[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.: **1/19/2018**
45 Day Lock Exp.: **2/5/2018**
60 Day Lock Exp.: **2/19/2018**

W. Rate Sheet Dated: 12/20/2017 **Release Time: 10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.787	99.637	99.487	3.250	99.570	99.420	99.270	1.875	N/A	N/A	N/A
3.375	100.235	100.085	99.935	3.375	99.982	99.832	99.682	2.000	N/A	N/A	N/A
3.500	100.683	100.533	100.383	3.500	100.395	100.245	100.095	2.125	N/A	N/A	N/A
3.625	101.080	100.930	100.780	3.625	100.756	100.606	100.456	2.250	96.203	96.053	95.903
3.750	102.326	102.176	102.026	3.750	102.109	101.959	101.809	2.375	96.597	96.447	96.297
3.875	102.762	102.612	102.462	3.875	102.509	102.359	102.209	2.500	96.987	96.837	96.687
4.000	103.443	103.293	103.143	4.000	102.855	102.705	102.555	2.625	97.327	97.177	97.027
4.125	103.750	103.600	103.450	4.125	103.126	102.976	102.826	2.750	99.310	99.160	99.010
4.250	103.851	103.751	103.651	4.250	103.334	103.234	103.134	2.875	99.698	99.548	99.398
4.375	103.948	103.848	103.748	4.375	103.645	103.545	103.445	3.000	100.073	99.923	99.773
4.500	104.260	104.160	104.060	4.500	103.921	103.821	103.721	3.125	100.399	100.249	100.099
4.625	104.502	104.402	104.302	4.625	104.128	104.028	103.928	3.250	101.233	101.083	100.933
4.750	104.199	104.099	103.999	4.750	103.931	103.831	103.731	3.375	101.555	101.405	101.255
4.875	104.475	104.375	104.275	4.875	104.172	104.072	103.972	3.500	101.843	101.693	101.543
5.000	104.928	104.828	104.728	5.000	104.590	104.490	104.390	3.625	102.058	101.908	101.758
5.125	105.170	105.070	104.970	5.125	104.796	104.696	104.596	3.750	102.252	102.102	101.952
5.250	105.445	105.273	105.173	5.250	105.178	105.006	104.906	3.875	102.504	102.354	102.204
5.375	105.672	105.500	105.400	5.375	105.419	105.247	105.147	4.000	102.722	102.572	102.422
5.500	106.125	105.953	105.853	5.500	105.836	105.664	105.564	4.125	102.876	102.726	102.576

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	101.217	101.067	100.917
3.250	101.109	100.959	100.809
3.375	101.515	101.365	101.215
3.500	101.922	101.772	101.622
3.625	102.319	102.169	102.019
Margin = 2.250		Index = 1.700	

SPECIALTY GOVERNMENT 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	98.607	98.457	98.307	3.250	98.440	98.290	98.140	1.875	N/A	N/A	N/A
3.375	99.055	98.905	98.755	3.375	98.852	98.702	98.552	2.000	N/A	N/A	N/A
3.500	99.503	99.353	99.203	3.500	99.265	99.115	98.965	2.125	N/A	N/A	N/A
3.625	99.900	99.750	99.600	3.625	99.626	99.476	99.326	2.250	95.073	94.923	94.773
3.750	101.146	100.996	100.846	3.750	100.979	100.829	100.679	2.375	95.467	95.317	95.167
3.875	101.582	101.432	101.282	3.875	101.379	101.229	101.079	2.500	95.857	95.707	95.557
4.000	101.963	101.813	101.663	4.000	101.725	101.575	101.425	2.625	96.197	96.047	95.897
4.125	102.270	102.120	101.970	4.125	101.996	101.846	101.696	2.750	98.180	98.030	97.880
4.250	102.371	102.271	102.171	4.250	102.204	102.104	102.004	2.875	98.568	98.418	98.268
4.375	102.718	102.618	102.518	4.375	102.515	102.415	102.315	3.000	98.943	98.793	98.643
4.500	103.030	102.930	102.830	4.500	102.791	102.691	102.591	3.125	99.269	99.119	98.969
4.625	103.272	103.172	103.072	4.625	102.998	102.898	102.798	3.250	100.103	99.953	99.803
4.750	102.969	102.869	102.769	4.750	102.801	102.701	102.601	3.375	100.425	100.275	100.125
4.875	103.245	103.145	103.045	4.875	103.042	102.942	102.842	3.500	100.713	100.563	100.413
5.000	103.698	103.598	103.498	5.000	103.460	103.360	103.260	3.625	100.928	100.778	100.628
5.125	103.940	103.840	103.740	5.125	103.666	103.566	103.466	3.750	101.122	100.972	100.822
5.250	104.215	104.043	103.943	5.250	104.048	103.876	103.776	3.875	101.374	101.224	101.074
5.375	104.492	104.320	104.220	5.375	104.289	104.117	104.017	4.000	101.592	101.442	101.292
5.500	104.945	104.773	104.673	5.500	104.706	104.534	104.434	4.125	101.746	101.596	101.446

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	100.087	99.937	99.787
3.250	99.979	99.829	99.679
3.375	100.385	100.235	100.085
3.500	100.792	100.642	100.492
3.625	101.189	101.039	100.889
Margin = 2.250		Index = 1.700	

30 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
3.500	97.593	97.343	97.093
4.000	100.053	99.803	99.553
4.500	101.120	100.870	100.620
5.000	101.788	101.538	101.288
5.500	103.035	102.785	102.535

15 Year OTC			
Rate	**30 Day**	**45 Day**	**60 Day**
2.500	93.947	93.697	93.447
3.000	97.033	96.783	96.533
3.500	98.803	98.553	98.303
4.000	99.682	99.432	99.182

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:	12/20/2017	4.750%

Lock Desk Policy

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

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	1/19/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	2/5/2018
			60 Day Lock Exp.:	2/19/2018

W. Rate Sheet Dated: 12/20/2017 **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				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	98.834	98.684	98.534	3.250	98.617	98.467	98.317	1.875	N/A	N/A	N/A	3.125	99.53	99.379	99.229
3.375	99.282	99.132	98.982	3.375	99.029	98.879	98.729	2.000	N/A	N/A	N/A	3.250	100.16	100.006	99.856
3.500	99.730	99.580	99.430	3.500	99.441	99.291	99.141	2.125	N/A	N/A	N/A	3.375	100.56	100.412	100.262
3.625	100.127	99.977	99.827	3.625	99.803	99.653	99.503	2.250	94.203	94.053	93.903	3.500	100.97	100.819	100.669
3.750	100.951	100.801	100.651	3.750	100.734	100.584	100.434	2.375	94.597	94.447	94.297	3.625	101.37	101.216	101.066
3.875	101.387	101.237	101.087	3.875	101.134	100.984	100.834	2.500	94.987	94.837	94.687	Margin = 2.250		Index = 1.700	
4.000	102.068	101.918	101.768	4.000	101.480	101.330	101.180	2.625	95.327	95.177	95.027				
4.125	102.375	102.225	102.075	4.125	101.751	101.601	101.451	2.750	97.623	97.473	97.323				
4.250	102.226	102.126	102.026	4.250	101.709	101.609	101.509	2.875	98.010	97.860	97.710				
4.375	102.323	102.223	102.123	4.375	102.020	101.920	101.820	3.000	98.386	98.236	98.086				
4.500	102.635	102.535	102.435	4.500	102.296	102.196	102.096	3.125	98.712	98.562	98.412				
4.625	102.877	102.777	102.677	4.625	102.503	102.403	102.303	3.250	100.280	100.130	99.980				
4.750	101.542	101.442	101.342	4.750	101.275	101.175	101.075	3.375	100.602	100.452	100.302				
4.875	101.819	101.719	101.619	4.875	101.516	101.416	101.316	3.500	100.890	100.740	100.590				
5.000	102.272	102.172	102.072	5.000	101.933	101.833	101.733	3.625	101.105	100.955	100.805				
5.125	102.514	102.414	102.314	5.125	102.140	102.040	101.940	3.750	100.877	100.727	100.577				
5.250	99.195	99.023	98.923	5.250	98.928	98.756	98.656	3.875	101.129	100.979	100.829				
5.375	99.422	99.250	99.150	5.375	99.169	98.997	98.897	4.000	101.347	101.197	101.047				
5.500	99.875	99.703	99.603	5.500	99.586	99.414	99.314	4.125	101.501	101.351	101.201				

SPECIALTY GOVERNMENT HIGH BALANCE 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	97.654	97.504	97.354	3.250	97.487	97.337	97.187	1.875	N/A	N/A	N/A	3.125	98.399	98.249	98.099
3.375	98.102	97.952	97.802	3.375	97.899	97.749	97.599	2.000	N/A	N/A	N/A	3.250	99.026	98.876	98.726
3.500	98.550	98.400	98.250	3.500	98.311	98.161	98.011	2.125	N/A	N/A	N/A	3.375	99.432	99.282	99.132
3.625	98.947	98.797	98.647	3.625	98.673	98.523	98.373	2.250	93.323	93.173	93.023	3.500	99.839	99.689	99.539
3.750	99.771	99.621	99.471	3.750	99.604	99.454	99.304	2.375	93.717	93.567	93.417	3.625	100.236	100.086	99.936
3.875	100.207	100.057	99.907	3.875	100.004	99.854	99.704	2.500	94.107	93.957	93.807	Margin = 2.250		Index = 1.700	
4.000	100.588	100.438	100.288	4.000	100.350	100.200	100.050	2.625	94.447	94.297	94.147	**30 Year OTC**			
4.125	100.895	100.745	100.595	4.125	100.621	100.471	100.321	2.750	97.118	96.968	96.818	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	100.746	100.646	100.546	4.250	100.579	100.479	100.379	2.875	97.505	97.355	97.205	3.500	96.640	96.390	96.140
4.375	101.093	100.993	100.893	4.375	100.890	100.790	100.690	3.000	97.881	97.731	97.581	4.000	98.678	98.428	98.178
4.500	101.405	101.305	101.205	4.500	101.166	101.066	100.966	3.125	98.207	98.057	97.907	4.500	99.495	99.245	98.995
4.625	101.647	101.547	101.447	4.625	101.373	101.273	101.173	3.250	98.673	98.523	98.373	5.000	99.132	98.882	98.632
4.750	100.312	100.212	100.112	4.750	100.145	100.045	99.945	3.375	98.996	98.846	98.696	5.500	96.785	96.535	96.285
4.875	100.589	100.489	100.389	4.875	100.386	100.286	100.186	3.500	99.283	99.133	98.983	**15 Year OTC**			
5.000	101.042	100.942	100.842	5.000	100.803	100.703	100.603	3.625	99.498	99.348	99.198	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	101.284	101.184	101.084	5.125	101.010	100.910	100.810	3.750	99.232	99.082	98.932	2.500	92.197	91.947	91.697
5.250	97.965	97.793	97.693	5.250	97.798	97.626	97.526	3.875	99.484	99.334	99.184	3.000	95.971	95.721	95.471
5.375	98.242	98.070	97.970	5.375	98.039	97.867	97.767	4.000	99.701	99.551	99.401	3.500	97.373	97.123	96.873
5.500	98.695	98.523	98.423	5.500	98.456	98.284	98.184	4.125	99.855	99.705	99.555	4.000	97.791	97.541	97.291

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:	12/20/2017	4.750%

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AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	1/19/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/5/2018
		60 Day Lock Exp.:	2/19/2018

W. Rate Sheet Dated: 12/20/2017 **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
3.750	101.511	101.411	101.311	3.875	102.059	101.959	101.859	3.000	99.700	99.600	99.500	3.000	99.510	99.410	99.310
3.875	102.078	101.978	101.878	3.990	102.387	102.287	102.187	3.125	100.150	100.050	99.950	3.125	99.814	99.714	99.614
3.990	102.514	102.414	102.314	4.000	102.487	102.387	102.287	3.250	100.923	100.823	100.723	3.250	100.770	100.670	100.570
4.000	102.614	102.514	102.414	4.125	102.891	102.791	102.691	3.375	101.112	101.012	100.912	3.375	101.047	100.947	100.847
4.125	103.057	102.957	102.857	4.250	103.789	103.689	103.589	3.500	101.711	101.611	101.511	3.500	101.300	101.200	101.100
4.250	103.550	103.450	103.350	4.375	104.154	104.054	103.954	3.625	101.715	101.615	101.515	3.625	101.544	101.444	101.344
4.375	104.034	103.934	103.834	4.500	104.493	104.393	104.293	3.750	102.092	101.992	101.892	3.750	102.161	102.061	101.961
4.500	103.878	103.778	103.678	4.625	104.889	104.789	104.689	3.875	102.423	102.323	102.223	3.875	102.421	102.321	102.221
4.625	104.359	104.259	104.159	4.750	105.258	105.158	105.058	3.990	102.571	102.471	102.371	3.990	102.612	102.512	102.412
4.750	104.837	104.737	104.637	4.875	105.671	105.571	105.471	4.000	102.671	102.571	102.471	4.000	102.712	102.612	102.512
4.875	105.339	105.239	105.139	4.990	105.791	105.691	105.591	4.125	103.014	102.914	102.814	4.125	102.924	102.824	102.724
4.990	105.488	105.388	105.288	5.000	105.891	105.791	105.691	4.250	103.363	103.263	103.163	4.250	103.127	103.027	102.927
5.000	105.588	105.488	105.388	5.125	106.368	106.268	106.168	4.375	103.672	103.572	103.472	4.375	103.342	103.242	103.142
5.125	106.073	105.973	105.873	5.250	106.788	106.688	106.588	4.500	103.770	103.670	103.570	4.500	103.402	103.302	103.202
5.250	106.652	106.552	106.452	5.375	107.104	107.004	106.904	4.625	103.779	103.679	103.579	4.625	103.562	103.462	103.362
5.375	107.069	106.969	106.869	5.500	107.387	107.287	107.187	4.750	104.067	103.967	103.867	4.750	103.743	103.643	103.543
5.500	107.463	107.363	107.263	5.625	107.367	107.267	107.167	4.875	104.322	104.222	104.122	4.875	103.903	103.803	103.703
5.625	107.804	107.704	107.604	5.750	107.057	106.957	106.814	4.990	104.467	104.367	104.267	4.990	103.955	103.855	103.755
5.750	107.609	107.509	107.365	5.875	107.386	107.286	107.142	5.000	104.567	104.467	104.367	5.000	104.055	103.955	103.855

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	101.105	101.005	100.905	3.000	98.608	98.508	98.408
4.250	101.609	101.509	101.409	3.125	99.022	98.922	98.822
4.375	101.982	101.882	101.782	3.250	99.442	99.342	99.242
4.500	102.276	102.176	102.076	3.375	99.871	99.771	99.671
4.625	102.636	102.536	102.436	3.500	100.284	100.184	100.084
4.750	103.101	103.001	102.901	3.625	100.636	100.536	100.436
4.875	103.534	103.434	103.334	3.750	100.894	100.794	100.694
4.990	103.615	103.515	103.415	3.875	101.116	101.016	100.916
5.000	103.715	103.615	103.515	3.990	101.055	100.955	100.855
5.125	103.887	103.787	103.687	4.000	101.155	101.055	100.955
5.250	103.201	103.101	103.001	4.125	101.411	101.311	101.211
5.375	103.562	103.462	103.362	4.250	101.644	101.544	101.444
5.500	103.875	103.775	103.675	4.375	101.845	101.745	101.645
5.625	104.057	103.957	103.857	4.500	101.909	101.809	101.709
5.750	101.657	101.557	101.399	4.625	101.995	101.895	101.795
5.875	102.028	101.928	101.771	4.750	102.193	102.093	101.993
5.990	102.260	102.160	102.002	4.875	102.366	102.266	102.166
6.000	102.360	102.260	102.102	4.990	102.431	102.331	102.231
6.125	102.483	102.383	102.225	5.000	102.531	102.431	102.331

All Loan Type Adjustments

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

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

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	0.000
All other LTV & FICO combos	-1.500

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

LPMI 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@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	1/19/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/5/2018
		60 Day Lock Exp.:	2/19/2018

W. Rate Sheet Dated: 12/20/2017 **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
3.750	98.736	98.636	98.536	3.375	94.010	93.910	93.810	3.875	100.329	100.229	100.129	3.875	99.250	99.150	99.050
3.875	99.512	99.412	99.312	3.500	95.507	95.407	95.307	3.990	100.729	100.629	100.529	3.990	99.653	99.553	99.453
3.990	100.060	99.960	99.860	3.625	96.445	96.345	96.245	4.000	100.829	100.729	100.629	4.000	99.753	99.653	99.553
4.000	100.160	100.060	99.960	3.750	97.343	97.243	97.143	4.125	101.273	101.173	101.073	4.125	100.514	100.414	100.314
4.125	100.722	100.622	100.522	3.875	98.395	98.295	98.195	4.250	102.242	102.142	102.042	4.250	101.108	101.008	100.908
4.250	101.457	101.357	101.257	3.990	99.170	99.070	98.970	4.375	102.556	102.456	102.356	4.375	101.562	101.462	101.362
4.375	101.935	101.835	101.735	4.000	99.270	99.170	99.070	4.500	103.043	102.943	102.843	4.500	101.954	101.854	101.754
4.500	102.428	102.328	102.228	4.125	100.036	99.936	99.836	4.625	103.439	103.339	103.239	4.625	102.283	102.183	102.083
4.625	102.909	102.809	102.709	4.250	101.274	101.174	101.074	4.750	103.808	103.708	103.608	4.750	102.756	102.656	102.556
4.750	103.387	103.287	103.187	4.375	101.929	101.829	101.729	4.875	104.221	104.121	104.021	4.875	103.331	103.231	103.131
4.875	103.889	103.789	103.689	4.500	102.607	102.507	102.407	4.990	104.341	104.241	104.141	4.990	103.490	103.390	103.290
4.990	104.038	103.938	103.838	4.625	103.267	103.167	103.067	5.000	104.441	104.341	104.241	5.000	103.590	103.490	103.390
5.000	104.138	104.038	103.938	4.750	103.894	103.794	103.694	5.125	104.918	104.818	104.718	5.125	103.954	103.854	103.754
5.125	104.623	104.523	104.423	4.875	104.451	104.351	104.251	5.250	105.338	105.238	105.138	5.250	104.369	104.269	104.169
5.250	105.202	105.102	105.002	4.990	104.630	104.530	104.430	5.375	105.654	105.554	105.454	5.375	104.830	104.730	104.630
5.375	105.619	105.519	105.419	5.000	104.730	104.630	104.530	5.500	105.937	105.837	105.737	5.500	105.239	105.139	105.039
5.500	106.013	105.913	105.813	5.125	105.195	105.095	104.995	5.625	N/A	N/A	N/A	5.625	105.619	105.519	105.419
5.625	106.354	106.254	106.154	5.250	105.956	105.856	105.756	5.750	105.607	105.507	105.364	5.750	105.390	105.290	105.147
5.750	106.159	106.059	105.915	5.375	106.417	106.317	106.217	5.875	105.936	105.836	105.692	5.875	105.865	105.765	105.621

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	98.608	98.508	98.408	3.000	96.105	96.005	95.905	3.000	98.010	97.910	97.810	3.000	95.947	95.847	95.747
3.125	99.022	98.922	98.822	3.125	96.680	96.580	96.480	3.125	98.314	98.214	98.114	3.125	96.512	96.412	96.312
3.250	99.442	99.342	99.242	3.250	97.784	97.684	97.584	3.250	99.270	99.170	99.070	3.250	97.615	97.515	97.415
3.375	99.871	99.771	99.671	3.375	98.347	98.247	98.147	3.375	99.547	99.447	99.347	3.375	98.168	98.068	97.968
3.500	100.284	100.184	100.084	3.500	98.854	98.754	98.654	3.500	99.800	99.700	99.600	3.500	98.676	98.576	98.476
3.625	100.636	100.536	100.436	3.625	99.318	99.218	99.118	3.625	100.044	99.944	99.844	3.625	99.140	99.040	98.940
3.750	100.894	100.794	100.694	3.750	99.734	99.634	99.534	3.750	100.661	100.561	100.461	3.750	99.536	99.436	99.336
3.875	101.116	101.016	100.916	3.875	100.101	100.001	99.901	3.875	100.921	100.821	100.721	3.875	99.903	99.803	99.703
3.990	101.055	100.955	100.855	3.990	100.528	100.428	100.328	3.990	101.112	101.012	100.912	3.990	100.330	100.230	100.130
4.000	101.155	101.055	100.955	4.000	100.628	100.528	100.428	4.000	101.212	101.112	101.012	4.000	100.430	100.330	100.230
4.125	101.411	101.311	101.211	4.125	101.053	100.953	100.853	4.125	101.424	101.324	101.224	4.125	100.855	100.755	100.655
4.250	101.644	101.544	101.444	4.250	101.440	101.340	101.240	4.250	101.627	101.527	101.427	4.250	101.232	101.132	101.032
4.375	101.845	101.745	101.645	4.375	101.787	101.687	101.587	4.375	101.842	101.742	101.642	4.375	101.609	101.509	101.409
4.500	101.909	101.809	101.709	4.500	101.896	101.796	101.696	4.500	101.902	101.802	101.702	4.500	101.718	101.618	101.518
4.625	101.995	101.895	101.795	4.625	102.159	102.059	101.959	4.625	102.062	101.962	101.862	4.625	101.981	101.881	101.781
4.750	102.193	102.093	101.993	4.750	102.478	102.378	102.278	4.750	102.243	102.143	102.043	4.750	102.300	102.200	102.100
4.875	102.366	102.266	102.166	4.875	102.760	102.660	102.560	4.875	102.403	102.303	102.203	4.875	102.582	102.482	102.382
4.990	102.431	102.331	102.231	4.990	102.929	102.829	102.729	4.990	102.455	102.355	102.255	4.990	102.751	102.651	102.551
5.000	102.531	102.431	102.331	5.000	103.029	102.929	102.829	5.000	102.555	102.455	102.355	5.000	102.851	102.751	102.651

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

LLPA Cap

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

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

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375		

Loan Size Adjuster

$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

Mortgages with Subordinate Financing *

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

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

Lock Desk Policy

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

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

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

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.: **1/19/2018**
45 Day Lock Exp.: **2/5/2018**
60 Day Lock Exp.: **2/19/2018**

W. Rate Sheet Dated: **12/20/2017** **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	101.511	101.411	101.311	3.750	101.603	101.503	101.383	2.750	98.530	98.430	98.330
3.875	102.078	101.978	101.878	3.875	102.085	101.985	101.862	2.875	99.102	99.002	98.902
3.990	102.514	102.414	102.314	3.990	102.610	102.510	102.384	2.990	99.600	99.500	99.400
4.000	102.614	102.514	102.414	4.000	102.710	102.610	102.484	3.000	99.700	99.600	99.500
4.125	103.057	102.957	102.857	4.125	102.891	102.791	102.654	3.125	100.150	100.050	99.950
4.250	103.550	103.450	103.350	4.250	103.789	103.689	103.548	3.250	100.923	100.823	100.723
4.375	104.034	103.934	103.834	4.375	104.154	104.054	103.912	3.375	101.112	101.012	100.912
4.500	104.065	103.965	103.865	4.500	104.477	104.377	104.235	3.500	101.711	101.611	101.511
4.625	104.398	104.293	104.186	4.625	104.977	104.872	104.703	3.625	101.904	101.804	101.704
4.750	104.928	104.822	104.716	4.750	105.514	105.409	105.239	3.750	102.429	102.329	102.229
4.875	105.411	105.306	105.201	4.875	106.054	105.949	105.778	3.875	102.916	102.816	102.716
4.990	105.735	105.629	105.529	4.990	106.467	106.362	106.190	3.990	102.723	102.623	102.523
5.000	105.835	105.729	105.629	5.000	106.567	106.462	106.290	4.000	102.823	102.723	102.623
5.125	106.081	105.953	105.863	5.125	106.147	106.020	105.867	4.125	103.317	103.217	103.117
5.250	106.551	106.424	106.336	5.250	106.670	106.543	106.391	4.250	103.709	103.609	103.509
5.375	106.946	106.819	106.733	5.375	107.112	106.985	106.835	4.375	104.102	104.002	103.902
5.500	107.293	107.166	107.083	5.500	107.506	107.379	107.232	4.500	104.668	104.568	104.468
5.625	107.248	107.098	107.024	5.625	107.457	107.307	107.234	4.625	105.065	104.965	104.865
5.750	107.655	107.505	107.434	5.750	107.899	107.749	107.677	4.750	103.461	103.355	103.261

Applicable for all mortgages with greater than 15 year terms

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

All Loan Type Adjustments

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

Program Feataures

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Mortgages with Subordinate Financing

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

Cash-Out Refinance

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

Additional LPMI Premium Adjustments

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

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

Lock Desk Policy

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

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

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

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.: **1/19/2018**
45 Day Lock Exp.: **2/5/2018**
60 Day Lock Exp.: **2/19/2018**

W. Rate Sheet Dated: **12/20/2017** **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	98.922	98.822	98.722	3.750	98.822	98.722	98.622	3.750	99.981	99.881	99.761	3.750	99.881	99.781	99.661
3.875	99.652	99.552	99.452	3.875	99.552	99.452	99.352	3.875	100.635	100.535	100.412	3.875	100.535	100.435	100.312
3.990	100.210	100.110	100.010	3.990	100.110	100.010	99.910	3.990	101.160	101.060	100.934	3.990	101.060	100.960	100.834
4.000	100.310	100.210	100.110	4.000	100.210	100.110	100.010	4.000	101.260	101.160	101.034	4.000	101.160	101.060	100.934
4.125	100.870	100.770	100.670	4.125	100.770	100.670	100.570	4.125	101.310	101.210	101.073	4.125	101.210	101.110	100.973
4.250	101.518	101.418	101.318	4.250	101.418	101.318	101.218	4.250	101.912	101.812	101.671	4.250	101.812	101.712	101.571
4.375	102.100	102.000	101.900	4.375	102.000	101.900	101.800	4.375	102.483	102.383	102.241	4.375	102.383	102.283	102.141
4.500	102.615	102.515	102.415	4.500	102.515	102.415	102.315	4.500	103.027	102.927	102.785	4.500	102.927	102.827	102.685
4.625	102.948	102.843	102.736	4.625	102.848	102.743	102.636	4.625	103.527	103.422	103.253	4.625	103.427	103.322	103.153
4.750	103.478	103.372	103.266	4.750	103.378	103.272	103.166	4.750	104.064	103.959	103.789	4.750	103.964	103.859	103.689
4.875	103.961	103.856	103.751	4.875	103.861	103.756	103.651	4.875	104.604	104.499	104.328	4.875	104.504	104.399	104.228
4.990	104.285	104.179	104.079	4.990	104.185	104.079	103.979	4.990	105.017	104.912	104.740	4.990	104.917	104.812	104.640
5.000	104.385	104.279	104.179	5.000	104.285	104.179	104.079	5.000	105.117	105.012	104.840	5.000	105.017	104.912	104.740
5.125	104.631	104.503	104.413	5.125	104.531	104.403	104.313	5.125	104.697	104.570	104.417	5.125	104.597	104.470	104.317
5.250	105.101	104.974	104.886	5.250	105.001	104.874	104.786	5.250	105.220	105.093	104.941	5.250	105.120	104.993	104.841
5.375	105.496	105.369	105.283	5.375	105.396	105.269	105.183	5.375	105.662	105.535	105.385	5.375	105.562	105.435	105.285
5.500	105.843	105.716	105.633	5.500	105.743	105.616	105.533	5.500	106.056	105.929	105.782	5.500	105.956	105.829	105.682
5.625	105.798	105.648	105.574	5.625	105.698	105.548	105.474	5.625	106.007	105.857	105.784	5.625	105.907	105.757	105.684
5.750	106.205	106.055	105.984	5.750	106.105	105.955	105.884	5.750	106.449	106.299	106.227	5.750	106.349	106.199	106.127

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.483	96.383	96.283	2.750	96.383	96.283	96.183
2.875	97.125	97.025	96.925	2.875	97.025	96.925	96.825
2.990	97.639	97.539	97.439	2.990	97.539	97.439	97.339
3.000	97.739	97.639	97.539	3.000	97.639	97.539	97.439
3.125	98.340	98.240	98.140	3.125	98.240	98.140	98.040
3.250	99.119	99.019	98.919	3.250	99.019	98.919	98.819
3.375	99.501	99.401	99.301	3.375	99.401	99.301	99.201
3.500	99.898	99.798	99.698	3.500	99.798	99.698	99.598
3.625	100.404	100.304	100.204	3.625	100.304	100.204	100.104
3.750	100.929	100.829	100.729	3.750	100.829	100.729	100.629
3.875	101.416	101.316	101.216	3.875	101.316	101.216	101.116
3.990	101.223	101.123	101.023	3.990	101.123	101.023	100.923
4.000	101.323	101.223	101.123	4.000	101.223	101.123	101.023
4.125	101.817	101.717	101.617	4.125	101.717	101.617	101.517
4.250	102.209	102.109	102.009	4.250	102.109	102.009	101.909
4.375	102.602	102.502	102.402	4.375	102.502	102.402	102.302
4.500	103.168	103.068	102.968	4.500	103.068	102.968	102.868
4.625	103.565	103.465	103.365	4.625	103.465	103.365	103.265
4.750	101.961	101.855	101.761	4.750	101.861	101.755	101.661

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

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide								

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/19/2018**
45 Day Lock Exp.: **2/5/2018**
60 Day Lock Exp.: **2/19/2018**

W. Rate Sheet Dated: 12/20/2017 **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	100.372	100.272	100.172	3.750	101.431	101.331	101.211	2.750	97.983	97.883	97.783
3.875	101.102	101.002	100.902	3.875	102.085	101.985	101.862	2.875	98.625	98.525	98.425
3.990	101.660	101.560	101.460	3.990	102.610	102.510	102.384	2.990	99.139	99.039	98.939
4.000	101.760	101.660	101.560	4.000	102.710	102.610	102.484	3.000	99.239	99.139	99.039
4.125	102.320	102.220	102.120	4.125	102.760	102.660	102.523	3.125	99.840	99.740	99.640
4.250	102.968	102.868	102.768	4.250	103.362	103.262	103.121	3.250	100.619	100.519	100.419
4.375	103.550	103.450	103.350	4.375	103.933	103.833	103.691	3.375	101.001	100.901	100.801
4.500	104.065	103.965	103.865	4.500	104.477	104.377	104.235	3.500	101.398	101.298	101.198
4.625	104.398	104.293	104.186	4.625	104.977	104.872	104.703	3.625	101.904	101.804	101.704
4.750	104.928	104.822	104.716	4.750	105.514	105.409	105.239	3.750	102.429	102.329	102.229
4.875	105.411	105.306	105.201	4.875	106.054	105.949	105.778	3.875	102.916	102.816	102.716
4.990	105.735	105.629	105.529	4.990	106.467	106.362	106.190	3.990	102.723	102.623	102.523
5.000	105.835	105.729	105.629	5.000	106.567	106.462	106.290	4.000	102.823	102.723	102.623
5.125	106.081	105.953	105.863	5.125	106.147	106.020	105.867	4.125	103.317	103.217	103.117
5.250	106.551	106.424	106.336	5.250	106.670	106.543	106.391	4.250	103.709	103.609	103.509
5.375	106.946	106.819	106.733	5.375	107.112	106.985	106.835	4.375	104.102	104.002	103.902
5.500	107.293	107.166	107.083	5.500	107.506	107.379	107.232	4.500	104.668	104.568	104.468
5.625	107.248	107.098	107.024	5.625	107.457	107.307	107.234	4.625	105.065	104.965	104.865
5.750	107.655	107.505	107.434	5.750	107.899	107.749	107.677	4.750	103.461	103.355	103.261

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

FICO ↓ \ LTV →	LPMI Adjust Term > 20 yr & All Manuf.: ≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	LPMI Adjust Term ≤ 20 yr: ≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-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.

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.: **1/19/2018**
45 Day Lock Exp.: **2/5/2018**
60 Day Lock Exp.: **2/19/2018**

W. Rate Sheet Dated: **12/20/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed			
All-in Price Cap "Borrower Paid Only" **102.100**			
Rate	**30 Day**	**45 Day**	**60 Day**
3.500	97.059	97.011	96.845
3.625	97.946	97.896	97.725
3.750	98.760	98.709	98.532
3.875	99.349	99.296	99.114
4.000	99.912	99.858	99.670
4.125	100.416	100.359	100.167
4.250	100.927	100.869	100.671
4.375	101.340	101.280	101.077
4.500	101.783	101.721	101.512
4.625	102.206	102.142	101.928
4.750	102.544	102.479	102.260
4.875	102.780	102.713	102.489
5.000	103.124	103.055	102.825

15 Yr. Fixed			
All-in Price Cap "Borrower Paid Only" **102.100**			
Rate	**30 Day**	**45 Day**	**60 Day**
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	96.235	96.197	96.056
3.000	96.917	96.877	96.731
3.125	97.412	97.370	97.219
3.250	97.937	97.893	97.737
3.375	98.326	98.280	98.119
3.500	98.755	98.708	98.541
3.625	99.169	99.120	98.948
3.750	99.562	99.511	99.334
3.875	99.916	99.863	99.680
4.000	100.172	100.118	99.930
4.125	100.399	100.343	100.150

7/1 Hybrid ARMs			
All-in Price Cap "Borrower Paid Only" **102.100**			
Rate	**30 Day**	**45 Day**	**60 Day**
2.625	N/A	N/A	N/A
2.750	N/A	N/A	N/A
2.875	97.529	97.491	97.350
3.000	98.041	98.001	97.855
3.125	98.573	98.531	98.380
3.250	98.997	98.953	98.797
3.375	99.361	99.315	99.154
3.500	99.713	99.666	99.499
3.625	100.007	99.958	99.786
3.750	100.260	100.209	100.032
3.875	100.544	100.491	100.309
4.000	100.852	100.797	100.610
4.125	101.039	100.982	100.789
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster									
FICO	**CLTV**								
	<=55.00%	**55.01-60.00%**	**60.01-65.00%**	**65.01-70.00%**	**70.01-75.00%**	**75.01-80.00%**	**80.01-85.00%**	**85.01-90.00%**	**90.01-95.00%**
680-699	0.375	0.250	0.125	0.000	-0.750	-1.000	n/a	n/a	n/a
700-719	0.375	0.250	0.125	0.000	-0.500	-0.750	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.750	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	0.000	0.000	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.000	0.000	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out Refi	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
Purchase	0.500	0.500	0.375	0.375	0.250	0.000	0.000	0.000	n/a
Other									
Interest Only[2]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor[1]	-1.000	-1.000	-1.500	-1.500	-2.000	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.500	-1.000	n/a

[1]Full Am. [2]ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee | FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers. | Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)