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.: **2/1/2019**
45 Day Lock Exp.: **2/18/2019**
60 Day Lock Exp.: **3/4/2019**

W. Rate Sheet Dated: **1/2/2019** **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**
4.000	100.998	100.848	100.698	4.000	100.172	100.022	99.872	2.375	95.261	95.111	94.961	3.125	97.458	97.308	97.158
4.125	101.498	101.348	101.198	4.125	100.618	100.468	100.318	2.500	94.270	94.120	93.970	3.250	97.535	97.385	97.235
4.250	101.882	101.782	101.673	4.250	100.862	100.762	100.653	2.625	95.170	95.020	94.870	3.375	97.982	97.832	97.682
4.375	102.373	102.273	102.163	4.375	101.250	101.150	101.040	2.750	97.417	97.267	97.117	3.500	98.364	98.214	98.064
4.500	102.856	102.756	102.646	4.500	101.609	101.509	101.400	2.875	97.964	97.814	97.664	3.625	98.742	98.592	98.442
4.625	103.255	103.155	103.045	4.625	101.971	101.871	101.762	3.000	96.931	96.781	96.631	Margin = 2.250		Index = 2.590	
4.750	103.380	103.280	103.139	4.750	101.732	101.632	101.492	3.125	98.850	98.700	98.550				
4.875	103.086	102.986	102.846	4.875	102.082	101.982	101.841	3.250	99.358	99.208	99.058				
5.000	103.691	103.591	103.450	5.000	102.427	102.327	102.187	3.375	99.807	99.657	99.507				
5.125	103.891	103.791	103.650	5.125	102.626	102.526	102.385	3.500	100.251	100.101	99.951				
5.250	103.405	103.296	103.155	5.250	102.318	102.209	102.068	3.625	100.691	100.541	100.391				
5.375	103.588	103.478	103.338	5.375	102.658	102.548	102.408	3.750	100.453	100.303	100.153				
5.500	103.833	103.723	103.583	5.500	103.003	102.894	102.753	3.875	100.895	100.745	100.595				
5.625	104.137	104.027	103.887	5.625	103.052	102.942	102.802	4.000	101.324	101.174	101.024				
5.750	104.278	104.178	104.053	5.750	102.806	102.706	102.581	4.125	101.748	101.598	101.448				
5.875	104.310	104.210	104.085	5.875	103.155	103.055	102.930	4.250	101.176	101.026	100.876				
6.000	104.655	104.555	104.430	6.000	103.501	103.401	103.276	4.375	101.541	101.391	101.241				
6.125	105.109	105.009	104.884	6.125	103.799	103.699	103.574	4.500	101.879	101.729	101.579				
6.250	105.409	105.309	105.209	6.250	104.099	103.999	103.899	4.625	102.218	102.068	101.918				

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**
4.000	99.798	99.648	99.498	4.000	99.172	99.022	98.872	2.375	94.261	94.111	93.961	3.125	96.458	96.308	96.158
4.125	100.298	100.148	99.998	4.125	99.618	99.468	99.318	2.500	93.270	93.120	92.970	3.250	96.535	96.385	96.235
4.250	100.632	100.532	100.423	4.250	99.862	99.762	99.653	2.625	94.170	94.020	93.870	3.375	96.982	96.832	96.682
4.375	101.123	101.023	100.913	4.375	100.250	100.150	100.040	2.750	96.417	96.267	96.117	3.500	97.364	97.214	97.064
4.500	101.606	101.506	101.396	4.500	100.609	100.509	100.400	2.875	96.964	96.814	96.664	3.625	97.742	97.592	97.442
4.625	102.005	101.905	101.795	4.625	100.971	100.871	100.762	3.000	95.931	95.781	95.631	Margin = 2.250		Index = 2.590	
4.750	102.130	102.030	101.889	4.750	100.732	100.632	100.492	3.125	97.850	97.700	97.550	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.036	101.936	101.796	4.875	101.082	100.982	100.841	3.250	98.358	98.208	98.058	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.441	102.341	102.200	5.000	101.427	101.327	101.187	3.375	98.807	98.657	98.507	4.625	100.855	100.605	100.355
5.125	102.811	102.711	102.570	5.125	101.726	101.626	101.485	3.500	99.251	99.101	98.951	4.750	100.375	100.125	99.875
5.250	102.505	102.396	102.255	5.250	101.318	101.209	101.068	3.625	99.691	99.541	99.391	4.875	100.786	100.536	100.286
5.375	102.788	102.678	102.538	5.375	101.658	101.548	101.408	3.750	99.453	99.303	99.153	5.000	101.191	100.941	100.691
5.500	102.983	102.873	102.733	5.500	102.003	101.894	101.753	3.875	99.895	99.745	99.595	5.125	101.511	101.261	101.011
5.625	103.187	103.077	102.937	5.625	102.102	101.992	101.852	4.000	100.324	100.174	100.024	5.250	100.905	100.655	100.405
5.750	103.128	103.028	102.903	5.750	101.806	101.706	101.581	4.125	100.748	100.598	100.448	5.375	101.288	101.038	100.788
5.875	103.160	103.060	102.935	5.875	102.155	102.055	101.930	4.250	100.176	100.026	99.876	5.500	102.000	101.750	101.500
6.000	103.505	103.405	103.280	6.000	102.501	102.401	102.276	4.375	100.541	100.391	100.241	5.625	102.250	102.000	101.750
6.125	103.959	103.859	103.734	6.125	102.799	102.699	102.574	4.500	100.879	100.729	100.579	5.750	102.500	102.250	102.000
6.250	104.259	104.159	104.059	6.250	103.099	102.999	102.899	4.625	101.218	101.068	100.918	5.875	102.750	102.500	102.250

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.250	$0 - $49,999	-2.500
FICO 680- 719	0.250	$50,000 - $85,000	-0.500
FICO 660 - 679	0.250	$85,001 - $125,000	-0.500
FICO 640 - 659	0.000	$125,001 - $175,000	-0.125
FICO 620 - 639	-1.000	$175,001 - $275,000	0.000
FICO 600 - 619	-1.500	$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment

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:	1/2/2019	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.875	99.936	99.686	99.436	4.875	99.362	99.112	98.862
5.125	100.661	100.411	100.161	5.125	100.006	99.756	99.506
5.375	100.438	100.188	99.938	5.375	99.938	99.688	99.438
5.625	101.237	100.987	100.737	5.625	100.582	100.332	100.082
5.875	101.185	100.935	100.685	5.875	100.435	100.185	99.935
6.000	101.530	101.280	101.030	6.000	100.781	100.531	100.281
6.125	101.984	101.734	101.484	6.125	101.079	100.829	100.579
6.250	102.750	102.500	102.250	6.250	102.254	102.004	101.754
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

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	30 Day Lock Exp.:	**2/1/2019**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**2/18/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**3/4/2019**

W. Rate Sheet Dated: 1/2/2019 **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**
4.000	99.873	99.723	99.573	4.000	99.047	98.897	98.747	2.375	91.761	91.611	91.461	3.125	95.77	95.621	95.471
4.125	100.373	100.223	100.073	4.125	99.493	99.343	99.193	2.500	90.770	90.620	90.470	3.250	96.53	96.385	96.235
4.250	100.726	100.626	100.517	4.250	99.706	99.606	99.497	2.625	91.670	91.520	91.370	3.375	96.98	96.832	96.682
4.375	101.216	101.116	101.007	4.375	100.093	99.993	99.884	2.750	95.730	95.580	95.430	3.500	97.36	97.214	97.064
4.500	101.699	101.599	101.490	4.500	100.453	100.353	100.244	2.875	96.277	96.127	95.977	3.625	97.74	97.592	97.442
4.625	102.098	101.998	101.889	4.625	100.815	100.715	100.606	3.000	95.244	95.094	94.944	Margin = 2.250		Index = 2.590	
4.750	101.880	101.780	101.639	4.750	100.232	100.132	99.992	3.125	97.163	97.013	96.863				
4.875	101.586	101.486	101.346	4.875	100.582	100.482	100.341	3.250	98.358	98.208	98.058				
5.000	102.191	102.091	101.950	5.000	100.927	100.827	100.687	3.375	98.807	98.657	98.507				
5.125	102.391	102.291	102.150	5.125	101.126	101.026	100.885	3.500	99.251	99.101	98.951				
5.250	101.530	101.421	101.280	5.250	100.443	100.334	100.193	3.625	99.691	99.541	99.391				
5.375	101.713	101.603	101.463	5.375	100.783	100.673	100.533	3.750	99.328	99.178	99.028				
5.500	101.958	101.848	101.708	5.500	101.128	101.019	100.878	3.875	99.770	99.620	99.470				
5.625	102.262	102.152	102.012	5.625	101.177	101.067	100.927	4.000	100.199	100.049	99.899				
5.750	101.465	101.365	101.240	5.750	99.993	99.893	99.768	4.125	100.623	100.473	100.323				
5.875	101.498	101.398	101.273	5.875	100.343	100.243	100.118	4.250	100.020	99.870	99.720				
6.000	101.843	101.743	101.618	6.000	100.688	100.588	100.463	4.375	100.385	100.235	100.085				
6.125	102.297	102.197	102.072	6.125	100.987	100.887	100.762	4.500	100.722	100.572	100.422				
6.250	101.909	101.809	101.709	6.250	100.599	100.499	100.399	4.625	101.062	100.912	100.762				

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**
4.000	98.673	98.523	98.373	4.000	98.047	97.897	97.747	2.375	92.511	92.361	92.211	3.125	94.771	94.621	94.471
4.125	99.173	99.023	98.873	4.125	98.493	98.343	98.193	2.500	91.520	91.370	91.220	3.250	95.535	95.385	95.235
4.250	99.476	99.376	99.267	4.250	98.706	98.606	98.497	2.625	92.420	92.270	92.120	3.375	95.982	95.832	95.682
4.375	99.966	99.866	99.757	4.375	99.093	98.993	98.884	2.750	95.511	95.361	95.211	3.500	96.364	96.214	96.064
4.500	100.449	100.349	100.240	4.500	99.453	99.353	99.244	2.875	96.058	95.908	95.758	3.625	96.742	96.592	96.442
4.625	100.848	100.748	100.639	4.625	99.815	99.715	99.606	3.000	95.025	94.875	94.725	Margin = 2.250		Index = 2.590	
4.750	100.630	100.530	100.389	4.750	99.232	99.132	98.992	3.125	96.944	96.794	96.644	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.536	100.436	100.296	4.875	99.582	99.482	99.341	3.250	97.264	97.114	96.964	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.941	100.841	100.700	5.000	99.927	99.827	99.687	3.375	97.713	97.563	97.413	4.625	99.698	99.448	99.198
5.125	101.311	101.211	101.070	5.125	100.226	100.126	99.985	3.500	98.157	98.007	97.857	4.750	98.875	98.625	98.375
5.250	100.630	100.521	100.380	5.250	99.443	99.334	99.193	3.625	98.598	98.448	98.298	4.875	99.286	99.036	98.786
5.375	100.913	100.803	100.663	5.375	99.783	99.673	99.533	3.750	98.203	98.053	97.903	5.000	99.691	99.441	99.191
5.500	101.108	100.998	100.858	5.500	100.128	100.019	99.878	3.875	98.645	98.495	98.345	5.125	100.011	99.761	99.511
5.625	101.312	101.202	101.062	5.625	100.227	100.117	99.977	4.000	99.074	98.924	98.774	5.250	99.030	98.780	98.530
5.750	100.315	100.215	100.090	5.750	98.993	98.893	98.768	4.125	99.498	99.348	99.198	5.375	99.413	99.163	98.913
5.875	100.348	100.248	100.123	5.875	99.343	99.243	99.118	4.250	98.614	98.464	98.314	5.500	100.125	99.875	99.625
6.000	100.693	100.593	100.468	6.000	99.688	99.588	99.463	4.375	98.979	98.829	98.679	5.625	100.375	100.125	99.875
6.125	101.147	101.047	100.922	6.125	99.987	99.887	99.762	4.500	99.316	99.166	99.016	5.750	99.687	99.437	99.187
6.250	100.759	100.659	100.559	6.250	99.599	99.499	99.399	4.625	99.656	99.506	99.356	5.875	99.938	99.688	99.438

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680- 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

Specialty Adjustment

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:	1/2/2019	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.875	98.436	98.186	97.936	4.875	97.862	97.612	97.362
5.125	99.161	98.911	98.661	5.125	98.506	98.256	98.006
5.375	98.563	98.313	98.063	5.375	98.063	97.813	97.563
5.625	99.362	99.112	98.862	5.625	98.707	98.457	98.207
5.875	98.373	98.123	97.873	5.875	97.623	97.373	97.123
6.000	98.718	98.468	98.218	6.000	97.968	97.718	97.468
6.125	99.172	98.922	98.672	6.125	98.267	98.017	97.767
6.250	99.250	99.000	98.750	6.250	98.754	98.504	98.254
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

Lock Desk Policy

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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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/1/2019
45 Day Lock Exp.: 2/18/2019
60 Day Lock Exp.: 3/4/2019

W. Rate Sheet Dated: 1/2/2019 **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
4.375	100.757	100.657	100.557	4.625	101.996	101.896	101.796	3.500	99.390	99.290	99.190	3.500	99.379	99.279	99.179
4.500	101.245	101.145	101.045	4.750	102.482	102.382	102.282	3.625	99.872	99.772	99.672	3.625	99.687	99.587	99.487
4.625	101.701	101.601	101.501	4.875	102.906	102.806	102.706	3.750	100.175	100.075	99.975	3.750	100.325	100.225	100.125
4.750	102.166	102.066	101.966	4.990	103.031	102.931	102.831	3.875	100.585	100.485	100.385	3.875	100.625	100.525	100.425
4.875	102.695	102.595	102.495	5.000	103.131	103.031	102.931	3.990	100.901	100.801	100.701	3.990	100.812	100.712	100.612
4.990	102.913	102.813	102.713	5.125	103.365	103.265	103.165	4.000	101.001	100.901	100.801	4.000	100.912	100.812	100.712
5.000	103.013	102.913	102.813	5.250	103.656	103.556	103.456	4.125	101.272	101.172	101.072	4.125	101.186	101.086	100.986
5.125	103.311	103.211	103.111	5.375	103.860	103.760	103.660	4.250	101.579	101.479	101.379	4.250	101.403	101.303	101.203
5.250	103.573	103.473	103.373	5.500	104.086	103.986	103.886	4.375	101.905	101.805	101.705	4.375	101.609	101.509	101.409
5.375	103.900	103.800	103.700	5.625	104.259	104.159	104.059	4.500	101.974	101.874	101.774	4.500	101.782	101.682	101.582
5.500	104.214	104.114	104.014	5.750	104.426	104.326	104.226	4.625	102.211	102.111	102.011	4.625	101.917	101.817	101.717
5.625	104.545	104.445	104.345	5.875	104.658	104.558	104.458	4.750	102.418	102.318	102.218	4.750	102.103	102.003	101.903
5.750	104.739	104.639	104.539	5.990	104.761	104.661	104.561	4.875	102.468	102.368	102.268	4.875	102.306	102.206	102.106
5.875	104.925	104.825	104.725	6.000	104.861	104.761	104.661	4.990	102.550	102.450	102.350	4.990	102.374	102.274	102.174
5.990	105.037	104.937	104.837	6.125	105.060	104.960	104.860	5.000	102.650	102.550	102.450	5.000	102.474	102.374	102.274
6.000	105.137	105.037	104.937	6.250	105.231	105.104	104.970	5.125	103.001	102.901	102.801	5.125	102.535	102.435	102.335
6.125	105.703	105.603	105.503	6.375	105.452	105.325	105.191	5.250	103.170	103.070	102.970	5.250	102.738	102.638	102.538
6.250	105.950	105.850	105.750	6.500	105.311	105.185	105.051	5.375	103.353	103.253	103.153	5.375	102.939	102.839	102.739
6.375	105.974	105.874	105.774	6.625	105.450	105.350	105.250	5.500	103.488	103.388	103.288	5.500	102.916	102.816	102.716

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	99.225	99.125	99.025	3.500	99.027	98.927	98.827
4.375	99.817	99.717	99.617	3.625	99.429	99.329	99.229
4.500	100.367	100.267	100.167	3.750	99.637	99.537	99.437
4.625	100.634	100.534	100.434	3.875	99.842	99.742	99.642
4.750	100.890	100.790	100.690	3.990	100.088	99.988	99.888
4.875	101.409	101.309	101.209	4.000	100.188	100.088	99.988
4.990	101.797	101.697	101.597	4.125	100.563	100.463	100.363
5.000	101.897	101.797	101.697	4.250	100.772	100.672	100.572
5.125	102.117	102.017	101.917	4.375	100.988	100.888	100.788
5.250	102.303	102.203	102.103	4.500	101.025	100.925	100.825
5.375	102.396	102.296	102.196	4.625	100.877	100.777	100.677
5.500	102.852	102.752	102.652	4.750	101.009	100.909	100.809
5.625	103.092	102.992	102.892	4.875	101.030	100.930	100.830
5.750	103.311	103.211	103.111	4.990	101.050	100.950	100.850
5.875	102.604	102.504	102.404	5.000	101.150	101.050	100.950
5.990	102.965	102.865	102.765	5.125	100.905	100.805	100.705
6.000	103.065	102.965	102.865	5.250	101.017	100.917	100.817
6.125	103.306	103.206	103.106	5.375	101.140	101.040	100.940
6.250	103.531	103.431	103.331	5.500	101.229	101.129	101.029

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	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 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 or site condominiums **Not applicable on MH Advantage Properties (SFR 859 is required)

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; Loan Size

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/1/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/18/2019
		60 Day Lock Exp.:	3/4/2019

W. Rate Sheet Dated: 1/2/2019 **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
4.750	102.422	102.322	102.222	4.250	101.066	100.966	100.866	3.750	100.371	100.271	99.846
4.875	102.884	102.784	102.684	4.375	101.577	101.477	101.377	3.875	100.860	100.760	99.836
4.990	103.130	103.030	102.930	4.500	102.062	101.962	101.862	3.990	100.901	100.801	99.745
5.000	103.230	103.130	103.030	4.625	102.249	102.143	102.049	4.000	101.001	100.901	99.845
5.125	103.365	103.265	103.165	4.750	102.692	102.590	102.492	4.125	101.364	101.264	99.796
5.250	103.794	103.694	103.594	4.875	103.150	103.050	102.950	4.250	101.625	101.525	99.776
5.375	104.092	103.992	103.892	4.990	103.320	103.220	103.120	4.375	101.878	101.778	99.736
5.500	104.363	104.263	104.163	5.000	103.420	103.320	103.220	4.500	101.962	101.862	99.696
5.625	104.382	104.282	104.182	5.125	103.352	103.220	103.152	4.625	102.232	102.132	99.656
5.750	104.756	104.656	104.556	5.250	103.652	103.523	103.452	4.750	102.370	102.270	99.616
5.875	104.966	104.866	104.766	5.375	103.907	103.781	103.707	4.875	102.639	102.539	99.566
5.990	105.076	104.976	104.876	5.500	104.111	103.989	103.911	4.990	102.576	102.476	99.446
6.000	105.176	105.076	104.976	5.625	104.161	104.061	103.961	5.000	102.676	102.576	99.546
6.125	105.538	105.400	105.297	5.750	104.482	104.382	104.282	5.125	102.989	102.889	99.526
6.250	105.802	105.667	105.564	5.875	104.908	104.808	104.708	5.250	103.292	103.192	99.506
6.375	106.241	106.141	106.041	5.990	105.096	104.996	104.896	5.375	103.622	103.522	99.486
6.500	106.097	105.997	105.897	6.000	105.196	105.096	104.996	5.500	102.119	102.019	99.466
6.625	106.591	106.491	106.391	6.125	104.956	104.815	104.712	5.625	102.495	102.395	99.446
6.750	106.950	106.850	106.750	6.250	105.330	105.194	105.092	5.750	102.818	102.718	99.426

Conforming FHLMC Super Conforming

SC 30-20 Year				SC 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.750	101.141	101.041	100.941	3.750	99.809	99.709	99.284
4.875	101.603	101.503	101.403	3.875	100.298	100.198	99.274
4.990	101.849	101.749	101.649	3.990	99.868	99.768	98.712
5.000	101.949	101.849	101.749	4.000	99.968	99.868	98.812
5.125	101.771	101.671	101.571	4.125	100.331	100.231	98.763
5.250	102.200	102.100	102.000	4.250	100.592	100.492	98.743
5.375	102.498	102.398	102.298	4.375	100.845	100.745	98.703
5.500	102.769	102.669	102.569	4.500	100.305	100.205	98.039
5.625	102.549	102.449	102.349	4.625	100.575	100.475	97.999
5.750	102.923	102.823	102.723	4.750	100.713	100.613	97.959
5.875	103.133	103.033	102.933	4.875	100.982	100.882	97.909
5.990	103.243	103.143	103.043	4.990	100.419	100.319	97.289
6.000	103.343	103.243	103.143	5.000	100.519	100.419	97.389
6.125	102.881	102.743	102.640	5.125	#N/A	#N/A	#N/A
6.250	103.145	103.010	102.907	5.250	#N/A	#N/A	#N/A
6.375	103.434	103.334	103.234	5.375	#N/A	#N/A	#N/A
6.500	103.140	103.040	102.940	5.500	#N/A	#N/A	#N/A
6.625	103.484	103.384	103.284	5.625	#N/A	#N/A	#N/A
6.750	103.693	103.593	103.493	5.750	#N/A	#N/A	#N/A

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)	0.000
Texas Equity 50(a)(4)	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

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
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
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								

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

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
≤ 97.00%	95.00% - 97.00%	-1.875	-1.875

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**2/1/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**2/18/2019**
		60 Day Lock Exp.:	**3/4/2019**

W. Rate Sheet Dated: **1/2/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 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**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.750	102.220	102.120	102.020	4.250	100.747	100.647	100.547	3.750	100.180	100.080	99.846	4.750	100.968	100.868	100.768	3.750	99.614	99.514	99.280
4.875	102.709	102.609	102.509	4.375	101.262	101.162	101.062	3.875	100.674	100.574	99.836	4.875	101.457	101.357	101.257	3.875	100.108	100.008	99.270
4.990	102.964	102.864	102.764	4.500	101.749	101.649	101.549	3.990	100.720	100.620	99.716	4.990	101.712	101.612	101.512	3.990	99.659	99.559	98.655
5.000	103.064	102.964	102.864	4.625	102.030	101.930	101.830	4.000	100.820	100.720	99.816	5.000	101.812	101.712	101.612	4.000	99.759	99.659	98.755
5.125	103.243	103.143	103.043	4.750	102.477	102.377	102.277	4.125	101.218	101.118	99.796	5.125	101.699	101.599	101.499	4.125	100.157	100.057	98.735
5.250	103.682	103.582	103.482	4.875	102.940	102.840	102.740	4.250	101.480	101.380	99.776	5.250	102.138	102.038	101.938	4.250	100.419	100.319	98.715
5.375	103.999	103.899	103.799	4.990	103.116	103.016	102.916	4.375	101.735	101.635	99.736	5.375	102.455	102.355	102.255	4.375	100.674	100.574	98.675
5.500	104.244	104.144	104.044	5.000	103.216	103.116	103.016	4.500	101.907	101.807	99.696	5.500	102.700	102.600	102.500	4.500	100.250	100.150	98.039
5.625	104.289	104.189	104.089	5.125	103.208	103.092	103.008	4.625	102.180	102.080	99.656	5.625	102.498	102.398	102.298	4.625	100.523	100.423	97.999
5.750	104.672	104.572	104.472	5.250	103.514	103.401	103.314	4.750	102.320	102.220	99.616	5.750	102.881	102.781	102.681	4.750	100.663	100.563	97.959
5.875	104.886	104.786	104.686	5.375	103.776	103.665	103.576	4.875	102.589	102.489	99.566	5.875	103.095	102.995	102.895	4.875	100.932	100.832	97.909
5.990	104.999	104.899	104.799	5.500	103.986	103.876	103.786	4.990	102.539	102.439	99.446	5.990	103.208	103.108	103.008	4.990	100.382	100.282	97.289
6.000	105.099	104.999	104.899	5.625	104.045	103.945	103.845	5.000	102.639	102.539	99.546	6.000	103.308	103.208	103.108	5.000	100.482	100.382	97.389
6.125	105.484	105.369	105.250	5.750	104.372	104.272	104.172	5.125	102.956	102.856	99.526	6.125	102.859	102.744	102.625	5.125	#N/A	#N/A	#N/A
6.250	105.757	105.646	105.527	5.875	104.805	104.705	104.605	5.250	103.263	103.163	99.506	6.250	103.132	103.021	102.902	5.250	#N/A	#N/A	#N/A
6.375	106.142	106.042	105.942	5.990	104.999	104.899	104.799	5.375	103.597	103.497	99.486	6.375	103.367	103.267	103.167	5.375	#N/A	#N/A	#N/A
6.500	105.983	105.883	105.783	6.000	105.099	104.999	104.899	5.500	102.067	101.966	99.466	6.500	103.058	102.958	102.858	5.500	#N/A	#N/A	#N/A
6.625	106.482	106.382	106.282	6.125	104.970	104.853	104.735	5.625	102.450	102.350	99.446	6.625	103.407	103.307	103.207	5.625	#N/A	#N/A	#N/A
6.750	106.845	106.745	106.645	6.250	105.350	105.237	105.118	5.750	102.781	102.681	99.426	6.750	103.620	103.520	103.420	5.750	#N/A	#N/A	#N/A

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 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)(4)	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

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.

AFR Loan Center			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**2/1/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**2/18/2019**
		60 Day Lock Exp.:	**3/4/2019**

W. Rate Sheet Dated: **1/2/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
4.250	98.662	98.537	98.412
4.375	99.109	98.984	98.859
4.500	99.556	99.431	99.306
4.625	100.039	99.914	99.789
4.750	100.500	100.375	100.250
4.875	100.783	100.658	100.533
5.000	101.118	100.993	100.868
5.125	101.423	101.298	101.173
5.250	101.689	101.564	101.439
5.375	101.900	101.775	101.650
5.500	102.168	102.043	101.918
5.625	102.297	102.172	102.047
5.750	102.420	102.295	102.170

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.500	N/A	N/A	N/A
3.625	N/A	N/A	N/A
3.750	99.027	98.902	98.777
3.875	99.527	99.402	99.277
4.000	99.910	99.785	99.660
4.125	100.307	100.182	100.057
4.250	100.543	100.418	100.293
4.375	100.756	100.631	100.506
4.500	100.951	100.826	100.701
4.625	101.128	101.003	100.878
4.750	101.282	101.157	101.032
4.875	101.476	101.351	101.226
5.000	101.747	101.622	101.497

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.250	N/A	N/A	N/A
3.375	N/A	N/A	N/A
3.500	99.001	98.876	98.751
3.625	99.461	99.336	99.211
3.750	99.975	99.850	99.725
3.875	100.419	100.294	100.169
4.000	100.860	100.735	100.610
4.125	101.196	101.071	100.946
4.250	101.487	101.362	101.237
4.375	101.762	101.637	101.512
4.500	102.022	101.897	101.772
4.625	102.368	102.243	102.118
4.750	102.615	102.490	102.365
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	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.625	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out Refi[1]	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	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]	-0.750	-0.750	-1.000	-1.000	-1.250	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	-0.250	-0.750	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)