535	101.435	3.125	98.675	98.525	98.375
4.625	102.116	102.016	101.916	4.625	101.842	101.742	101.642	3.250	99.119	98.969	98.819
4.750	100.719	100.619	100.519	4.750	100.551	100.451	100.351	3.375	99.441	99.291	99.141
4.875	100.995	100.895	100.795	4.875	100.792	100.692	100.592	3.500	99.729	99.579	99.429
5.000	101.448	101.348	101.248	5.000	101.210	101.110	101.010	3.625	99.944	99.794	99.644
5.125	101.690	101.590	101.490	5.125	101.416	101.316	101.216	3.750	99.626	99.476	99.326
5.250	98.340	98.153	97.809	5.250	98.173	97.986	97.642	3.875	99.878	99.728	99.578
5.375	98.617	98.429	98.086	5.375	98.414	98.226	97.883	4.000	100.095	99.945	99.795
5.500	99.070	98.882	98.538	5.500	98.831	98.644	98.300	4.125	100.250	100.100	99.950

Margin = 2.250

Index = 1.620

30 Year OTC

Rate

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1/29/2018

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Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	99.644	99.544	99.444	3.750	101.606	101.506	101.406	3.000	99.910	99.810	99.710	3.000	99.930	99.830	99.730
3.625	100.450	100.350	100.250	3.875	102.208	102.108	102.008	3.125	100.326	100.226	100.126	3.125	100.233	100.133	100.033
3.750	101.402	101.302	101.202	3.990	102.608	102.508	102.408	3.250	100.870	100.770	100.670	3.250	101.121	101.021	100.921
3.875	102.073	101.973	101.873	4.000	102.708	102.608	102.508	3.375	101.546	101.446	101.346	3.375	101.398	101.298	101.198
3.990	102.525	102.425	102.325	4.125	103.150	103.050	102.950	3.500	101.876	101.776	101.676	3.500	101.652	101.552	101.452
4.000	102.625	102.525	102.425	4.250	104.073	103.973	103.873	3.625	102.068	101.968	101.868	3.625	101.894	101.794	101.694
4.125	103.146	103.046	102.946	4.375	104.387	104.287	104.187	3.750	102.445	102.345	102.245	3.750	102.506	102.406	102.306
4.250	103.577	103.477	103.377	4.500	104.873	104.773	104.673	3.875	102.777	102.677	102.577	3.875	102.766	102.666	102.566
4.375	104.108	104.008	103.908	4.625	105.270	105.170	105.070	3.990	102.915	102.815	102.715	3.990	102.957	102.857	102.757
4.500	104.258	104.158	104.058	4.750	105.638	105.538	105.438	4.000	103.015	102.915	102.815	4.000	103.057	102.957	102.857
4.625	104.739	104.639	104.539	4.875	106.050	105.950	105.850	4.125	103.359	103.259	103.159	4.125	103.269	103.169	103.069
4.750	105.218	105.118	105.018	4.990	106.199	106.099	105.999	4.250	103.708	103.608	103.508	4.250	103.472	103.372	103.272
4.875	105.718	105.618	105.518	5.000	106.299	106.199	106.099	4.375	104.017	103.917	103.817	4.375	103.687	103.587	103.487
4.990	105.866	105.766	105.666	5.125	106.773	106.673	106.573	4.500	104.111	104.011	103.911	4.500	103.742	103.642	103.542
5.000	105.966	105.866	105.766	5.250	107.192	107.092	106.992	4.625	104.085	103.985	103.885	4.625	103.865	103.765	103.665
5.125	106.478	106.378	106.278	5.375	107.511	107.411	107.311	4.750	104.373	104.273	104.173	4.750	104.046	103.946	103.846
5.250	107.056	106.956	106.856	5.500	N/A	N/A	N/A	4.875	104.628	104.528	104.428	4.875	104.206	104.106	104.006
5.375	107.475	107.375	107.275	5.625	N/A	N/A	N/A	4.990	104.773	104.673	104.573	4.990	104.262	104.162	104.062
5.500	107.870	107.770	107.670	5.750	107.541	107.441	107.322	5.000	104.873	104.773	104.673	5.000	104.362	104.262	104.162

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	101.533	101.433	101.333	3.000	99.031	98.931	98.831
4.250	102.036	101.936	101.836	3.125	99.445	99.345	99.245
4.375	102.409	102.309	102.209	3.250	99.796	99.696	99.596
4.500	102.705	102.605	102.505	3.375	100.227	100.127	100.027
4.625	103.017	102.917	102.817	3.500	100.639	100.539	100.439
4.750	103.482	103.382	103.282	3.625	100.990	100.890	100.790
4.875	103.913	103.813	103.713	3.750	101.248	101.148	101.048
4.990	103.994	103.894	103.794	3.875	101.470	101.370	101.270
5.000	104.094	103.994	103.894	3.990	101.409	101.309	101.209
5.125	104.264	104.164	104.064	4.000	101.509	101.409	101.309
5.250	103.605	103.505	103.405	4.125	101.755	101.655	101.555
5.375	103.966	103.866	103.766	4.250	101.989	101.889	101.789
5.500	104.282	104.182	104.082	4.375	102.190	102.090	101.990
5.625	104.464	104.364	104.264	4.500	102.250	102.150	102.050
5.750	102.141	102.041	101.915	4.625	102.301	102.201	102.101
5.875	102.515	102.415	102.289	4.750	102.498	102.398	102.298
5.990	102.746	102.646	102.520	4.875	102.672	102.572	102.472
6.000	102.846	102.746	102.620	4.990	102.741	102.641	102.541
6.125	102.973	102.873	102.747	5.000	102.841	102.741	102.641

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums *Not								

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds* loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPAs: State; Extension; LPMI, Loan Size	

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

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

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	UW Fee with option to buyout = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/12/2018

45 Day Lock Exp.:

1/29/2018

60 Day Lock Exp.:

2/12/2018

W. Rate Sheet Dated: 12/13/2017

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	97.494	97.394	97.294	3.250	N/A	N/A	N/A	3.750	100.156	100.056	99.956	3.750	98.999	98.899	98.799
3.625	98.190	98.090	97.990	3.375	94.473	94.373	94.273	3.875	100.758	100.658	100.558	3.875	99.559	99.459	99.359
3.750	99.167	99.067	98.967	3.500	95.970	95.870	95.770	3.990	101.158	101.058	100.958	3.990	100.085	99.985	99.885
3.875	99.942	99.842	99.742	3.625	96.911	96.811	96.711	4.000	101.258	101.158	101.058	4.000	100.185	100.085	99.985
3.990	100.491	100.391	100.291	3.750	97.931	97.831	97.731	4.125	101.700	101.600	101.500	4.125	100.942	100.842	100.742
4.000	100.591	100.491	100.391	3.875	98.985	98.885	98.785	4.250	102.623	102.523	102.423	4.250	101.534	101.434	101.334
4.125	101.149	101.049	100.949	3.990	99.760	99.660	99.560	4.375	102.937	102.837	102.737	4.375	101.989	101.889	101.789
4.250	101.842	101.742	101.642	4.000	99.860	99.760	99.660	4.500	103.423	103.323	103.223	4.500	102.384	102.284	102.184
4.375	102.316	102.216	102.116	4.125	100.621	100.521	100.421	4.625	103.820	103.720	103.620	4.625	102.710	102.610	102.510
4.500	102.808	102.708	102.608	4.250	101.753	101.653	101.553	4.750	104.188	104.088	103.988	4.750	103.136	103.036	102.936
4.625	103.289	103.189	103.089	4.375	102.403	102.303	102.203	4.875	104.600	104.500	104.400	4.875	103.708	103.608	103.508
4.750	103.768	103.668	103.568	4.500	103.079	102.979	102.879	4.990	104.749	104.649	104.549	4.990	103.865	103.765	103.665
4.875	104.268	104.168	104.068	4.625	103.742	103.642	103.542	5.000	104.849	104.749	104.649	5.000	103.965	103.865	103.765
4.990	104.416	104.316	104.216	4.750	104.369	104.269	104.169	5.125	105.323	105.223	105.123	5.125	104.331	104.231	104.131
5.000	104.516	104.416	104.316	4.875	104.922	104.822	104.722	5.250	105.742	105.642	105.542	5.250	104.774	104.674	104.574
5.125	105.028	104.928	104.828	4.990	105.099	104.999	104.899	5.375	106.061	105.961	105.861	5.375	105.236	105.136	105.036
5.250	105.606	105.506	105.406	5.000	105.199	105.099	104.999	5.500	N/A	N/A	N/A	5.500	105.647	105.547	105.447
5.375	106.025	105.925	105.825	5.125	105.664	105.564	105.464	5.625	N/A	N/A	N/A	5.625	106.027	105.927	105.827
5.500	106.420	106.320	106.220	5.250	106.423	106.323	106.223	5.750	106.091	N/A	N/A	5.750	105.874	N/A	N/A

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	99.031	98.931	98.831	3.000	96.496	96.396	96.296	3.000	98.430	98.330	98.230	3.000	96.338	96.238	96.138
3.125	99.445	99.345	99.245	3.125	97.072	96.972	96.872	3.125	98.733	98.633	98.533	3.125	96.904	96.804	96.704
3.250	99.796	99.696	99.596	3.250	98.263	98.163	98.063	3.250	99.621	99.521	99.421	3.250	98.095	97.995	97.895
3.375	100.227	100.127	100.027	3.375	98.830	98.730	98.630	3.375	99.898	99.798	99.698	3.375	98.652	98.552	98.452
3.500	100.639	100.539	100.439	3.500	99.334	99.234	99.134	3.500	100.152	100.052	99.952	3.500	99.156	99.056	98.956
3.625	100.990	100.890	100.790	3.625	99.796	99.696	99.596	3.625	100.394	100.294	100.194	3.625	99.618	99.518	99.418
3.750	101.248	101.148	101.048	3.750	100.213	100.113	100.013	3.750	101.006	100.906	100.806	3.750	100.015	99.915	99.815
3.875	101.470	101.370	101.270	3.875	100.583	100.483	100.383	3.875	101.266	101.166	101.066	3.875	100.385	100.285	100.185
3.990	101.409	101.309	101.209	3.990	100.966	100.866	100.766	3.990	101.457	101.357	101.257	3.990	100.768	100.668	100.568
4.000	101.509	101.409	101.309	4.000	101.066	100.966	100.866	4.000	101.557	101.457	101.357	4.000	100.868	100.768	100.668
4.125	101.755	101.655	101.555	4.125	101.492	101.392	101.292	4.125	101.769	101.669	101.569	4.125	101.294	101.194	101.094
4.250	101.989	101.889	101.789	4.250	101.879	101.779	101.679	4.250	101.972	101.872	101.772	4.250	101.671	101.571	101.471
4.375	102.190	102.090	101.990	4.375	102.223	102.123	102.023	4.375	102.187	102.087	101.987	4.375	102.045	101.945	101.845
4.500	102.250	102.150	102.050	4.500	102.330	102.230	102.130	4.500	102.242	102.142	102.042	4.500	102.152	102.052	101.952
4.625	102.301	102.201	102.101	4.625	102.433	102.333	102.233	4.625	102.365	102.265	102.165	4.625	102.255	102.155	102.055
4.750	102.498	102.398	102.298	4.750	102.752	102.652	102.552	4.750	102.546	102.446	102.346	4.750	102.574	102.474	102.374
4.875	102.672	102.572	102.472	4.875	103.035	102.935	102.835	4.875	102.706	102.606	102.506	4.875	102.857	102.757	102.657
4.990	102.741	102.641	102.541	4.990	103.208	103.108	103.008	4.990	102.762	102.662	102.562	4.990	103.030	102.930	102.830
5.000	102.841	102.741	102.641	5.000	103.308	103.208	103.108	5.000	102.862	102.762	102.662	5.000	103.130	103.030	102.930

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	-2.500	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide. 95.01-97.00% LTV only with DU v. 9.2

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
*Not applicable to detached condominiums										

*Not applicable to detached condominiums

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375		
Loan Size Adjuster			
\$0 - \$49,999	-2.500		
\$50,000 - \$85,000	-1.375		
\$85,001 - \$125,000	-0.500		
\$125,001 - \$175,000	-0.375		
\$175,001 - \$275,000	0.000		
\$275,001 up to HB	0.125		

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrownale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/12/2018

45 Day Lock Exp.:

1/29/2018

60 Day Lock Exp.:

2/12/2018

W. Rate Sheet Dated: 12/13/2017

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	101.402	101.302	101.202	3.750	101.721	101.621	101.521	2.750	98.737	98.637	98.537
3.875	102.073	101.973	101.873	3.875	102.375	102.275	102.175	2.875	99.414	99.314	99.214
3.990	102.525	102.425	102.325	3.990	102.946	102.846	102.746	2.990	99.810	99.710	99.610
4.000	102.625	102.525	102.425	4.000	103.046	102.946	102.846	3.000	99.910	99.810	99.710
4.125	103.146	103.046	102.946	4.125	103.183	103.083	102.983	3.125	100.326	100.226	100.126
4.250	103.577	103.477	103.377	4.250	103.905	103.805	103.705	3.250	100.982	100.882	100.782
4.375	104.108	104.008	103.908	4.375	104.350	104.250	104.150	3.375	101.546	101.446	101.346
4.500	104.522	104.422	104.322	4.500	104.892	104.792	104.692	3.500	101.876	101.776	101.676
4.625	104.783	104.683	104.583	4.625	105.374	105.260	105.166	3.625	102.266	102.166	102.066
4.750	105.313	105.198	105.103	4.750	105.909	105.795	105.700	3.750	102.788	102.688	102.588
4.875	105.797	105.682	105.588	4.875	106.446	106.332	106.238	3.875	103.276	103.176	103.076
4.990	106.122	106.008	105.913	4.990	106.858	106.744	106.650	3.990	103.032	102.932	102.832
5.000	106.222	106.108	106.013	5.000	106.958	106.844	106.750	4.000	103.132	103.032	102.932
5.125	106.283	106.146	106.033	5.125	106.350	106.214	106.101	4.125	103.625	103.525	103.425
5.250	106.755	106.618	106.505	5.250	106.872	106.735	106.622	4.250	104.015	103.915	103.815
5.375	107.152	107.014	106.901	5.375	107.312	107.175	107.062	4.375	104.406	104.306	104.206
5.500	107.500	107.363	107.250	5.500	107.707	107.570	107.457	4.500	104.970	104.870	104.770
5.625	107.327	107.167	107.035	5.625	107.536	107.377	107.245	4.625	105.367	105.267	105.167
5.750	107.736	107.576	107.444	5.750	107.980	107.820	107.688	4.750	103.355	103.255	103.155

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	-3.500	-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.:

1/12/2018

45 Day Lock Exp.:

1/29/2018

60 Day Lock Exp.:

2/12/2018

W. Rate Sheet Dated: 12/13/2017

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	99.371	99.271	99.171	3.750	99.271	99.171	99.071	3.750	100.271	100.171	100.071	3.750	100.171	100.071	99.971
3.875	100.099	99.999	99.899	3.875	99.999	99.899	99.799	3.875	100.925	100.825	100.725	3.875	100.825	100.725	100.625
3.990	100.654	100.554	100.454	3.990	100.554	100.454	100.354	3.990	101.496	101.396	101.296	3.990	101.396	101.296	101.196
4.000	100.754	100.654	100.554	4.000	100.654	100.554	100.454	4.000	101.596	101.496	101.396	4.000	101.496	101.396	101.296
4.125	101.328	101.228	101.128	4.125	101.228	101.128	101.028	4.125	101.733	101.633	101.533	4.125	101.633	101.533	101.433
4.250	101.975	101.875	101.775	4.250	101.875	101.775	101.675	4.250	102.332	102.232	102.132	4.250	102.232	102.132	102.032
4.375	102.556	102.456	102.356	4.375	102.456	102.356	102.256	4.375	102.900	102.800	102.700	4.375	102.800	102.700	102.600
4.500	103.072	102.972	102.872	4.500	102.972	102.872	102.772	4.500	103.442	103.342	103.242	4.500	103.342	103.242	103.142
4.625	103.333	103.218	103.123	4.625	103.233	103.118	103.023	4.625	103.924	103.810	103.716	4.625	103.824	103.710	103.616
4.750	103.863	103.748	103.653	4.750	103.763	103.648	103.553	4.750	104.459	104.345	104.250	4.750	104.359	104.245	104.150
4.875	104.347	104.232	104.138	4.875	104.247	104.132	104.038	4.875	104.996	104.882	104.788	4.875	104.896	104.782	104.688
4.990	104.672	104.558	104.463	4.990	104.572	104.458	104.363	4.990	105.408	105.294	105.200	4.990	105.308	105.194	105.100
5.000	104.772	104.658	104.563	5.000	104.672	104.558	104.463	5.000	105.508	105.394	105.300	5.000	105.408	105.294	105.200
5.125	104.833	104.696	104.583	5.125	104.733	104.596	104.483	5.125	104.900	104.764	104.651	5.125	104.800	104.664	104.551
5.250	105.305	105.168	105.055	5.250	105.205	105.068	104.955	5.250	105.422	105.285	105.172	5.250	105.322	105.185	105.072
5.375	105.702	105.564	105.451	5.375	105.602	105.464	105.351	5.375	105.862	105.725	105.612	5.375	105.762	105.625	105.512
5.500	106.050	105.913	105.800	5.500	105.950	105.813	105.700	5.500	106.257	106.120	106.007	5.500	106.157	106.020	105.907
5.625	105.877	105.717	105.585	5.625	105.777	105.617	105.485	5.625	106.086	105.927	105.795	5.625	105.986	105.827	105.695
5.750	106.286	106.126	105.994	5.750	106.186	106.026	105.894	5.750	106.530	106.370	106.238	5.750	106.430	106.270	106.138

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.896	96.796	96.696	2.750	96.796	96.696	96.596
2.875	97.539	97.439	97.339	2.875	97.439	97.339	97.239
2.990	98.053	97.953	97.853	2.990	97.953	97.853	97.753
3.000	98.153	98.053	97.953	3.000	98.053	97.953	97.853
3.125	98.752	98.652	98.552	3.125	98.652	98.552	98.452
3.250	99.482	99.382	99.282	3.250	99.382	99.282	99.182
3.375	99.909	99.809	99.709	3.375	99.809	99.709	99.609
3.500	100.259	100.159	100.059	3.500	100.159	100.059	99.959
3.625	100.766	100.666	100.566	3.625	100.666	100.566	100.466
3.750	101.288	101.188	101.088	3.750	101.188	101.088	100.988
3.875	101.776	101.676	101.576	3.875	101.676	101.576	101.476
3.990	101.532	101.432	101.332	3.990	101.432	101.332	101.232
4.000	101.632	101.532	101.432	4.000	101.532	101.432	101.332
4.125	102.125	102.025	101.925	4.125	102.025	101.925	101.825
4.250	102.515	102.415	102.315	4.250	102.415	102.315	102.215
4.375	102.906	102.806	102.706	4.375	102.806	102.706	102.606
4.500	103.470	103.370	103.270	4.500	103.370	103.270	103.170
4.625	103.867	103.767	103.667	4.625	103.767	103.667	103.567
4.750	101.855	101.755	101.655	4.750	101.755	101.655	101.555

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	0.000	-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.		



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.:

1/12/2018

45 Day Lock Exp.:

1/29/2018

60 Day Lock Exp.:

2/12/2018

W. Rate Sheet Dated: 12/13/2017

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	100.821	100.721	100.621	3.750	101.721	101.621	101.521	2.750	98.396	98.296	98.196
3.875	101.549	101.449	101.349	3.875	102.375	102.275	102.175	2.875	99.039	98.939	98.839
3.990	102.104	102.004	101.904	3.990	102.946	102.846	102.746	2.990	99.553	99.453	99.353
4.000	102.204	102.104	102.004	4.000	103.046	102.946	102.846	3.000	99.653	99.553	99.453
4.125	102.778	102.678	102.578	4.125	103.183	103.083	102.983	3.125	100.252	100.152	100.052
4.250	103.425	103.325	103.225	4.250	103.782	103.682	103.582	3.250	100.982	100.882	100.782
4.375	104.006	103.906	103.806	4.375	104.350	104.250	104.150	3.375	101.409	101.309	101.209
4.500	104.522	104.422	104.322	4.500	104.892	104.792	104.692	3.500	101.759	101.659	101.559
4.625	104.783	104.668	104.573	4.625	105.374	105.260	105.166	3.625	102.266	102.166	102.066
4.750	105.313	105.198	105.103	4.750	105.909	105.795	105.700	3.750	102.788	102.688	102.588
4.875	105.797	105.682	105.588	4.875	106.446	106.332	106.238	3.875	103.276	103.176	103.076
4.990	106.122	106.008	105.913	4.990	106.858	106.744	106.650	3.990	103.032	102.932	102.832
5.000	106.222	106.108	106.013	5.000	106.958	106.844	106.750	4.000	103.132	103.032	102.932
5.125	106.283	106.146	106.033	5.125	106.350	106.214	106.101	4.125	103.625	103.525	103.425
5.250	106.755	106.618	106.505	5.250	106.872	106.735	106.622	4.250	104.015	103.915	103.815
5.375	107.152	107.014	106.901	5.375	107.312	107.175	107.062	4.375	104.406	104.306	104.206
5.500	107.500	107.363	107.250	5.500	107.707	107.570	107.457	4.500	104.970	104.870	104.770
5.625	107.327	107.167	107.035	5.625	107.536	107.377	107.245	4.625	105.367	105.267	105.167
5.750	107.736	107.576	107.444	5.750	107.980	107.820	107.688	4.750	103.355	103.255	103.155

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.			