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.: **3/5/2019**

W. Rate Sheet Dated: **1/4/2019** **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	101.170	101.020	100.870	4.000	100.333	100.183	100.033	2.375	95.558	95.408	95.258	3.125	97.439	97.289	97.139
4.125	101.670	101.520	101.370	4.125	100.698	100.548	100.398	2.500	94.566	94.416	94.266	3.250	97.531	97.381	97.231
4.250	102.023	101.923	101.813	4.250	100.977	100.877	100.767	2.625	95.466	95.316	95.166	3.375	97.934	97.784	97.634
4.375	102.513	102.413	102.304	4.375	101.354	101.254	101.145	2.750	97.577	97.427	97.277	3.500	98.295	98.145	97.995
4.500	102.996	102.896	102.787	4.500	101.724	101.624	101.515	2.875	98.124	97.974	97.824	3.625	98.671	98.521	98.371
4.625	103.395	103.295	103.186	4.625	102.011	101.911	101.801	3.000	98.561	98.411	98.261	Margin = 2.250		Index = 2.590	
4.750	103.520	103.420	103.280	4.750	101.819	101.719	101.578	3.125	99.010	98.860	98.710				
4.875	103.180	103.080	102.940	4.875	102.168	102.068	101.927	3.250	99.584	99.434	99.284				
5.000	103.784	103.684	103.544	5.000	102.479	102.379	102.238	3.375	100.030	99.880	99.730				
5.125	103.985	103.885	103.744	5.125	102.799	102.699	102.558	3.500	100.471	100.321	100.171				
5.250	103.577	103.468	103.311	5.250	102.483	102.373	102.217	3.625	100.915	100.765	100.615				
5.375	103.760	103.650	103.494	5.375	102.822	102.712	102.556	3.750	100.647	100.497	100.347				
5.500	104.005	103.895	103.739	5.500	103.133	103.023	102.867	3.875	101.082	100.932	100.782				
5.625	104.308	104.199	104.043	5.625	103.303	103.193	103.037	4.000	101.508	101.358	101.208				
5.750	104.137	104.037	103.896	5.750	102.658	102.558	102.417	4.125	101.851	101.701	101.551				
5.875	104.170	104.070	103.929	5.875	103.007	102.907	102.766	4.250	101.310	101.160	101.010				
6.000	104.515	104.415	104.274	6.000	103.318	103.218	103.077	4.375	101.665	101.515	101.365				
6.125	104.969	104.869	104.728	6.125	103.738	103.638	103.497	4.500	102.013	101.863	101.713				
6.250	105.269	105.169	105.069	6.250	104.038	103.938	103.838	4.625	102.277	102.127	101.977				

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	99.970	99.820	99.670	4.000	99.333	99.183	99.033	2.375	94.558	94.408	94.258	3.125	96.439	96.289	96.139
4.125	100.470	100.320	100.170	4.125	99.698	99.548	99.398	2.500	93.566	93.416	93.266	3.250	96.531	96.381	96.231
4.250	100.773	100.673	100.563	4.250	99.977	99.877	99.767	2.625	94.466	94.316	94.166	3.375	96.934	96.784	96.634
4.375	101.263	101.163	101.054	4.375	100.354	100.254	100.145	2.750	96.577	96.427	96.277	3.500	97.295	97.145	96.995
4.500	101.746	101.646	101.537	4.500	100.724	100.624	100.515	2.875	97.124	96.974	96.824	3.625	97.671	97.521	97.371
4.625	102.145	102.045	101.936	4.625	101.011	100.911	100.801	3.000	97.561	97.411	97.261	Margin = 2.250		Index = 2.590	
4.750	102.270	102.170	102.030	4.750	100.819	100.719	100.578	3.125	98.010	97.860	97.710	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.130	102.030	101.890	4.875	101.168	101.068	100.927	3.250	98.584	98.434	98.284	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.534	102.434	102.294	5.000	101.479	101.379	101.238	3.375	99.030	98.880	98.730	4.625	100.995	100.745	100.495
5.125	102.905	102.805	102.664	5.125	101.899	101.799	101.658	3.500	99.471	99.321	99.171	4.750	100.469	100.219	99.969
5.250	102.677	102.568	102.411	5.250	101.483	101.373	101.217	3.625	99.915	99.765	99.615	4.875	100.880	100.630	100.380
5.375	102.960	102.850	102.694	5.375	101.822	101.712	101.556	3.750	99.647	99.497	99.347	5.000	101.284	101.034	100.784
5.500	103.155	103.045	102.889	5.500	102.133	102.023	101.867	3.875	100.082	99.932	99.782	5.125	101.605	101.355	101.105
5.625	103.358	103.249	103.093	5.625	102.353	102.243	102.087	4.000	100.508	100.358	100.208	5.250	101.077	100.827	100.577
5.750	102.987	102.887	102.746	5.750	101.658	101.558	101.417	4.125	100.851	100.701	100.551	5.375	101.460	101.210	100.960
5.875	103.020	102.920	102.779	5.875	102.007	101.907	101.766	4.250	100.310	100.160	100.010	5.500	102.000	101.750	101.500
6.000	103.365	103.265	103.124	6.000	102.318	102.218	102.077	4.375	100.665	100.515	100.365	5.625	102.250	102.000	101.750
6.125	103.819	103.719	103.578	6.125	102.738	102.638	102.497	4.500	101.013	100.863	100.713	5.750	102.500	102.250	102.000
6.250	104.119	104.019	103.919	6.250	103.038	102.938	102.838	4.625	101.277	101.127	100.977	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:	1/4/2019	5.000%

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	100.030	99.780	99.530	4.875	99.448	99.198	98.948
5.125	100.755	100.505	100.255	5.125	100.179	99.929	99.679
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	101.045	100.795	100.545	5.875	100.287	100.037	99.787
6.000	101.390	101.140	100.890	6.000	100.598	100.348	100.098
6.125	101.844	101.594	101.344	6.125	101.018	100.768	100.518
6.250	102.750	102.500	102.250	6.250	102.771	102.521	102.271
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
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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.: **3/5/2019**

W. Rate Sheet Dated: **1/4/2019** **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	100.045	99.895	99.745	4.000	99.208	99.058	98.908	2.375	92.058	91.908	91.758	3.125	95.75	95.601	95.451
4.125	100.545	100.395	100.245	4.125	99.573	99.423	99.273	2.500	91.066	90.916	90.766	3.250	96.53	96.381	96.231
4.250	100.867	100.767	100.657	4.250	99.820	99.720	99.611	2.625	91.966	91.816	91.666	3.375	96.93	96.784	96.634
4.375	101.357	101.257	101.148	4.375	100.198	100.098	99.988	2.750	95.890	95.740	95.590	3.500	97.29	97.145	96.995
4.500	101.840	101.740	101.631	4.500	100.568	100.468	100.359	2.875	96.437	96.287	96.137	3.625	97.67	97.521	97.371
4.625	102.239	102.139	102.030	4.625	100.854	100.754	100.645	3.000	96.874	96.724	96.574	Margin = 2.250		Index = 2.590	
4.750	102.020	101.920	101.780	4.750	100.319	100.219	100.078	3.125	97.323	97.173	97.023				
4.875	101.680	101.580	101.440	4.875	100.668	100.568	100.427	3.250	98.584	98.434	98.284				
5.000	102.284	102.184	102.044	5.000	100.979	100.879	100.738	3.375	99.030	98.880	98.730				
5.125	102.485	102.385	102.244	5.125	101.299	101.199	101.058	3.500	99.471	99.321	99.171				
5.250	101.702	101.593	101.436	5.250	100.608	100.498	100.342	3.625	99.915	99.765	99.615				
5.375	101.885	101.775	101.619	5.375	100.947	100.837	100.681	3.750	99.522	99.372	99.222				
5.500	102.130	102.020	101.864	5.500	101.258	101.148	100.992	3.875	99.957	99.807	99.657				
5.625	102.433	102.324	102.168	5.625	101.428	101.318	101.162	4.000	100.383	100.233	100.083				
5.750	101.325	101.225	101.084	5.750	99.845	99.745	99.605	4.125	100.726	100.576	100.426				
5.875	101.357	101.257	101.117	5.875	100.194	100.094	99.954	4.250	100.154	100.004	99.854				
6.000	101.702	101.602	101.462	6.000	100.505	100.405	100.265	4.375	100.509	100.359	100.209				
6.125	102.156	102.056	101.915	6.125	100.925	100.825	100.685	4.500	100.857	100.707	100.557				
6.250	101.769	101.669	101.569	6.250	100.538	100.438	100.338	4.625	101.121	100.971	100.821				

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	98.845	98.695	98.545	4.000	98.208	98.058	97.908	2.375	92.808	92.658	92.508	3.125	94.751	94.601	94.451
4.125	99.345	99.195	99.045	4.125	98.573	98.423	98.273	2.500	91.816	91.666	91.516	3.250	95.531	95.381	95.231
4.250	99.617	99.517	99.407	4.250	98.820	98.720	98.611	2.625	92.716	92.566	92.416	3.375	95.934	95.784	95.634
4.375	100.107	100.007	99.898	4.375	99.198	99.098	98.988	2.750	95.671	95.521	95.371	3.500	96.295	96.145	95.995
4.500	100.590	100.490	100.381	4.500	99.568	99.468	99.359	2.875	96.218	96.068	95.918	3.625	96.671	96.521	96.371
4.625	100.989	100.889	100.780	4.625	99.854	99.754	99.645	3.000	96.655	96.505	96.355	Margin = 2.250		Index = 2.590	
4.750	100.770	100.670	100.530	4.750	99.319	99.219	99.078	3.125	97.104	96.954	96.804	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.630	100.530	100.390	4.875	99.668	99.568	99.427	3.250	97.490	97.340	97.190	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	101.034	100.934	100.794	5.000	99.979	99.879	99.738	3.375	97.936	97.786	97.636	4.625	99.839	99.589	99.339
5.125	101.405	101.305	101.164	5.125	100.399	100.299	100.158	3.500	98.378	98.228	98.078	4.750	98.969	98.719	98.469
5.250	100.802	100.693	100.536	5.250	99.608	99.498	99.342	3.625	98.822	98.672	98.522	4.875	99.380	99.130	98.880
5.375	101.085	100.975	100.819	5.375	99.947	99.837	99.681	3.750	98.397	98.247	98.097	5.000	99.784	99.534	99.284
5.500	101.280	101.170	101.014	5.500	100.258	100.148	99.992	3.875	98.832	98.682	98.532	5.125	100.105	99.855	99.605
5.625	101.483	101.374	101.218	5.625	100.478	100.368	100.212	4.000	99.258	99.108	98.958	5.250	99.202	98.952	98.702
5.750	100.175	100.075	99.934	5.750	98.845	98.745	98.605	4.125	99.601	99.451	99.301	5.375	99.585	99.335	99.085
5.875	100.207	100.107	99.967	5.875	99.194	99.094	98.954	4.250	98.748	98.598	98.448	5.500	100.125	99.875	99.625
6.000	100.552	100.452	100.312	6.000	99.505	99.405	99.265	4.375	99.103	98.953	98.803	5.625	100.375	100.125	99.875
6.125	101.006	100.906	100.765	6.125	99.925	99.825	99.685	4.500	99.450	99.300	99.150	5.750	99.687	99.437	99.187
6.250	100.619	100.519	100.419	6.250	99.538	99.438	99.338	4.625	99.714	99.564	99.414	5.875	99.937	99.687	99.437

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:	1/4/2019	5.000%

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	98.530	98.280	98.030	4.875	97.948	97.698	97.448
5.125	99.255	99.005	98.755	5.125	98.679	98.429	98.179
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	98.232	97.982	97.732	5.875	97.474	97.224	96.974
6.000	98.577	98.327	98.077	6.000	97.785	97.535	97.285
6.125	99.031	98.781	98.531	6.125	98.205	97.955	97.705
6.250	99.250	99.000	98.750	6.250	99.271	99.021	98.771

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	

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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)

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30 Day Lock Exp.: 2/4/2019
45 Day Lock Exp.: 2/18/2019
60 Day Lock Exp.: 3/5/2019

W. Rate Sheet Dated: 1/4/2019 **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	101.214	101.114	101.014	4.625	102.231	102.131	102.031	3.375	99.187	99.087	98.987	3.375	99.335	99.235	99.135
4.500	101.688	101.588	101.488	4.750	102.703	102.603	102.503	3.500	99.682	99.582	99.482	3.500	99.656	99.556	99.456
4.625	102.131	102.031	101.931	4.875	103.116	103.016	102.916	3.625	100.141	100.041	99.941	3.625	99.966	99.866	99.766
4.750	102.451	102.351	102.251	4.990	103.235	103.135	103.035	3.750	100.444	100.344	100.244	3.750	100.592	100.492	100.392
4.875	102.944	102.844	102.744	5.000	103.335	103.235	103.135	3.875	100.947	100.847	100.747	3.875	100.893	100.793	100.693
4.990	103.154	103.054	102.954	5.125	103.562	103.462	103.362	3.990	101.264	101.164	101.064	3.990	101.070	100.970	100.870
5.000	103.254	103.154	103.054	5.250	103.820	103.720	103.620	4.000	101.364	101.264	101.164	4.000	101.170	101.070	100.970
5.125	103.543	103.443	103.343	5.375	104.019	103.919	103.819	4.125	101.522	101.422	101.322	4.125	101.436	101.336	101.236
5.250	103.811	103.711	103.611	5.500	104.238	104.138	104.038	4.250	101.821	101.721	101.621	4.250	101.666	101.566	101.466
5.375	104.138	104.038	103.938	5.625	104.410	104.310	104.210	4.375	102.155	102.055	101.955	4.375	101.867	101.767	101.667
5.500	104.414	104.314	104.214	5.750	104.621	104.521	104.421	4.500	102.226	102.126	102.026	4.500	102.034	101.934	101.834
5.625	104.738	104.638	104.538	5.875	104.849	104.749	104.649	4.625	102.503	102.403	102.303	4.625	102.209	102.109	102.009
5.750	104.987	104.887	104.787	5.990	104.949	104.849	104.749	4.750	102.704	102.604	102.504	4.750	102.399	102.299	102.199
5.875	105.170	105.070	104.970	6.000	105.049	104.949	104.849	4.875	102.763	102.663	102.563	4.875	102.565	102.465	102.365
5.990	105.279	105.179	105.079	6.125	105.245	105.145	105.045	4.990	102.808	102.708	102.608	4.990	102.628	102.528	102.428
6.000	105.379	105.279	105.179	6.250	105.417	105.289	105.155	5.000	102.908	102.808	102.708	5.000	102.728	102.628	102.528
6.125	105.936	105.836	105.736	6.375	105.635	105.507	105.374	5.125	103.200	103.100	103.000	5.125	102.734	102.634	102.534
6.250	106.180	106.080	105.980	6.500	105.492	105.364	105.231	5.250	103.365	103.265	103.165	5.250	102.931	102.831	102.731
6.375	106.177	106.077	105.977	6.625	105.633	105.533	105.433	5.375	103.544	103.444	103.344	5.375	103.130	103.030	102.930

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	99.996	99.896	99.796	3.375	98.892	98.792	98.692
4.500	100.540	100.440	100.340	3.500	99.312	99.212	99.112
4.625	100.800	100.700	100.600	3.625	99.697	99.597	99.497
4.750	101.028	100.928	100.828	3.750	99.909	99.809	99.709
4.875	101.533	101.433	101.333	3.875	100.108	100.008	99.908
4.990	101.911	101.811	101.711	3.990	100.344	100.244	100.144
5.000	102.011	101.911	101.811	4.000	100.444	100.344	100.244
5.125	102.221	102.121	102.021	4.125	100.813	100.713	100.613
5.250	102.401	102.301	102.201	4.250	101.016	100.916	100.816
5.375	102.506	102.406	102.306	4.375	101.246	101.146	101.046
5.500	102.920	102.820	102.720	4.500	101.281	101.181	101.081
5.625	103.156	103.056	102.956	4.625	101.169	101.069	100.969
5.750	103.374	103.274	103.174	4.750	101.298	101.198	101.098
5.875	102.687	102.587	102.487	4.875	101.325	101.225	101.125
5.990	103.042	102.942	102.842	4.990	101.311	101.211	101.111
6.000	103.142	103.042	102.942	5.000	101.411	101.311	101.211
6.125	103.381	103.281	103.181	5.125	101.104	101.004	100.904
6.250	103.603	103.503	103.403	5.250	101.214	101.114	101.014
6.375	101.829	101.729	101.629	5.375	101.333	101.233	101.133

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

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

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

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)

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; 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	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.:	3/5/2019

W. Rate Sheet Dated: 1/4/2019 **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	102.664	102.564	102.464	4.250	101.368	101.268	101.168	3.750	100.652	100.552	99.856
4.875	103.115	103.015	102.915	4.375	101.873	101.773	101.673	3.875	101.098	100.998	99.846
4.990	103.401	103.301	103.201	4.500	102.345	102.245	102.145	3.990	101.264	101.164	99.802
5.000	103.501	103.401	103.301	4.625	102.455	102.355	102.255	4.000	101.364	101.264	99.902
5.125	103.576	103.476	103.376	4.750	102.888	102.788	102.688	4.125	101.684	101.584	99.816
5.250	104.002	103.902	103.802	4.875	103.334	103.234	103.134	4.250	101.942	101.842	99.796
5.375	104.310	104.210	104.110	4.990	103.496	103.396	103.296	4.375	102.212	102.112	99.776
5.500	104.557	104.457	104.357	5.000	103.596	103.496	103.396	4.500	102.222	102.122	99.736
5.625	104.633	104.533	104.433	5.125	103.506	103.398	103.306	4.625	102.486	102.386	99.696
5.750	104.979	104.879	104.779	5.250	103.799	103.693	103.599	4.750	102.622	102.522	99.656
5.875	105.213	105.113	105.013	5.375	104.047	103.945	103.847	4.875	102.985	102.885	99.616
5.990	105.316	105.216	105.116	5.500	104.244	104.144	104.044	4.990	102.909	102.809	99.466
6.000	105.416	105.316	105.216	5.625	104.338	104.238	104.138	5.000	103.009	102.909	99.566
6.125	105.469	105.355	105.244	5.750	104.650	104.550	104.450	5.125	103.317	103.217	99.546
6.250	105.725	105.615	105.504	5.875	105.065	104.965	104.865	5.250	103.615	103.515	99.526
6.375	106.504	106.404	106.304	5.990	105.251	105.151	105.051	5.375	103.937	103.837	99.506
6.500	106.330	106.230	106.130	6.000	105.351	105.251	105.151	5.500	102.372	102.272	99.486
6.625	106.815	106.715	106.615	6.125	104.871	104.754	104.643	5.625	102.738	102.638	99.466
6.750	107.170	107.070	106.970	6.250	105.239	105.127	105.016	5.750	103.051	102.951	99.446

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	101.317	101.217	101.117	3.750	100.091	99.991	99.295
4.875	101.768	101.668	101.568	3.875	100.537	100.437	99.285
4.990	102.054	101.954	101.854	3.990	100.197	100.097	98.735
5.000	102.154	102.054	101.954	4.000	100.297	100.197	98.835
5.125	101.882	101.782	101.682	4.125	100.617	100.517	98.749
5.250	102.308	102.208	102.108	4.250	100.875	100.775	98.729
5.375	102.616	102.516	102.416	4.375	101.145	101.045	98.709
5.500	102.863	102.763	102.663	4.500	100.565	100.465	98.079
5.625	102.625	102.525	102.425	4.625	100.829	100.729	98.039
5.750	102.971	102.871	102.771	4.750	100.965	100.865	97.999
5.875	103.205	103.105	103.005	4.875	101.328	101.228	97.959
5.990	103.308	103.208	103.108	4.990	100.752	100.652	97.309
6.000	103.408	103.308	103.208	5.000	100.852	100.752	97.409
6.125	102.640	102.526	102.415	5.125	#N/A	#N/A	#N/A
6.250	102.912	102.802	102.691	5.250	#N/A	#N/A	#N/A
6.375	103.541	103.441	103.341	5.375	#N/A	#N/A	#N/A
6.500	103.217	103.117	103.017	5.500	#N/A	#N/A	#N/A
6.625	103.552	103.452	103.352	5.625	#N/A	#N/A	#N/A
6.750	103.757	103.657	103.557	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.:	2/4/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/18/2019
		60 Day Lock Exp.:	3/5/2019

W. Rate Sheet Dated: 1/4/2019 **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	102.508	102.408	102.308	4.250	101.140	101.040	100.940	3.750	100.452	100.352	99.846	4.750	101.186	101.086	100.986	3.750	99.885	99.785	99.279
4.875	102.962	102.862	102.762	4.375	101.648	101.548	101.448	3.875	100.935	100.835	99.836	4.875	101.640	101.540	101.440	3.875	100.368	100.268	99.269
4.990	103.202	103.102	103.002	4.500	102.125	102.025	101.925	3.990	100.966	100.866	99.716	4.990	101.880	101.780	101.680	3.990	99.894	99.794	98.644
5.000	103.302	103.202	103.102	4.625	102.313	102.213	102.113	4.000	101.066	100.966	99.816	5.000	101.980	101.880	101.780	4.000	99.994	99.894	98.744
5.125	103.469	103.369	103.269	4.750	102.750	102.650	102.550	4.125	101.455	101.355	99.796	5.125	101.828	101.728	101.628	4.125	100.383	100.283	98.724
5.250	103.891	103.791	103.691	4.875	103.200	103.100	103.000	4.250	101.713	101.613	99.776	5.250	102.250	102.150	102.050	4.250	100.641	100.541	98.704
5.375	104.184	104.084	103.984	4.990	103.368	103.268	103.168	4.375	101.965	101.865	99.736	5.375	102.543	102.443	102.343	4.375	100.893	100.793	98.664
5.500	104.446	104.346	104.246	5.000	103.468	103.368	103.268	4.500	102.060	101.960	99.696	5.500	102.805	102.705	102.605	4.500	100.403	100.303	98.039
5.625	104.502	104.402	104.302	5.125	103.419	103.311	103.219	4.625	102.328	102.228	99.656	5.625	102.512	102.412	102.312	4.625	100.671	100.571	97.999
5.750	104.869	104.769	104.669	5.250	103.715	103.610	103.515	4.750	102.466	102.366	99.616	5.750	102.879	102.779	102.679	4.750	100.809	100.709	97.959
5.875	105.075	104.975	104.875	5.375	103.968	103.865	103.768	4.875	102.730	102.630	99.566	5.875	103.085	102.985	102.885	4.875	101.073	100.973	97.909
5.990	105.180	105.080	104.980	5.500	104.169	104.068	103.969	4.990	102.748	102.648	99.446	5.990	103.190	103.090	102.990	4.990	100.591	100.491	97.289
6.000	105.280	105.180	105.080	5.625	104.242	104.142	104.042	5.000	102.848	102.748	99.546	6.000	103.290	103.190	103.090	5.000	100.691	100.591	97.389
6.125	105.325	105.211	105.108	5.750	104.558	104.458	104.358	5.125	103.159	103.059	99.526	6.125	102.543	102.429	102.326	5.125	#N/A	#N/A	#N/A
6.250	105.584	105.475	105.372	5.875	104.977	104.877	104.777	5.250	103.458	103.358	99.506	6.250	102.802	102.693	102.590	5.250	#N/A	#N/A	#N/A
6.375	106.350	106.250	106.150	5.990	105.163	105.063	104.963	5.375	103.785	103.685	99.486	6.375	103.418	103.318	103.218	5.375	#N/A	#N/A	#N/A
6.500	106.200	106.100	106.000	6.000	105.263	105.163	105.063	5.500	102.209	102.109	99.466	6.500	103.118	103.018	102.918	5.500	#N/A	#N/A	#N/A
6.625	106.689	106.589	106.489	6.125	104.746	104.629	104.526	5.625	102.581	102.481	99.446	6.625	103.457	103.357	103.257	5.625	#N/A	#N/A	#N/A
6.750	107.046	106.946	106.846	6.250	105.116	105.003	104.900	5.750	102.899	102.799	99.426	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 - 97.00%
≥ 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.

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.: **3/5/2019**

W. Rate Sheet Dated: **1/4/2019** **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	99.084	98.959	98.834
4.375	99.498	99.373	99.248
4.500	99.880	99.755	99.630
4.625	100.252	100.127	100.002
4.750	100.573	100.448	100.323
4.875	100.838	100.713	100.588
5.000	101.143	101.018	100.893
5.125	101.371	101.246	101.121
5.250	101.647	101.522	101.397
5.375	101.874	101.749	101.624
5.500	102.138	102.013	101.888
5.625	102.286	102.161	102.036
5.750	102.434	102.309	102.184

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	99.133	99.008	98.883
3.875	99.632	99.507	99.382
4.000	100.012	99.887	99.762
4.125	100.435	100.310	100.185
4.250	100.664	100.539	100.414
4.375	100.871	100.746	100.621
4.500	101.059	100.934	100.809
4.625	101.231	101.106	100.981
4.750	101.378	101.253	101.128
4.875	101.573	101.448	101.323
5.000	101.843	101.718	101.593

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	98.941	98.816	98.691
3.625	99.448	99.323	99.198
3.750	99.966	99.841	99.716
3.875	100.488	100.363	100.238
4.000	100.927	100.802	100.677
4.125	101.295	101.170	101.045
4.250	101.583	101.458	101.333
4.375	101.853	101.728	101.603
4.500	102.108	101.983	101.858
4.625	102.452	102.327	102.202
4.750	102.702	102.577	102.452
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)