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.: **2/15/2019**
45 Day Lock Exp.: **3/4/2019**
60 Day Lock Exp.: **3/18/2019**

W. Rate Sheet Dated: **1/16/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	100.936	100.786	100.636	4.000	100.387	100.237	100.087	2.375	94.824	94.674	94.524	3.125	97.439	97.289	97.139
4.125	101.436	101.286	101.136	4.125	100.752	100.602	100.452	2.500	93.774	93.624	93.474	3.250	97.531	97.381	97.231
4.250	101.913	101.813	101.713	4.250	101.155	101.055	100.955	2.625	94.674	94.524	94.374	3.375	97.934	97.784	97.634
4.375	102.404	102.304	102.204	4.375	101.533	101.433	101.333	2.750	97.179	97.029	96.879	3.500	98.295	98.145	97.995
4.500	102.887	102.787	102.687	4.500	101.903	101.803	101.703	2.875	97.785	97.635	97.485	3.625	98.671	98.521	98.371
4.625	103.286	103.186	103.086	4.625	102.189	102.089	101.989	3.000	98.163	98.013	97.863	Margin = 2.250		Index = 2.580	
4.750	103.411	103.311	103.202	4.750	102.107	102.007	101.897	3.125	98.612	98.462	98.312				
4.875	103.180	103.080	102.971	4.875	102.456	102.356	102.246	3.250	99.150	99.000	98.850				
5.000	103.784	103.684	103.575	5.000	102.767	102.667	102.558	3.375	99.596	99.446	99.296				
5.125	103.985	103.885	103.775	5.125	103.087	102.987	102.878	3.500	100.038	99.888	99.738				
5.250	103.608	103.508	103.399	5.250	102.802	102.702	102.593	3.625	100.482	100.332	100.182				
5.375	103.791	103.691	103.582	5.375	103.141	103.041	102.932	3.750	100.507	100.357	100.207				
5.500	104.036	103.936	103.826	5.500	103.452	103.352	103.243	3.875	100.941	100.791	100.641				
5.625	104.340	104.240	104.130	5.625	103.622	103.522	103.413	4.000	101.368	101.218	101.068				
5.750	104.684	104.584	104.484	5.750	103.493	103.393	103.293	4.125	101.711	101.561	101.411				
5.875	104.717	104.617	104.517	5.875	103.842	103.742	103.642	4.250	101.244	101.094	100.944				
6.000	105.062	104.962	104.862	6.000	104.153	104.053	103.953	4.375	101.599	101.449	101.299				
6.125	105.515	105.415	105.315	6.125	104.573	104.473	104.373	4.500	101.947	101.797	101.647				
6.250	105.815	105.715	105.615	6.250	104.873	104.773	104.673	4.625	102.211	102.061	101.911				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.736	99.586	99.436	4.000	99.387	99.237	99.087	2.375	93.824	93.674	93.524	3.125	96.439	96.289	96.139
4.125	100.236	100.086	99.936	4.125	99.752	99.602	99.452	2.500	92.774	92.624	92.474	3.250	96.531	96.381	96.231
4.250	100.663	100.563	100.463	4.250	100.155	100.055	99.955	2.625	93.674	93.524	93.374	3.375	96.934	96.784	96.634
4.375	101.154	101.054	100.954	4.375	100.533	100.433	100.333	2.750	96.179	96.029	95.879	3.500	97.295	97.145	96.995
4.500	101.637	101.537	101.437	4.500	100.903	100.803	100.703	2.875	96.785	96.635	96.485	3.625	97.671	97.521	97.371
4.625	102.036	101.936	101.836	4.625	101.189	101.089	100.989	3.000	97.163	97.013	96.863	Margin = 2.250		Index = 2.580	
4.750	102.161	102.061	101.952	4.750	101.107	101.007	100.897	3.125	97.612	97.462	97.312	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.130	102.030	101.921	4.875	101.456	101.356	101.246	3.250	98.150	98.000	97.850	Rate	30 Day	45 Day	60 Day
5.000	102.534	102.434	102.325	5.000	101.767	101.667	101.558	3.375	98.596	98.446	98.296	4.625	100.886	100.636	100.386
5.125	102.905	102.805	102.695	5.125	102.187	102.087	101.978	3.500	99.038	98.888	98.738	4.750	100.469	100.219	99.969
5.250	102.708	102.608	102.499	5.250	101.802	101.702	101.593	3.625	99.482	99.332	99.182	4.875	100.880	100.630	100.380
5.375	102.991	102.891	102.782	5.375	102.141	102.041	101.932	3.750	99.507	99.357	99.207	5.000	101.284	101.034	100.784
5.500	103.186	103.086	102.976	5.500	102.452	102.352	102.243	3.875	99.941	99.791	99.641	5.125	101.605	101.355	101.105
5.625	103.390	103.290	103.180	5.625	102.672	102.572	102.463	4.000	100.368	100.218	100.068	5.250	101.108	100.858	100.608
5.750	103.534	103.434	103.334	5.750	102.493	102.393	102.293	4.125	100.711	100.561	100.411	5.375	101.491	101.241	100.991
5.875	103.567	103.467	103.367	5.875	102.842	102.742	102.642	4.250	100.244	100.094	99.944	5.500	102.000	101.750	101.500
6.000	103.912	103.812	103.712	6.000	103.153	103.053	102.953	4.375	100.599	100.449	100.299	5.625	102.250	102.000	101.750
6.125	104.365	104.265	104.165	6.125	103.573	103.473	103.373	4.500	100.947	100.797	100.647	5.750	102.500	102.250	102.000
6.250	104.665	104.565	104.465	6.250	103.873	103.773	103.673	4.625	101.211	101.061	100.911	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:	1/16/2019	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	100.641	100.391	100.141	5.375	100.421	100.171	99.921
5.625	101.440	101.190	100.940	5.625	101.152	100.902	100.652
5.875	101.592	101.342	101.092	5.875	101.122	100.872	100.622
6.000	101.937	101.687	101.437	6.000	101.433	101.183	100.933
6.125	102.390	102.140	101.890	6.125	101.853	101.603	101.353
6.250	102.750	102.500	102.250	6.250	102.825	102.575	102.325
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

 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.:	**2/15/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**3/4/2019**
			60 Day Lock Exp.:	**3/18/2019**

W. Rate Sheet Dated: **1/16/2019** **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	99.467	99.317	99.167	4.000	98.918	98.768	98.618	2.375	91.324	91.174	91.024	3.125	95.75	95.601	95.451
4.125	99.967	99.817	99.667	4.125	99.283	99.133	98.983	2.500	90.274	90.124	89.974	3.250	96.53	96.381	96.231
4.250	100.476	100.376	100.276	4.250	99.718	99.618	99.518	2.625	91.174	91.024	90.874	3.375	96.93	96.784	96.634
4.375	100.966	100.866	100.766	4.375	100.095	99.995	99.895	2.750	95.492	95.342	95.192	3.500	97.29	97.145	96.995
4.500	101.449	101.349	101.249	4.500	100.465	100.365	100.265	2.875	96.097	95.947	95.797	3.625	97.67	97.521	97.371
4.625	101.848	101.748	101.648	4.625	100.752	100.652	100.552	3.000	96.475	96.325	96.175	Margin = 2.250		Index = 2.580	
4.750	101.661	101.561	101.452	4.750	100.357	100.257	100.147	3.125	96.925	96.775	96.625				
4.875	101.430	101.330	101.221	4.875	100.706	100.606	100.496	3.250	98.150	98.000	97.850				
5.000	102.034	101.934	101.825	5.000	101.017	100.917	100.808	3.375	98.596	98.446	98.296				
5.125	102.235	102.135	102.025	5.125	101.337	101.237	101.128	3.500	99.038	98.888	98.738				
5.250	101.577	101.477	101.368	5.250	100.771	100.671	100.561	3.625	99.482	99.332	99.182				
5.375	101.760	101.660	101.550	5.375	101.110	101.010	100.900	3.750	99.038	98.888	98.738				
5.500	102.005	101.905	101.795	5.500	101.421	101.321	101.211	3.875	99.472	99.322	99.172				
5.625	102.308	102.208	102.099	5.625	101.591	101.491	101.381	4.000	99.899	99.749	99.599				
5.750	102.153	102.053	101.953	5.750	100.961	100.861	100.761	4.125	100.242	100.092	99.942				
5.875	102.185	102.085	101.985	5.875	101.310	101.210	101.110	4.250	99.806	99.656	99.506				
6.000	102.530	102.430	102.330	6.000	101.622	101.522	101.422	4.375	100.161	100.011	99.861				
6.125	102.984	102.884	102.784	6.125	102.042	101.942	101.842	4.500	100.509	100.359	100.209				
6.250	102.315	102.215	102.115	6.250	101.373	101.273	101.173	4.625	100.773	100.623	100.473				

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	98.267	98.117	97.967	4.000	97.918	97.768	97.618	2.375	92.074	91.924	91.774	3.125	94.751	94.601	94.451
4.125	98.767	98.617	98.467	4.125	98.283	98.133	97.983	2.500	91.024	90.874	90.724	3.250	95.531	95.381	95.231
4.250	99.226	99.126	99.026	4.250	98.718	98.618	98.518	2.625	91.924	91.774	91.624	3.375	95.934	95.784	95.634
4.375	99.716	99.616	99.516	4.375	99.095	98.995	98.895	2.750	95.273	95.123	94.973	3.500	96.295	96.145	95.995
4.500	100.199	100.099	99.999	4.500	99.465	99.365	99.265	2.875	95.878	95.728	95.578	3.625	96.671	96.521	96.371
4.625	100.598	100.498	100.398	4.625	99.752	99.652	99.552	3.000	96.256	96.106	95.956	Margin = 2.250		Index = 2.580	
4.750	100.411	100.311	100.202	4.750	99.357	99.257	99.147	3.125	96.706	96.556	96.406	**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	97.057	96.907	96.757	**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	97.503	97.353	97.203	4.625	99.448	99.198	98.948
5.125	101.155	101.055	100.945	5.125	100.437	100.337	100.228	3.500	97.944	97.794	97.644	4.750	98.719	98.469	98.219
5.250	100.677	100.577	100.468	5.250	99.771	99.671	99.561	3.625	98.388	98.238	98.088	4.875	99.130	98.880	98.630
5.375	100.960	100.860	100.750	5.375	100.110	100.010	99.900	3.750	98.257	98.107	97.957	5.000	99.534	99.284	99.034
5.500	101.155	101.055	100.945	5.500	100.421	100.321	100.211	3.875	98.691	98.541	98.391	5.125	99.855	99.605	99.355
5.625	101.358	101.258	101.149	5.625	100.641	100.541	100.431	4.000	99.118	98.968	98.818	5.250	99.077	98.827	98.577
5.750	101.003	100.903	100.803	5.750	99.961	99.861	99.761	4.125	99.461	99.311	99.161	5.375	99.460	99.210	98.960
5.875	101.035	100.935	100.835	5.875	100.310	100.210	100.110	4.250	98.681	98.531	98.381	5.500	99.968	99.718	99.468
6.000	101.380	101.280	101.180	6.000	100.622	100.522	100.422	4.375	99.036	98.886	98.736	5.625	100.218	99.968	99.718
6.125	101.834	101.734	101.634	6.125	101.042	100.942	100.842	4.500	99.384	99.234	99.084	5.750	99.969	99.719	99.469
6.250	101.165	101.065	100.965	6.250	100.373	100.273	100.173	4.625	99.648	99.498	99.348	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:	1/16/2019	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	98.610	98.360	98.110	5.375	98.390	98.140	97.890
5.625	99.408	99.158	98.908	5.625	99.121	98.871	98.621
5.875	99.060	98.810	98.560	5.875	98.590	98.340	98.090
6.000	99.405	99.155	98.905	6.000	98.902	98.652	98.402
6.125	99.859	99.609	99.359	6.125	99.322	99.072	98.822
6.250	99.250	99.000	98.750	6.250	99.325	99.075	98.825
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

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

AFR Loan Center

Lockdesk e-mail: Lockdesk@afrwholesale.com

Lockdesk Phone: 1-877-588-2706 — 30 Day Lock Exp.: **2/15/2019**

Lockdesk Hours: 10:00 am ET - 11:00 pm ET — 45 Day Lock Exp.: **3/4/2019**

60 Day Lock Exp.: **3/18/2019**

W. Rate Sheet Dated: **1/16/2019** **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	100.691	100.591	100.491	4.625	101.830	101.730	101.630	3.375	98.756	98.656	98.556	3.375	98.896	98.796	98.696
4.500	101.164	101.064	100.964	4.750	102.311	102.211	102.111	3.500	99.365	99.265	99.165	3.500	99.235	99.135	99.035
4.625	101.607	101.507	101.407	4.875	102.732	102.632	102.532	3.625	99.809	99.709	99.609	3.625	99.541	99.441	99.341
4.750	102.004	101.904	101.804	4.990	102.852	102.752	102.652	3.750	100.222	100.122	100.022	3.750	100.463	100.363	100.263
4.875	102.527	102.427	102.327	5.000	102.952	102.852	102.752	3.875	100.839	100.739	100.639	3.875	100.761	100.661	100.561
4.990	102.741	102.641	102.541	5.125	103.302	103.202	103.102	3.990	101.157	101.057	100.957	3.990	100.947	100.847	100.747
5.000	102.841	102.741	102.641	5.250	103.735	103.635	103.535	4.000	101.257	101.157	101.057	4.000	101.047	100.947	100.847
5.125	103.139	103.039	102.939	5.375	103.940	103.840	103.740	4.125	101.390	101.290	101.190	4.125	101.320	101.220	101.120
5.250	103.567	103.467	103.367	5.500	104.166	104.066	103.966	4.250	101.695	101.595	101.495	4.250	101.536	101.436	101.336
5.375	103.894	103.794	103.694	5.625	104.343	104.243	104.143	4.375	102.018	101.918	101.818	4.375	101.741	101.641	101.541
5.500	104.211	104.111	104.011	5.750	104.638	104.538	104.438	4.500	102.089	101.989	101.889	4.500	101.980	101.880	101.780
5.625	104.543	104.443	104.343	5.875	104.871	104.771	104.671	4.625	102.458	102.358	102.258	4.625	102.212	102.112	102.012
5.750	104.896	104.796	104.696	5.990	104.976	104.876	104.776	4.750	102.666	102.566	102.466	4.750	102.398	102.298	102.198
5.875	105.083	104.983	104.883	6.000	105.076	104.976	104.876	4.875	102.718	102.618	102.518	4.875	102.603	102.503	102.403
5.990	105.197	105.097	104.997	6.125	105.275	105.175	105.075	4.990	102.802	102.702	102.602	4.990	102.673	102.573	102.473
6.000	105.297	105.197	105.097	6.250	105.300	105.167	105.033	5.000	102.902	102.802	102.702	5.000	102.773	102.673	102.573
6.125	105.867	105.767	105.667	6.375	105.523	105.389	105.255	5.125	103.276	103.176	103.076	5.125	102.810	102.710	102.610
6.250	106.112	106.012	105.912	6.500	105.384	105.250	105.116	5.250	103.447	103.347	103.247	5.250	103.015	102.915	102.815
6.375	105.960	105.826	105.692	6.625	105.523	105.389	105.255	5.375	103.633	103.533	103.433	5.375	103.219	103.119	103.019

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	99.463	99.363	99.263	3.375	98.467	98.367	98.267
4.500	100.010	99.910	99.810	3.500	98.882	98.782	98.682
4.625	100.274	100.174	100.074	3.625	99.283	99.183	99.083
4.750	100.604	100.504	100.404	3.750	99.552	99.452	99.352
4.875	101.116	101.016	100.916	3.875	99.949	99.849	99.749
4.990	101.500	101.400	101.300	3.990	100.222	100.122	100.022
5.000	101.600	101.500	101.400	4.000	100.322	100.222	100.122
5.125	101.821	101.721	101.621	4.125	100.697	100.597	100.497
5.250	102.009	101.909	101.809	4.250	100.905	100.805	100.705
5.375	102.265	102.165	102.065	4.375	101.120	101.020	100.920
5.500	102.723	102.623	102.523	4.500	101.156	101.056	100.956
5.625	102.964	102.864	102.764	4.625	101.171	101.071	100.971
5.750	103.188	103.088	102.988	4.750	101.305	101.205	101.105
5.875	102.608	102.508	102.408	4.875	101.328	101.228	101.128
5.990	102.974	102.874	102.774	4.990	101.349	101.249	101.149
6.000	103.074	102.974	102.874	5.000	101.449	101.349	101.249
6.125	103.316	103.216	103.116	5.125	101.180	101.080	100.980
6.250	103.539	103.439	103.339	5.250	101.295	101.195	101.095
6.375	101.615	101.481	101.342	5.375	101.417	101.317	101.217

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.

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/15/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	3/4/2019
		60 Day Lock Exp.:	3/18/2019

W. Rate Sheet Dated: 1/16/2019 **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	102.417	102.317	102.217	4.250	100.766	100.666	100.566	3.750	100.281	100.181	99.846
4.875	102.740	102.640	102.540	4.375	101.286	101.186	101.086	3.875	100.855	100.755	99.836
4.990	103.126	103.026	102.926	4.500	101.780	101.680	101.580	3.990	101.157	101.057	99.804
5.000	103.226	103.126	103.026	4.625	102.090	101.990	101.890	4.000	101.257	101.157	99.904
5.125	103.338	103.238	103.138	4.750	102.523	102.423	102.323	4.125	101.654	101.554	99.796
5.250	103.886	103.786	103.686	4.875	102.966	102.866	102.766	4.250	101.977	101.877	99.776
5.375	104.193	104.093	103.993	4.990	103.182	103.082	102.982	4.375	102.318	102.218	99.736
5.500	104.468	104.368	104.268	5.000	103.282	103.182	103.082	4.500	102.229	102.073	99.696
5.625	104.540	104.428	104.340	5.125	103.417	103.317	103.217	4.625	102.503	102.347	99.656
5.750	104.976	104.864	104.776	5.250	103.809	103.709	103.609	4.750	102.948	102.792	99.616
5.875	105.271	105.160	105.071	5.375	104.075	103.975	103.875	4.875	103.051	102.896	99.566
5.990	105.419	105.307	105.219	5.500	104.291	104.191	104.091	4.990	102.810	102.710	99.446
6.000	105.519	105.407	105.319	5.625	104.368	104.257	104.168	5.000	102.910	102.810	99.546
6.125	105.512	105.378	105.271	5.750	104.704	104.593	104.504	5.125	103.214	103.114	99.526
6.250	105.777	105.643	105.541	5.875	105.142	105.031	104.942	5.250	103.460	103.360	99.506
6.375	106.451	106.296	106.251	5.990	105.315	105.204	105.115	5.375	103.697	103.597	99.486
6.500	106.412	106.257	106.212	6.000	105.415	105.304	105.215	5.500	102.386	102.286	99.466
6.625	106.905	106.750	106.705	6.125	105.027	104.893	104.784	5.625	102.756	102.656	99.446
6.750	107.266	107.111	107.066	6.250	105.402	105.268	105.163	5.750	103.071	102.971	99.426

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	101.124	101.024	100.924	3.750	99.660	99.560	99.225
4.875	101.447	101.347	101.247	3.875	100.234	100.134	99.215
4.990	101.833	101.733	101.633	3.990	100.032	99.932	98.679
5.000	101.933	101.833	101.733	4.000	100.132	100.032	98.779
5.125	101.737	101.637	101.537	4.125	100.529	100.429	98.671
5.250	102.285	102.185	102.085	4.250	100.852	100.752	98.651
5.375	102.592	102.492	102.392	4.375	101.193	101.093	98.611
5.500	102.867	102.767	102.667	4.500	100.510	100.354	97.977
5.625	102.422	102.310	102.222	4.625	100.784	100.628	97.937
5.750	102.858	102.746	102.658	4.750	101.229	101.073	97.897
5.875	103.153	103.042	102.953	4.875	101.332	101.177	97.847
5.990	103.301	103.189	103.101	4.990	100.841	100.741	97.477
6.000	103.401	103.289	103.201	5.000	100.941	100.841	97.577
6.125	102.699	102.565	102.458	5.125	#N/A	#N/A	#N/A
6.250	102.964	102.830	102.728	5.250	#N/A	#N/A	#N/A
6.375	103.488	103.333	103.288	5.375	#N/A	#N/A	#N/A
6.500	103.299	103.144	103.099	5.500	#N/A	#N/A	#N/A
6.625	103.642	103.487	103.442	5.625	#N/A	#N/A	#N/A
6.750	103.853	103.698	103.653	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.:	**2/15/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**3/4/2019**
			60 Day Lock Exp.:	**3/18/2019**

W. Rate Sheet Dated: **1/16/2019** **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	102.562	102.462	102.362	4.250	101.008	100.908	100.808	3.750	100.326	100.226	99.846	4.750	101.263	101.163	101.063	3.750	99.705	99.605	99.225
4.875	102.901	102.801	102.701	4.375	101.525	101.425	101.325	3.875	100.854	100.754	99.836	4.875	101.602	101.502	101.402	3.875	100.233	100.133	99.215
4.990	103.225	103.125	103.025	4.500	102.012	101.912	101.812	3.990	101.076	100.976	99.716	4.990	101.926	101.826	101.726	3.990	99.940	99.840	98.580
5.000	103.325	103.225	103.125	4.625	102.206	102.106	102.006	4.000	101.176	101.076	99.816	5.000	102.026	101.926	101.826	4.000	100.040	99.940	98.680
5.125	103.427	103.327	103.227	4.750	102.658	102.558	102.458	4.125	101.670	101.570	99.796	5.125	101.816	101.716	101.616	4.125	100.534	100.434	98.660
5.250	103.947	103.847	103.747	4.875	103.118	103.018	102.918	4.250	101.973	101.873	99.776	5.250	102.336	102.236	102.136	4.250	100.837	100.737	98.640
5.375	104.248	104.148	104.048	4.990	103.333	103.233	103.133	4.375	102.311	102.211	99.736	5.375	102.637	102.537	102.437	4.375	101.175	101.075	98.600
5.500	104.540	104.440	104.340	5.000	103.433	103.333	103.233	4.500	102.251	102.151	99.696	5.500	102.929	102.829	102.729	4.500	100.532	100.432	97.977
5.625	104.611	104.511	104.411	5.125	103.497	103.397	103.297	4.625	102.533	102.433	99.656	5.625	102.491	102.391	102.291	4.625	100.814	100.714	97.937
5.750	105.042	104.942	104.842	5.250	103.887	103.787	103.687	4.750	102.880	102.780	99.616	5.750	102.922	102.822	102.722	4.750	101.161	101.061	97.897
5.875	105.334	105.234	105.134	5.375	104.152	104.052	103.952	4.875	103.059	102.959	99.566	5.875	103.214	103.114	103.014	4.875	101.340	101.240	97.847
5.990	105.474	105.374	105.274	5.500	104.366	104.266	104.166	4.990	102.975	102.875	99.446	5.990	103.354	103.254	103.154	4.990	101.006	100.906	97.477
6.000	105.574	105.474	105.374	5.625	104.422	104.322	104.222	5.000	103.075	102.975	99.546	6.000	103.454	103.354	103.254	5.000	101.106	101.006	97.577
6.125	105.578	105.460	105.330	5.750	104.757	104.657	104.557	5.125	103.359	103.259	99.526	6.125	102.765	102.647	102.517	5.125	#N/A	#N/A	#N/A
6.250	105.841	105.723	105.596	5.875	105.192	105.092	104.992	5.250	103.601	103.501	99.506	6.250	103.028	102.910	102.783	5.250	#N/A	#N/A	#N/A
6.375	106.533	106.396	106.331	5.990	105.360	105.260	105.160	5.375	103.840	103.740	99.486	6.375	103.570	103.433	103.368	5.375	#N/A	#N/A	#N/A
6.500	106.471	106.335	106.271	6.000	105.460	105.360	105.260	5.500	102.440	102.340	99.466	6.500	103.358	103.222	103.158	5.500	#N/A	#N/A	#N/A
6.625	106.962	106.825	106.762	6.125	105.082	104.964	104.831	5.625	102.808	102.708	99.446	6.625	103.699	103.562	103.499	5.625	#N/A	#N/A	#N/A
6.750	107.321	107.185	107.121	6.250	105.455	105.337	105.208	5.750	103.123	103.023	99.426	6.750	103.908	103.772	103.708	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.

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

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

30 Day Lock Exp.: **2/15/2019**
45 Day Lock Exp.: **3/4/2019**
60 Day Lock Exp.: **3/18/2019**

W. Rate Sheet Dated: **1/16/2019** **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	98.333	98.208	98.083
4.125	98.829	98.704	98.579
4.250	99.335	99.210	99.085
4.375	99.783	99.658	99.533
4.500	100.195	100.070	99.945
4.625	100.606	100.481	100.356
4.750	101.010	100.885	100.760
4.875	101.324	101.199	101.074
5.000	101.482	101.357	101.232
5.125	101.704	101.579	101.454
5.250	101.984	101.859	101.734
5.375	102.162	102.037	101.912
5.500	102.310	102.185	102.060

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	98.856	98.731	98.606
3.875	99.355	99.230	99.105
4.000	99.775	99.650	99.525
4.125	100.138	100.013	99.888
4.250	100.379	100.254	100.129
4.375	100.598	100.473	100.348
4.500	100.798	100.673	100.548
4.625	100.963	100.838	100.713
4.750	101.117	100.992	100.867
4.875	101.331	101.206	101.081
5.000	101.601	101.476	101.351

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	98.580	98.455	98.330
3.625	99.099	98.974	98.849
3.750	99.628	99.503	99.378
3.875	100.160	100.035	99.910
4.000	100.593	100.468	100.343
4.125	100.958	100.833	100.708
4.250	101.269	101.144	101.019
4.375	101.551	101.426	101.301
4.500	101.817	101.692	101.567
4.625	102.132	102.007	101.882
4.750	102.410	102.285	102.160
1 year LIBOR "Wall Street Journal"			
Margin	2.250	Cap	5/2/5

FICO/CLTV Adjuster

FICO	CLTV <=55.00%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%	90.01-95.00%
680-699	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
700-719	0.375	0.250	0.125	-	-0.250	-0.625	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out Refi¹	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	-	-	n/a
Other									
Interest Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	n/a	n/a	n/a	n/a	n/a	n/a	-0.250	-0.750	n/a

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

Lock Desk Policy

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

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

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

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