AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/11/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/25/2019
		60 Day Lock Exp.:	3/12/2019

W. Rate Sheet Dated: 1/11/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	101.076	100.926	100.776	4.000	100.527	100.377	100.227	2.375	95.261	95.111	94.961	3.125	97.439	97.289	97.139
4.125	101.577	101.427	101.277	4.125	100.893	100.743	100.593	2.500	94.211	94.061	93.911	3.250	97.531	97.381	97.231
4.250	101.960	101.860	101.751	4.250	101.202	101.102	100.993	2.625	95.111	94.961	94.811	3.375	97.934	97.784	97.634
4.375	102.451	102.351	102.241	4.375	101.579	101.479	101.370	2.750	97.339	97.189	97.039	3.500	98.295	98.145	97.995
4.500	102.934	102.834	102.724	4.500	101.950	101.850	101.740	2.875	97.945	97.795	97.645	3.625	98.671	98.521	98.371
4.625	103.333	103.233	103.123	4.625	102.236	102.136	102.027	3.000	98.323	98.173	98.023	Margin = 2.250		Index = 2.580	
4.750	103.458	103.358	103.248	4.750	102.107	102.007	101.897	3.125	98.772	98.622	98.472				
4.875	103.180	103.080	102.971	4.875	102.456	102.356	102.246	3.250	99.365	99.215	99.065				
5.000	103.784	103.684	103.575	5.000	102.767	102.667	102.558	3.375	99.811	99.661	99.511				
5.125	103.985	103.885	103.775	5.125	103.087	102.987	102.878	3.500	100.253	100.103	99.953				
5.250	103.514	103.414	103.274	5.250	102.708	102.608	102.468	3.625	100.697	100.547	100.397				
5.375	103.697	103.597	103.457	5.375	103.047	102.947	102.807	3.750	100.648	100.498	100.348				
5.500	103.942	103.842	103.701	5.500	103.358	103.258	103.118	3.875	101.082	100.932	100.782				
5.625	104.246	104.146	104.005	5.625	103.528	103.428	103.288	4.000	101.509	101.359	101.209				
5.750	104.450	104.350	104.225	5.750	103.258	103.158	103.033	4.125	101.851	101.701	101.551				
5.875	104.482	104.382	104.257	5.875	103.607	103.507	103.382	4.250	101.314	101.164	101.014				
6.000	104.827	104.727	104.602	6.000	103.918	103.818	103.693	4.375	101.669	101.519	101.369				
6.125	105.281	105.181	105.056	6.125	104.338	104.238	104.113	4.500	102.017	101.867	101.717				
6.250	105.581	105.481	105.381	6.250	104.638	104.538	104.438	4.625	102.281	102.131	101.981				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	99.876	99.726	99.576	4.000	99.527	99.377	99.227	2.375	94.261	94.111	93.961
4.125	100.377	100.227	100.077	4.125	99.893	99.743	99.593	2.500	93.211	93.061	92.911
4.250	100.710	100.610	100.501	4.250	100.202	100.102	99.993	2.625	94.111	93.961	93.811
4.375	101.201	101.101	100.991	4.375	100.579	100.479	100.370	2.750	96.339	96.189	96.039
4.500	101.684	101.584	101.474	4.500	100.950	100.850	100.740	2.875	96.945	96.795	96.645
4.625	102.083	101.983	101.873	4.625	101.236	101.136	101.027	3.000	97.323	97.173	97.023
4.750	102.208	102.108	101.998	4.750	101.107	101.007	100.897	3.125	97.772	97.622	97.472
4.875	102.130	102.030	101.921	4.875	101.456	101.356	101.246	3.250	98.365	98.215	98.065
5.000	102.534	102.434	102.325	5.000	101.767	101.667	101.558	3.375	98.811	98.661	98.511
5.125	102.905	102.805	102.695	5.125	102.187	102.087	101.978	3.500	99.253	99.103	98.953
5.250	102.614	102.514	102.374	5.250	101.708	101.608	101.468	3.625	99.697	99.547	99.397
5.375	102.897	102.797	102.657	5.375	102.047	101.947	101.807	3.750	99.648	99.498	99.348
5.500	103.092	102.992	102.851	5.500	102.358	102.258	102.118	3.875	100.082	99.932	99.782
5.625	103.296	103.196	103.055	5.625	102.578	102.478	102.338	4.000	100.509	100.359	100.209
5.750	103.300	103.200	103.075	5.750	102.258	102.158	102.033	4.125	100.851	100.701	100.551
5.875	103.332	103.232	103.107	5.875	102.607	102.507	102.382	4.250	100.314	100.164	100.014
6.000	103.677	103.577	103.452	6.000	102.918	102.818	102.693	4.375	100.669	100.519	100.369
6.125	104.131	104.031	103.906	6.125	103.338	103.238	103.113	4.500	101.017	100.867	100.717
6.250	104.431	104.331	104.231	6.250	103.638	103.538	103.438	4.625	101.281	101.131	100.981

5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**
3.125	96.439	96.289	96.139
3.250	96.531	96.381	96.231
3.375	96.934	96.784	96.634
3.500	97.295	97.145	96.995
3.625	97.671	97.521	97.371
Margin = 2.250		Index = 2.580	
30 Year OTC "Borrower Paid Only for USDA"			
Rate	**30 Day**	**45 Day**	**60 Day**
4.625	100.933	100.683	100.433
4.750	100.469	100.219	99.969
4.875	100.880	100.630	100.380
5.000	101.284	101.034	100.784
5.125	101.605	101.355	101.105
5.250	101.014	100.764	100.514
5.375	101.397	101.147	100.897
5.500	102.000	101.750	101.500
5.625	102.250	102.000	101.750
5.750	102.500	102.250	102.000
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:	1/11/2019	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	100.030	99.780	99.530	4.875	99.736	99.486	99.236
5.125	100.755	100.505	100.255	5.125	100.467	100.217	99.967
5.375	100.547	100.297	100.047	5.375	100.327	100.077	99.827
5.625	101.346	101.096	100.846	5.625	101.058	100.808	100.558
5.875	101.357	101.107	100.857	5.875	100.887	100.637	100.387
6.000	101.702	101.452	101.202	6.000	101.198	100.948	100.698
6.125	102.156	101.906	101.656	6.125	101.618	101.368	101.118
6.250	102.750	102.500	102.250	6.250	102.934	102.684	102.434
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.: **3/12/2019**

W. Rate Sheet Dated: **1/11/2019** **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	99.608	99.458	99.308	4.000	99.059	98.909	98.759	2.375	91.761	91.611	91.461	3.125	95.75	95.601	95.451
4.125	100.108	99.958	99.808	4.125	99.424	99.274	99.124	2.500	90.711	90.561	90.411	3.250	96.53	96.381	96.231
4.250	100.523	100.423	100.313	4.250	99.765	99.665	99.555	2.625	91.611	91.461	91.311	3.375	96.93	96.784	96.634
4.375	101.013	100.913	100.804	4.375	100.142	100.042	99.933	2.750	95.652	95.502	95.352	3.500	97.29	97.145	96.995
4.500	101.496	101.396	101.287	4.500	100.512	100.412	100.303	2.875	96.257	96.107	95.957	3.625	97.67	97.521	97.371
4.625	101.895	101.795	101.686	4.625	100.799	100.699	100.589	3.000	96.635	96.485	96.335	Margin = 2.250		Index = 2.580	
4.750	101.708	101.608	101.498	4.750	100.357	100.257	100.147	3.125	97.085	96.935	96.785				
4.875	101.430	101.330	101.221	4.875	100.706	100.606	100.496	3.250	98.365	98.215	98.065				
5.000	102.034	101.934	101.825	5.000	101.017	100.917	100.808	3.375	98.811	98.661	98.511				
5.125	102.235	102.135	102.025	5.125	101.337	101.237	101.128	3.500	99.253	99.103	98.953				
5.250	101.483	101.383	101.243	5.250	100.677	100.577	100.436	3.625	99.697	99.547	99.397				
5.375	101.666	101.566	101.425	5.375	101.016	100.916	100.775	3.750	99.179	99.029	98.879				
5.500	101.911	101.811	101.670	5.500	101.327	101.227	101.086	3.875	99.613	99.463	99.313				
5.625	102.215	102.115	101.974	5.625	101.497	101.397	101.256	4.000	100.040	99.890	99.740				
5.750	101.918	101.818	101.693	5.750	100.727	100.627	100.502	4.125	100.383	100.233	100.083				
5.875	101.951	101.851	101.726	5.875	101.076	100.976	100.851	4.250	99.877	99.727	99.577				
6.000	102.296	102.196	102.071	6.000	101.387	101.287	101.162	4.375	100.232	100.082	99.932				
6.125	102.750	102.650	102.525	6.125	101.807	101.707	101.582	4.500	100.579	100.429	100.279				
6.250	102.081	101.981	101.881	6.250	101.138	101.038	100.938	4.625	100.843	100.693	100.543				

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	98.408	98.258	98.108	4.000	98.059	97.909	97.759	2.375	92.511	92.361	92.211	3.125	94.751	94.601	94.451
4.125	98.908	98.758	98.608	4.125	98.424	98.274	98.124	2.500	91.461	91.311	91.161	3.250	95.531	95.381	95.231
4.250	99.273	99.173	99.063	4.250	98.765	98.665	98.555	2.625	92.361	92.211	92.061	3.375	95.934	95.784	95.634
4.375	99.763	99.663	99.554	4.375	99.142	99.042	98.933	2.750	95.433	95.283	95.133	3.500	96.295	96.145	95.995
4.500	100.246	100.146	100.037	4.500	99.512	99.412	99.303	2.875	96.038	95.888	95.738	3.625	96.671	96.521	96.371
4.625	100.645	100.545	100.436	4.625	99.799	99.699	99.589	3.000	96.417	96.267	96.117	Margin = 2.250		Index = 2.580	
4.750	100.458	100.358	100.248	4.750	99.357	99.257	99.147	3.125	96.866	96.716	96.566	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.380	100.280	100.171	4.875	99.706	99.606	99.496	3.250	97.272	97.122	96.972	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.784	100.684	100.575	5.000	100.017	99.917	99.808	3.375	97.718	97.568	97.418	4.625	99.495	99.245	98.995
5.125	101.155	101.055	100.945	5.125	100.437	100.337	100.228	3.500	98.159	98.009	97.859	4.750	98.719	98.469	98.219
5.250	100.583	100.483	100.343	5.250	99.677	99.577	99.436	3.625	98.603	98.453	98.303	4.875	99.130	98.880	98.630
5.375	100.866	100.766	100.625	5.375	100.016	99.916	99.775	3.750	98.398	98.248	98.098	5.000	99.534	99.284	99.034
5.500	101.061	100.961	100.820	5.500	100.327	100.227	100.086	3.875	98.832	98.682	98.532	5.125	99.855	99.605	99.355
5.625	101.265	101.165	101.024	5.625	100.547	100.447	100.306	4.000	99.259	99.109	98.959	5.250	98.983	98.733	98.483
5.750	100.768	100.668	100.543	5.750	99.727	99.627	99.502	4.125	99.601	99.451	99.301	5.375	99.366	99.116	98.866
5.875	100.801	100.701	100.576	5.875	100.076	99.976	99.851	4.250	98.752	98.602	98.452	5.500	99.969	99.719	99.469
6.000	101.146	101.046	100.921	6.000	100.387	100.287	100.162	4.375	99.107	98.957	98.807	5.625	100.219	99.969	99.719
6.125	101.600	101.500	101.375	6.125	100.807	100.707	100.582	4.500	99.454	99.304	99.154	5.750	99.969	99.719	99.469
6.250	100.931	100.831	100.731	6.250	100.138	100.038	99.938	4.625	99.718	99.568	99.418	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:	1/11/2019	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	98.280	98.030	97.780	4.875	97.986	97.736	97.486
5.125	99.005	98.755	98.505	5.125	98.717	98.467	98.217
5.375	98.516	98.266	98.016	5.375	98.296	98.046	97.796
5.625	99.315	99.065	98.815	5.625	99.027	98.777	98.527
5.875	98.826	98.576	98.326	5.875	98.356	98.106	97.856
6.000	99.171	98.921	98.671	6.000	98.667	98.417	98.167
6.125	99.625	99.375	99.125	6.125	99.087	98.837	98.587
6.250	99.250	99.000	98.750	6.250	99.434	99.184	98.934
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.:	2/11/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/25/2019
		60 Day Lock Exp.:	3/12/2019

W. Rate Sheet Dated: 1/11/2019 **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	100.566	100.466	100.366	4.625	101.960	101.860	101.760	3.375	98.882	98.782	98.682	3.375	99.024	98.924	98.824
4.500	101.043	100.943	100.843	4.750	102.467	102.367	102.267	3.500	99.374	99.274	99.174	3.500	99.351	99.251	99.151
4.625	101.502	101.402	101.302	4.875	102.893	102.793	102.693	3.625	99.852	99.752	99.652	3.625	99.667	99.567	99.467
4.750	102.159	102.059	101.959	4.990	103.016	102.916	102.816	3.750	100.222	100.122	100.022	3.750	100.560	100.460	100.360
4.875	102.708	102.608	102.508	5.000	103.116	103.016	102.916	3.875	100.839	100.739	100.639	3.875	100.867	100.767	100.667
4.990	102.946	102.846	102.746	5.125	103.412	103.312	103.212	3.990	101.157	101.057	100.957	3.990	101.053	100.953	100.853
5.000	103.046	102.946	102.846	5.250	103.858	103.758	103.658	4.000	101.257	101.157	101.057	4.000	101.153	101.053	100.953
5.125	103.345	103.245	103.145	5.375	104.034	103.934	103.834	4.125	101.518	101.418	101.318	4.125	101.427	101.327	101.227
5.250	103.720	103.620	103.520	5.500	104.261	104.161	104.061	4.250	101.825	101.725	101.625	4.250	101.665	101.565	101.465
5.375	104.058	103.958	103.858	5.625	104.435	104.335	104.235	4.375	102.168	102.068	101.968	4.375	101.869	101.769	101.669
5.500	104.353	104.253	104.153	5.750	104.722	104.622	104.522	4.500	102.260	102.160	102.060	4.500	102.044	101.944	101.844
5.625	104.656	104.556	104.456	5.875	104.954	104.854	104.754	4.625	102.539	102.439	102.339	4.625	102.253	102.153	102.053
5.750	105.000	104.900	104.800	5.990	105.056	104.956	104.856	4.750	102.747	102.647	102.547	4.750	102.447	102.347	102.247
5.875	105.187	105.087	104.987	6.000	105.156	105.056	104.956	4.875	102.807	102.707	102.607	4.875	102.621	102.521	102.421
5.990	105.301	105.201	105.101	6.125	105.355	105.255	105.155	4.990	102.869	102.769	102.669	4.990	102.690	102.590	102.490
6.000	105.401	105.301	105.201	6.250	105.396	105.262	105.128	5.000	102.969	102.869	102.769	5.000	102.790	102.690	102.590
6.125	105.964	105.864	105.764	6.375	105.617	105.482	105.348	5.125	103.284	103.184	103.084	5.125	102.798	102.698	102.598
6.250	106.211	106.111	106.011	6.500	105.456	105.320	105.186	5.250	103.453	103.353	103.253	5.250	103.000	102.900	102.800
6.375	106.074	105.939	105.805	6.625	105.595	105.458	105.324	5.375	103.636	103.536	103.436	5.375	103.199	103.099	102.999

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	99.535	99.435	99.335	3.375	98.596	98.496	98.396
4.500	100.098	99.998	99.898	3.500	99.008	98.908	98.808
4.625	100.376	100.276	100.176	3.625	99.409	99.309	99.209
4.750	100.759	100.659	100.559	3.750	99.650	99.550	99.450
4.875	101.297	101.197	101.097	3.875	100.056	99.956	99.856
4.990	101.705	101.605	101.505	3.990	100.339	100.239	100.139
5.000	101.805	101.705	101.605	4.000	100.439	100.339	100.239
5.125	102.026	101.926	101.826	4.125	100.825	100.725	100.625
5.250	102.212	102.112	102.012	4.250	101.034	100.934	100.834
5.375	102.429	102.329	102.229	4.375	101.267	101.167	101.067
5.500	102.866	102.766	102.666	4.500	101.323	101.223	101.123
5.625	103.077	102.977	102.877	4.625	101.252	101.152	101.052
5.750	103.298	103.198	103.098	4.750	101.385	101.285	101.185
5.875	102.709	102.609	102.509	4.875	101.416	101.316	101.216
5.990	103.070	102.970	102.870	4.990	101.415	101.315	101.215
6.000	103.170	103.070	102.970	5.000	101.515	101.415	101.315
6.125	103.411	103.311	103.211	5.125	101.188	101.088	100.988
6.250	103.633	103.533	103.433	5.250	101.300	101.200	101.100
6.375	101.726	101.591	101.457	5.375	101.422	101.322	101.222

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.: **3/12/2019**

W. Rate Sheet Dated: **1/11/2019** **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	102.466	102.366	102.266	4.250	101.028	100.928	100.828	3.750	100.392	100.292	99.856
4.875	102.914	102.814	102.714	4.375	101.556	101.456	101.356	3.875	100.909	100.809	99.856
4.990	103.193	103.093	102.993	4.500	102.045	101.945	101.845	3.990	101.175	101.075	99.746
5.000	103.293	103.193	103.093	4.625	102.232	102.132	102.032	4.000	101.275	101.175	99.846
5.125	103.416	103.316	103.216	4.750	102.705	102.605	102.505	4.125	101.741	101.641	99.836
5.250	103.899	103.799	103.699	4.875	103.180	103.080	102.980	4.250	101.970	101.870	99.816
5.375	104.218	104.118	104.018	4.990	103.354	103.254	103.154	4.375	102.252	102.152	99.796
5.500	104.520	104.420	104.320	5.000	103.454	103.354	103.254	4.500	102.304	102.204	99.776
5.625	104.601	104.501	104.401	5.125	103.581	103.481	103.381	4.625	102.587	102.487	99.736
5.750	105.011	104.911	104.811	5.250	103.905	103.805	103.705	4.750	102.880	102.780	99.696
5.875	105.251	105.151	105.051	5.375	104.141	104.041	103.941	4.875	103.145	103.045	99.656
5.990	105.363	105.263	105.163	5.500	104.357	104.257	104.157	4.990	103.013	102.913	99.516
6.000	105.463	105.363	105.263	5.625	104.357	104.257	104.157	5.000	103.113	103.013	99.616
6.125	105.592	105.486	105.367	5.750	104.691	104.591	104.491	5.125	103.404	103.304	99.566
6.250	105.853	105.749	105.632	5.875	105.123	105.023	104.923	5.250	103.649	103.549	99.546
6.375	106.473	106.373	106.273	5.990	105.289	105.189	105.089	5.375	103.921	103.821	99.526
6.500	106.370	106.270	106.170	6.000	105.389	105.289	105.189	5.500	102.437	102.337	99.506
6.625	106.859	106.759	106.659	6.125	105.078	104.968	104.850	5.625	102.807	102.707	99.486
6.750	107.218	107.118	107.018	6.250	105.448	105.343	105.225	5.750	103.118	103.018	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	101.177	101.077	100.977	3.750	99.826	99.726	99.290
4.875	101.625	101.525	101.425	3.875	100.343	100.243	99.290
4.990	101.904	101.804	101.704	3.990	100.105	100.005	98.676
5.000	102.004	101.904	101.804	4.000	100.205	100.105	98.776
5.125	101.814	101.714	101.614	4.125	100.671	100.571	98.766
5.250	102.297	102.197	102.097	4.250	100.900	100.800	98.746
5.375	102.616	102.516	102.416	4.375	101.182	101.082	98.726
5.500	102.918	102.818	102.718	4.500	100.647	100.547	98.119
5.625	102.511	102.411	102.311	4.625	100.930	100.830	98.079
5.750	102.921	102.821	102.721	4.750	101.838	101.738	98.654
5.875	103.161	103.061	102.961	4.875	102.140	102.040	98.651
5.990	103.273	103.173	103.073	4.990	102.856	102.756	99.359
6.000	103.373	103.273	103.173	5.000	102.956	102.856	99.459
6.125	102.857	102.751	102.632	5.125	#N/A	#N/A	#N/A
6.250	103.118	103.014	102.897	5.250	#N/A	#N/A	#N/A
6.375	103.588	103.488	103.388	5.375	#N/A	#N/A	#N/A
6.500	103.335	103.235	103.135	5.500	#N/A	#N/A	#N/A
6.625	103.674	103.574	103.474	5.625	#N/A	#N/A	#N/A
6.750	103.883	103.783	103.683	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.: 3/12/2019

W. Rate Sheet Dated: 1/11/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year			
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
4.875	102.837	102.737	102.637	4.375	101.391	101.291	101.191
4.990	103.171	103.071	102.971	4.500	101.885	101.785	101.685
5.000	103.271	103.171	103.071	4.625	102.076	101.976	101.876
5.125	103.447	103.347	103.247	4.750	102.545	102.445	102.345
5.250	103.923	103.823	103.723	4.875	103.009	102.909	102.809
5.375	104.230	104.130	104.030	4.990	103.180	103.080	102.980
5.500	104.514	104.414	104.314	5.000	103.280	103.180	103.080
5.625	104.510	104.410	104.310	5.125	103.467	103.367	103.267
5.750	104.911	104.811	104.711	5.250	103.780	103.680	103.580
5.875	105.163	105.063	104.963	5.375	104.007	103.907	103.807
5.990	105.295	105.195	105.095	5.500	104.214	104.114	104.014
6.000	105.395	105.295	105.195	5.625	104.349	104.249	104.149
6.125	105.453	105.346	105.236	5.750	104.671	104.571	104.471
6.250	105.718	105.613	105.503	5.875	105.098	104.998	104.898
6.375	106.479	106.379	106.279	5.990	105.285	105.185	105.085
6.500	106.380	106.280	106.180	6.000	105.385	105.285	105.185
6.625	106.874	106.774	106.674	6.125	104.936	104.827	104.716
6.750	107.234	107.134	107.034	6.250	105.310	105.205	105.094

15 Year				Super Conforming - 30-20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	100.315	100.215	99.856	4.750	101.145	101.045	100.945
3.875	100.830	100.730	99.856	4.875	101.548	101.448	101.348
3.990	101.093	100.993	99.746	4.990	101.882	101.782	101.682
4.000	101.193	101.093	99.846	5.000	101.982	101.882	101.782
4.125	101.653	101.553	99.836	5.125	101.845	101.745	101.645
4.250	101.873	101.773	99.816	5.250	102.321	102.221	102.121
4.375	102.149	102.049	99.796	5.375	102.628	102.528	102.428
4.500	102.227	102.127	99.776	5.500	102.912	102.812	102.712
4.625	102.508	102.408	99.736	5.625	102.420	102.320	102.220
4.750	102.799	102.699	99.696	5.750	102.821	102.721	102.621
4.875	103.063	102.963	99.656	5.875	103.073	102.973	102.873
4.990	102.936	102.836	99.516	5.990	103.205	103.105	103.005
5.000	103.036	102.936	99.616	6.000	103.305	103.205	103.105
5.125	103.324	103.224	99.566	6.125	102.718	102.611	102.501
5.250	103.561	103.461	99.546	6.250	102.983	102.878	102.768
5.375	103.853	103.753	99.526	6.375	103.594	103.494	103.394
5.500	102.356	102.256	99.506	6.500	103.345	103.245	103.145
5.625	102.735	102.635	99.486	6.625	103.689	103.589	103.489
5.750	103.061	102.961	99.466	6.750	103.899	103.799	103.699

Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day
3.750	99.749	99.649	99.290
3.875	100.264	100.164	99.290
3.990	100.023	99.923	98.676
4.000	100.123	100.023	98.776
4.125	100.583	100.483	98.766
4.250	100.803	100.703	98.746
4.375	101.079	100.979	98.726
4.500	100.570	100.470	98.119
4.625	100.851	100.751	98.079
4.750	101.757	101.657	98.654
4.875	102.058	101.958	98.651
4.990	102.779	102.679	99.359
5.000	102.879	102.779	99.459
5.125	#N/A	#N/A	#N/A
5.250	#N/A	#N/A	#N/A
5.375	#N/A	#N/A	#N/A
5.500	#N/A	#N/A	#N/A
5.625	#N/A	#N/A	#N/A
5.750	#N/A	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap

FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "-1.500", LPMI		

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Lock Desk Policy

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

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**2/11/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**2/25/2019**
		60 Day Lock Exp.:	**3/12/2019**

W. Rate Sheet Dated: **1/11/2019** **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)