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.: 2/6/2019
45 Day Lock Exp.: 2/21/2019
60 Day Lock Exp.: 3/8/2019

W. Rate Sheet Dated: 1/7/2019 **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	101.264	101.114	100.964	4.000	100.715	100.565	100.415	2.375	95.386	95.236	95.086	3.125	97.439	97.289	97.139
4.125	101.764	101.614	101.464	4.125	101.080	100.930	100.780	2.500	94.336	94.186	94.036	3.250	97.531	97.381	97.231
4.250	102.085	101.985	101.876	4.250	101.327	101.227	101.118	2.625	95.236	95.086	94.936	3.375	97.934	97.784	97.634
4.375	102.576	102.476	102.366	4.375	101.704	101.604	101.495	2.750	97.507	97.357	97.207	3.500	98.295	98.145	97.995
4.500	103.059	102.959	102.849	4.500	102.075	101.975	101.865	2.875	98.113	97.963	97.813	3.625	98.671	98.521	98.371
4.625	103.458	103.358	103.248	4.625	102.361	102.261	102.152	3.000	98.491	98.341	98.191	Margin = 2.250		Index = 2.590	
4.750	103.583	103.483	103.342	4.750	102.216	102.116	101.976	3.125	98.940	98.790	98.640				
4.875	103.290	103.190	103.049	4.875	102.565	102.465	102.325	3.250	99.486	99.336	99.186				
5.000	103.894	103.794	103.653	5.000	102.876	102.776	102.636	3.375	99.932	99.782	99.632				
5.125	104.094	103.994	103.853	5.125	103.196	103.096	102.956	3.500	100.374	100.224	100.074				
5.250	103.671	103.571	103.446	5.250	102.864	102.764	102.639	3.625	100.818	100.668	100.518				
5.375	103.853	103.753	103.628	5.375	103.203	103.103	102.978	3.750	100.663	100.513	100.363				
5.500	104.098	103.998	103.873	5.500	103.515	103.415	103.290	3.875	101.097	100.947	100.797				
5.625	104.402	104.302	104.177	5.625	103.685	103.585	103.460	4.000	101.524	101.374	101.224				
5.750	104.262	104.162	104.062	5.750	103.071	102.971	102.871	4.125	101.867	101.717	101.567				
5.875	104.295	104.195	104.095	5.875	103.420	103.320	103.220	4.250	101.377	101.227	101.077				
6.000	104.640	104.540	104.440	6.000	103.731	103.631	103.531	4.375	101.732	101.582	101.432				
6.125	105.094	104.994	104.894	6.125	104.151	104.051	103.951	4.500	102.079	101.929	101.779				
6.250	105.394	105.294	105.194	6.250	104.451	104.351	104.251	4.625	102.343	102.193	102.043				

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	100.064	99.914	99.764	4.000	99.715	99.565	99.415	2.375	94.386	94.236	94.086	3.125	96.439	96.289	96.139
4.125	100.564	100.414	100.264	4.125	100.080	99.930	99.780	2.500	93.336	93.186	93.036	3.250	96.531	96.381	96.231
4.250	100.835	100.735	100.626	4.250	100.327	100.227	100.118	2.625	94.236	94.086	93.936	3.375	96.934	96.784	96.634
4.375	101.326	101.226	101.116	4.375	100.704	100.604	100.495	2.750	96.507	96.357	96.207	3.500	97.295	97.145	96.995
4.500	101.809	101.709	101.599	4.500	101.075	100.975	100.865	2.875	97.113	96.963	96.813	3.625	97.671	97.521	97.371
4.625	102.208	102.108	101.998	4.625	101.361	101.261	101.152	3.000	97.491	97.341	97.191	Margin = 2.250		Index = 2.590	
4.750	102.333	102.233	102.092	4.750	101.216	101.116	100.976	3.125	97.940	97.790	97.640	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.240	102.140	101.999	4.875	101.565	101.465	101.325	3.250	98.486	98.336	98.186	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.644	102.544	102.403	5.000	101.876	101.776	101.636	3.375	98.932	98.782	98.632	4.625	101.058	100.808	100.558
5.125	103.014	102.914	102.773	5.125	102.296	102.196	102.056	3.500	99.374	99.224	99.074	4.750	100.579	100.329	100.079
5.250	102.771	102.671	102.546	5.250	101.864	101.764	101.639	3.625	99.818	99.668	99.518	4.875	100.990	100.740	100.490
5.375	103.053	102.953	102.828	5.375	102.203	102.103	101.978	3.750	99.663	99.513	99.363	5.000	101.394	101.144	100.894
5.500	103.248	103.148	103.023	5.500	102.515	102.415	102.290	3.875	100.097	99.947	99.797	5.125	101.714	101.464	101.214
5.625	103.452	103.352	103.227	5.625	102.735	102.635	102.510	4.000	100.524	100.374	100.224	5.250	101.171	100.921	100.671
5.750	103.112	103.012	102.912	5.750	102.071	101.971	101.871	4.125	100.867	100.717	100.567	5.375	101.553	101.303	101.053
5.875	103.145	103.045	102.945	5.875	102.420	102.320	102.220	4.250	100.377	100.227	100.077	5.500	102.000	101.750	101.500
6.000	103.490	103.390	103.290	6.000	102.731	102.631	102.531	4.375	100.732	100.582	100.432	5.625	102.250	102.000	101.750
6.125	103.944	103.844	103.744	6.125	103.151	103.051	102.951	4.500	101.079	100.929	100.779	5.750	102.500	102.250	102.000
6.250	104.244	104.144	104.044	6.250	103.451	103.351	103.251	4.625	101.343	101.193	101.043	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:	1/7/2019	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	100.140	99.890	99.640	4.875	99.845	99.595	99.345
5.125	100.864	100.614	100.364	5.125	100.576	100.326	100.076
5.375	100.703	100.453	100.203	5.375	100.483	100.233	99.983
5.625	101.502	101.252	101.002	5.625	101.215	100.965	100.715
5.875	101.170	100.920	100.670	5.875	100.700	100.450	100.200
6.000	101.515	101.265	101.015	6.000	101.011	100.761	100.511
6.125	101.969	101.719	101.469	6.125	101.431	101.181	100.931
6.250	102.750	102.500	102.250	6.250	103.028	102.778	102.528
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.:	**2/6/2019**
Lockdesk Phone:	1-877-588-2706		45 Day Lock Exp.:	**2/21/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		60 Day Lock Exp.:	**3/8/2019**

W. Rate Sheet Dated: **1/7/2019** **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	100.139	99.989	99.839	4.000	99.590	99.440	99.290	2.375	91.886	91.736	91.586	3.125	95.75	95.601	95.451
4.125	100.639	100.489	100.339	4.125	99.955	99.805	99.655	2.500	90.836	90.686	90.536	3.250	96.53	96.381	96.231
4.250	100.929	100.829	100.720	4.250	100.171	100.071	99.962	2.625	91.736	91.586	91.436	3.375	96.93	96.784	96.634
4.375	101.419	101.319	101.210	4.375	100.548	100.448	100.339	2.750	95.820	95.670	95.520	3.500	97.29	97.145	96.995
4.500	101.903	101.803	101.693	4.500	100.919	100.819	100.709	2.875	96.425	96.275	96.125	3.625	97.67	97.521	97.371
4.625	102.302	102.202	102.092	4.625	101.205	101.105	100.996	3.000	96.803	96.653	96.503	Margin = 2.250		Index = 2.590	
4.750	102.083	101.983	101.842	4.750	100.716	100.616	100.476	3.125	97.253	97.103	96.953				
4.875	101.790	101.690	101.549	4.875	101.065	100.965	100.825	3.250	98.486	98.336	98.186				
5.000	102.394	102.294	102.153	5.000	101.376	101.276	101.136	3.375	98.932	98.782	98.632				
5.125	102.594	102.494	102.353	5.125	101.696	101.596	101.456	3.500	99.374	99.224	99.074				
5.250	101.796	101.696	101.571	5.250	100.989	100.889	100.764	3.625	99.818	99.668	99.518				
5.375	101.978	101.878	101.753	5.375	101.328	101.228	101.103	3.750	99.538	99.388	99.238				
5.500	102.223	102.123	101.998	5.500	101.640	101.540	101.415	3.875	99.972	99.822	99.672				
5.625	102.527	102.427	102.302	5.625	101.810	101.710	101.585	4.000	100.399	100.249	100.099				
5.750	101.450	101.350	101.250	5.750	100.258	100.158	100.058	4.125	100.742	100.592	100.442				
5.875	101.482	101.382	101.282	5.875	100.607	100.507	100.407	4.250	100.221	100.071	99.921				
6.000	101.827	101.727	101.627	6.000	100.918	100.818	100.718	4.375	100.575	100.425	100.275				
6.125	102.281	102.181	102.081	6.125	101.338	101.238	101.138	4.500	100.923	100.773	100.623				
6.250	101.894	101.794	101.694	6.250	100.951	100.851	100.751	4.625	101.187	101.037	100.887				

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	98.939	98.789	98.639	4.000	98.590	98.440	98.290	2.375	92.636	92.486	92.336	3.125	94.751	94.601	94.451
4.125	99.439	99.289	99.139	4.125	98.955	98.805	98.655	2.500	91.586	91.436	91.286	3.250	95.531	95.381	95.231
4.250	99.679	99.579	99.470	4.250	99.171	99.071	98.962	2.625	92.486	92.336	92.186	3.375	95.934	95.784	95.634
4.375	100.169	100.069	99.960	4.375	99.548	99.448	99.339	2.750	95.601	95.451	95.301	3.500	96.295	96.145	95.995
4.500	100.653	100.553	100.443	4.500	99.919	99.819	99.709	2.875	96.206	96.056	95.906	3.625	96.671	96.521	96.371
4.625	101.052	100.952	100.842	4.625	100.205	100.105	99.996	3.000	96.585	96.435	96.285	Margin = 2.250		Index = 2.590	
4.750	100.833	100.733	100.592	4.750	99.716	99.616	99.476	3.125	97.034	96.884	96.734	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.740	100.640	100.499	4.875	100.065	99.965	99.825	3.250	97.393	97.243	97.093	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	101.144	101.044	100.903	5.000	100.376	100.276	100.136	3.375	97.839	97.689	97.539	4.625	99.902	99.652	99.402
5.125	101.514	101.414	101.273	5.125	100.796	100.696	100.556	3.500	98.280	98.130	97.980	4.750	99.079	98.829	98.579
5.250	100.896	100.796	100.671	5.250	99.989	99.889	99.764	3.625	98.724	98.574	98.424	4.875	99.490	99.240	98.990
5.375	101.178	101.078	100.953	5.375	100.328	100.228	100.103	3.750	98.413	98.263	98.113	5.000	99.894	99.644	99.394
5.500	101.373	101.273	101.148	5.500	100.640	100.540	100.415	3.875	98.847	98.697	98.547	5.125	100.214	99.964	99.714
5.625	101.577	101.477	101.352	5.625	100.860	100.760	100.635	4.000	99.274	99.124	98.974	5.250	99.296	99.046	98.796
5.750	100.300	100.200	100.100	5.750	99.258	99.158	99.058	4.125	99.617	99.467	99.317	5.375	99.678	99.428	99.178
5.875	100.332	100.232	100.132	5.875	99.607	99.507	99.407	4.250	98.814	98.664	98.514	5.500	100.125	99.875	99.625
6.000	100.677	100.577	100.477	6.000	99.918	99.818	99.718	4.375	99.169	99.019	98.869	5.625	100.375	100.125	99.875
6.125	101.131	101.031	100.931	6.125	100.338	100.238	100.138	4.500	99.517	99.367	99.217	5.750	99.687	99.437	99.187
6.250	100.744	100.644	100.544	6.250	99.951	99.851	99.751	4.625	99.781	99.631	99.481	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:	1/7/2019	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	98.640	98.390	98.140	4.875	98.345	98.095	97.845
5.125	99.364	99.114	98.864	5.125	99.076	98.826	98.576
5.375	98.828	98.578	98.328	5.375	98.608	98.358	98.108
5.625	99.627	99.377	99.127	5.625	99.340	99.090	98.840
5.875	98.357	98.107	97.857	5.875	97.887	97.637	97.387
6.000	98.702	98.452	98.202	6.000	98.198	97.948	97.698
6.125	99.156	98.906	98.656	6.125	98.618	98.368	98.118
6.250	99.250	99.000	98.750	6.250	99.528	99.278	99.028
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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The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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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.: 2/6/2019
45 Day Lock Exp.: 2/21/2019
60 Day Lock Exp.: 3/8/2019

W. Rate Sheet Dated: 1/7/2019 **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	101.402	101.302	101.202	4.625	102.157	102.057	101.957	3.375	99.133	99.033	98.933	3.375	99.213	99.113	99.013
4.500	101.875	101.775	101.675	4.750	102.658	102.558	102.458	3.500	99.628	99.528	99.428	3.500	99.537	99.437	99.337
4.625	102.319	102.219	102.119	4.875	103.079	102.979	102.879	3.625	100.049	99.949	99.849	3.625	99.851	99.751	99.651
4.750	102.576	102.476	102.376	4.990	103.200	103.100	103.000	3.750	100.627	100.527	100.427	3.750	100.602	100.502	100.402
4.875	103.026	102.926	102.826	5.000	103.300	103.200	103.100	3.875	101.094	100.994	100.894	3.875	100.906	100.806	100.706
4.990	103.035	102.935	102.835	5.125	103.531	103.431	103.331	3.990	101.366	101.266	101.166	3.990	101.091	100.991	100.891
5.000	103.135	103.035	102.935	5.250	103.830	103.730	103.630	4.000	101.466	101.366	101.266	4.000	101.191	101.091	100.991
5.125	103.432	103.332	103.232	5.375	104.004	103.904	103.804	4.125	101.568	101.468	101.368	4.125	101.462	101.362	101.262
5.250	103.724	103.624	103.524	5.500	104.226	104.126	104.026	4.250	101.871	101.771	101.671	4.250	101.697	101.597	101.497
5.375	104.058	103.958	103.858	5.625	104.401	104.301	104.201	4.375	102.213	102.113	102.013	4.375	101.901	101.801	101.701
5.500	104.350	104.250	104.150	5.750	104.647	104.547	104.447	4.500	102.303	102.203	102.103	4.500	102.071	101.971	101.871
5.625	104.649	104.549	104.449	5.875	104.877	104.777	104.677	4.625	102.567	102.467	102.367	4.625	102.234	102.134	102.034
5.750	104.925	104.825	104.725	5.990	104.976	104.876	104.776	4.750	102.772	102.672	102.572	4.750	102.427	102.327	102.227
5.875	105.110	105.010	104.910	6.000	105.076	104.976	104.876	4.875	102.832	102.732	102.632	4.875	102.597	102.497	102.397
5.990	105.221	105.121	105.021	6.125	105.277	105.177	105.077	4.990	102.890	102.790	102.690	4.990	102.667	102.567	102.467
6.000	105.321	105.221	105.121	6.250	105.365	105.235	105.101	5.000	102.990	102.890	102.790	5.000	102.767	102.667	102.567
6.125	105.882	105.782	105.682	6.375	105.585	105.455	105.321	5.125	103.238	103.138	103.038	5.125	102.752	102.652	102.552
6.250	106.128	106.028	105.928	6.500	105.423	105.293	105.160	5.250	103.407	103.307	103.207	5.250	102.954	102.854	102.754
6.375	106.041	105.911	105.777	6.625	105.561	105.431	105.297	5.375	103.588	103.488	103.388	5.375	103.154	103.054	102.954

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	99.798	99.698	99.598	3.375	98.782	98.682	98.582
4.500	100.354	100.254	100.154	3.500	99.194	99.094	98.994
4.625	100.631	100.531	100.431	3.625	99.592	99.492	99.392
4.750	100.863	100.763	100.663	3.750	99.798	99.698	99.598
4.875	101.389	101.289	101.189	3.875	100.096	99.996	99.896
4.990	101.794	101.694	101.594	3.990	100.376	100.276	100.176
5.000	101.894	101.794	101.694	4.000	100.476	100.376	100.276
5.125	102.111	102.011	101.911	4.125	100.859	100.759	100.659
5.250	102.295	102.195	102.095	4.250	101.066	100.966	100.866
5.375	102.428	102.328	102.228	4.375	101.299	101.199	101.099
5.500	102.860	102.760	102.660	4.500	101.354	101.254	101.154
5.625	103.068	102.968	102.868	4.625	101.233	101.133	101.033
5.750	103.286	103.186	103.086	4.750	101.365	101.265	101.165
5.875	102.630	102.530	102.430	4.875	101.394	101.294	101.194
5.990	102.990	102.890	102.790	4.990	101.393	101.293	101.193
6.000	103.090	102.990	102.890	5.000	101.493	101.393	101.293
6.125	103.330	103.230	103.130	5.125	101.142	101.042	100.942
6.250	103.550	103.450	103.350	5.250	101.254	101.154	101.054
6.375	101.694	101.555	101.404	5.375	101.374	101.274	101.174

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	30 Day Lock Exp.:	2/6/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/21/2019
		60 Day Lock Exp.:	3/8/2019

W. Rate Sheet Dated: 1/7/2019 **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	102.576	102.476	102.376	4.250	101.228	101.128	101.028	3.750	100.627	100.527	99.946
4.875	103.026	102.926	102.826	4.375	101.747	101.647	101.547	3.875	101.094	100.994	99.954
4.990	103.268	103.168	103.068	4.500	102.222	102.122	102.022	3.990	101.366	101.266	99.890
5.000	103.368	103.268	103.168	4.625	102.368	102.268	102.168	4.000	101.466	101.366	99.990
5.125	103.477	103.377	103.277	4.750	102.825	102.725	102.625	4.125	101.721	101.621	99.836
5.250	103.908	103.808	103.708	4.875	103.275	103.175	103.075	4.250	101.980	101.880	99.816
5.375	104.219	104.119	104.019	4.990	103.440	103.340	103.240	4.375	102.252	102.152	99.796
5.500	104.480	104.380	104.280	5.000	103.540	103.440	103.340	4.500	102.307	102.207	99.776
5.625	104.566	104.466	104.366	5.125	103.496	103.388	103.296	4.625	102.570	102.470	99.736
5.750	104.916	104.816	104.716	5.250	103.801	103.695	103.601	4.750	102.706	102.606	99.696
5.875	105.151	105.051	104.951	5.375	104.021	103.920	103.821	4.875	103.070	102.970	99.656
5.990	105.255	105.155	105.055	5.500	104.221	104.120	104.021	4.990	102.995	102.895	99.516
6.000	105.355	105.255	105.155	5.625	104.352	104.252	104.152	5.000	103.095	102.995	99.616
6.125	105.385	105.271	105.152	5.750	104.666	104.566	104.466	5.125	103.375	103.275	99.566
6.250	105.643	105.533	105.415	5.875	105.083	104.983	104.883	5.250	103.675	103.575	99.546
6.375	106.415	106.315	106.215	5.990	105.268	105.168	105.068	5.375	103.999	103.899	99.526
6.500	106.310	106.210	106.110	6.000	105.368	105.268	105.168	5.500	102.408	102.308	99.506
6.625	106.796	106.696	106.596	6.125	104.871	104.754	104.635	5.625	102.778	102.678	99.486
6.750	107.152	107.052	106.952	6.250	105.240	105.128	105.010	5.750	103.093	102.993	99.466

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	101.298	101.198	101.098	3.750	100.069	99.969	99.388
4.875	101.748	101.648	101.548	3.875	100.536	100.436	99.396
4.990	101.990	101.890	101.790	3.990	100.308	100.208	98.832
5.000	102.090	101.990	101.890	4.000	100.408	100.308	98.932
5.125	101.827	101.727	101.627	4.125	100.663	100.563	98.778
5.250	102.258	102.158	102.058	4.250	100.922	100.822	98.758
5.375	102.569	102.469	102.369	4.375	101.194	101.094	98.738
5.500	102.830	102.730	102.630	4.500	100.650	100.550	98.119
5.625	102.623	102.523	102.423	4.625	100.913	100.813	98.079
5.750	102.973	102.873	102.773	4.750	101.049	100.949	98.039
5.875	103.208	103.108	103.008	4.875	101.413	101.313	97.999
5.990	103.312	103.212	103.112	4.990	100.838	100.738	97.359
6.000	103.412	103.312	103.212	5.000	100.938	100.838	97.459
6.125	102.588	102.474	102.355	5.125	#N/A	#N/A	#N/A
6.250	102.846	102.736	102.618	5.250	#N/A	#N/A	#N/A
6.375	103.468	103.368	103.268	5.375	#N/A	#N/A	#N/A
6.500	103.213	103.113	103.013	5.500	#N/A	#N/A	#N/A
6.625	103.549	103.449	103.349	5.625	#N/A	#N/A	#N/A
6.750	103.755	103.655	103.555	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.: **2/6/2019**
45 Day Lock Exp.: **2/21/2019**
60 Day Lock Exp.: **3/8/2019**

W. Rate Sheet Dated: **1/7/2019** **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	102.664	102.564	102.464	4.250	101.368	101.268	101.168	3.750	100.652	100.552	99.856	4.750	101.317	101.217	101.117	3.750	100.091	99.991	99.295
4.875	103.115	103.015	102.915	4.375	101.873	101.773	101.673	3.875	101.098	100.998	99.846	4.875	101.768	101.668	101.568	3.875	100.537	100.437	99.285
4.990	103.401	103.301	103.201	4.500	102.345	102.245	102.145	3.990	101.198	101.098	99.736	4.990	102.054	101.954	101.854	3.990	100.131	100.031	98.669
5.000	103.501	103.401	103.301	4.625	102.455	102.355	102.255	4.000	101.298	101.198	99.836	5.000	102.154	102.054	101.954	4.000	100.231	100.131	98.769
5.125	103.576	103.476	103.376	4.750	102.888	102.788	102.688	4.125	101.684	101.584	99.816	5.125	101.882	101.782	101.682	4.125	100.617	100.517	98.749
5.250	104.002	103.902	103.802	4.875	103.334	103.234	103.134	4.250	101.942	101.842	99.796	5.250	102.308	102.208	102.108	4.250	100.875	100.775	98.729
5.375	104.310	104.210	104.110	4.990	103.496	103.396	103.296	4.375	102.212	102.112	99.776	5.375	102.616	102.516	102.416	4.375	101.145	101.045	98.709
5.500	104.557	104.457	104.357	5.000	103.596	103.496	103.396	4.500	102.222	102.122	99.736	5.500	102.863	102.763	102.663	4.500	100.565	100.465	98.079
5.625	104.633	104.533	104.433	5.125	103.506	103.398	103.306	4.625	102.486	102.386	99.696	5.625	102.625	102.525	102.425	4.625	100.829	100.729	98.039
5.750	104.979	104.879	104.779	5.250	103.799	103.693	103.599	4.750	102.622	102.522	99.656	5.750	102.971	102.871	102.771	4.750	100.965	100.865	97.999
5.875	105.213	105.113	105.013	5.375	104.047	103.945	103.847	4.875	102.985	102.885	99.616	5.875	103.205	103.105	103.005	4.875	101.328	101.228	97.959
5.990	105.316	105.216	105.116	5.500	104.244	104.144	104.044	4.990	102.909	102.809	99.466	5.990	103.308	103.208	103.108	4.990	100.752	100.652	97.309
6.000	105.416	105.316	105.216	5.625	104.338	104.238	104.138	5.000	103.009	102.909	99.566	6.000	103.408	103.308	103.208	5.000	100.852	100.752	97.409
6.125	105.469	105.355	105.244	5.750	104.650	104.550	104.450	5.125	103.317	103.217	99.546	6.125	102.640	102.526	102.415	5.125	#N/A	#N/A	#N/A
6.250	105.725	105.615	105.504	5.875	105.065	104.965	104.865	5.250	103.615	103.515	99.526	6.250	102.912	102.802	102.691	5.250	#N/A	#N/A	#N/A
6.375	106.504	106.404	106.304	5.990	105.251	105.151	105.051	5.375	103.937	103.837	99.506	6.375	103.541	103.441	103.341	5.375	#N/A	#N/A	#N/A
6.500	106.330	106.230	106.130	6.000	105.351	105.251	105.151	5.500	102.372	102.272	99.486	6.500	103.217	103.117	103.017	5.500	#N/A	#N/A	#N/A
6.625	106.815	106.715	106.615	6.125	104.871	104.754	104.643	5.625	102.738	102.638	99.466	6.625	103.552	103.452	103.352	5.625	#N/A	#N/A	#N/A
6.750	107.170	107.070	106.970	6.250	105.239	105.127	105.016	5.750	103.051	102.951	99.446	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 - 97.00%
≥ 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.: **2/6/2019**

45 Day Lock Exp.: **2/21/2019**

60 Day Lock Exp.: **3/8/2019**

W. Rate Sheet Dated: **1/7/2019** **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									
	CLTV								
FICO	**<=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)