



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 1/22/2018

45 Day Lock Exp.: 2/5/2018

60 Day Lock Exp.: 2/19/2018

W. Rate Sheet Dated: 12/21/2017

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	99.662	99.512	99.362	3.250	99.445	99.295	99.145	1.875	N/A	N/A	N/A	3.125	101.217	101.067	100.917
3.375	100.110	99.960	99.810	3.375	99.857	99.707	99.557	2.000	N/A	N/A	N/A	3.250	101.109	100.959	100.809
3.500	100.558	100.408	100.258	3.500	100.270	100.120	99.970	2.125	N/A	N/A	N/A	3.375	101.515	101.365	101.215
3.625	100.955	100.805	100.655	3.625	100.631	100.481	100.331	2.250	96.110	95.960	95.810	3.500	101.922	101.772	101.622
3.750	102.232	102.082	101.932	3.750	102.015	101.865	101.715	2.375	96.503	96.353	96.203	3.625	102.319	102.169	102.019
3.875	102.668	102.518	102.368	3.875	102.415	102.265	102.115	2.500	96.893	96.743	96.593	Margin = 2.250		Index = 1.700	
4.000	103.349	103.199	103.049	4.000	102.761	102.611	102.461	2.625	97.233	97.083	96.933				
4.125	103.656	103.506	103.356	4.125	103.032	102.882	102.732	2.750	99.353	99.203	99.053				
4.250	103.726	103.626	103.526	4.250	103.209	103.109	103.009	2.875	99.741	99.591	99.441				
4.375	103.823	103.723	103.623	4.375	103.520	103.420	103.320	3.000	100.116	99.966	99.816				
4.500	104.135	104.035	103.935	4.500	103.796	103.696	103.596	3.125	100.442	100.292	100.142				
4.625	104.377	104.277	104.177	4.625	104.003	103.903	103.803	3.250	101.245	101.095	100.945				
4.750	104.167	104.067	103.967	4.750	103.900	103.800	103.700	3.375	101.567	101.417	101.267				
4.875	104.444	104.344	104.244	4.875	104.141	104.041	103.941	3.500	101.855	101.705	101.555				
5.000	104.897	104.797	104.697	5.000	104.558	104.458	104.358	3.625	102.070	101.920	101.770				
5.125	105.139	105.039	104.939	5.125	104.765	104.665	104.565	3.750	102.272	102.122	101.972				
5.250	105.711	105.539	105.439	5.250	105.444	105.272	105.172	3.875	102.524	102.374	102.224				
5.375	105.937	105.766	105.666	5.375	105.685	105.513	105.413	4.000	102.741	102.591	102.441				
5.500	106.390	106.218	106.118	5.500	106.102	105.930	105.830	4.125	102.896	102.746	102.596				

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	98.482	98.332	98.182	3.250	98.315	98.165	98.015	1.875	N/A	N/A	N/A	3.125	100.087	99.937	99.787
3.375	98.930	98.780	98.630	3.375	98.727	98.577	98.427	2.000	N/A	N/A	N/A	3.250	99.979	99.829	99.679
3.500	99.378	99.228	99.078	3.500	99.140	98.990	98.840	2.125	N/A	N/A	N/A	3.375	100.385	100.235	100.085
3.625	99.775	99.625	99.475	3.625	99.501	99.351	99.201	2.250	94.980	94.830	94.680	3.500	100.792	100.642	100.492
3.750	101.052	100.902	100.752	3.750	100.885	100.735	100.585	2.375	95.373	95.223	95.073	3.625	101.189	101.039	100.889
3.875	101.488	101.338	101.188	3.875	101.285	101.135	100.985	2.500	95.763	95.613	95.463	Margin = 2.250		Index = 1.700	
4.000	101.869	101.719	101.569	4.000	101.631	101.481	101.331	2.625	96.103	95.953	95.803	30 Year OTC			
4.125	102.176	102.026	101.876	4.125	101.902	101.752	101.602	2.750	98.223	98.073	97.923	Rate	30 Day	45 Day	60 Day
4.250	102.246	102.146	102.046	4.250	102.079	101.979	101.879	2.875	98.611	98.461	98.311	3.500	97.468	97.218	96.968
4.375	102.593	102.493	102.393	4.375	102.390	102.290	102.190	3.000	98.986	98.836	98.686	4.000	99.959	99.709	99.459
4.500	102.905	102.805	102.705	4.500	102.666	102.566	102.466	3.125	99.312	99.162	99.012	4.500	100.995	100.745	100.495
4.625	103.147	103.047	102.947	4.625	102.873	102.773	102.673	3.250	100.115	99.965	99.815	5.000	101.757	101.507	101.257
4.750	102.937	102.837	102.737	4.750	102.770	102.670	102.570	3.375	100.437	100.287	100.137	5.500	103.300	103.050	102.800
4.875	103.214	103.114	103.014	4.875	103.011	102.911	102.811	3.500	100.725	100.575	100.425	15 Year OTC			
5.000	103.667	103.567	103.467	5.000	103.428	103.328	103.228	3.625	100.940	100.790	100.640	Rate	30 Day	45 Day	60 Day
5.125	103.909	103.809	103.709	5.125	103.635	103.535	103.435	3.750	101.142	100.992	100.842	2.500	93.853	93.603	93.353
5.250	104.481	104.309	104.209	5.250	104.314	104.142	104.042	3.875	101.394	101.244	101.094	3.000	97.076	96.826	96.576
5.375	104.757	104.586	104.486	5.375	104.555	104.383	104.283	4.000	101.611	101.461	101.311	3.500	98.815	98.565	98.315
5.500	105.210	105.038	104.938	5.500	104.972	104.800	104.700	4.125	101.766	101.616	101.466	4.000	99.701	99.451	99.201

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:	12/21/2017	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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10:00 am ET - 11:00 pm ET

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45 Day Lock Exp.:

60 Day Lock Exp.:

1/22/2018

2/5/2018

2/19/2018

W. Rate Sheet Dated: 12/21/2017

Release Time: 10:00 am ET

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STANDARD GOVERNMENT HIGH BALANCE PRODUCT											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.709	98.559	98.409	3.250	98.492	98.342	98.192	1.875	N/A	N/A	N/A
3.375	99.157	99.007	98.857	3.375	98.904	98.754	98.604	2.000	N/A	N/A	N/A
3.500	99.605	99.455	99.305	3.500	99.316	99.166	99.016	2.125	N/A	N/A	N/A
3.625	100.002	99.852	99.702	3.625	99.678	99.528	99.378	2.250	94.110	93.960	93.810
3.750	100.857	100.707	100.557	3.750	100.640	100.490	100.340	2.375	94.503	94.353	94.203
3.875	101.293	101.143	100.993	3.875	101.040	100.890	100.740	2.500	94.893	94.743	94.593
4.000	101.974	101.824	101.674	4.000	101.386	101.236	101.086	2.625	95.233	95.083	94.933
4.125	102.281	102.131	101.981	4.125	101.657	101.507	101.357	2.750	97.666	97.516	97.366
4.250	102.101	102.001	101.901	4.250	101.584	101.484	101.384	2.875	98.053	97.903	97.753
4.375	102.198	102.098	101.998	4.375	101.895	101.795	101.695	3.000	98.429	98.279	98.129
4.500	102.510	102.410	102.310	4.500	102.171	102.071	101.971	3.125	98.755	98.605	98.455
4.625	102.752	102.652	102.552	4.625	102.378	102.278	102.178	3.250	100.292	100.142	99.992
4.750	101.511	101.411	101.311	4.750	101.244	101.144	101.044	3.375	100.614	100.464	100.314
4.875	101.788	101.688	101.588	4.875	101.485	101.385	101.285	3.500	100.902	100.752	100.602
5.000	102.241	102.141	102.041	5.000	101.902	101.802	101.702	3.625	101.117	100.967	100.817
5.125	102.483	102.383	102.283	5.125	102.109	102.009	101.909	3.750	100.897	100.747	100.597
5.250	99.461	99.289	99.189	5.250	99.194	99.022	98.922	3.875	101.149	100.999	100.849
5.375	99.687	99.516	99.416	5.375	99.435	99.263	99.163	4.000	101.366	101.216	101.066
5.500	100.140	99.968	99.868	5.500	99.852	99.680	99.580	4.125	101.521	101.371	101.221

Margin = 2.250

Index = 1.700

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.											
30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	97.529	97.379	97.229	3.250	97.362	97.212	97.062	1.875	N/A	N/A	N/A
3.375	97.977	97.827	97.677	3.375	97.774	97.624	97.474	2.000	N/A	N/A	N/A
3.500	98.425	98.275	98.125	3.500	98.186	98.036	97.886	2.125	N/A	N/A	N/A
3.625	98.822	98.672	98.522	3.625	98.548	98.398	98.248	2.250	93.230	93.080	92.930
3.750	99.677	99.527	99.377	3.750	99.510	99.360	99.210	2.375	93.623	93.473	93.323
3.875	100.113	99.963	99.813	3.875	99.910	99.760	99.610	2.500	94.013	93.863	93.713
4.000	100.494	100.344	100.194	4.000	100.256	100.106	99.956	2.625	94.353	94.203	94.053
4.125	100.801	100.651	100.501	4.125	100.527	100.377	100.227	2.750	97.161	97.011	96.861
4.250	100.621	100.521	100.421	4.250	100.454	100.354	100.254	2.875	97.548	97.398	97.248
4.375	100.968	100.868	100.768	4.375	100.765	100.665	100.565	3.000	97.924	97.774	97.624
4.500	101.280	101.180	101.080	4.500	101.041	100.941	100.841	3.125	98.250	98.100	97.950
4.625	101.522	101.422	101.322	4.625	101.248	101.148	101.048	3.250	98.685	98.535	98.385
4.750	100.281	100.181	100.081	4.750	100.114	100.014	99.914	3.375	99.007	98.857	98.707
4.875	100.558	100.458	100.358	4.875	100.355	100.255	100.155	3.500	99.295	99.145	98.995
5.000	101.011	100.911	100.811	5.000	100.772	100.672	100.572	3.625	99.510	99.360	99.210
5.125	101.253	101.153	101.053	5.125	100.979	100.879	100.779	3.750	99.251	99.101	98.951
5.250	98.231	98.059	97.959	5.250	98.064	97.892	97.792	3.875	99.503	99.353	99.203
5.375	98.507	98.336	98.236	5.375	98.305	98.133	98.033	4.000	99.720	99.570	99.420
5.500	98.960	98.788	98.688	5.500	98.722	98.550	98.450	4.125	99.875	99.725	99.575

Margin = 2.250

Index = 1.700

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:	12/21/2017 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.	
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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
3.750	101.089	100.989	100.889	3.875	101.808	101.708	101.608	3.000	99.419	99.319	99.219	3.000	99.611	99.511	99.411
3.875	101.761	101.661	101.561	3.990	102.151	102.051	101.951	3.125	99.869	99.769	99.669	3.125	99.914	99.814	99.714
3.990	102.213	102.113	102.013	4.000	102.251	102.151	102.051	3.250	100.704	100.604	100.504	3.250	100.782	100.682	100.582
4.000	102.313	102.213	102.113	4.125	102.669	102.569	102.469	3.375	100.953	100.853	100.753	3.375	101.059	100.959	100.859
4.125	102.834	102.734	102.634	4.250	103.625	103.525	103.425	3.500	101.492	101.392	101.292	3.500	101.312	101.212	101.112
4.250	103.265	103.165	103.065	4.375	103.990	103.890	103.790	3.625	101.727	101.627	101.527	3.625	101.556	101.456	101.356
4.375	103.795	103.695	103.595	4.500	104.425	104.325	104.225	3.750	102.104	102.004	101.904	3.750	102.183	102.083	101.983
4.500	103.810	103.710	103.610	4.625	104.822	104.722	104.622	3.875	102.435	102.335	102.235	3.875	102.444	102.344	102.244
4.625	104.291	104.191	104.091	4.750	105.191	105.091	104.991	3.990	102.594	102.494	102.394	3.990	102.634	102.534	102.434
4.750	104.770	104.670	104.570	4.875	105.604	105.504	105.404	4.000	102.694	102.594	102.494	4.000	102.734	102.634	102.534
4.875	105.272	105.172	105.072	4.990	105.740	105.640	105.540	4.125	103.037	102.937	102.837	4.125	102.947	102.847	102.747
4.990	105.421	105.321	105.221	5.000	105.840	105.740	105.640	4.250	103.385	103.285	103.185	4.250	103.150	103.050	102.950
5.000	105.521	105.421	105.321	5.125	106.316	106.216	106.116	4.375	103.695	103.595	103.495	4.375	103.365	103.265	103.165
5.125	106.022	105.922	105.822	5.250	106.737	106.637	106.537	4.500	103.793	103.693	103.593	4.500	103.424	103.324	103.224
5.250	106.601	106.501	106.401	5.375	107.053	106.953	106.853	4.625	103.805	103.705	103.605	4.625	103.588	103.488	103.388
5.375	107.018	106.918	106.818	5.500	107.336	107.236	107.136	4.750	104.093	103.993	103.893	4.750	103.769	103.669	103.569
5.500	107.412	107.312	107.212	5.625	N/A	N/A	N/A	4.875	104.348	104.248	104.148	4.875	103.929	103.829	103.729
5.625	107.753	107.653	107.553	5.750	107.004	106.904	106.757	4.990	104.493	104.393	104.293	4.990	103.981	103.881	103.781
5.750	107.555	107.455	107.308	5.875	107.332	107.232	107.085	5.000	104.593	104.493	104.393	5.000	104.081	103.981	103.881

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	101.021	100.921	100.821	3.000	98.709	98.609	98.509
4.250	101.526	101.426	101.326	3.125	99.122	99.022	98.922
4.375	101.899	101.799	101.699	3.250	99.454	99.354	99.254
4.500	102.192	102.092	101.992	3.375	99.883	99.783	99.683
4.625	102.569	102.469	102.369	3.500	100.296	100.196	100.096
4.750	103.034	102.934	102.834	3.625	100.648	100.548	100.448
4.875	103.466	103.366	103.266	3.750	100.906	100.806	100.706
4.990	103.548	103.448	103.348	3.875	101.128	101.028	100.928
5.000	103.648	103.548	103.448	3.990	101.067	100.967	100.867
5.125	103.820	103.720	103.620	4.000	101.167	101.067	100.967
5.250	103.150	103.050	102.950	4.125	101.433	101.333	101.233
5.375	103.511	103.411	103.311	4.250	101.666	101.566	101.466
5.500	103.824	103.724	103.624	4.375	101.868	101.768	101.668
5.625	104.006	103.906	103.806	4.500	101.932	101.832	101.732
5.750	101.604	101.504	101.404	4.625	102.021	101.921	101.821
5.875	101.975	101.875	101.775	4.750	102.219	102.119	102.019
5.990	102.207	102.107	101.944	4.875	102.392	102.292	102.192
6.000	102.307	102.207	102.044	4.990	102.457	102.357	102.257
6.125	102.429	102.329	102.167	5.000	102.557	102.457	102.357

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 *Not applicable to detached condominiums								

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 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 Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/22/2018

45 Day Lock Exp.:

2/5/2018

60 Day Lock Exp.:

2/19/2018

W. Rate Sheet Dated: 12/21/2017

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	98.653	98.553	98.453	3.375	93.896	93.796	93.696	3.875	100.245	100.145	100.045	3.875	98.887	98.787	98.687
3.875	99.429	99.329	99.229	3.500	95.394	95.294	95.194	3.990	100.646	100.546	100.446	3.990	99.319	99.219	99.119
3.990	99.977	99.877	99.777	3.625	96.331	96.231	96.131	4.000	100.746	100.646	100.546	4.000	99.419	99.319	99.219
4.000	100.077	99.977	99.877	3.750	97.260	97.160	97.060	4.125	101.190	101.090	100.990	4.125	100.181	100.081	99.981
4.125	100.639	100.539	100.439	3.875	98.312	98.212	98.112	4.250	102.175	102.075	101.975	4.250	100.775	100.675	100.575
4.250	101.390	101.290	101.190	3.990	99.087	98.987	98.887	4.375	102.489	102.389	102.289	4.375	101.229	101.129	101.029
4.375	101.868	101.768	101.668	4.000	99.187	99.087	98.987	4.500	102.975	102.875	102.775	4.500	101.621	101.521	101.421
4.500	102.360	102.260	102.160	4.125	99.953	99.853	99.753	4.625	103.372	103.272	103.172	4.625	101.950	101.850	101.750
4.625	102.841	102.741	102.641	4.250	101.207	101.107	101.007	4.750	103.741	103.641	103.541	4.750	102.438	102.338	102.238
4.750	103.320	103.220	103.120	4.375	101.861	101.761	101.661	4.875	104.154	104.054	103.954	4.875	103.013	102.913	102.813
4.875	103.822	103.722	103.622	4.500	102.539	102.439	102.339	4.990	104.290	104.190	104.090	4.990	103.173	103.073	102.973
4.990	103.971	103.871	103.771	4.625	103.200	103.100	103.000	5.000	104.390	104.290	104.190	5.000	103.273	103.173	103.073
5.000	104.071	103.971	103.871	4.750	103.827	103.727	103.627	5.125	104.866	104.766	104.666	5.125	103.651	103.551	103.451
5.125	104.572	104.472	104.372	4.875	104.384	104.284	104.184	5.250	105.287	105.187	105.087	5.250	104.318	104.218	104.118
5.250	105.151	105.051	104.951	4.990	104.563	104.463	104.363	5.375	105.603	105.503	105.403	5.375	104.779	104.679	104.579
5.375	105.568	105.468	105.368	5.000	104.663	104.563	104.463	5.500	105.886	105.786	105.686	5.500	105.188	105.088	104.988
5.500	105.962	105.862	105.762	5.125	105.144	105.044	104.944	5.625	N/A	N/A	N/A	5.625	105.568	105.468	105.368
5.625	106.303	106.203	106.103	5.250	105.905	105.805	105.705	5.750	105.554	105.454	105.354	5.750	105.337	105.237	105.137
5.750	106.105	106.005	105.905	5.375	106.366	106.266	106.166	5.875	105.882	105.782	105.682	5.875	105.811	105.711	105.611

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	98.709	98.609	98.509	3.000	96.206	96.106	96.006	3.000	98.111	98.011	97.911	3.000	96.048	95.948	95.848
3.125	99.122	99.022	98.922	3.125	96.781	96.681	96.581	3.125	98.414	98.314	98.214	3.125	96.613	96.513	96.413
3.250	99.454	99.354	99.254	3.250	97.795	97.695	97.595	3.250	99.282	99.182	99.082	3.250	97.627	97.527	97.427
3.375	99.883	99.783	99.683	3.375	98.358	98.258	98.158	3.375	99.559	99.459	99.359	3.375	98.180	98.080	97.980
3.500	100.296	100.196	100.096	3.500	98.865	98.765	98.665	3.500	99.812	99.712	99.612	3.500	98.687	98.587	98.487
3.625	100.648	100.548	100.448	3.625	99.330	99.230	99.130	3.625	100.056	99.956	99.856	3.625	99.152	99.052	98.952
3.750	100.906	100.806	100.706	3.750	99.746	99.646	99.546	3.750	100.683	100.583	100.483	3.750	99.548	99.448	99.348
3.875	101.128	101.028	100.928	3.875	100.113	100.013	99.913	3.875	100.944	100.844	100.744	3.875	99.915	99.815	99.715
3.990	101.067	100.967	100.867	3.990	100.551	100.451	100.351	3.990	101.134	101.034	100.934	3.990	100.353	100.253	100.153
4.000	101.167	101.067	100.967	4.000	100.651	100.551	100.451	4.000	101.234	101.134	101.034	4.000	100.453	100.353	100.253
4.125	101.433	101.333	101.233	4.125	101.076	100.976	100.876	4.125	101.447	101.347	101.247	4.125	100.878	100.778	100.678
4.250	101.666	101.566	101.466	4.250	101.463	101.363	101.263	4.250	101.650	101.550	101.450	4.250	101.255	101.155	101.055
4.375	101.868	101.768	101.668	4.375	101.810	101.710	101.610	4.375	101.865	101.765	101.665	4.375	101.632	101.532	101.432
4.500	101.932	101.832	101.732	4.500	101.918	101.818	101.718	4.500	101.924	101.824	101.724	4.500	101.740	101.640	101.540
4.625	102.021	101.921	101.821	4.625	102.185	102.085	101.985	4.625	102.088	101.988	101.888	4.625	102.006	101.906	101.806
4.750	102.219	102.119	102.019	4.750	102.504	102.404	102.304	4.750	102.269	102.169	102.069	4.750	102.326	102.226	102.126
4.875	102.392	102.292	102.192	4.875	102.786	102.686	102.586	4.875	102.429	102.329	102.229	4.875	102.608	102.508	102.408
4.990	102.457	102.357	102.257	4.990	102.955	102.855	102.755	4.990	102.481	102.381	102.281	4.990	102.777	102.677	102.577
5.000	102.557	102.457	102.357	5.000	103.055	102.955	102.855	5.000	102.581	102.481	102.381	5.000	102.877	102.777	102.677

Applicable for all mortgages with greater than 15 year terms										
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

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

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

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

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

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

*Not applicable to detached condominiums

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

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/22/2018

45 Day Lock Exp.:

2/5/2018

60 Day Lock Exp.:

2/19/2018

W. Rate Sheet Dated: 12/21/2017

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	101.089	100.989	100.889	3.750	101.344	101.244	101.135	2.750	98.249	98.149	98.049
3.875	101.761	101.661	101.561	3.875	102.062	101.962	101.845	2.875	98.821	98.721	98.621
3.990	102.213	102.113	102.013	3.990	102.640	102.540	102.421	2.990	99.319	99.219	99.119
4.000	102.313	102.213	102.113	4.000	102.740	102.640	102.521	3.000	99.419	99.319	99.219
4.125	102.834	102.734	102.634	4.125	102.669	102.569	102.446	3.125	99.912	99.812	99.712
4.250	103.265	103.165	103.065	4.250	103.593	103.493	103.367	3.250	100.704	100.604	100.504
4.375	103.795	103.695	103.595	4.375	103.990	103.890	103.762	3.375	101.057	100.957	100.857
4.500	104.065	103.965	103.865	4.500	104.430	104.330	104.202	3.500	101.492	101.392	101.292
4.625	104.291	104.191	104.091	4.625	104.857	104.757	104.617	3.625	101.881	101.781	101.681
4.750	104.849	104.749	104.649	4.750	105.415	105.315	105.173	3.750	102.421	102.321	102.221
4.875	105.360	105.260	105.160	4.875	105.974	105.874	105.731	3.875	102.917	102.817	102.717
4.990	105.710	105.610	105.510	4.990	106.407	106.307	106.164	3.990	102.750	102.650	102.550
5.000	105.810	105.710	105.610	5.000	106.507	106.407	106.264	4.000	102.850	102.750	102.650
5.125	106.017	105.914	105.817	5.125	106.086	105.983	105.860	4.125	103.354	103.254	103.154
5.250	106.513	106.410	106.313	5.250	106.630	106.527	106.405	4.250	103.758	103.658	103.558
5.375	106.930	106.827	106.730	5.375	107.095	106.992	106.870	4.375	104.168	104.068	103.968
5.500	107.297	107.194	107.097	5.500	107.508	107.405	107.287	4.500	104.752	104.652	104.552
5.625	107.182	107.060	106.982	5.625	107.392	107.270	107.192	4.625	105.166	105.066	104.966
5.750	107.608	107.486	107.408	5.750	107.851	107.730	107.651	4.750	103.621	103.521	103.421

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

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

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/22/2018

45 Day Lock Exp.:

2/5/2018

60 Day Lock Exp.:

2/19/2018

W. Rate Sheet Dated: 12/21/2017

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	98.819	98.719	98.619	3.750	98.719	98.619	98.519	3.750	99.894	99.794	99.685	3.750	99.794	99.694	99.585
3.875	99.580	99.480	99.380	3.875	99.480	99.380	99.280	3.875	100.612	100.512	100.395	3.875	100.512	100.412	100.295
3.990	100.173	100.073	99.973	3.990	100.073	99.973	99.873	3.990	101.190	101.090	100.971	3.990	101.090	100.990	100.871
4.000	100.273	100.173	100.073	4.000	100.173	100.073	99.973	4.000	101.290	101.190	101.071	4.000	101.190	101.090	100.971
4.125	100.781	100.681	100.581	4.125	100.681	100.581	100.481	4.125	101.203	101.103	100.980	4.125	101.103	101.003	100.880
4.250	101.461	101.361	101.261	4.250	101.361	101.261	101.161	4.250	101.822	101.722	101.596	4.250	101.722	101.622	101.496
4.375	102.073	101.973	101.873	4.375	101.973	101.873	101.773	4.375	102.413	102.313	102.185	4.375	102.313	102.213	102.085
4.500	102.615	102.515	102.415	4.500	102.515	102.415	102.315	4.500	102.980	102.880	102.752	4.500	102.880	102.780	102.652
4.625	102.841	102.741	102.641	4.625	102.741	102.641	102.541	4.625	103.407	103.307	103.167	4.625	103.307	103.207	103.067
4.750	103.399	103.299	103.199	4.750	103.299	103.199	103.099	4.750	103.965	103.865	103.723	4.750	103.865	103.765	103.623
4.875	103.910	103.810	103.710	4.875	103.810	103.710	103.610	4.875	104.524	104.424	104.281	4.875	104.424	104.324	104.181
4.990	104.260	104.160	104.060	4.990	104.160	104.060	103.960	4.990	104.957	104.857	104.714	4.990	104.857	104.757	104.614
5.000	104.360	104.260	104.160	5.000	104.260	104.160	104.060	5.000	105.057	104.957	104.814	5.000	104.957	104.857	104.714
5.125	104.567	104.464	104.367	5.125	104.467	104.364	104.267	5.125	104.636	104.533	104.410	5.125	104.536	104.433	104.310
5.250	105.063	104.960	104.863	5.250	104.963	104.860	104.763	5.250	105.180	105.077	104.955	5.250	105.080	104.977	104.855
5.375	105.480	105.377	105.280	5.375	105.380	105.277	105.180	5.375	105.645	105.542	105.420	5.375	105.545	105.442	105.320
5.500	105.847	105.744	105.647	5.500	105.747	105.644	105.547	5.500	106.058	105.955	105.837	5.500	105.958	105.855	105.737
5.625	105.732	105.610	105.532	5.625	105.632	105.510	105.432	5.625	105.942	105.820	105.742	5.625	105.842	105.720	105.642
5.750	106.158	106.036	105.958	5.750	106.058	105.936	105.858	5.750	106.401	106.280	106.201	5.750	106.301	106.180	106.101

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.548	96.448	96.348	2.750	96.448	96.348	96.248
2.875	97.191	97.091	96.991	2.875	97.091	96.991	96.891
2.990	97.707	97.607	97.507	2.990	97.607	97.507	97.407
3.000	97.807	97.707	97.607	3.000	97.707	97.607	97.507
3.125	98.412	98.312	98.212	3.125	98.312	98.212	98.112
3.250	99.076	98.976	98.876	3.250	98.976	98.876	98.776
3.375	99.557	99.457	99.357	3.375	99.457	99.357	99.257
3.500	99.866	99.766	99.666	3.500	99.766	99.666	99.566
3.625	100.381	100.281	100.181	3.625	100.281	100.181	100.081
3.750	100.921	100.821	100.721	3.750	100.821	100.721	100.621
3.875	101.417	101.317	101.217	3.875	101.317	101.217	101.117
3.990	101.250	101.150	101.050	3.990	101.150	101.050	100.950
4.000	101.350	101.250	101.150	4.000	101.250	101.150	101.050
4.125	101.854	101.754	101.654	4.125	101.754	101.654	101.554
4.250	102.258	102.158	102.058	4.250	102.158	102.058	101.958
4.375	102.668	102.568	102.468	4.375	102.568	102.468	102.368
4.500	103.252	103.152	103.052	4.500	103.152	103.052	102.952
4.625	103.666	103.566	103.466	4.625	103.566	103.466	103.366
4.750	102.121	102.021	101.921	4.750	102.021	101.921	101.821

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

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

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

1/22/2018

45 Day Lock Exp.:

2/5/2018

60 Day Lock Exp.:

2/19/2018

W. Rate Sheet Dated: 12/21/2017

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	100.269	100.169	100.069	3.750	101.344	101.244	101.135	2.750	98.048	97.948	97.848
3.875	101.030	100.930	100.830	3.875	102.062	101.962	101.845	2.875	98.691	98.591	98.491
3.990	101.623	101.523	101.423	3.990	102.640	102.540	102.421	2.990	99.207	99.107	99.007
4.000	101.723	101.623	101.523	4.000	102.740	102.640	102.521	3.000	99.307	99.207	99.107
4.125	102.231	102.131	102.031	4.125	102.653	102.553	102.430	3.125	99.912	99.812	99.712
4.250	102.911	102.811	102.711	4.250	103.272	103.172	103.046	3.250	100.576	100.476	100.376
4.375	103.523	103.423	103.323	4.375	103.863	103.763	103.635	3.375	101.057	100.957	100.857
4.500	104.065	103.965	103.865	4.500	104.430	104.330	104.202	3.500	101.366	101.266	101.166
4.625	104.291	104.191	104.091	4.625	104.857	104.757	104.617	3.625	101.881	101.781	101.681
4.750	104.849	104.749	104.649	4.750	105.415	105.315	105.173	3.750	102.421	102.321	102.221
4.875	105.360	105.260	105.160	4.875	105.974	105.874	105.731	3.875	102.917	102.817	102.717
4.990	105.710	105.610	105.510	4.990	106.407	106.307	106.164	3.990	102.750	102.650	102.550
5.000	105.810	105.710	105.610	5.000	106.507	106.407	106.264	4.000	102.850	102.750	102.650
5.125	106.017	105.914	105.817	5.125	106.086	105.983	105.860	4.125	103.354	103.254	103.154
5.250	106.513	106.410	106.313	5.250	106.630	106.527	106.405	4.250	103.758	103.658	103.558
5.375	106.930	106.827	106.730	5.375	107.095	106.992	106.870	4.375	104.168	104.068	103.968
5.500	107.297	107.194	107.097	5.500	107.508	107.405	107.287	4.500	104.752	104.652	104.552
5.625	107.182	107.060	106.982	5.625	107.392	107.270	107.192	4.625	105.166	105.066	104.966
5.750	107.608	107.486	107.408	5.750	107.851	107.730	107.651	4.750	103.621	103.521	103.421

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.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **1/22/2018**

45 Day Lock Exp.: **2/5/2018**

60 Day Lock Exp.: **2/19/2018**

W. Rate Sheet Dated: **12/21/2017**

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	0.000	-0.750	-1.000	-1.250	n/a	n/a
740-759	0.500	0.375	0.250	0.000	0.000	-0.750	-0.750	n/a	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	0.000	0.000	-0.250	-0.750	-2.000	n/a	n/a	n/a	n/a
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

¹Full Am. ²ARMs 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)