

W. Rate Sheet Dated: 1/8/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	100.936	100.786	100.636	4.000	100.387	100.237	100.087	2.375	95.097	94.947	94.797	3.125	97.439	97.289	97.139
4.125	101.436	101.286	101.136	4.125	100.752	100.602	100.452	2.500	94.047	93.897	93.747	3.250	97.531	97.381	97.231
4.250	101.913	101.813	101.713	4.250	101.155	101.055	100.955	2.625	94.947	94.797	94.647	3.375	97.934	97.784	97.634
4.375	102.404	102.304	102.204	4.375	101.533	101.433	101.333	2.750	97.222	97.072	96.922	3.500	98.295	98.145	97.995
4.500	102.887	102.787	102.687	4.500	101.903	101.803	101.703	2.875	97.828	97.678	97.528	3.625	98.671	98.521	98.371
4.625	103.286	103.186	103.086	4.625	102.189	102.089	101.989	3.000	98.206	98.056	97.906	Margin = 2.250		Index = 2.580	
4.750	103.411	103.311	103.186	4.750	102.138	102.038	101.913	3.125	98.655	98.505	98.355				
4.875	103.211	103.111	102.986	4.875	102.487	102.387	102.262	3.250	99.209	99.059	98.909				
5.000	103.816	103.716	103.591	5.000	102.798	102.698	102.573	3.375	99.655	99.505	99.355				
5.125	104.016	103.916	103.791	5.125	103.118	103.018	102.893	3.500	100.097	99.947	99.797				
5.250	103.546	103.389	103.249	5.250	102.739	102.583	102.443	3.625	100.540	100.390	100.240				
5.375	103.728	103.572	103.432	5.375	103.078	102.922	102.782	3.750	100.468	100.318	100.168				
5.500	103.973	103.817	103.676	5.500	103.390	103.233	103.093	3.875	100.902	100.752	100.602				
5.625	104.277	104.121	103.980	5.625	103.560	103.403	103.263	4.000	101.329	101.179	101.029				
5.750	104.012	103.912	103.812	5.750	102.621	102.721	102.621	4.125	101.672	101.522	101.372				
5.875	104.045	103.945	103.845	5.875	103.170	103.070	102.970	4.250	101.252	101.102	100.952				
6.000	104.390	104.290	104.190	6.000	103.481	103.381	103.281	4.375	101.607	101.457	101.307				
6.125	104.844	104.744	104.644	6.125	103.901	103.801	103.701	4.500	101.954	101.804	101.654				
6.250	105.144	104.940	104.840	6.250	104.201	103.998	103.898	4.625	102.218	102.068	101.918				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.736	99.586	99.436	4.000	99.387	99.237	99.087	2.375	94.097	93.947	93.797	3.125	96.439	96.289	96.139
4.125	100.236	100.086	99.936	4.125	99.752	99.602	99.452	2.500	93.047	92.897	92.747	3.250	96.531	96.381	96.231
4.250	100.663	100.563	100.463	4.250	100.155	100.055	99.955	2.625	93.947	93.797	93.647	3.375	96.934	96.784	96.634
4.375	101.154	101.054	100.954	4.375	100.533	100.433	100.333	2.750	96.222	96.072	95.922	3.500	97.295	97.145	96.995
4.500	101.637	101.537	101.437	4.500	100.903	100.803	100.703	2.875	96.828	96.678	96.528	3.625	97.671	97.521	97.371
4.625	102.036	101.936	101.836	4.625	101.189	101.089	100.989	3.000	97.206	97.056	96.906	Margin = 2.250		Index = 2.580	
4.750	102.161	102.061	101.936	4.750	101.138	101.038	100.913	3.125	97.655	97.505	97.355	30 Year OTC "Borrower Paid Only for USDA"			
4.875	102.161	102.061	101.936	4.875	101.487	101.387	101.262	3.250	98.209	98.059	97.909	Rate	30 Day	45 Day	60 Day
5.000	102.566	102.466	102.341	5.000	101.798	101.698	101.573	3.375	98.655	98.505	98.355	4.625	100.886	100.636	100.386
5.125	102.936	102.836	102.711	5.125	102.218	102.118	101.993	3.500	99.097	98.947	98.797	4.750	100.500	100.250	100.000
5.250	102.646	102.489	102.349	5.250	101.739	101.583	101.443	3.625	99.540	99.390	99.240	4.875	100.911	100.661	100.411
5.375	102.928	102.772	102.632	5.375	102.078	101.922	101.782	3.750	99.468	99.318	99.168	5.000	101.316	101.066	100.816
5.500	103.123	102.967	102.826	5.500	102.390	102.233	102.093	3.875	99.902	99.752	99.602	5.125	101.636	101.386	101.136
5.625	103.327	103.171	103.030	5.625	102.610	102.453	102.313	4.000	100.329	100.179	100.029	5.250	101.046	100.796	100.546
5.750	102.862	102.762	102.662	5.750	101.821	101.721	101.621	4.125	100.672	100.522	100.372	5.375	101.428	101.178	100.928
5.875	102.895	102.795	102.695	5.875	102.170	102.070	101.970	4.250	100.252	100.102	99.952	5.500	102.000	101.750	101.500
6.000	103.240	103.140	103.040	6.000	102.481	102.381	102.281	4.375	100.607	100.457	100.307	5.625	102.250	102.000	101.750
6.125	103.694	103.594	103.494	6.125	102.901	102.801	102.701	4.500	100.954	100.804	100.654	5.750	102.500	102.250	102.000
6.250	103.994	103.790	103.690	6.250	103.201	102.998	102.898	4.625	101.218	101.068	100.918	5.875	102.750	102.500	102.250

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

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	1/8/2019	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	100.061	99.811	99.561	4.875	99.767	99.517	99.267
5.125	100.786	100.536	100.286	5.125	100.498	100.248	99.998
5.375	100.578	100.328	100.078	5.375	100.358	100.108	99.858
5.625	101.377	101.127	100.877	5.625	101.090	100.840	100.590
5.875	100.920	100.670	100.420	5.875	100.450	100.200	99.950
6.000	101.265	101.015	100.765	6.000	100.761	100.511	100.261
6.125	101.719	101.469	101.219	6.125	101.181	100.931	100.681
6.250	102.750	102.500	102.250	6.250	102.793	102.543	102.293

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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		FHA ID# - 1358600006
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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/7/2019

45 Day Lock Exp.:

2/22/2019

60 Day Lock Exp.:

3/11/2019

W. Rate Sheet Dated: 1/8/2019

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	99.811	99.661	99.511	4.000	99.262	99.112	98.962	2.375	91.597	91.447	91.297	3.125	95.75	95.601	95.451
4.125	100.311	100.161	100.011	4.125	99.627	99.477	99.327	2.500	90.547	90.397	90.247	3.250	96.53	96.381	96.231
4.250	100.757	100.657	100.557	4.250	99.999	99.899	99.799	2.625	91.447	91.297	91.147	3.375	96.93	96.784	96.634
4.375	101.248	101.148	101.048	4.375	100.376	100.276	100.176	2.750	95.534	95.384	95.234	3.500	97.29	97.145	96.995
4.500	101.731	101.631	101.531	4.500	100.747	100.647	100.547	2.875	96.140	95.990	95.840	3.625	97.67	97.521	97.371
4.625	102.130	102.030	101.930	4.625	101.033	100.933	100.833	3.000	96.518	96.368	96.218	Margin = 2.250		Index = 2.580	
4.750	101.911	101.811	101.686	4.750	100.638	100.538	100.413	3.125	96.968	96.818	96.668				
4.875	101.711	101.611	101.486	4.875	100.987	100.887	100.762	3.250	98.209	98.059	97.909				
5.000	102.316	102.216	102.091	5.000	101.298	101.198	101.073	3.375	98.655	98.505	98.355				
5.125	102.516	102.416	102.291	5.125	101.618	101.518	101.393	3.500	99.097	98.947	98.797				
5.250	101.671	101.514	101.374	5.250	100.864	100.708	100.568	3.625	99.540	99.390	99.240				
5.375	101.853	101.697	101.557	5.375	101.203	101.047	100.907	3.750	99.343	99.193	99.043				
5.500	102.098	101.942	101.801	5.500	101.515	101.358	101.218	3.875	99.777	99.627	99.477				
5.625	102.402	102.246	102.105	5.625	101.685	101.528	101.388	4.000	100.204	100.054	99.904				
5.750	101.200	101.100	101.000	5.750	100.008	99.908	99.808	4.125	100.547	100.397	100.247				
5.875	101.232	101.132	101.032	5.875	100.357	100.257	100.157	4.250	100.096	99.946	99.796				
6.000	101.577	101.477	101.377	6.000	100.668	100.568	100.468	4.375	100.450	100.300	100.150				
6.125	102.031	101.931	101.831	6.125	101.088	100.988	100.888	4.500	100.798	100.648	100.498				
6.250	101.644	101.440	101.340	6.250	100.701	100.498	100.398	4.625	101.062	100.912	100.762				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.611	98.461	98.311	4.000	98.262	98.112	97.962	2.375	92.347	92.197	92.047	3.125	94.751	94.601	94.451
4.125	99.111	98.961	98.811	4.125	98.627	98.477	98.327	2.500	91.297	91.147	90.997	3.250	95.531	95.381	95.231
4.250	99.507	99.407	99.307	4.250	98.999	98.899	98.799	2.625	92.197	92.047	91.897	3.375	95.934	95.784	95.634
4.375	99.998	99.898	99.798	4.375	99.376	99.276	99.176	2.750	95.316	95.166	95.016	3.500	96.295	96.145	95.995
4.500	100.481	100.381	100.281	4.500	99.747	99.647	99.547	2.875	95.921	95.771	95.621	3.625	96.671	96.521	96.371
4.625	100.880	100.780	100.680	4.625	100.033	99.933	99.833	3.000	96.299	96.149	95.999	Margin = 2.250		Index = 2.580	
4.750	100.661	100.561	100.436	4.750	99.638	99.538	99.413	3.125	96.749	96.599	96.449	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.661	100.561	100.436	4.875	99.987	99.887	99.762	3.250	97.115	96.965	96.815	Rate	30 Day	45 Day	60 Day
5.000	101.066	100.966	100.841	5.000	100.298	100.198	100.073	3.375	97.561	97.411	97.261	4.625	99.730	99.480	99.230
5.125	101.436	101.336	101.211	5.125	100.718	100.618	100.493	3.500	98.003	97.853	97.703	4.750	99.000	98.750	98.500
5.250	100.771	100.614	100.474	5.250	99.864	99.708	99.568	3.625	98.447	98.297	98.147	4.875	99.411	99.161	98.911
5.375	101.053	100.897	100.757	5.375	100.203	100.047	99.907	3.750	98.218	98.068	97.918	5.000	99.816	99.566	99.316
5.500	101.248	101.092	100.951	5.500	100.515	100.358	100.218	3.875	98.652	98.502	98.352	5.125	100.136	99.886	99.636
5.625	101.452	101.296	101.155	5.625	100.735	100.578	100.438	4.000	99.079	98.929	98.779	5.250	99.171	98.921	98.671
5.750	100.050	99.950	99.850	5.750	99.008	98.908	98.808	4.125	99.422	99.272	99.122	5.375	99.553	99.303	99.053
5.875	100.082	99.982	99.882	5.875	99.357	99.257	99.157	4.250	98.689	98.539	98.389	5.500	100.125	99.875	99.625
6.000	100.427	100.327	100.227	6.000	99.668	99.568	99.468	4.375	99.044	98.894	98.744	5.625	100.375	100.125	99.875
6.125	100.881	100.781	100.681	6.125	100.088	99.988	99.888	4.500	99.392	99.242	99.092	5.750	99.687	99.437	99.187
6.250	100.494	100.290	100.190	6.250	99.701	99.498	99.398	4.625	99.656	99.506	99.356	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

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	98.561	98.311	98.061	4.875	98.267	98.017	97.767
5.125	99.286	99.036	98.786	5.125	98.998	98.748	98.498
5.375	98.703	98.453	98.203	5.375	98.483	98.233	97.983
5.625	99.502	99.252	99.002	5.625	99.215	98.965	98.715
5.875	98.107	97.857	97.607	5.875	97.637	97.387	97.137
6.000	98.452	98.202	97.952	6.000	97.948	97.698	97.448
6.125	98.906	98.656	98.406	6.125	98.368	98.118	97.868
6.250	99.250	99.000	98.750	6.250	99.293	99.043	98.793
Lender paid price cap after comp plan = 100.000							

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:	1/8/2019 5.250%

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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/7/2019

45 Day Lock Exp.:

2/22/2019

60 Day Lock Exp.:

3/11/2019

W. Rate Sheet Dated: 1/8/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	100.938	100.838	100.738	4.625	101.919	101.819	101.719	3.375	99.093	98.993	98.893	3.375	98.890	98.790	98.690
4.500	101.412	101.312	101.212	4.750	102.421	102.321	102.221	3.500	99.588	99.488	99.388	3.500	99.216	99.116	99.016
4.625	101.855	101.755	101.655	4.875	102.842	102.742	102.642	3.625	100.009	99.909	99.809	3.625	99.531	99.431	99.331
4.750	102.175	102.075	101.975	4.990	102.965	102.865	102.765	3.750	100.587	100.487	100.387	3.750	100.394	100.294	100.194
4.875	102.625	102.525	102.425	5.000	103.065	102.965	102.865	3.875	101.053	100.953	100.853	3.875	100.701	100.601	100.501
4.990	102.800	102.700	102.600	5.125	103.298	103.198	103.098	3.990	101.325	101.225	101.125	3.990	100.885	100.785	100.685
5.000	102.900	102.800	102.700	5.250	103.718	103.618	103.518	4.000	101.425	101.325	101.225	4.000	100.985	100.885	100.785
5.125	103.195	103.095	102.995	5.375	103.891	103.791	103.691	4.125	101.363	101.263	101.163	4.125	101.257	101.157	101.057
5.250	103.611	103.511	103.411	5.500	104.116	104.016	103.916	4.250	101.668	101.568	101.468	4.250	101.492	101.392	101.292
5.375	103.945	103.845	103.745	5.625	104.288	104.188	104.088	4.375	102.008	101.908	101.808	4.375	101.696	101.596	101.496
5.500	104.237	104.137	104.037	5.750	104.599	104.499	104.399	4.500	102.146	102.046	101.946	4.500	101.923	101.823	101.723
5.625	104.540	104.440	104.340	5.875	104.829	104.729	104.629	4.625	102.518	102.418	102.318	4.625	102.153	102.053	101.953
5.750	104.878	104.778	104.678	5.990	104.929	104.829	104.729	4.750	102.723	102.623	102.523	4.750	102.347	102.247	102.147
5.875	105.062	104.962	104.862	6.000	105.029	104.929	104.829	4.875	102.783	102.683	102.583	4.875	102.517	102.417	102.317
5.990	105.174	105.074	104.974	6.125	105.229	105.129	105.029	4.990	102.844	102.744	102.644	4.990	102.587	102.487	102.387
6.000	105.274	105.174	105.074	6.250	105.325	105.225	105.125	5.000	102.944	102.844	102.744	5.000	102.687	102.587	102.487
6.125	105.835	105.735	105.635	6.375	105.545	105.445	105.345	5.125	103.156	103.056	102.956	5.125	102.670	102.570	102.470
6.250	106.080	105.980	105.880	6.500	105.384	105.284	105.184	5.250	103.325	103.225	103.125	5.250	102.871	102.771	102.671
6.375	106.001	105.871	105.737	6.625	105.521	105.391	105.257	5.375	103.505	103.405	103.305	5.375	103.072	102.972	102.872

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	99.407	99.307	99.207	3.375	98.462	98.362	98.262
4.500	99.964	99.864	99.764	3.500	98.873	98.773	98.673
4.625	100.241	100.141	100.041	3.625	99.272	99.172	99.072
4.750	100.620	100.520	100.420	3.750	99.485	99.385	99.285
4.875	101.154	101.054	100.954	3.875	99.888	99.788	99.688
4.990	101.557	101.457	101.357	3.990	100.171	100.071	99.971
5.000	101.657	101.557	101.457	4.000	100.271	100.171	100.071
5.125	101.874	101.774	101.674	4.125	100.654	100.554	100.454
5.250	102.058	101.958	101.858	4.250	100.861	100.761	100.661
5.375	102.316	102.216	102.116	4.375	101.094	100.994	100.894
5.500	102.750	102.650	102.550	4.500	101.153	101.053	100.953
5.625	102.956	102.856	102.756	4.625	101.153	101.053	100.953
5.750	103.173	103.073	102.973	4.750	101.284	101.184	101.084
5.875	102.583	102.483	102.383	4.875	101.314	101.214	101.114
5.990	102.941	102.841	102.741	4.990	101.316	101.216	101.116
6.000	103.041	102.941	102.841	5.000	101.416	101.316	101.216
6.125	103.282	103.182	103.082	5.125	101.060	100.960	100.860
6.250	103.506	103.406	103.306	5.250	101.171	101.071	100.971
6.375	101.654	101.514	101.363	5.375	101.292	101.192	101.092

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

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 applicable to detached condominiums or site condominiums								*Not
applicable on MH Advantage Properties (SFR 859 is required)								**Not

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% - 95.00%	-0.500	-0.250
65.01% - 75.00%	80.01% - 95.00%	-0.750	-0.500
75.01% - 95.00%	90.01% - 95.00%	-1.000	-0.750
75.01% - 90.00%	76.01% - 90.00%	-1.000	-0.750
≤ 95.00%	95.01% - 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

HomeReady LLPAs*	
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 LLPAs: 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)
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.:

2/7/2019

45 Day Lock Exp.:

2/22/2019

60 Day Lock Exp.:

3/11/2019

W. Rate Sheet Dated: 1/8/2019

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	102.352	102.252	102.152	4.250	100.992	100.892	100.792	3.750	100.587	100.487	100.165	
4.875	102.816	102.716	102.616	4.375	101.516	101.416	101.316	3.875	101.053	100.953	100.169	
4.990	103.135	103.035	102.935	4.500	102.001	101.901	101.801	3.990	101.325	101.225	100.005	
5.000	103.235	103.135	103.035	4.625	102.222	102.122	102.022	4.000	101.425	101.325	100.105	
5.125	103.398	103.298	103.198	4.750	102.687	102.587	102.487	4.125	101.566	101.466	99.836	
5.250	103.837	103.737	103.637	4.875	103.145	103.045	102.945	4.250	101.827	101.727	99.816	
5.375	104.154	104.054	103.954	4.990	103.313	103.213	103.113	4.375	102.101	102.001	99.796	
5.500	104.418	104.318	104.218	5.000	103.413	103.313	103.213	4.500	102.197	102.097	99.776	
5.625	104.581	104.481	104.381	5.125	103.420	103.312	103.220	4.625	102.463	102.363	99.736	
5.750	104.936	104.836	104.736	5.250	103.731	103.625	103.531	4.750	102.602	102.502	99.696	
5.875	105.175	105.075	104.975	5.375	103.956	103.853	103.756	4.875	102.970	102.870	99.656	
5.990	105.283	105.183	105.083	5.500	104.159	104.059	103.959	4.990	102.885	102.785	99.516	
6.000	105.383	105.283	105.183	5.625	104.363	104.263	104.163	5.000	102.985	102.885	99.616	
6.125	105.402	105.287	105.168	5.750	104.684	104.584	104.484	5.125	103.268	103.168	99.566	
6.250	105.662	105.552	105.433	5.875	105.110	105.010	104.910	5.250	103.571	103.471	99.546	
6.375	106.425	106.325	106.225	5.990	105.298	105.198	105.098	5.375	103.901	103.801	99.526	
6.500	106.322	106.222	106.122	6.000	105.398	105.298	105.198	5.500	102.313	102.213	99.506	
6.625	106.811	106.711	106.611	6.125	104.886	104.769	104.650	5.625	102.689	102.589	99.486	
6.750	107.169	107.069	106.969	6.250	105.260	105.147	105.028	5.750	103.012	102.912	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	101.072	100.972	100.872	3.750	100.035	99.935	99.613		
4.875	101.536	101.436	101.336	3.875	100.501	100.401	99.617		
4.990	101.855	101.755	101.655	3.990	100.260	100.160	98.940		
5.000	101.955	101.855	101.755	4.000	100.360	100.260	99.040		
5.125	101.774	101.674	101.574	4.125	100.501	100.401	98.771		
5.250	102.213	102.113	102.013	4.250	100.762	100.662	98.751		
5.375	102.530	102.430	102.330	4.375	101.036	100.936	98.731		
5.500	102.794	102.694	102.594	4.500	100.540	100.440	98.119		
5.625	102.584	102.484	102.384	4.625	100.806	100.706	98.079		
5.750	102.939	102.839	102.739	4.750	100.945	100.845	98.039		
5.875	103.178	103.078	102.978	4.875	101.313	101.213	97.999		
5.990	103.286	103.186	103.086	4.990	100.728	100.628	97.359		
6.000	103.386	103.286	103.186	5.000	100.828	100.728	97.459		
6.125	102.620	102.505	102.386	5.125	#N/A	#N/A	#N/A		
6.250	102.880	102.770	102.651	5.250	#N/A	#N/A	#N/A		
6.375	103.493	103.393	103.293	5.375	#N/A	#N/A	#N/A		
6.500	103.240	103.140	103.040	5.500	#N/A	#N/A	#N/A		
6.625	103.579	103.479	103.379	5.625	#N/A	#N/A	#N/A		
6.750	103.787	103.687	103.587	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	-0.250	-0.500	-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	-2.500	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

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

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125
≤ 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.			
For use by mortgage professionals only and should not be distributed to borrowers.			

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

2/7/2019

45 Day Lock Exp.:

2/22/2019

60 Day Lock Exp.:

3/11/2019

W. Rate Sheet Dated: 1/8/2019

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	102.501	102.401	102.301	4.250	101.228	101.128	101.028	3.750	100.537	100.437	99.856	4.750	101.223	101.123	101.023	3.750	99.979	99.879	99.298
4.875	102.957	102.857	102.757	4.375	101.747	101.647	101.547	3.875	100.996	100.896	99.856	4.875	101.679	101.579	101.479	3.875	100.438	100.338	99.298
4.990	103.268	103.168	103.068	4.500	102.222	102.122	102.022	3.990	101.222	101.122	99.746	4.990	101.990	101.890	101.790	3.990	100.164	100.064	98.688
5.000	103.368	103.268	103.168	4.625	102.368	102.268	102.168	4.000	101.322	101.222	99.846	5.000	102.090	101.990	101.890	4.000	100.264	100.164	98.788
5.125	103.477	103.377	103.277	4.750	102.825	102.725	102.625	4.125	101.721	101.621	99.836	5.125	101.827	101.727	101.627	4.125	100.663	100.563	98.778
5.250	103.908	103.808	103.708	4.875	103.275	103.175	103.075	4.250	101.980	101.880	99.816	5.250	102.258	102.158	102.058	4.250	100.922	100.822	98.758
5.375	104.219	104.119	104.019	4.990	103.440	103.340	103.240	4.375	102.252	102.152	99.796	5.375	102.569	102.469	102.369	4.375	101.194	101.094	98.738
5.500	104.480	104.380	104.280	5.000	103.540	103.440	103.340	4.500	102.307	102.207	99.776	5.500	102.830	102.730	102.630	4.500	100.650	100.550	98.119
5.625	104.566	104.466	104.366	5.125	103.496	103.388	103.296	4.625	102.570	102.470	99.736	5.625	102.623	102.523	102.423	4.625	100.913	100.813	98.079
5.750	104.916	104.816	104.716	5.250	103.801	103.695	103.601	4.750	102.706	102.606	99.696	5.750	102.973	102.873	102.773	4.750	101.049	100.949	98.039
5.875	105.151	105.051	104.951	5.375	104.021	103.920	103.821	4.875	103.070	102.970	99.656	5.875	103.208	103.108	103.008	4.875	101.413	101.313	97.999
5.990	105.255	105.155	105.055	5.500	104.221	104.120	104.021	4.990	102.995	102.895	99.516	5.990	103.312	103.212	103.112	4.990	100.838	100.738	97.359
6.000	105.355	105.255	105.155	5.625	104.352	104.252	104.152	5.000	103.095	102.995	99.616	6.000	103.412	103.312	103.212	5.000	100.938	100.838	97.459
6.125	105.385	105.271	105.152	5.750	104.666	104.566	104.466	5.125	103.375	103.275	99.566	6.125	102.588	102.474	102.355	5.125	#N/A	#N/A	#N/A
6.250	105.643	105.533	105.415	5.875	105.083	104.983	104.883	5.250	103.675	103.575	99.546	6.250	102.846	102.736	102.618	5.250	#N/A	#N/A	#N/A
6.375	106.415	106.315	106.215	5.990	105.268	105.168	105.068	5.375	103.999	103.899	99.526	6.375	103.468	103.368	103.268	5.375	#N/A	#N/A	#N/A
6.500	106.310	106.210	106.110	6.000	105.368	105.268	105.168	5.500	102.408	102.308	99.506	6.500	103.213	103.113	103.013	5.500	#N/A	#N/A	#N/A
6.625	106.796	106.696	106.596	6.125	104.871	104.754	104.635	5.625	102.778	102.678	99.486	6.625	103.549	103.449	103.349	5.625	#N/A	#N/A	#N/A
6.750	107.152	107.052	106.952	6.250	105.240	105.128	105.010	5.750	103.093	102.993	99.466	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 - 97.00%	
≥ 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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/7/2019

45 Day Lock Exp.: 2/22/2019

60 Day Lock Exp.: 3/11/2019

W. Rate Sheet Dated: 1/8/2019

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	99.013	98.888	98.763	
4.375	99.427	99.302	99.177	
4.500	99.810	99.685	99.560	
4.625	100.174	100.049	99.924	
4.750	100.489	100.364	100.239	
4.875	100.743	100.618	100.493	
5.000	101.042	100.917	100.792	
5.125	101.265	101.140	101.015	
5.250	101.540	101.415	101.290	
5.375	101.771	101.646	101.521	
5.500	102.038	101.913	101.788	
5.625	102.189	102.064	101.939	
5.750	102.341	102.216	102.091	

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	98.778	98.653	98.528	
3.875	99.290	99.165	99.040	
4.000	99.684	99.559	99.434	
4.125	100.115	99.990	99.865	
4.250	100.358	100.233	100.108	
4.375	100.579	100.454	100.329	
4.500	100.781	100.656	100.531	
4.625	100.961	100.836	100.711	
4.750	101.121	100.996	100.871	
4.875	101.321	101.196	101.071	
5.000	101.591	101.466	101.341	

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	98.535	98.410	98.285	
3.625	99.056	98.931	98.806	
3.750	99.588	99.463	99.338	
3.875	100.123	99.998	99.873	
4.000	100.566	100.441	100.316	
4.125	100.941	100.816	100.691	
4.250	101.248	101.123	100.998	
4.375	101.532	101.407	101.282	
4.500	101.800	101.675	101.550	
4.625	102.130	102.005	101.880	
4.750	102.393	102.268	102.143	
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	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
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

¹Full Am. ²ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received & U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline †IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

For use by mortgage professionals only and should not be distributed to borrowers.

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)