AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/8/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/25/2019
		60 Day Lock Exp.:	3/11/2019

W. Rate Sheet Dated: 1/9/2019 **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	100.967	100.817	100.667	4.000	100.418	100.268	100.118	2.375	95.082	94.932	94.782	3.125	97.439	97.289	97.139
4.125	101.467	101.317	101.167	4.125	100.783	100.633	100.483	2.500	94.031	93.881	93.731	3.250	97.531	97.381	97.231
4.250	101.898	101.798	101.688	4.250	101.140	101.040	100.930	2.625	94.931	94.781	94.631	3.375	97.934	97.784	97.634
4.375	102.388	102.288	102.179	4.375	101.517	101.417	101.308	2.750	97.210	97.060	96.910	3.500	98.295	98.145	97.995
4.500	102.871	102.771	102.662	4.500	101.887	101.787	101.678	2.875	97.816	97.666	97.516	3.625	98.671	98.521	98.371
4.625	103.270	103.170	103.061	4.625	102.174	102.074	101.964	3.000	98.194	98.044	97.894	Margin = 2.250		Index = 2.580	
4.750	103.395	103.295	103.155	4.750	102.091	101.991	101.851	3.125	98.643	98.493	98.343				
4.875	103.165	103.065	102.924	4.875	102.440	102.340	102.200	3.250	99.213	99.063	98.913				
5.000	103.769	103.669	103.528	5.000	102.751	102.651	102.511	3.375	99.659	99.509	99.359				
5.125	103.969	103.869	103.728	5.125	103.071	102.971	102.831	3.500	100.100	99.950	99.800				
5.250	103.358	103.124	102.968	5.250	102.552	102.318	102.161	3.625	100.544	100.394	100.244				
5.375	103.541	103.307	103.150	5.375	102.891	102.657	102.500	3.750	100.437	100.287	100.137				
5.500	103.786	103.551	103.395	5.500	103.202	102.968	102.811	3.875	100.871	100.721	100.571				
5.625	104.090	103.855	103.699	5.625	103.372	103.138	102.981	4.000	101.298	101.148	100.998				
5.750	104.215	104.115	103.943	5.750	103.024	102.924	102.752	4.125	101.640	101.490	101.340				
5.875	104.248	104.148	103.976	5.875	103.373	103.273	103.101	4.250	101.256	101.106	100.956				
6.000	104.593	104.493	104.321	6.000	103.684	103.584	103.412	4.375	101.610	101.460	101.310				
6.125	105.047	104.947	104.775	6.125	104.104	104.004	103.832	4.500	101.958	101.808	101.658				
6.250	105.347	105.247	105.147	6.250	104.404	104.304	104.204	4.625	102.222	102.072	101.922				

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	99.767	99.617	99.467	4.000	99.418	99.268	99.118	2.375	94.082	93.932	93.782	3.125	96.439	96.289	96.139
4.125	100.267	100.117	99.967	4.125	99.783	99.633	99.483	2.500	93.031	92.881	92.731	3.250	96.531	96.381	96.231
4.250	100.648	100.548	100.438	4.250	100.140	100.040	99.930	2.625	93.931	93.781	93.631	3.375	96.934	96.784	96.634
4.375	101.138	101.038	100.929	4.375	100.517	100.417	100.308	2.750	96.210	96.060	95.910	3.500	97.295	97.145	96.995
4.500	101.621	101.521	101.412	4.500	100.887	100.787	100.678	2.875	96.816	96.666	96.516	3.625	97.671	97.521	97.371
4.625	102.020	101.920	101.811	4.625	101.174	101.074	100.964	3.000	97.194	97.044	96.894	Margin = 2.250		Index = 2.580	
4.750	102.145	102.045	101.905	4.750	101.091	100.991	100.851	3.125	97.643	97.493	97.343	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.115	102.015	101.874	4.875	101.440	101.340	101.200	3.250	98.213	98.063	97.913	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.519	102.419	102.278	5.000	101.751	101.651	101.511	3.375	98.659	98.509	98.359	4.625	100.870	100.620	100.370
5.125	102.889	102.789	102.648	5.125	102.171	102.071	101.931	3.500	99.100	98.950	98.800	4.750	100.454	100.204	99.954
5.250	102.458	102.224	102.068	5.250	101.552	101.318	101.161	3.625	99.544	99.394	99.244	4.875	100.865	100.615	100.365
5.375	102.741	102.507	102.350	5.375	101.891	101.657	101.500	3.750	99.437	99.287	99.137	5.000	101.269	101.019	100.769
5.500	102.936	102.701	102.545	5.500	102.202	101.968	101.811	3.875	99.871	99.721	99.571	5.125	101.589	101.339	101.089
5.625	103.140	102.905	102.749	5.625	102.422	102.188	102.031	4.000	100.298	100.148	99.998	5.250	100.858	100.608	100.358
5.750	103.065	102.965	102.793	5.750	102.024	101.924	101.752	4.125	100.640	100.490	100.340	5.375	101.241	100.991	100.741
5.875	103.098	102.998	102.826	5.875	102.373	102.273	102.101	4.250	100.256	100.106	99.956	5.500	102.000	101.750	101.500
6.000	103.443	103.343	103.171	6.000	102.684	102.584	102.412	4.375	100.610	100.460	100.310	5.625	102.250	102.000	101.750
6.125	103.897	103.797	103.625	6.125	103.104	103.004	102.832	4.500	100.958	100.808	100.658	5.750	102.500	102.250	102.000
6.250	104.197	104.097	103.997	6.250	103.404	103.304	103.204	4.625	101.222	101.072	100.922	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:	1/9/2019	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	100.015	99.765	99.515	4.875	99.720	99.470	99.220
5.125	100.739	100.489	100.239	5.125	100.451	100.201	99.951
5.375	100.391	100.141	99.891	5.375	100.171	99.921	99.671
5.625	101.190	100.940	100.690	5.625	100.902	100.652	100.402
5.875	101.123	100.873	100.623	5.875	100.653	100.403	100.153
6.000	101.468	101.218	100.968	6.000	100.964	100.714	100.464
6.125	101.922	101.672	101.422	6.125	101.384	101.134	100.884
6.250	102.750	102.500	102.250	6.250	102.825	102.575	102.325
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.:	2/8/2019
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	2/25/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	3/11/2019

W. Rate Sheet Dated: **1/9/2019** **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	99.498	99.348	99.198	4.000	98.949	98.799	98.649	2.375	91.582	91.432	91.282	3.125	95.75	95.601	95.451
4.125	99.998	99.848	99.698	4.125	99.315	99.165	99.015	2.500	90.531	90.381	90.231	3.250	96.53	96.381	96.231
4.250	100.460	100.360	100.251	4.250	99.702	99.602	99.493	2.625	91.431	91.281	91.131	3.375	96.93	96.784	96.634
4.375	100.951	100.851	100.741	4.375	100.079	99.979	99.870	2.750	95.523	95.373	95.223	3.500	97.29	97.145	96.995
4.500	101.434	101.334	101.224	4.500	100.450	100.350	100.240	2.875	96.128	95.978	95.828	3.625	97.67	97.521	97.371
4.625	101.833	101.733	101.623	4.625	100.736	100.636	100.527	3.000	96.506	96.356	96.206	Margin = 2.250		Index = 2.580	
4.750	101.645	101.545	101.405	4.750	100.341	100.241	100.101	3.125	96.956	96.806	96.656				
4.875	101.415	101.315	101.174	4.875	100.690	100.590	100.450	3.250	98.213	98.063	97.913				
5.000	102.019	101.919	101.778	5.000	101.001	100.901	100.761	3.375	98.659	98.509	98.359				
5.125	102.219	102.119	101.978	5.125	101.321	101.221	101.081	3.500	99.100	98.950	98.800				
5.250	101.327	101.093	100.936	5.250	100.521	100.286	100.130	3.625	99.544	99.394	99.244				
5.375	101.510	101.275	101.119	5.375	100.860	100.625	100.469	3.750	98.968	98.818	98.668				
5.500	101.755	101.520	101.364	5.500	101.171	100.936	100.780	3.875	99.402	99.252	99.102				
5.625	102.058	101.824	101.668	5.625	101.341	101.106	100.950	4.000	99.829	99.679	99.529				
5.750	101.684	101.584	101.412	5.750	100.493	100.393	100.221	4.125	100.172	100.022	99.872				
5.875	101.717	101.617	101.445	5.875	100.842	100.742	100.570	4.250	99.818	99.668	99.518				
6.000	102.062	101.962	101.790	6.000	101.153	101.053	100.881	4.375	100.173	100.023	99.873				
6.125	102.515	102.415	102.244	6.125	101.573	101.473	101.301	4.500	100.521	100.371	100.221				
6.250	101.847	101.747	101.647	6.250	100.904	100.804	100.704	4.625	100.785	100.635	100.485				

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	98.298	98.148	97.998	4.000	97.949	97.799	97.649	2.375	92.332	92.182	92.032	3.125	94.751	94.601	94.451
4.125	98.798	98.648	98.498	4.125	98.315	98.165	98.015	2.500	91.281	91.131	90.981	3.250	95.531	95.381	95.231
4.250	99.210	99.110	99.001	4.250	98.702	98.602	98.493	2.625	92.181	92.031	91.881	3.375	95.934	95.784	95.634
4.375	99.701	99.601	99.491	4.375	99.079	98.979	98.870	2.750	95.304	95.154	95.004	3.500	96.295	96.145	95.995
4.500	100.184	100.084	99.974	4.500	99.450	99.350	99.240	2.875	95.910	95.760	95.610	3.625	96.671	96.521	96.371
4.625	100.583	100.483	100.373	4.625	99.736	99.636	99.527	3.000	96.288	96.138	95.988	Margin = 2.250		Index = 2.580	
4.750	100.395	100.295	100.155	4.750	99.341	99.241	99.101	3.125	96.737	96.587	96.437	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.365	100.265	100.124	4.875	99.690	99.590	99.450	3.250	97.119	96.969	96.819	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.769	100.669	100.528	5.000	100.001	99.901	99.761	3.375	97.565	97.415	97.265	4.625	99.433	99.183	98.933
5.125	101.139	101.039	100.898	5.125	100.421	100.321	100.181	3.500	98.007	97.857	97.707	4.750	98.704	98.454	98.204
5.250	100.427	100.193	100.036	5.250	99.521	99.286	99.130	3.625	98.451	98.301	98.151	4.875	99.115	98.865	98.615
5.375	100.710	100.475	100.319	5.375	99.860	99.625	99.469	3.750	98.187	98.037	97.887	5.000	99.519	99.269	99.019
5.500	100.905	100.670	100.514	5.500	100.171	99.936	99.780	3.875	98.621	98.471	98.321	5.125	99.839	99.589	99.339
5.625	101.108	100.874	100.718	5.625	100.391	100.156	100.000	4.000	99.048	98.898	98.748	5.250	98.827	98.577	98.327
5.750	100.534	100.434	100.262	5.750	99.493	99.393	99.221	4.125	99.390	99.240	99.090	5.375	99.210	98.960	98.710
5.875	100.567	100.467	100.295	5.875	99.842	99.742	99.570	4.250	98.693	98.543	98.393	5.500	99.968	99.718	99.468
6.000	100.912	100.812	100.640	6.000	100.153	100.053	99.881	4.375	99.048	98.898	98.748	5.625	100.218	99.968	99.718
6.125	101.365	101.265	101.094	6.125	100.573	100.473	100.301	4.500	99.396	99.246	99.096	5.750	99.969	99.719	99.469
6.250	100.697	100.597	100.497	6.250	99.904	99.804	99.704	4.625	99.660	99.510	99.360	5.875	100.219	99.969	99.719

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:	1/9/2019	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	98.265	98.015	97.765	4.875	97.970	97.720	97.470
5.125	98.989	98.739	98.489	5.125	98.701	98.451	98.201
5.375	98.360	98.110	97.860	5.375	98.140	97.890	97.640
5.625	99.158	98.908	98.658	5.625	98.871	98.621	98.371
5.875	98.592	98.342	98.092	5.875	98.122	97.872	97.622
6.000	98.937	98.687	98.437	6.000	98.433	98.183	97.933
6.125	99.390	99.140	98.890	6.125	98.853	98.603	98.353
6.250	99.250	99.000	98.750	6.250	99.325	99.075	98.825
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

For use by mortgage professionals only and should not be distributed to borrowers. Tax Service Fee = $80.00 "FHA only" (IA & ME exempt)

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/8/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/25/2019
		60 Day Lock Exp.:	3/11/2019

W. Rate Sheet Dated: 1/9/2019 **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	100.563	100.463	100.363	4.625	101.805	101.705	101.605	3.375	98.731	98.631	98.531	3.375	98.871	98.771	98.671
4.500	101.037	100.937	100.837	4.750	102.310	102.210	102.110	3.500	99.279	99.179	99.079	3.500	99.199	99.099	98.999
4.625	101.480	101.380	101.280	4.875	102.733	102.633	102.533	3.625	99.723	99.623	99.523	3.625	99.514	99.414	99.314
4.750	102.002	101.902	101.802	4.990	102.856	102.756	102.656	3.750	100.134	100.034	99.934	3.750	100.341	100.241	100.141
4.875	102.548	102.448	102.348	5.000	102.956	102.856	102.756	3.875	100.750	100.650	100.550	3.875	100.650	100.550	100.450
4.990	102.784	102.684	102.584	5.125	103.318	103.218	103.118	3.990	101.067	100.967	100.867	3.990	100.835	100.735	100.635
5.000	102.884	102.784	102.684	5.250	103.762	103.662	103.562	4.000	101.167	101.067	100.967	4.000	100.935	100.835	100.735
5.125	103.181	103.081	102.981	5.375	103.937	103.837	103.737	4.125	101.314	101.214	101.114	4.125	101.208	101.108	101.008
5.250	103.624	103.524	103.424	5.500	104.160	104.060	103.960	4.250	101.620	101.520	101.420	4.250	101.444	101.344	101.244
5.375	103.959	103.859	103.759	5.625	104.336	104.236	104.136	4.375	101.962	101.862	101.762	4.375	101.657	101.557	101.457
5.500	104.252	104.152	104.052	5.750	104.629	104.517	104.409	4.500	102.106	102.006	101.906	4.500	101.883	101.783	101.683
5.625	104.556	104.456	104.356	5.875	104.860	104.749	104.640	4.625	102.479	102.379	102.279	4.625	102.114	102.014	101.914
5.750	104.907	104.807	104.707	5.990	104.961	104.850	104.741	4.750	102.685	102.585	102.485	4.750	102.309	102.209	102.109
5.875	105.093	104.993	104.893	6.000	105.061	104.950	104.841	4.875	102.746	102.646	102.546	4.875	102.480	102.380	102.280
5.990	105.203	105.103	105.003	6.125	105.259	105.147	105.038	4.990	102.805	102.705	102.605	4.990	102.552	102.452	102.352
6.000	105.303	105.203	105.103	6.250	105.442	105.311	105.177	5.000	102.905	102.805	102.705	5.000	102.652	102.552	102.452
6.125	105.868	105.768	105.668	6.375	105.662	105.531	105.397	5.125	103.136	103.036	102.936	5.125	102.650	102.550	102.450
6.250	106.114	106.014	105.914	6.500	105.500	105.369	105.235	5.250	103.305	103.205	103.105	5.250	102.853	102.753	102.653
6.375	106.119	105.988	105.854	6.625	105.642	105.511	105.377	5.375	103.486	103.386	103.286	5.375	103.052	102.952	102.852

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	99.423	99.323	99.223	3.375	98.443	98.343	98.243
4.500	99.985	99.885	99.785	3.500	98.856	98.756	98.656
4.625	100.261	100.161	100.061	3.625	99.255	99.155	99.055
4.750	100.602	100.502	100.402	3.750	99.462	99.362	99.262
4.875	101.138	101.038	100.938	3.875	99.840	99.740	99.640
4.990	101.543	101.443	101.343	3.990	100.121	100.021	99.921
5.000	101.643	101.543	101.443	4.000	100.221	100.121	100.021
5.125	101.862	101.762	101.662	4.125	100.605	100.505	100.405
5.250	102.047	101.947	101.847	4.250	100.813	100.713	100.613
5.375	102.330	102.230	102.130	4.375	101.048	100.948	100.848
5.500	102.765	102.665	102.565	4.500	101.104	101.004	100.904
5.625	102.975	102.875	102.775	4.625	101.114	101.014	100.914
5.750	103.193	103.093	102.993	4.750	101.247	101.147	101.047
5.875	102.615	102.503	102.395	4.875	101.278	101.178	101.078
5.990	102.973	102.861	102.752	4.990	101.277	101.177	101.077
6.000	103.073	102.961	102.852	5.000	101.377	101.277	101.177
6.125	103.315	103.203	103.095	5.125	101.040	100.940	100.840
6.250	103.536	103.424	103.315	5.250	101.153	101.053	100.953
6.375	101.772	101.630	101.479	5.375	101.272	101.172	101.072

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/8/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/25/2019
		60 Day Lock Exp.:	3/11/2019

W. Rate Sheet Dated: 1/9/2019 **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	102.347	102.247	102.147	4.250	100.872	100.772	100.672	3.750	100.212	100.112	99.856
4.875	102.747	102.647	102.547	4.375	101.397	101.297	101.197	3.875	100.750	100.650	99.879
4.990	103.079	102.979	102.879	4.500	101.888	101.788	101.688	3.990	101.067	100.967	99.870
5.000	103.179	103.079	102.979	4.625	102.037	101.937	101.837	4.000	101.167	101.067	99.970
5.125	103.342	103.242	103.142	4.750	102.506	102.406	102.306	4.125	101.503	101.403	99.836
5.250	103.815	103.715	103.615	4.875	102.970	102.870	102.770	4.250	101.723	101.623	99.816
5.375	104.123	104.023	103.923	4.990	103.141	103.041	102.941	4.375	101.999	101.899	99.796
5.500	104.402	104.302	104.202	5.000	103.241	103.141	103.041	4.500	102.158	102.058	99.776
5.625	104.603	104.503	104.403	5.125	103.414	103.306	103.214	4.625	102.438	102.338	99.736
5.750	105.000	104.900	104.800	5.250	103.727	103.621	103.527	4.750	102.729	102.629	99.696
5.875	105.245	105.145	105.045	5.375	103.955	103.852	103.755	4.875	102.990	102.890	99.656
5.990	105.375	105.275	105.175	5.500	104.161	104.060	103.961	4.990	102.894	102.794	99.516
6.000	105.475	105.375	105.275	5.625	104.382	104.282	104.182	5.000	102.994	102.894	99.616
6.125	105.422	105.308	105.173	5.750	104.705	104.605	104.505	5.125	103.282	103.182	99.566
6.250	105.686	105.576	105.442	5.875	105.132	105.032	104.932	5.250	103.520	103.420	99.546
6.375	106.438	106.338	106.236	5.990	105.319	105.219	105.119	5.375	103.814	103.714	99.526
6.500	106.339	106.239	106.139	6.000	105.419	105.319	105.219	5.500	102.289	102.189	99.506
6.625	106.832	106.732	106.632	6.125	104.905	104.788	104.654	5.625	102.669	102.569	99.486
6.750	107.192	107.092	106.992	6.250	105.279	105.166	105.032	5.750	102.996	102.896	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	101.078	100.978	100.878	3.750	99.660	99.560	99.304
4.875	101.478	101.378	101.278	3.875	100.198	100.098	99.327
4.990	101.810	101.710	101.610	3.990	100.017	99.917	98.820
5.000	101.910	101.810	101.710	4.000	100.117	100.017	98.920
5.125	101.760	101.660	101.560	4.125	100.453	100.353	98.786
5.250	102.233	102.133	102.033	4.250	100.673	100.573	98.766
5.375	102.541	102.441	102.341	4.375	100.949	100.849	98.746
5.500	102.820	102.720	102.620	4.500	100.501	100.401	98.119
5.625	102.474	102.374	102.274	4.625	100.781	100.681	98.079
5.750	102.871	102.771	102.671	4.750	101.072	100.972	98.039
5.875	103.116	103.016	102.916	4.875	101.333	101.233	97.999
5.990	103.246	103.146	103.046	4.990	100.737	100.637	97.359
6.000	103.346	103.246	103.146	5.000	100.837	100.737	97.459
6.125	102.672	102.558	102.423	5.125	#N/A	#N/A	#N/A
6.250	102.936	102.826	102.692	5.250	#N/A	#N/A	#N/A
6.375	103.538	103.438	103.336	5.375	#N/A	#N/A	#N/A
6.500	103.289	103.189	103.089	5.500	#N/A	#N/A	#N/A
6.625	103.632	103.532	103.432	5.625	#N/A	#N/A	#N/A
6.750	103.842	103.742	103.642	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.:	2/8/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/25/2019
		60 Day Lock Exp.:	3/11/2019

W. Rate Sheet Dated: 1/9/2019 **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	102.352	102.252	102.152	4.250	100.992	100.892	100.792	3.750	100.278	100.178	99.856	4.750	101.072	100.972	100.872	3.750	99.726	99.626	99.304
4.875	102.816	102.716	102.616	4.375	101.516	101.416	101.316	3.875	100.740	100.640	99.856	4.875	101.536	101.436	101.336	3.875	100.188	100.088	99.304
4.990	103.135	103.035	102.935	4.500	102.001	101.901	101.801	3.990	101.066	100.966	99.746	4.990	101.855	101.755	101.655	3.990	100.001	99.901	98.681
5.000	103.235	103.135	103.035	4.625	102.222	102.122	102.022	4.000	101.166	101.066	99.846	5.000	101.955	101.855	101.755	4.000	100.101	100.001	98.781
5.125	103.398	103.298	103.198	4.750	102.687	102.587	102.487	4.125	101.566	101.466	99.836	5.125	101.774	101.674	101.574	4.125	100.501	100.401	98.771
5.250	103.837	103.737	103.637	4.875	103.145	103.045	102.945	4.250	101.827	101.727	99.816	5.250	102.213	102.113	102.013	4.250	100.762	100.662	98.751
5.375	104.154	104.054	103.954	4.990	103.313	103.213	103.113	4.375	102.101	102.001	99.796	5.375	102.530	102.430	102.330	4.375	101.036	100.936	98.731
5.500	104.418	104.318	104.218	5.000	103.413	103.313	103.213	4.500	102.197	102.097	99.776	5.500	102.794	102.694	102.594	4.500	100.540	100.440	98.119
5.625	104.581	104.481	104.381	5.125	103.420	103.312	103.220	4.625	102.463	102.363	99.736	5.625	102.584	102.484	102.384	4.625	100.806	100.706	98.079
5.750	104.936	104.836	104.736	5.250	103.731	103.625	103.531	4.750	102.602	102.502	99.696	5.750	102.939	102.839	102.739	4.750	100.945	100.845	98.039
5.875	105.175	105.075	104.975	5.375	103.956	103.853	103.756	4.875	102.970	102.870	99.656	5.875	103.178	103.078	102.978	4.875	101.313	101.213	97.999
5.990	105.283	105.183	105.083	5.500	104.159	104.059	103.959	4.990	102.885	102.785	99.516	5.990	103.286	103.186	103.086	4.990	100.728	100.628	97.359
6.000	105.383	105.283	105.183	5.625	104.363	104.263	104.163	5.000	102.985	102.885	99.616	6.000	103.386	103.286	103.186	5.000	100.828	100.728	97.459
6.125	105.402	105.287	105.168	5.750	104.684	104.584	104.484	5.125	103.268	103.168	99.566	6.125	102.620	102.505	102.386	5.125	#N/A	#N/A	#N/A
6.250	105.662	105.552	105.433	5.875	105.110	105.010	104.910	5.250	103.571	103.471	99.546	6.250	102.880	102.770	102.651	5.250	#N/A	#N/A	#N/A
6.375	106.425	106.325	106.225	5.990	105.298	105.198	105.098	5.375	103.901	103.801	99.526	6.375	103.493	103.393	103.293	5.375	#N/A	#N/A	#N/A
6.500	106.322	106.222	106.122	6.000	105.398	105.298	105.198	5.500	102.313	102.213	99.506	6.500	103.240	103.140	103.040	5.500	#N/A	#N/A	#N/A
6.625	106.811	106.711	106.611	6.125	104.886	104.769	104.650	5.625	102.689	102.589	99.486	6.625	103.579	103.479	103.379	5.625	#N/A	#N/A	#N/A
6.750	107.169	107.069	106.969	6.250	105.260	105.147	105.028	5.750	103.012	102.912	99.466	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 - 97.00%
≥ 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	30 Day Lock Exp.: **2/8/2019**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.: **2/25/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.: **3/11/2019**

W. Rate Sheet Dated: **1/9/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Non-Conforming "Jumbo"

30 Yr. Fixed			
All-in Price Cap "Before Lender Paid Comp - Max = $20,000"			**101.850**
Rate	**30 Day**	**45 Day**	**60 Day**
4.250	98.923	98.798	98.673
4.375	99.337	99.212	99.087
4.500	99.721	99.596	99.471
4.625	100.085	99.960	99.835
4.750	100.402	100.277	100.152
4.875	100.660	100.535	100.410
5.000	100.964	100.839	100.714
5.125	101.194	101.069	100.944
5.250	101.474	101.349	101.224
5.375	101.717	101.592	101.467
5.500	101.988	101.863	101.738
5.625	102.143	102.018	101.893
5.750	102.298	102.173	102.048

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	98.572	98.447	98.322
3.875	99.092	98.967	98.842
4.000	99.496	99.371	99.246
4.125	99.939	99.814	99.689
4.250	100.193	100.068	99.943
4.375	100.423	100.298	100.173
4.500	100.634	100.509	100.384
4.625	100.817	100.692	100.567
4.750	100.984	100.859	100.734
4.875	101.188	101.063	100.938
5.000	101.458	101.333	101.208

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	98.257	98.132	98.007
3.625	98.791	98.666	98.541
3.750	99.336	99.211	99.086
3.875	99.882	99.757	99.632
4.000	100.332	100.207	100.082
4.125	100.715	100.590	100.465
4.250	101.036	100.911	100.786
4.375	101.331	101.206	101.081
4.500	101.609	101.484	101.359
4.625	101.933	101.808	101.683
4.750	102.201	102.076	101.951
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 Refi¹	-	-	-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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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)