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.: **2/11/2019**
45 Day Lock Exp.: **2/25/2019**
60 Day Lock Exp.: **3/11/2019**

W. Rate Sheet Dated: **1/10/2019** **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	100.889	100.739	100.589	4.000	100.340	100.190	100.040	2.375	95.113	94.963	94.813	3.125	97.439	97.289	97.139
4.125	101.389	101.239	101.089	4.125	100.705	100.555	100.405	2.500	94.063	93.913	93.763	3.250	97.531	97.381	97.231
4.250	101.804	101.704	101.595	4.250	101.046	100.946	100.837	2.625	94.963	94.813	94.663	3.375	97.934	97.784	97.634
4.375	102.294	102.194	102.085	4.375	101.423	101.323	101.214	2.750	97.218	97.068	96.918	3.500	98.295	98.145	97.995
4.500	102.778	102.678	102.568	4.500	101.794	101.694	101.584	2.875	97.824	97.674	97.524	3.625	98.671	98.521	98.371
4.625	103.177	103.077	102.967	4.625	102.080	101.980	101.871	3.000	98.202	98.052	97.902	Margin = 2.250		Index = 2.580	
4.750	103.302	103.177	103.036	4.750	101.997	101.872	101.732	3.125	98.651	98.501	98.351				
4.875	103.071	102.946	102.805	4.875	102.346	102.221	102.081	3.250	99.240	99.090	98.940				
5.000	103.675	103.550	103.409	5.000	102.658	102.533	102.392	3.375	99.686	99.536	99.386				
5.125	103.875	103.750	103.610	5.125	102.978	102.853	102.712	3.500	100.128	99.978	99.828				
5.250	103.436	103.336	103.227	5.250	102.630	102.530	102.421	3.625	100.572	100.422	100.272				
5.375	103.619	103.519	103.410	5.375	102.969	102.869	102.760	3.750	100.515	100.365	100.215				
5.500	103.864	103.764	103.655	5.500	103.280	103.180	103.071	3.875	100.949	100.799	100.649				
5.625	104.168	104.068	103.958	5.625	103.450	103.350	103.241	4.000	101.376	101.226	101.076				
5.750	104.137	104.037	103.937	5.750	102.946	102.846	102.746	4.125	101.718	101.568	101.418				
5.875	104.170	104.070	103.970	5.875	103.295	103.195	103.095	4.250	101.318	101.168	101.018				
6.000	104.515	104.415	104.315	6.000	103.606	103.506	103.406	4.375	101.673	101.523	101.373				
6.125	104.969	104.869	104.769	6.125	104.026	103.926	103.826	4.500	102.021	101.871	101.721				
6.250	105.269	104.925	104.825	6.250	104.326	103.982	103.882	4.625	102.285	102.135	101.985				

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	99.689	99.539	99.389	4.000	99.340	99.190	99.040	2.375	94.113	93.963	93.813	3.125	96.439	96.289	96.139
4.125	100.189	100.039	99.889	4.125	99.705	99.555	99.405	2.500	93.063	92.913	92.763	3.250	96.531	96.381	96.231
4.250	100.554	100.454	100.345	4.250	100.046	99.946	99.837	2.625	93.963	93.813	93.663	3.375	96.934	96.784	96.634
4.375	101.044	100.944	100.835	4.375	100.423	100.323	100.214	2.750	96.218	96.068	95.918	3.500	97.295	97.145	96.995
4.500	101.528	101.428	101.318	4.500	100.794	100.694	100.584	2.875	96.824	96.674	96.524	3.625	97.671	97.521	97.371
4.625	101.927	101.827	101.717	4.625	101.080	100.980	100.871	3.000	97.202	97.052	96.902	Margin = 2.250		Index = 2.580	
4.750	102.052	101.927	101.786	4.750	100.997	100.872	100.732	3.125	97.651	97.501	97.351	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.021	101.896	101.755	4.875	101.346	101.221	101.081	3.250	98.240	98.090	97.940	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.425	102.300	102.159	5.000	101.658	101.533	101.392	3.375	98.686	98.536	98.386	4.625	100.777	100.527	100.277
5.125	102.795	102.670	102.530	5.125	102.078	101.953	101.812	3.500	99.128	98.978	98.828	4.750	100.360	100.110	99.860
5.250	102.536	102.436	102.327	5.250	101.630	101.530	101.421	3.625	99.572	99.422	99.272	4.875	100.771	100.521	100.271
5.375	102.819	102.719	102.610	5.375	101.969	101.869	101.760	3.750	99.515	99.365	99.215	5.000	101.175	100.925	100.675
5.500	103.014	102.914	102.805	5.500	102.280	102.180	102.071	3.875	99.949	99.799	99.649	5.125	101.495	101.245	100.995
5.625	103.218	103.118	103.008	5.625	102.500	102.400	102.291	4.000	100.376	100.226	100.076	5.250	100.936	100.686	100.436
5.750	102.987	102.887	102.787	5.750	101.946	101.846	101.746	4.125	100.718	100.568	100.418	5.375	101.319	101.069	100.819
5.875	103.020	102.920	102.820	5.875	102.295	102.195	102.095	4.250	100.318	100.168	100.018	5.500	102.000	101.750	101.500
6.000	103.365	103.265	103.165	6.000	102.606	102.506	102.406	4.375	100.673	100.523	100.373	5.625	102.250	102.000	101.750
6.125	103.819	103.719	103.619	6.125	103.026	102.926	102.826	4.500	101.021	100.871	100.721	5.750	102.500	102.250	102.000
6.250	104.119	103.775	103.675	6.250	103.326	102.982	102.882	4.625	101.285	101.135	100.985	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:	1/10/2019	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	99.921	99.671	99.421	4.875	99.626	99.376	99.126
5.125	100.645	100.395	100.145	5.125	100.358	100.108	99.858
5.375	100.469	100.219	99.969	5.375	100.249	99.999	99.749
5.625	101.268	101.018	100.768	5.625	100.980	100.730	100.480
5.875	101.045	100.795	100.545	5.875	100.575	100.325	100.075
6.000	101.390	101.140	100.890	6.000	100.886	100.636	100.386
6.125	101.844	101.594	101.344	6.125	101.306	101.056	100.806
6.250	102.750	102.406	102.156	6.250	102.793	102.450	102.200
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **2/11/2019**
45 Day Lock Exp.: **2/25/2019**
60 Day Lock Exp.: **3/11/2019**

W. Rate Sheet Dated: **1/10/2019** **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	99.420	99.270	99.120	4.000	98.871	98.721	98.571	2.375	91.613	91.463	91.313	3.125	95.75	95.601	95.451
4.125	99.920	99.770	99.620	4.125	99.236	99.086	98.936	2.500	90.563	90.413	90.263	3.250	96.53	96.381	96.231
4.250	100.367	100.267	100.157	4.250	99.608	99.508	99.399	2.625	91.463	91.313	91.163	3.375	96.93	96.784	96.634
4.375	100.857	100.757	100.648	4.375	99.986	99.886	99.776	2.750	95.531	95.381	95.231	3.500	97.29	97.145	96.995
4.500	101.340	101.240	101.131	4.500	100.356	100.256	100.147	2.875	96.136	95.986	95.836	3.625	97.67	97.521	97.371
4.625	101.739	101.639	101.530	4.625	100.642	100.542	100.433	3.000	96.514	96.364	96.214	Margin = 2.250		Index = 2.580	
4.750	101.552	101.427	101.286	4.750	100.247	100.122	99.982	3.125	96.964	96.814	96.664				
4.875	101.321	101.196	101.055	4.875	100.596	100.471	100.331	3.250	98.240	98.090	97.940				
5.000	101.925	101.800	101.659	5.000	100.908	100.783	100.642	3.375	98.686	98.536	98.386				
5.125	102.125	102.000	101.860	5.125	101.228	101.103	100.962	3.500	99.128	98.978	98.828				
5.250	101.405	101.305	101.196	5.250	100.599	100.499	100.389	3.625	99.572	99.422	99.272				
5.375	101.588	101.488	101.378	5.375	100.938	100.838	100.728	3.750	99.046	98.896	98.746				
5.500	101.833	101.733	101.623	5.500	101.249	101.149	101.040	3.875	99.480	99.330	99.180				
5.625	102.137	102.037	101.927	5.625	101.419	101.319	101.210	4.000	99.907	99.757	99.607				
5.750	101.606	101.506	101.406	5.750	100.415	100.315	100.215	4.125	100.250	100.100	99.950				
5.875	101.639	101.539	101.439	5.875	100.764	100.664	100.564	4.250	99.881	99.731	99.581				
6.000	101.983	101.883	101.783	6.000	101.075	100.975	100.875	4.375	100.235	100.085	99.935				
6.125	102.437	102.337	102.237	6.125	101.495	101.395	101.295	4.500	100.583	100.433	100.283				
6.250	101.769	101.425	101.325	6.250	100.826	100.482	100.382	4.625	100.847	100.697	100.547				

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	98.220	98.070	97.920	4.000	97.871	97.721	97.571	2.375	92.363	92.213	92.063	3.125	94.751	94.601	94.451
4.125	98.720	98.570	98.420	4.125	98.236	98.086	97.936	2.500	91.313	91.163	91.013	3.250	95.531	95.381	95.231
4.250	99.117	99.017	98.907	4.250	98.608	98.508	98.399	2.625	92.213	92.063	91.913	3.375	95.934	95.784	95.634
4.375	99.607	99.507	99.398	4.375	98.986	98.886	98.776	2.750	95.312	95.162	95.012	3.500	96.295	96.145	95.995
4.500	100.090	99.990	99.881	4.500	99.356	99.256	99.147	2.875	95.917	95.767	95.617	3.625	96.671	96.521	96.371
4.625	100.489	100.389	100.280	4.625	99.642	99.542	99.433	3.000	96.296	96.146	95.996	Margin = 2.250		Index = 2.580	
4.750	100.302	100.177	100.036	4.750	99.247	99.122	98.982	3.125	96.745	96.595	96.445	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.271	100.146	100.005	4.875	99.596	99.471	99.331	3.250	97.147	96.997	96.847	Rate	30 Day	45 Day	60 Day
5.000	100.675	100.550	100.409	5.000	99.908	99.783	99.642	3.375	97.593	97.443	97.293	4.625	99.339	99.089	98.839
5.125	101.045	100.920	100.780	5.125	100.328	100.203	100.062	3.500	98.034	97.884	97.734	4.750	98.610	98.360	98.110
5.250	100.505	100.405	100.296	5.250	99.599	99.499	99.389	3.625	98.478	98.328	98.178	4.875	99.021	98.771	98.521
5.375	100.788	100.688	100.578	5.375	99.938	99.838	99.728	3.750	98.265	98.115	97.965	5.000	99.425	99.175	98.925
5.500	100.983	100.883	100.773	5.500	100.249	100.149	100.040	3.875	98.699	98.549	98.399	5.125	99.745	99.495	99.245
5.625	101.187	101.087	100.977	5.625	100.469	100.369	100.260	4.000	99.126	98.976	98.826	5.250	98.905	98.655	98.405
5.750	100.456	100.356	100.256	5.750	99.415	99.315	99.215	4.125	99.468	99.318	99.168	5.375	99.288	99.038	98.788
5.875	100.489	100.389	100.289	5.875	99.764	99.664	99.564	4.250	98.756	98.606	98.456	5.500	99.969	99.719	99.469
6.000	100.833	100.733	100.633	6.000	100.075	99.975	99.875	4.375	99.110	98.960	98.810	5.625	100.219	99.969	99.719
6.125	101.287	101.187	101.087	6.125	100.495	100.395	100.295	4.500	99.458	99.308	99.158	5.750	99.969	99.719	99.469
6.250	100.619	100.275	100.175	6.250	99.826	99.482	99.382	4.625	99.722	99.572	99.422	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:	1/10/2019	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	98.171	97.921	97.671	4.875	97.876	97.626	97.376
5.125	98.895	98.645	98.395	5.125	98.608	98.358	98.108
5.375	98.438	98.188	97.938	5.375	98.218	97.968	97.718
5.625	99.237	98.987	98.737	5.625	98.949	98.699	98.449
5.875	98.514	98.264	98.014	5.875	98.044	97.794	97.544
6.000	98.858	98.608	98.358	6.000	98.355	98.105	97.855
6.125	99.312	99.062	98.812	6.125	98.775	98.525	98.275
6.250	99.250	98.906	98.656	6.250	99.293	98.950	98.700
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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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
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Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/11/2019
45 Day Lock Exp.: 2/25/2019
60 Day Lock Exp.: 3/11/2019

W. Rate Sheet Dated: 1/10/2019 **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	100.525	100.425	100.325	4.625	101.840	101.740	101.640	3.375	98.711	98.611	98.511	3.375	98.854	98.754	98.654
4.500	101.012	100.912	100.812	4.750	102.347	102.247	102.147	3.500	99.208	99.108	99.008	3.500	99.182	99.082	98.982
4.625	101.468	101.368	101.268	4.875	102.771	102.671	102.571	3.625	99.682	99.582	99.482	3.625	99.497	99.397	99.297
4.750	102.039	101.939	101.839	4.990	102.896	102.796	102.696	3.750	100.066	99.966	99.866	3.750	100.422	100.322	100.222
4.875	102.587	102.487	102.387	5.000	102.996	102.896	102.796	3.875	100.683	100.583	100.483	3.875	100.731	100.631	100.531
4.990	102.824	102.724	102.624	5.125	103.341	103.241	103.141	3.990	101.000	100.900	100.800	3.990	100.916	100.816	100.716
5.000	102.924	102.824	102.724	5.250	103.786	103.686	103.586	4.000	101.100	101.000	100.900	4.000	101.016	100.916	100.816
5.125	103.225	103.125	103.025	5.375	103.963	103.863	103.763	4.125	101.380	101.280	101.180	4.125	101.289	101.189	101.089
5.250	103.648	103.548	103.448	5.500	104.190	104.090	103.990	4.250	101.686	101.586	101.486	4.250	101.525	101.425	101.325
5.375	103.986	103.886	103.786	5.625	104.364	104.264	104.164	4.375	102.030	101.930	101.830	4.375	101.737	101.637	101.537
5.500	104.282	104.182	104.082	5.750	104.526	104.426	104.326	4.500	102.125	102.025	101.925	4.500	101.963	101.863	101.763
5.625	104.585	104.485	104.385	5.875	104.759	104.659	104.559	4.625	102.481	102.381	102.281	4.625	102.194	102.094	101.994
5.750	104.804	104.704	104.604	5.990	104.861	104.761	104.661	4.750	102.687	102.587	102.487	4.750	102.389	102.289	102.189
5.875	104.992	104.892	104.792	6.000	104.961	104.861	104.761	4.875	102.748	102.648	102.548	4.875	102.560	102.460	102.360
5.990	105.103	105.003	104.903	6.125	105.160	105.060	104.960	4.990	102.807	102.707	102.607	4.990	102.631	102.531	102.431
6.000	105.203	105.103	105.003	6.250	105.280	105.146	105.012	5.000	102.907	102.807	102.707	5.000	102.731	102.631	102.531
6.125	105.769	105.669	105.569	6.375	105.501	105.366	105.232	5.125	103.226	103.126	103.026	5.125	102.740	102.640	102.540
6.250	106.017	105.917	105.817	6.500	105.341	105.204	105.070	5.250	103.394	103.294	103.194	5.250	102.942	102.842	102.742
6.375	105.958	105.823	105.689	6.625	105.480	105.342	105.208	5.375	103.575	103.475	103.375	5.375	103.141	103.041	102.941

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	99.444	99.344	99.244	3.375	98.426	98.326	98.226
4.500	100.006	99.906	99.806	3.500	98.839	98.739	98.639
4.625	100.284	100.184	100.084	3.625	99.238	99.138	99.038
4.750	100.639	100.539	100.439	3.750	99.516	99.416	99.316
4.875	101.176	101.076	100.976	3.875	99.918	99.818	99.718
4.990	101.583	101.483	101.383	3.990	100.201	100.101	100.001
5.000	101.683	101.583	101.483	4.000	100.301	100.201	100.101
5.125	101.904	101.804	101.704	4.125	100.686	100.586	100.486
5.250	102.090	101.990	101.890	4.250	100.894	100.794	100.694
5.375	102.356	102.256	102.156	4.375	101.128	101.028	100.928
5.500	102.792	102.692	102.592	4.500	101.185	101.085	100.985
5.625	103.003	102.903	102.803	4.625	101.194	101.094	100.994
5.750	103.223	103.123	103.023	4.750	101.326	101.226	101.126
5.875	102.514	102.414	102.314	4.875	101.357	101.257	101.157
5.990	102.875	102.775	102.675	4.990	101.357	101.257	101.157
6.000	102.975	102.875	102.775	5.000	101.457	101.357	101.257
6.125	103.216	103.116	103.016	5.125	101.130	101.030	100.930
6.250	103.438	103.338	103.238	5.250	101.242	101.142	101.042
6.375	101.610	101.475	101.341	5.375	101.364	101.264	101.164

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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 2/11/2019
45 Day Lock Exp.: 2/25/2019
60 Day Lock Exp.: 3/11/2019

W. Rate Sheet Dated: 1/10/2019 **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	102.434	102.334	102.234	4.250	100.868	100.768	100.668	3.750	100.315	100.215	99.856
4.875	102.837	102.737	102.637	4.375	101.391	101.291	101.191	3.875	100.830	100.730	99.856
4.990	103.171	103.071	102.971	4.500	101.885	101.785	101.685	3.990	101.093	100.993	99.746
5.000	103.271	103.171	103.071	4.625	102.076	101.976	101.876	4.000	101.193	101.093	99.846
5.125	103.447	103.347	103.247	4.750	102.545	102.445	102.345	4.125	101.653	101.553	99.836
5.250	103.923	103.823	103.723	4.875	103.009	102.909	102.809	4.250	101.873	101.773	99.816
5.375	104.230	104.130	104.030	4.990	103.180	103.080	102.980	4.375	102.149	102.049	99.796
5.500	104.514	104.414	104.314	5.000	103.280	103.180	103.080	4.500	102.227	102.127	99.776
5.625	104.510	104.410	104.310	5.125	103.467	103.367	103.267	4.625	102.508	102.408	99.736
5.750	104.911	104.811	104.711	5.250	103.780	103.680	103.580	4.750	102.799	102.699	99.696
5.875	105.163	105.063	104.963	5.375	104.007	103.907	103.807	4.875	103.063	102.963	99.656
5.990	105.295	105.195	105.095	5.500	104.214	104.114	104.014	4.990	102.936	102.836	99.516
6.000	105.395	105.295	105.195	5.625	104.349	104.249	104.149	5.000	103.036	102.936	99.616
6.125	105.453	105.346	105.236	5.750	104.671	104.571	104.471	5.125	103.324	103.224	99.566
6.250	105.718	105.613	105.503	5.875	105.098	104.998	104.898	5.250	103.561	103.461	99.546
6.375	106.479	106.379	106.279	5.990	105.285	105.185	105.085	5.375	103.853	103.753	99.526
6.500	106.380	106.280	106.180	6.000	105.385	105.285	105.185	5.500	102.356	102.256	99.506
6.625	106.874	106.774	106.674	6.125	104.936	104.827	104.716	5.625	102.735	102.635	99.486
6.750	107.234	107.134	107.034	6.250	105.310	105.205	105.094	5.750	103.061	102.961	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	101.145	101.045	100.945	3.750	99.749	99.649	99.290
4.875	101.548	101.448	101.348	3.875	100.264	100.164	99.290
4.990	101.882	101.782	101.682	3.990	100.023	99.923	98.676
5.000	101.982	101.882	101.782	4.000	100.123	100.023	98.776
5.125	101.845	101.745	101.645	4.125	100.583	100.483	98.766
5.250	102.321	102.221	102.121	4.250	100.803	100.703	98.746
5.375	102.628	102.528	102.428	4.375	101.079	100.979	98.726
5.500	102.912	102.812	102.712	4.500	100.570	100.470	98.119
5.625	102.420	102.320	102.220	4.625	100.851	100.751	98.079
5.750	102.821	102.721	102.621	4.750	101.757	101.657	98.654
5.875	103.073	102.973	102.873	4.875	102.058	101.958	98.651
5.990	103.205	103.105	103.005	4.990	102.779	102.679	99.359
6.000	103.305	103.205	103.105	5.000	102.879	102.779	99.459
6.125	102.718	102.611	102.501	5.125	#N/A	#N/A	#N/A
6.250	102.983	102.878	102.768	5.250	#N/A	#N/A	#N/A
6.375	103.594	103.494	103.394	5.375	#N/A	#N/A	#N/A
6.500	103.345	103.245	103.145	5.500	#N/A	#N/A	#N/A
6.625	103.689	103.589	103.489	5.625	#N/A	#N/A	#N/A
6.750	103.899	103.799	103.699	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.: 2/11/2019
45 Day Lock Exp.: 2/25/2019
60 Day Lock Exp.: 3/11/2019

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

Home Possible

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	100.727	100.627	99.856
4.990	103.079	102.979	102.879	4.500	101.888	101.788	101.688	3.990	100.943	100.843	99.746
5.000	103.179	103.079	102.979	4.625	102.037	101.937	101.837	4.000	101.043	100.943	99.846
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

Super Conforming - 30-20 Year				Super Conforming - 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	100.175	100.075	99.304
4.990	101.810	101.710	101.610	3.990	99.893	99.793	98.696
5.000	101.910	101.810	101.710	4.000	99.993	99.893	98.796
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 - 97.00%
≥ 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.: **2/11/2019**
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: 1/10/2019 **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	99.038	98.913	98.788
4.375	99.421	99.296	99.171
4.500	99.807	99.682	99.557
4.625	100.203	100.078	99.953
4.750	100.519	100.394	100.269
4.875	100.773	100.648	100.523
5.000	101.071	100.946	100.821
5.125	101.293	101.168	101.043
5.250	101.586	101.461	101.336
5.375	101.823	101.698	101.573
5.500	102.090	101.965	101.840
5.625	102.241	102.116	101.991
5.750	102.392	102.267	102.142

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	98.759	98.634	98.509
3.875	99.273	99.148	99.023
4.000	99.670	99.545	99.420
4.125	100.105	99.980	99.855
4.250	100.351	100.226	100.101
4.375	100.574	100.449	100.324
4.500	100.777	100.652	100.527
4.625	100.954	100.829	100.704
4.750	101.113	100.988	100.863
4.875	101.317	101.192	101.067
5.000	101.587	101.462	101.337

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	98.462	98.337	98.212
3.625	98.990	98.865	98.740
3.750	99.528	99.403	99.278
3.875	100.069	99.944	99.819
4.000	100.514	100.389	100.264
4.125	100.891	100.766	100.641
4.250	101.203	101.078	100.953
4.375	101.491	101.366	101.241
4.500	101.763	101.638	101.513
4.625	102.087	101.962	101.837
4.750	102.356	102.231	102.106
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV <=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.625	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out Refi[1]	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	n/a
Other									
Interest Only[2]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor[1]	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI[1]	n/a	n/a	n/a	n/a	n/a	n/a	-0.250	-0.750	n/a

[1]Full Am. [2]ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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