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.: 2/13/2019
45 Day Lock Exp.: 2/28/2019
60 Day Lock Exp.: 3/15/2019

W. Rate Sheet Dated: 1/14/2019 **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	101.123	100.973	100.823	4.000	100.574	100.424	100.274	2.375	95.261	95.111	94.961	3.125	97.439	97.289	97.139
4.125	101.623	101.473	101.323	4.125	100.940	100.790	100.640	2.500	94.211	94.061	93.911	3.250	97.531	97.381	97.231
4.250	102.007	101.907	101.807	4.250	101.249	101.149	101.049	2.625	95.111	94.961	94.811	3.375	97.934	97.784	97.634
4.375	102.498	102.398	102.298	4.375	101.626	101.526	101.426	2.750	97.378	97.228	97.078	3.500	98.295	98.145	97.995
4.500	102.981	102.881	102.781	4.500	101.997	101.897	101.797	2.875	97.984	97.834	97.684	3.625	98.671	98.521	98.371
4.625	103.380	103.280	103.180	4.625	102.283	102.183	102.083	3.000	98.362	98.212	98.062	Margin = 2.250		Index = 2.580	
4.750	103.505	103.405	103.280	4.750	102.138	102.038	101.913	3.125	98.811	98.661	98.511				
4.875	103.211	103.111	102.986	4.875	102.487	102.387	102.262	3.250	99.346	99.196	99.046				
5.000	103.816	103.716	103.591	5.000	102.798	102.698	102.573	3.375	99.792	99.642	99.492				
5.125	104.016	103.916	103.791	5.125	103.118	103.018	102.893	3.500	100.233	100.083	99.933				
5.250	103.593	103.493	103.352	5.250	102.786	102.686	102.546	3.625	100.677	100.527	100.377				
5.375	103.775	103.675	103.535	5.375	103.125	103.025	102.885	3.750	100.640	100.490	100.340				
5.500	104.020	103.920	103.780	5.500	103.436	103.336	103.196	3.875	101.074	100.924	100.774				
5.625	104.324	104.224	104.083	5.625	103.606	103.506	103.366	4.000	101.501	101.351	101.201				
5.750	104.481	104.381	104.209	5.750	103.290	103.190	103.018	4.125	101.843	101.693	101.543				
5.875	104.514	104.414	104.242	5.875	103.639	103.539	103.367	4.250	101.369	101.213	101.056				
6.000	104.858	104.758	104.587	6.000	103.950	103.850	103.678	4.375	101.724	101.567	101.411				
6.125	105.312	105.212	105.040	6.125	104.370	104.270	104.098	4.500	102.072	101.915	101.759				
6.250	105.612	105.512	105.412	6.250	104.670	104.570	104.470	4.625	102.336	102.179	102.023				

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	99.923	99.773	99.623	4.000	99.574	99.424	99.274	2.375	94.261	94.111	93.961	3.125	96.439	96.289	96.139
4.125	100.423	100.273	100.123	4.125	99.940	99.790	99.640	2.500	93.211	93.061	92.911	3.250	96.531	96.381	96.231
4.250	100.757	100.657	100.557	4.250	100.249	100.149	100.049	2.625	94.111	93.961	93.811	3.375	96.934	96.784	96.634
4.375	101.248	101.148	101.048	4.375	100.626	100.526	100.426	2.750	96.378	96.228	96.078	3.500	97.295	97.145	96.995
4.500	101.731	101.631	101.531	4.500	100.997	100.897	100.797	2.875	96.984	96.834	96.684	3.625	97.671	97.521	97.371
4.625	102.130	102.030	101.930	4.625	101.283	101.183	101.083	3.000	97.362	97.212	97.062	Margin = 2.250		Index = 2.580	
4.750	102.255	102.155	102.030	4.750	101.138	101.038	100.913	3.125	97.811	97.661	97.511	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.161	102.061	101.936	4.875	101.487	101.387	101.262	3.250	98.346	98.196	98.046	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.566	102.466	102.341	5.000	101.798	101.698	101.573	3.375	98.792	98.642	98.492	4.625	100.980	100.730	100.480
5.125	102.936	102.836	102.711	5.125	102.218	102.118	101.993	3.500	99.233	99.083	98.933	4.750	100.500	100.250	100.000
5.250	102.693	102.593	102.452	5.250	101.786	101.686	101.546	3.625	99.677	99.527	99.377	4.875	100.911	100.661	100.411
5.375	102.975	102.875	102.735	5.375	102.125	102.025	101.885	3.750	99.640	99.490	99.340	5.000	101.316	101.066	100.816
5.500	103.170	103.070	102.930	5.500	102.436	102.336	102.196	3.875	100.074	99.924	99.774	5.125	101.636	101.386	101.136
5.625	103.374	103.274	103.133	5.625	102.656	102.556	102.416	4.000	100.501	100.351	100.201	5.250	101.093	100.843	100.593
5.750	103.331	103.231	103.059	5.750	102.290	102.190	102.018	4.125	100.843	100.693	100.543	5.375	101.475	101.225	100.975
5.875	103.364	103.264	103.092	5.875	102.639	102.539	102.367	4.250	100.369	100.213	100.056	5.500	102.000	101.750	101.500
6.000	103.708	103.608	103.437	6.000	102.950	102.850	102.678	4.375	100.724	100.567	100.411	5.625	102.250	102.000	101.750
6.125	104.162	104.062	103.890	6.125	103.370	103.270	103.098	4.500	101.072	100.915	100.759	5.750	102.500	102.250	102.000
6.250	104.462	104.362	104.262	6.250	103.670	103.570	103.470	4.625	101.336	101.179	101.023	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:	1/14/2019	5.250%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	100.061	99.811	99.561	4.875	99.767	99.517	99.267
5.125	100.786	100.536	100.286	5.125	100.498	100.248	99.998
5.375	100.625	100.375	100.125	5.375	100.405	100.155	99.905
5.625	101.424	101.174	100.924	5.625	101.136	100.886	100.636
5.875	101.389	101.139	100.889	5.875	100.919	100.669	100.419
6.000	101.733	101.483	101.233	6.000	101.230	100.980	100.730
6.125	102.187	101.937	101.687	6.125	101.650	101.400	101.150
6.250	102.750	102.500	102.250	6.250	103.090	102.840	102.590
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 ᵻIA, 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.:	**2/13/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**2/28/2019**
			60 Day Lock Exp.:	**3/15/2019**

W. Rate Sheet Dated: **1/14/2019** **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	99.655	99.505	99.355	4.000	99.106	98.956	98.806	2.375	91.761	91.611	91.461	3.125	95.75	95.601	95.451
4.125	100.155	100.005	99.855	4.125	99.471	99.321	99.171	2.500	90.711	90.561	90.411	3.250	96.53	96.381	96.231
4.250	100.570	100.470	100.370	4.250	99.812	99.712	99.612	2.625	91.611	91.461	91.311	3.375	96.93	96.784	96.634
4.375	101.060	100.960	100.860	4.375	100.189	100.089	99.989	2.750	95.691	95.541	95.391	3.500	97.29	97.145	96.995
4.500	101.543	101.443	101.343	4.500	100.559	100.459	100.359	2.875	96.296	96.146	95.996	3.625	97.67	97.521	97.371
4.625	101.942	101.842	101.742	4.625	100.846	100.746	100.646	3.000	96.674	96.524	96.374	Margin = 2.250		Index = 2.580	
4.750	101.755	101.655	101.530	4.750	100.388	100.288	100.163	3.125	97.124	96.974	96.824				
4.875	101.461	101.361	101.236	4.875	100.737	100.637	100.512	3.250	98.346	98.196	98.046				
5.000	102.066	101.966	101.841	5.000	101.048	100.948	100.823	3.375	98.792	98.642	98.492				
5.125	102.266	102.166	102.041	5.125	101.368	101.268	101.143	3.500	99.233	99.083	98.933				
5.250	101.561	101.461	101.321	5.250	100.755	100.655	100.514	3.625	99.677	99.527	99.377				
5.375	101.744	101.644	101.503	5.375	101.094	100.994	100.853	3.750	99.171	99.021	98.871				
5.500	101.989	101.889	101.748	5.500	101.405	101.305	101.165	3.875	99.605	99.455	99.305				
5.625	102.293	102.193	102.052	5.625	101.575	101.475	101.335	4.000	100.032	99.882	99.732				
5.750	101.950	101.850	101.678	5.750	100.758	100.658	100.486	4.125	100.375	100.225	100.075				
5.875	101.982	101.882	101.710	5.875	101.107	101.007	100.835	4.250	99.931	99.775	99.619				
6.000	102.327	102.227	102.055	6.000	101.418	101.318	101.147	4.375	100.286	100.130	99.974				
6.125	102.781	102.681	102.509	6.125	101.838	101.738	101.567	4.500	100.634	100.478	100.322				
6.250	102.112	102.012	101.912	6.250	101.170	101.070	100.970	4.625	100.898	100.742	100.586				

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	98.455	98.305	98.155	4.000	98.106	97.956	97.806	2.375	92.511	92.361	92.211	3.125	94.751	94.601	94.451
4.125	98.955	98.805	98.655	4.125	98.471	98.321	98.171	2.500	91.461	91.311	91.161	3.250	95.531	95.381	95.231
4.250	99.320	99.220	99.120	4.250	98.812	98.712	98.612	2.625	92.361	92.211	92.061	3.375	95.934	95.784	95.634
4.375	99.810	99.710	99.610	4.375	99.189	99.089	98.989	2.750	95.472	95.322	95.172	3.500	96.295	96.145	95.995
4.500	100.293	100.193	100.093	4.500	99.559	99.459	99.359	2.875	96.078	95.928	95.778	3.625	96.671	96.521	96.371
4.625	100.692	100.592	100.492	4.625	99.846	99.746	99.646	3.000	96.456	96.306	96.156	Margin = 2.250		Index = 2.580	
4.750	100.505	100.405	100.280	4.750	99.388	99.288	99.163	3.125	96.905	96.755	96.605	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.411	100.311	100.186	4.875	99.737	99.637	99.512	3.250	97.252	97.102	96.952	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.816	100.716	100.591	5.000	100.048	99.948	99.823	3.375	97.698	97.548	97.398	4.625	99.542	99.292	99.042
5.125	101.186	101.086	100.961	5.125	100.468	100.368	100.243	3.500	98.139	97.989	97.839	4.750	98.750	98.500	98.250
5.250	100.661	100.561	100.421	5.250	99.755	99.655	99.514	3.625	98.583	98.433	98.283	4.875	99.161	98.911	98.661
5.375	100.944	100.844	100.703	5.375	100.094	99.994	99.853	3.750	98.390	98.240	98.090	5.000	99.566	99.316	99.066
5.500	101.139	101.039	100.898	5.500	100.405	100.305	100.165	3.875	98.824	98.674	98.524	5.125	99.886	99.636	99.386
5.625	101.343	101.243	101.102	5.625	100.625	100.525	100.385	4.000	99.251	99.101	98.951	5.250	99.061	98.811	98.561
5.750	100.800	100.700	100.528	5.750	99.758	99.658	99.486	4.125	99.593	99.443	99.293	5.375	99.444	99.194	98.944
5.875	100.832	100.732	100.560	5.875	100.107	100.007	99.835	4.250	98.806	98.650	98.494	5.500	99.969	99.719	99.469
6.000	101.177	101.077	100.905	6.000	100.418	100.318	100.147	4.375	99.161	99.005	98.849	5.625	100.219	99.969	99.719
6.125	101.631	101.531	101.359	6.125	100.838	100.738	100.567	4.500	99.509	99.353	99.197	5.750	99.968	99.718	99.468
6.250	100.962	100.862	100.762	6.250	100.170	100.070	99.970	4.625	99.773	99.617	99.461	5.875	100.218	99.968	99.718

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:	1/14/2019	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	98.311	98.061	97.811	4.875	98.017	97.767	97.517
5.125	99.036	98.786	98.536	5.125	98.748	98.498	98.248
5.375	98.594	98.344	98.094	5.375	98.374	98.124	97.874
5.625	99.393	99.143	98.893	5.625	99.105	98.855	98.605
5.875	98.857	98.607	98.357	5.875	98.387	98.137	97.887
6.000	99.202	98.952	98.702	6.000	98.698	98.448	98.198
6.125	99.656	99.406	99.156	6.125	99.118	98.868	98.618
6.250	99.250	99.000	98.750	6.250	99.590	99.340	99.090
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

[AFR Loan Center]

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/13/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/28/2019
		60 Day Lock Exp.:	3/15/2019

W. Rate Sheet Dated: 1/14/2019 **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	100.660	100.560	100.460	4.625	101.948	101.848	101.748	3.375	98.833	98.733	98.633	3.375	98.973	98.873	98.773
4.500	101.133	101.033	100.933	4.750	102.453	102.353	102.253	3.500	99.427	99.327	99.227	3.500	99.301	99.201	99.101
4.625	101.576	101.476	101.376	4.875	102.876	102.776	102.676	3.625	99.872	99.772	99.672	3.625	99.616	99.516	99.416
4.750	102.145	102.045	101.945	4.990	102.999	102.899	102.799	3.750	100.284	100.184	100.084	3.750	100.526	100.426	100.326
4.875	102.692	102.592	102.492	5.000	103.099	102.999	102.899	3.875	100.901	100.801	100.701	3.875	100.831	100.731	100.631
4.990	102.927	102.827	102.727	5.125	103.380	103.280	103.180	3.990	101.219	101.119	101.019	3.990	101.015	100.915	100.815
5.000	103.027	102.927	102.827	5.250	103.824	103.724	103.624	4.000	101.319	101.219	101.119	4.000	101.115	101.015	100.915
5.125	103.327	103.227	103.127	5.375	103.999	103.899	103.799	4.125	101.480	101.380	101.280	4.125	101.389	101.289	101.189
5.250	103.686	103.586	103.486	5.500	104.225	104.125	104.025	4.250	101.785	101.685	101.585	4.250	101.625	101.525	101.425
5.375	104.023	103.923	103.823	5.625	104.402	104.302	104.202	4.375	102.127	102.027	101.927	4.375	101.837	101.737	101.637
5.500	104.320	104.220	104.120	5.750	104.700	104.600	104.500	4.500	102.225	102.125	102.025	4.500	102.047	101.947	101.847
5.625	104.622	104.522	104.422	5.875	104.932	104.832	104.732	4.625	102.565	102.465	102.365	4.625	102.278	102.178	102.069
5.750	104.977	104.877	104.777	5.990	105.037	104.937	104.837	4.750	102.772	102.672	102.572	4.750	102.473	102.373	102.264
5.875	105.165	105.065	104.965	6.000	105.137	105.037	104.937	4.875	102.832	102.732	102.632	4.875	102.647	102.547	102.438
5.990	105.278	105.178	105.078	6.125	105.336	105.236	105.136	4.990	102.895	102.795	102.695	4.990	102.715	102.615	102.506
6.000	105.378	105.278	105.178	6.250	105.370	105.236	105.102	5.000	102.995	102.895	102.795	5.000	102.815	102.715	102.606
6.125	105.945	105.845	105.745	6.375	105.592	105.458	105.324	5.125	103.334	103.234	103.134	5.125	102.848	102.748	102.642
6.250	106.194	106.094	105.994	6.500	105.433	105.299	105.165	5.250	103.504	103.404	103.304	5.250	103.051	102.951	102.845
6.375	106.049	105.915	105.782	6.625	105.572	105.439	105.305	5.375	103.688	103.588	103.488	5.375	103.254	103.154	103.048

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	99.600	99.500	99.400	3.375	98.545	98.445	98.345
4.500	100.159	100.059	99.959	3.500	98.958	98.858	98.758
4.625	100.435	100.335	100.235	3.625	99.358	99.258	99.158
4.750	100.745	100.645	100.545	3.750	99.616	99.516	99.416
4.875	101.281	101.181	101.081	3.875	100.020	99.920	99.820
4.990	101.687	101.587	101.487	3.990	100.302	100.202	100.102
5.000	101.787	101.687	101.587	4.000	100.402	100.302	100.202
5.125	102.006	101.906	101.806	4.125	100.786	100.686	100.586
5.250	102.194	102.094	101.994	4.250	100.994	100.894	100.794
5.375	102.394	102.294	102.194	4.375	101.228	101.128	101.028
5.500	102.832	102.732	102.632	4.500	101.285	101.185	101.085
5.625	103.043	102.943	102.843	4.625	101.278	101.178	101.078
5.750	103.267	103.167	103.067	4.750	101.410	101.310	101.210
5.875	102.689	102.589	102.489	4.875	101.442	101.342	101.242
5.990	103.053	102.953	102.853	4.990	101.441	101.341	101.241
6.000	103.153	103.053	102.953	5.000	101.541	101.441	101.341
6.125	103.398	103.298	103.198	5.125	101.238	101.138	101.038
6.250	103.621	103.521	103.421	5.250	101.351	101.251	101.151
6.375	101.703	101.569	101.432	5.375	101.472	101.372	101.272

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

Cash-Out Refinance

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

80.01-85.00% Only available with DU v. 9.1

Applicable for all mortgages with greater than 15 year terms

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

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

Product Features

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

HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums or site condominiums **Not applicable on MH Advantage Properties (SFR 859 is required)

HomeReady LLPA Caps*

Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	0.000
All other LTV & FICO combos	-1.500

*The above caps do not include the following LLPA's: State; Extension; Loan Size

Lock Desk Policy

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

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

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

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.: 2/13/2019
45 Day Lock Exp.: 2/28/2019
60 Day Lock Exp.: 3/15/2019

W. Rate Sheet Dated: 1/14/2019 **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	102.489	102.389	102.289	4.250	101.011	100.911	100.811	3.750	100.391	100.291	99.856
4.875	102.939	102.839	102.739	4.375	101.541	101.441	101.341	3.875	100.909	100.809	99.856
4.990	103.221	103.121	103.021	4.500	102.033	101.933	101.833	3.990	101.219	101.119	99.867
5.000	103.321	103.221	103.121	4.625	102.225	102.125	102.025	4.000	101.319	101.219	99.967
5.125	103.438	103.338	103.238	4.750	102.700	102.600	102.500	4.125	101.666	101.566	99.836
5.250	103.925	103.825	103.725	4.875	103.178	103.078	102.978	4.250	101.895	101.795	99.816
5.375	104.248	104.148	104.048	4.990	103.356	103.256	103.156	4.375	102.178	102.078	99.796
5.500	104.554	104.454	104.354	5.000	103.456	103.356	103.256	4.500	102.288	102.188	99.776
5.625	104.661	104.561	104.461	5.125	103.549	103.449	103.349	4.625	102.572	102.472	99.736
5.750	105.075	104.975	104.875	5.250	103.875	103.775	103.675	4.750	102.867	102.767	99.696
5.875	105.316	105.216	105.116	5.375	104.114	104.014	103.914	4.875	103.132	103.032	99.656
5.990	105.431	105.331	105.231	5.500	104.329	104.229	104.129	4.990	103.049	102.949	99.516
6.000	105.531	105.431	105.331	5.625	104.424	104.324	104.224	5.000	103.149	103.049	99.616
6.125	105.603	105.485	105.371	5.750	104.761	104.661	104.561	5.125	103.442	103.342	99.566
6.250	105.864	105.749	105.638	5.875	105.195	105.095	104.995	5.250	103.687	103.587	99.546
6.375	106.566	106.427	106.366	5.990	105.360	105.260	105.160	5.375	103.960	103.860	99.526
6.500	106.463	106.325	106.263	6.000	105.460	105.360	105.260	5.500	102.486	102.386	99.506
6.625	106.955	106.818	106.755	6.125	105.087	104.968	104.851	5.625	102.856	102.756	99.486
6.750	107.315	107.179	107.115	6.250	105.460	105.342	105.229	5.750	103.171	103.071	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	101.193	101.093	100.993	3.750	99.830	99.730	99.295
4.875	101.643	101.543	101.443	3.875	100.348	100.248	99.295
4.990	101.925	101.825	101.725	3.990	100.158	100.058	98.806
5.000	102.025	101.925	101.825	4.000	100.258	100.158	98.906
5.125	101.836	101.736	101.636	4.125	100.605	100.505	98.775
5.250	102.323	102.223	102.123	4.250	100.834	100.734	98.755
5.375	102.646	102.546	102.446	4.375	101.117	101.017	98.735
5.500	102.952	102.852	102.752	4.500	100.631	100.531	98.119
5.625	102.508	102.408	102.308	4.625	100.915	100.815	98.079
5.750	102.922	102.822	102.722	4.750	101.210	101.110	98.039
5.875	103.163	103.063	102.963	4.875	101.475	101.375	97.999
5.990	103.278	103.178	103.078	4.990	101.142	101.042	97.609
6.000	103.378	103.278	103.178	5.000	101.242	101.142	97.709
6.125	102.790	102.672	102.558	5.125	#N/A	#N/A	#N/A
6.250	103.051	102.936	102.825	5.250	#N/A	#N/A	#N/A
6.375	103.603	103.464	103.403	5.375	#N/A	#N/A	#N/A
6.500	103.350	103.212	103.150	5.500	#N/A	#N/A	#N/A
6.625	103.692	103.555	103.492	5.625	#N/A	#N/A	#N/A
6.750	103.902	103.766	103.702	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.:	2/13/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	2/28/2019
		60 Day Lock Exp.:	3/15/2019

W. Rate Sheet Dated: 1/14/2019 **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	102.466	102.366	102.266	4.250	101.028	100.928	100.828	3.750	100.392	100.292	99.856	4.750	101.177	101.077	100.977	3.750	99.826	99.726	99.290
4.875	102.914	102.814	102.714	4.375	101.556	101.456	101.356	3.875	100.909	100.809	99.856	4.875	101.625	101.525	101.425	3.875	100.343	100.243	99.290
4.990	103.193	103.093	102.993	4.500	102.045	101.945	101.845	3.990	101.175	101.075	99.746	4.990	101.904	101.804	101.704	3.990	100.105	100.005	98.676
5.000	103.293	103.193	103.093	4.625	102.232	102.132	102.032	4.000	101.275	101.175	99.846	5.000	102.004	101.904	101.804	4.000	100.205	100.105	98.776
5.125	103.416	103.316	103.216	4.750	102.705	102.605	102.505	4.125	101.741	101.641	99.836	5.125	101.814	101.714	101.614	4.125	100.671	100.571	98.766
5.250	103.899	103.799	103.699	4.875	103.180	103.080	102.980	4.250	101.970	101.870	99.816	5.250	102.297	102.197	102.097	4.250	100.900	100.800	98.746
5.375	104.218	104.118	104.018	4.990	103.354	103.254	103.154	4.375	102.252	102.152	99.796	5.375	102.616	102.516	102.416	4.375	101.182	101.082	98.726
5.500	104.520	104.420	104.320	5.000	103.454	103.354	103.254	4.500	102.304	102.204	99.776	5.500	102.918	102.818	102.718	4.500	100.647	100.547	98.119
5.625	104.601	104.501	104.401	5.125	103.581	103.481	103.381	4.625	102.587	102.487	99.736	5.625	102.511	102.411	102.311	4.625	100.930	100.830	98.079
5.750	105.011	104.911	104.811	5.250	103.905	103.805	103.705	4.750	102.880	102.780	99.696	5.750	102.921	102.821	102.721	4.750	101.838	101.738	98.654
5.875	105.251	105.151	105.051	5.375	104.141	104.041	103.941	4.875	103.145	103.045	99.656	5.875	103.161	103.061	102.961	4.875	102.140	102.040	98.651
5.990	105.363	105.263	105.163	5.500	104.357	104.257	104.157	4.990	103.013	102.913	99.516	5.990	103.273	103.173	103.073	4.990	102.856	102.756	99.359
6.000	105.463	105.363	105.263	5.625	104.357	104.257	104.157	5.000	103.113	103.013	99.616	6.000	103.373	103.273	103.173	5.000	102.956	102.856	99.459
6.125	105.592	105.486	105.367	5.750	104.691	104.591	104.491	5.125	103.404	103.304	99.566	6.125	102.857	102.751	102.632	5.125	#N/A	#N/A	#N/A
6.250	105.853	105.749	105.632	5.875	105.123	105.023	104.923	5.250	103.649	103.549	99.546	6.250	103.118	103.014	102.897	5.250	#N/A	#N/A	#N/A
6.375	106.473	106.373	106.273	5.990	105.289	105.189	105.089	5.375	103.921	103.821	99.526	6.375	103.588	103.488	103.388	5.375	#N/A	#N/A	#N/A
6.500	106.370	106.270	106.170	6.000	105.389	105.289	105.189	5.500	102.437	102.337	99.506	6.500	103.335	103.235	103.135	5.500	#N/A	#N/A	#N/A
6.625	106.859	106.759	106.659	6.125	105.078	104.968	104.850	5.625	102.807	102.707	99.486	6.625	103.674	103.574	103.474	5.625	#N/A	#N/A	#N/A
6.750	107.218	107.118	107.018	6.250	105.448	105.343	105.225	5.750	103.118	103.018	99.466	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 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

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

HP LLPA Cap

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

Product Features

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

All Loan Type Adjustments

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

Lock Desk Policy

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

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

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

AFR Loan Center

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

30 Day Lock Exp.: **2/13/2019**
45 Day Lock Exp.: **2/28/2019**
60 Day Lock Exp.: **3/15/2019**

W. Rate Sheet Dated: **1/14/2019** **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**
4.000	98.471	98.346	98.221
4.125	98.988	98.863	98.738
4.250	99.436	99.311	99.186
4.375	99.763	99.638	99.513
4.500	100.245	100.120	99.995
4.625	100.658	100.533	100.408
4.750	101.082	100.957	100.832
4.875	101.406	101.281	101.156
5.000	101.652	101.527	101.402
5.125	101.843	101.718	101.593
5.250	102.160	102.035	101.910
5.375	102.235	102.110	101.985
5.500	102.269	102.144	102.019

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	98.819	98.694	98.569
3.875	99.321	99.196	99.071
4.000	99.709	99.584	99.459
4.125	100.140	100.015	99.890
4.250	100.381	100.256	100.131
4.375	100.600	100.475	100.350
4.500	100.800	100.675	100.550
4.625	100.966	100.841	100.716
4.750	101.120	100.995	100.870
4.875	101.332	101.207	101.082
5.000	101.602	101.477	101.352

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	98.581	98.456	98.331
3.625	99.099	98.974	98.849
3.750	99.629	99.504	99.379
3.875	100.161	100.036	99.911
4.000	100.595	100.470	100.345
4.125	100.961	100.836	100.711
4.250	101.271	101.146	101.021
4.375	101.553	101.428	101.303
4.500	101.819	101.694	101.569
4.625	102.136	102.011	101.886
4.750	102.412	102.287	102.162
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)