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

W. Rate Sheet Dated: **1/3/2019** **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	101.092	100.942	100.792	4.000	100.255	100.105	99.955	2.375	95.339	95.189	95.039	3.125	97.439	97.289	97.139
4.125	101.592	101.442	101.292	4.125	100.620	100.470	100.320	2.500	94.348	94.198	94.048	3.250	97.531	97.381	97.231
4.250	101.960	101.860	101.735	4.250	100.914	100.814	100.689	2.625	95.248	95.098	94.948	3.375	97.934	97.784	97.634
4.375	102.451	102.351	102.226	4.375	101.291	101.191	101.066	2.750	97.464	97.314	97.164	3.500	98.295	98.145	97.995
4.500	102.934	102.834	102.709	4.500	101.662	101.562	101.437	2.875	98.011	97.861	97.711	3.625	98.671	98.521	98.371
4.625	103.333	103.233	103.108	4.625	101.948	101.848	101.723	3.000	98.448	98.298	98.148	Margin = 2.250		Index = 2.590	
4.750	103.458	103.358	103.217	4.750	101.881	101.781	101.641	3.125	98.897	98.747	98.597				
4.875	103.243	103.143	103.002	4.875	102.230	102.130	101.990	3.250	99.455	99.305	99.155				
5.000	103.847	103.747	103.606	5.000	102.541	102.441	102.301	3.375	99.901	99.751	99.601				
5.125	104.047	103.947	103.806	5.125	102.861	102.761	102.621	3.500	100.343	100.193	100.043				
5.250	103.577	103.477	103.352	5.250	102.483	102.383	102.258	3.625	100.786	100.636	100.486				
5.375	103.760	103.660	103.535	5.375	102.822	102.722	102.597	3.750	100.522	100.372	100.222				
5.500	104.005	103.905	103.780	5.500	103.133	103.033	102.908	3.875	100.957	100.807	100.657				
5.625	104.308	104.208	104.083	5.625	103.303	103.203	103.078	4.000	101.383	101.233	101.083				
5.750	104.293	104.193	104.037	5.750	102.814	102.714	102.558	4.125	101.726	101.576	101.426				
5.875	104.326	104.226	104.070	5.875	103.163	103.063	102.907	4.250	101.291	101.141	100.991				
6.000	104.671	104.571	104.415	6.000	103.474	103.374	103.218	4.375	101.646	101.496	101.346				
6.125	105.125	105.025	104.869	6.125	103.894	103.794	103.638	4.500	101.993	101.843	101.693				
6.250	105.425	105.325	105.225	6.250	104.194	104.094	103.994	4.625	102.257	102.107	101.957				

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	99.892	99.742	99.592	4.000	99.255	99.105	98.955	2.375	94.339	94.189	94.039	3.125	96.439	96.289	96.139
4.125	100.392	100.242	100.092	4.125	99.620	99.470	99.320	2.500	93.348	93.198	93.048	3.250	96.531	96.381	96.231
4.250	100.710	100.610	100.485	4.250	99.914	99.814	99.689	2.625	94.248	94.098	93.948	3.375	96.934	96.784	96.634
4.375	101.201	101.101	100.976	4.375	100.291	100.191	100.066	2.750	96.464	96.314	96.164	3.500	97.295	97.145	96.995
4.500	101.684	101.584	101.459	4.500	100.662	100.562	100.437	2.875	97.011	96.861	96.711	3.625	97.671	97.521	97.371
4.625	102.083	101.983	101.858	4.625	100.948	100.848	100.723	3.000	97.448	97.298	97.148	Margin = 2.250		Index = 2.590	
4.750	102.208	102.108	101.967	4.750	100.881	100.781	100.641	3.125	97.897	97.747	97.597	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.193	102.093	101.952	4.875	101.230	101.130	100.990	3.250	98.455	98.305	98.155	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.597	102.497	102.356	5.000	101.541	101.441	101.301	3.375	98.901	98.751	98.601	4.625	100.933	100.683	100.433
5.125	102.967	102.867	102.726	5.125	101.961	101.861	101.721	3.500	99.343	99.193	99.043	4.750	100.532	100.282	100.032
5.250	102.677	102.577	102.452	5.250	101.483	101.383	101.258	3.625	99.786	99.636	99.486	4.875	100.943	100.693	100.443
5.375	102.960	102.860	102.735	5.375	101.822	101.722	101.597	3.750	99.522	99.372	99.222	5.000	101.347	101.097	100.847
5.500	103.155	103.055	102.930	5.500	102.133	102.033	101.908	3.875	99.957	99.807	99.657	5.125	101.667	101.417	101.167
5.625	103.358	103.258	103.133	5.625	102.353	102.253	102.128	4.000	100.383	100.233	100.083	5.250	101.077	100.827	100.577
5.750	103.143	103.043	102.887	5.750	101.814	101.714	101.558	4.125	100.726	100.576	100.426	5.375	101.460	101.210	100.960
5.875	103.176	103.076	102.920	5.875	102.163	102.063	101.907	4.250	100.291	100.141	99.991	5.500	102.000	101.750	101.500
6.000	103.521	103.421	103.265	6.000	102.474	102.374	102.218	4.375	100.646	100.496	100.346	5.625	102.250	102.000	101.750
6.125	103.975	103.875	103.719	6.125	102.894	102.794	102.638	4.500	100.993	100.843	100.693	5.750	102.500	102.250	102.000
6.250	104.275	104.175	104.075	6.250	103.194	103.094	102.994	4.625	101.257	101.107	100.957	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:	1/3/2019	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	100.093	99.843	99.593	4.875	99.510	99.260	99.010
5.125	100.817	100.567	100.317	5.125	100.241	99.991	99.741
5.375	100.610	100.360	100.110	5.375	100.102	99.852	99.602
5.625	101.408	101.158	100.908	5.625	100.833	100.583	100.333
5.875	101.201	100.951	100.701	5.875	100.443	100.193	99.943
6.000	101.546	101.296	101.046	6.000	100.754	100.504	100.254
6.125	102.000	101.750	101.500	6.125	101.174	100.924	100.674
6.250	102.750	102.500	102.250	6.250	102.552	102.302	102.052
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
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

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

W. Rate Sheet Dated: **1/3/2019** **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	99.967	99.817	99.667	4.000	99.130	98.980	98.830	2.375	91.839	91.689	91.539	3.125	95.75	95.601	95.451
4.125	100.467	100.317	100.167	4.125	99.495	99.345	99.195	2.500	90.848	90.698	90.548	3.250	96.53	96.381	96.231
4.250	100.804	100.704	100.579	4.250	99.758	99.658	99.533	2.625	91.748	91.598	91.448	3.375	96.93	96.784	96.634
4.375	101.294	101.194	101.069	4.375	100.135	100.035	99.910	2.750	95.777	95.627	95.477	3.500	97.29	97.145	96.995
4.500	101.778	101.678	101.553	4.500	100.506	100.406	100.281	2.875	96.324	96.174	96.024	3.625	97.67	97.521	97.371
4.625	102.177	102.077	101.952	4.625	100.792	100.692	100.567	3.000	96.760	96.610	96.460	Margin = 2.250		Index = 2.590	
4.750	101.958	101.858	101.717	4.750	100.381	100.281	100.141	3.125	97.210	97.060	96.910				
4.875	101.743	101.643	101.502	4.875	100.730	100.630	100.490	3.250	98.455	98.305	98.155				
5.000	102.347	102.247	102.106	5.000	101.041	100.941	100.801	3.375	98.901	98.751	98.601				
5.125	102.547	102.447	102.306	5.125	101.361	101.261	101.121	3.500	99.343	99.193	99.043				
5.250	101.702	101.602	101.477	5.250	100.608	100.508	100.383	3.625	99.786	99.636	99.486				
5.375	101.885	101.785	101.660	5.375	100.947	100.847	100.722	3.750	99.397	99.247	99.097				
5.500	102.130	102.030	101.905	5.500	101.258	101.158	101.033	3.875	99.832	99.682	99.532				
5.625	102.433	102.333	102.208	5.625	101.428	101.328	101.203	4.000	100.258	100.108	99.958				
5.750	101.481	101.381	101.225	5.750	100.002	99.902	99.745	4.125	100.601	100.451	100.301				
5.875	101.514	101.414	101.257	5.875	100.351	100.251	100.094	4.250	100.134	99.984	99.834				
6.000	101.858	101.758	101.602	6.000	100.662	100.562	100.405	4.375	100.489	100.339	100.189				
6.125	102.312	102.212	102.056	6.125	101.082	100.982	100.825	4.500	100.837	100.687	100.537				
6.250	101.925	101.825	101.725	6.250	100.694	100.594	100.494	4.625	101.101	100.951	100.801				

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	98.767	98.617	98.467	4.000	98.130	97.980	97.830	2.375	92.589	92.439	92.289	3.125	94.751	94.601	94.451
4.125	99.267	99.117	98.967	4.125	98.495	98.345	98.195	2.500	91.598	91.448	91.298	3.250	95.531	95.381	95.231
4.250	99.554	99.454	99.329	4.250	98.758	98.658	98.533	2.625	92.498	92.348	92.198	3.375	95.934	95.784	95.634
4.375	100.044	99.944	99.819	4.375	99.135	99.035	98.910	2.750	95.558	95.408	95.258	3.500	96.295	96.145	95.995
4.500	100.528	100.428	100.303	4.500	99.506	99.406	99.281	2.875	96.105	95.955	95.805	3.625	96.671	96.521	96.371
4.625	100.927	100.827	100.702	4.625	99.792	99.692	99.567	3.000	96.542	96.392	96.242	Margin = 2.250		Index = 2.590	
4.750	100.708	100.608	100.467	4.750	99.381	99.281	99.141	3.125	96.991	96.841	96.691	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.693	100.593	100.452	4.875	99.730	99.630	99.490	3.250	97.361	97.211	97.061	Rate	30 Day	45 Day	60 Day
5.000	101.097	100.997	100.856	5.000	100.041	99.941	99.801	3.375	97.807	97.657	97.507	4.625	99.777	99.527	99.277
5.125	101.467	101.367	101.226	5.125	100.461	100.361	100.221	3.500	98.249	98.099	97.949	4.750	99.032	98.782	98.532
5.250	100.802	100.702	100.577	5.250	99.608	99.508	99.383	3.625	98.693	98.543	98.393	4.875	99.443	99.193	98.943
5.375	101.085	100.985	100.860	5.375	99.947	99.847	99.722	3.750	98.272	98.122	97.972	5.000	99.847	99.597	99.347
5.500	101.280	101.180	101.055	5.500	100.258	100.158	100.033	3.875	98.707	98.557	98.407	5.125	100.167	99.917	99.667
5.625	101.483	101.383	101.258	5.625	100.478	100.378	100.253	4.000	99.133	98.983	98.833	5.250	99.202	98.952	98.702
5.750	100.331	100.231	100.075	5.750	99.002	98.902	98.745	4.125	99.476	99.326	99.176	5.375	99.585	99.335	99.085
5.875	100.364	100.264	100.107	5.875	99.351	99.251	99.094	4.250	98.728	98.578	98.428	5.500	100.125	99.875	99.625
6.000	100.708	100.608	100.452	6.000	99.662	99.562	99.405	4.375	99.083	98.933	98.783	5.625	100.375	100.125	99.875
6.125	101.162	101.062	100.906	6.125	100.082	99.982	99.825	4.500	99.431	99.281	99.131	5.750	99.688	99.438	99.188
6.250	100.775	100.675	100.575	6.250	99.694	99.594	99.494	4.625	99.695	99.545	99.395	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:	1/3/2019	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	98.593	98.343	98.093	4.875	98.010	97.760	97.510
5.125	99.317	99.067	98.817	5.125	98.741	98.491	98.241
5.375	98.735	98.485	98.235	5.375	98.227	97.977	97.727
5.625	99.533	99.283	99.033	5.625	98.958	98.708	98.458
5.875	98.389	98.139	97.889	5.875	97.631	97.381	97.131
6.000	98.733	98.483	98.233	6.000	97.942	97.692	97.442
6.125	99.187	98.937	98.687	6.125	98.362	98.112	97.862
6.250	99.250	99.000	98.750	6.250	99.052	98.802	98.552
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			
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	2/4/2019
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: 1/3/2019 **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	101.183	101.083	100.983	4.625	102.089	101.989	101.889	3.375	98.990	98.890	98.790	3.375	99.135	99.035	98.935
4.500	101.656	101.556	101.456	4.750	102.572	102.472	102.372	3.500	99.484	99.384	99.284	3.500	99.471	99.371	99.271
4.625	102.100	102.000	101.900	4.875	102.995	102.895	102.795	3.625	99.964	99.864	99.764	3.625	99.778	99.678	99.578
4.750	102.389	102.289	102.189	4.990	103.119	103.019	102.919	3.750	100.269	100.169	100.069	3.750	100.374	100.274	100.174
4.875	102.839	102.739	102.639	5.000	103.219	103.119	103.019	3.875	100.885	100.785	100.685	3.875	100.672	100.572	100.472
4.990	103.001	102.901	102.801	5.125	103.452	103.352	103.252	3.990	101.201	101.101	101.001	3.990	100.858	100.758	100.658
5.000	103.101	103.001	102.901	5.250	103.762	103.662	103.562	4.000	101.301	101.201	101.101	4.000	100.958	100.858	100.758
5.125	103.398	103.298	103.198	5.375	103.967	103.867	103.767	4.125	101.317	101.217	101.117	4.125	101.231	101.131	101.031
5.250	103.679	103.579	103.479	5.500	104.190	104.090	103.990	4.250	101.623	101.523	101.423	4.250	101.447	101.347	101.247
5.375	104.005	103.905	103.805	5.625	104.362	104.262	104.162	4.375	101.947	101.847	101.747	4.375	101.652	101.552	101.452
5.500	104.318	104.218	104.118	5.750	104.532	104.432	104.332	4.500	102.019	101.919	101.819	4.500	101.823	101.723	101.623
5.625	104.648	104.548	104.448	5.875	104.762	104.662	104.562	4.625	102.317	102.217	102.117	4.625	102.024	101.924	101.824
5.750	104.845	104.745	104.645	5.990	104.864	104.764	104.664	4.750	102.523	102.423	102.323	4.750	102.208	102.108	102.008
5.875	105.029	104.929	104.829	6.000	104.964	104.864	104.764	4.875	102.575	102.475	102.375	4.875	102.410	102.310	102.210
5.990	105.140	105.040	104.940	6.125	105.162	105.062	104.962	4.990	102.653	102.553	102.453	4.990	102.477	102.377	102.277
6.000	105.240	105.140	105.040	6.250	105.331	105.204	105.070	5.000	102.753	102.653	102.553	5.000	102.577	102.477	102.377
6.125	105.805	105.705	105.605	6.375	105.551	105.424	105.290	5.125	103.106	103.006	102.906	5.125	102.640	102.540	102.440
6.250	106.052	105.952	105.852	6.500	105.410	105.282	105.148	5.250	103.275	103.175	103.075	5.250	102.841	102.741	102.641
6.375	106.074	105.974	105.874	6.625	105.551	105.451	105.351	5.375	103.456	103.356	103.256	5.375	103.042	102.942	102.842

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	99.812	99.712	99.612	3.375	98.707	98.607	98.507
4.500	100.361	100.261	100.161	3.500	99.119	99.019	98.919
4.625	100.625	100.525	100.425	3.625	99.520	99.420	99.320
4.750	100.866	100.766	100.666	3.750	99.727	99.627	99.527
4.875	101.372	101.272	101.172	3.875	99.931	99.831	99.731
4.990	101.760	101.660	101.560	3.990	100.133	100.033	99.933
5.000	101.860	101.760	101.660	4.000	100.233	100.133	100.033
5.125	102.080	101.980	101.880	4.125	100.608	100.508	100.408
5.250	102.262	102.162	102.062	4.250	100.816	100.716	100.616
5.375	102.407	102.307	102.207	4.375	101.030	100.930	100.830
5.500	102.860	102.760	102.660	4.500	101.070	100.970	100.870
5.625	103.098	102.998	102.898	4.625	100.983	100.883	100.783
5.750	103.317	103.217	103.117	4.750	101.116	101.016	100.916
5.875	102.582	102.482	102.382	4.875	101.137	101.037	100.937
5.990	102.941	102.841	102.741	4.990	101.156	101.056	100.956
6.000	103.041	102.941	102.841	5.000	101.256	101.156	101.056
6.125	103.284	103.184	103.084	5.125	101.010	100.910	100.810
6.250	103.504	103.404	103.304	5.250	101.123	101.023	100.923
6.375	101.727	101.627	101.527	5.375	101.242	101.142	101.042

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.

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

W. Rate Sheet Dated: 1/3/2019 **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	102.508	102.408	102.308	4.250	101.140	101.040	100.940	3.750	100.452	100.352	99.846
4.875	102.962	102.862	102.762	4.375	101.648	101.548	101.448	3.875	100.935	100.835	99.836
4.990	103.202	103.102	103.002	4.500	102.125	102.025	101.925	3.990	101.201	101.101	99.951
5.000	103.302	103.202	103.102	4.625	102.313	102.213	102.113	4.000	101.301	101.201	100.051
5.125	103.469	103.369	103.269	4.750	102.750	102.650	102.550	4.125	101.455	101.355	99.796
5.250	103.891	103.791	103.691	4.875	103.200	103.100	103.000	4.250	101.713	101.613	99.776
5.375	104.184	104.084	103.984	4.990	103.368	103.268	103.168	4.375	101.965	101.865	99.736
5.500	104.446	104.346	104.246	5.000	103.468	103.368	103.268	4.500	102.060	101.960	99.696
5.625	104.502	104.402	104.302	5.125	103.419	103.311	103.219	4.625	102.328	102.228	99.656
5.750	104.869	104.769	104.669	5.250	103.715	103.610	103.515	4.750	102.466	102.366	99.616
5.875	105.075	104.975	104.875	5.375	103.968	103.865	103.768	4.875	102.730	102.630	99.566
5.990	105.180	105.080	104.980	5.500	104.169	104.068	103.969	4.990	102.748	102.648	99.446
6.000	105.280	105.180	105.080	5.625	104.242	104.142	104.042	5.000	102.848	102.748	99.546
6.125	105.325	105.211	105.108	5.750	104.558	104.458	104.358	5.125	103.159	103.059	99.526
6.250	105.584	105.475	105.372	5.875	104.977	104.877	104.777	5.250	103.458	103.358	99.506
6.375	106.350	106.250	106.150	5.990	105.163	105.063	104.963	5.375	103.785	103.685	99.486
6.500	106.200	106.100	106.000	6.000	105.263	105.163	105.063	5.500	102.209	102.109	99.466
6.625	106.689	106.589	106.489	6.125	104.746	104.629	104.526	5.625	102.581	102.481	99.446
6.750	107.046	106.946	106.846	6.250	105.116	105.003	104.900	5.750	102.899	102.799	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	101.186	101.086	100.986	3.750	99.885	99.785	99.279
4.875	101.640	101.540	101.440	3.875	100.368	100.268	99.269
4.990	101.880	101.780	101.680	3.990	100.129	100.029	98.879
5.000	101.980	101.880	101.780	4.000	100.229	100.129	98.979
5.125	101.828	101.728	101.628	4.125	100.383	100.283	98.724
5.250	102.250	102.150	102.050	4.250	100.641	100.541	98.704
5.375	102.543	102.443	102.343	4.375	100.893	100.793	98.664
5.500	102.805	102.705	102.605	4.500	100.403	100.303	98.039
5.625	102.512	102.412	102.312	4.625	100.671	100.571	97.999
5.750	102.879	102.779	102.679	4.750	100.809	100.709	97.959
5.875	103.085	102.985	102.885	4.875	101.073	100.973	97.909
5.990	103.190	103.090	102.990	4.990	100.591	100.491	97.289
6.000	103.290	103.190	103.090	5.000	100.691	100.591	97.389
6.125	102.543	102.429	102.326	5.125	#N/A	#N/A	#N/A
6.250	102.802	102.693	102.590	5.250	#N/A	#N/A	#N/A
6.375	103.418	103.318	103.218	5.375	#N/A	#N/A	#N/A
6.500	103.118	103.018	102.918	5.500	#N/A	#N/A	#N/A
6.625	103.457	103.357	103.257	5.625	#N/A	#N/A	#N/A
6.750	103.664	103.564	103.464	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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

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

W. Rate Sheet Dated: **1/3/2019** **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	102.422	102.322	102.222	4.250	101.066	100.966	100.866	3.750	100.371	100.271	99.846	4.750	101.141	101.041	100.941	3.750	99.809	99.709	99.284
4.875	102.884	102.784	102.684	4.375	101.577	101.477	101.377	3.875	100.860	100.760	99.836	4.875	101.603	101.503	101.403	3.875	100.298	100.198	99.274
4.990	103.130	103.030	102.930	4.500	102.062	101.962	101.862	3.990	100.872	100.772	99.716	4.990	101.849	101.749	101.649	3.990	99.839	99.739	98.683
5.000	103.230	103.130	103.030	4.625	102.249	102.143	102.049	4.000	100.972	100.872	99.816	5.000	101.949	101.849	101.749	4.000	99.939	99.839	98.783
5.125	103.365	103.265	103.165	4.750	102.692	102.590	102.492	4.125	101.364	101.264	99.796	5.125	101.771	101.671	101.571	4.125	100.331	100.231	98.763
5.250	103.794	103.694	103.594	4.875	103.150	103.050	102.950	4.250	101.625	101.525	99.776	5.250	102.200	102.100	102.000	4.250	100.592	100.492	98.743
5.375	104.092	103.992	103.892	4.990	103.320	103.220	103.120	4.375	101.878	101.778	99.736	5.375	102.498	102.398	102.298	4.375	100.845	100.745	98.703
5.500	104.363	104.263	104.163	5.000	103.420	103.320	103.220	4.500	101.962	101.862	99.696	5.500	102.769	102.669	102.569	4.500	100.305	100.205	98.039
5.625	104.382	104.282	104.182	5.125	103.352	103.220	103.152	4.625	102.232	102.132	99.656	5.625	102.549	102.449	102.349	4.625	100.575	100.475	97.999
5.750	104.756	104.656	104.556	5.250	103.652	103.523	103.452	4.750	102.370	102.270	99.616	5.750	102.923	102.823	102.723	4.750	100.713	100.613	97.959
5.875	104.966	104.866	104.766	5.375	103.907	103.781	103.707	4.875	102.639	102.539	99.566	5.875	103.133	103.033	102.933	4.875	100.982	100.882	97.909
5.990	105.076	104.976	104.876	5.500	104.111	103.989	103.911	4.990	102.576	102.476	99.446	5.990	103.243	103.143	103.043	4.990	100.419	100.319	97.289
6.000	105.176	105.076	104.976	5.625	104.161	104.061	103.961	5.000	102.676	102.576	99.546	6.000	103.343	103.243	103.143	5.000	100.519	100.419	97.389
6.125	105.538	105.400	105.297	5.750	104.482	104.382	104.282	5.125	102.989	102.889	99.526	6.125	102.881	102.743	102.640	5.125	#N/A	#N/A	#N/A
6.250	105.802	105.667	105.564	5.875	104.908	104.808	104.708	5.250	103.292	103.192	99.506	6.250	103.145	103.010	102.907	5.250	#N/A	#N/A	#N/A
6.375	106.241	106.141	106.041	5.990	105.096	104.996	104.896	5.375	103.622	103.522	99.486	6.375	103.434	103.334	103.234	5.375	#N/A	#N/A	#N/A
6.500	106.097	105.997	105.897	6.000	105.196	105.096	104.996	5.500	102.119	102.019	99.466	6.500	103.140	103.040	102.940	5.500	#N/A	#N/A	#N/A
6.625	106.591	106.491	106.391	6.125	104.956	104.815	104.712	5.625	102.495	102.395	99.446	6.625	103.484	103.384	103.284	5.625	#N/A	#N/A	#N/A
6.750	106.950	106.850	106.750	6.250	105.330	105.194	105.092	5.750	102.818	102.718	99.426	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 - 97.00%
≥ 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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

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

W. Rate Sheet Dated: **1/3/2019** **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	98.582	98.457	98.332
4.375	99.030	98.905	98.780
4.500	99.477	99.352	99.227
4.625	99.928	99.803	99.678
4.750	100.336	100.211	100.086
4.875	100.574	100.449	100.324
5.000	100.963	100.838	100.713
5.125	101.274	101.149	101.024
5.250	101.543	101.418	101.293
5.375	101.768	101.643	101.518
5.500	102.041	101.916	101.791
5.625	102.174	102.049	101.924
5.750	102.300	102.175	102.050

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	98.887	98.762	98.637
3.875	99.393	99.268	99.143
4.000	99.780	99.655	99.530
4.125	100.211	100.086	99.961
4.250	100.448	100.323	100.198
4.375	100.664	100.539	100.414
4.500	100.861	100.736	100.611
4.625	101.040	100.915	100.790
4.750	101.197	101.072	100.947
4.875	101.391	101.266	101.141
5.000	101.661	101.536	101.411

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	98.677	98.552	98.427
3.625	99.190	99.065	98.940
3.750	99.714	99.589	99.464
3.875	100.242	100.117	99.992
4.000	100.685	100.560	100.435
4.125	101.060	100.935	100.810
4.250	101.356	101.231	101.106
4.375	101.634	101.509	101.384
4.500	101.897	101.772	101.647
4.625	102.239	102.114	101.989
4.750	102.490	102.365	102.240
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)