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.: 2/18/2019

45 Day Lock Exp.: 3/4/2019

60 Day Lock Exp.: 3/19/2019

W. Rate Sheet Dated: 1/18/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	100.889	100.739	100.589	4.000	100.270	100.120	99.970	2.375	94.793	94.643	94.493	3.125	97.424	97.274	97.124
4.125	101.389	101.239	101.089	4.125	100.615	100.465	100.315	2.500	93.742	93.592	93.442	3.250	97.505	97.355	97.205
4.250	101.835	101.735	101.610	4.250	101.058	100.958	100.833	2.625	94.642	94.492	94.342	3.375	97.887	97.737	97.587
4.375	102.326	102.226	102.101	4.375	101.437	101.337	101.212	2.750	97.132	96.982	96.832	3.500	98.241	98.091	97.941
4.500	102.809	102.709	102.584	4.500	101.748	101.648	101.523	2.875	97.667	97.517	97.367	3.625	98.637	98.487	98.337
4.625	103.208	103.108	102.983	4.625	102.084	101.984	101.859	3.000	98.116	97.966	97.816	Margin = 2.250		Index = 2.580	
4.750	103.333	103.233	103.108	4.750	102.024	101.924	101.799	3.125	98.565	98.415	98.265				
4.875	103.102	103.002	102.877	4.875	102.348	102.248	102.123	3.250	99.137	98.987	98.837				
5.000	103.706	103.606	103.481	5.000	102.745	102.645	102.520	3.375	99.580	99.430	99.280				
5.125	103.906	103.806	103.681	5.125	102.982	102.882	102.757	3.500	100.024	99.874	99.724				
5.250	103.577	103.477	103.352	5.250	102.766	102.666	102.541	3.625	100.462	100.312	100.162				
5.375	103.760	103.660	103.535	5.375	103.080	102.980	102.855	3.750	100.507	100.357	100.207				
5.500	104.005	103.905	103.780	5.500	103.477	103.377	103.252	3.875	100.937	100.787	100.637				
5.625	104.308	104.208	104.083	5.625	103.564	103.464	103.339	4.000	101.302	101.152	101.002				
5.750	104.496	104.396	104.193	5.750	103.301	103.201	102.998	4.125	101.624	101.474	101.324				
5.875	104.529	104.429	104.226	5.875	103.625	103.525	103.322	4.250	101.245	101.095	100.945				
6.000	104.874	104.774	104.571	6.000	104.022	103.922	103.719	4.375	101.601	101.451	101.301				
6.125	105.328	105.228	105.025	6.125	104.358	104.258	104.055	4.500	101.889	101.739	101.589				
6.250	105.628	105.528	105.428	6.250	104.658	104.558	104.458	4.625	102.203	102.053	101.903				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.000	99.689	99.539	99.389	4.000	99.270	99.120	98.970	2.375	93.793	93.643	93.493	3.125	96.424	96.274	96.124
4.125	100.189	100.039	99.889	4.125	99.615	99.465	99.315	2.500	92.742	92.592	92.442	3.250	96.505	96.355	96.205
4.250	100.585	100.485	100.360	4.250	100.058	99.958	99.833	2.625	93.642	93.492	93.342	3.375	96.887	96.737	96.587
4.375	101.076	100.976	100.851	4.375	100.437	100.337	100.212	2.750	96.132	95.982	95.832	3.500	97.241	97.091	96.941
4.500	101.559	101.459	101.334	4.500	100.748	100.648	100.523	2.875	96.667	96.517	96.367	3.625	97.637	97.487	97.337
4.625	101.958	101.858	101.733	4.625	101.084	100.984	100.859	3.000	97.116	96.966	96.816	Margin = 2.250		Index = 2.580	
4.750	102.083	101.983	101.858	4.750	101.024	100.924	100.799	3.125	97.565	97.415	97.265	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	102.052	101.952	101.827	4.875	101.348	101.248	101.123	3.250	98.137	97.987	97.837	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	102.456	102.356	102.231	5.000	101.745	101.645	101.520	3.375	98.580	98.430	98.280	4.625	100.808	100.558	100.308
5.125	102.826	102.726	102.601	5.125	102.082	101.982	101.857	3.500	99.024	98.874	98.724	4.750	100.391	100.141	99.891
5.250	102.677	102.577	102.452	5.250	101.766	101.666	101.541	3.625	99.462	99.312	99.162	4.875	100.802	100.552	100.302
5.375	102.960	102.860	102.735	5.375	102.080	101.980	101.855	3.750	99.507	99.357	99.207	5.000	101.206	100.956	100.706
5.500	103.155	103.055	102.930	5.500	102.477	102.377	102.252	3.875	99.937	99.787	99.637	5.125	101.526	101.276	101.026
5.625	103.358	103.258	103.133	5.625	102.614	102.514	102.389	4.000	100.302	100.152	100.002	5.250	101.077	100.827	100.577
5.750	103.346	103.246	103.043	5.750	102.301	102.201	101.998	4.125	100.624	100.474	100.324	5.375	101.460	101.210	100.960
5.875	103.379	103.279	103.076	5.875	102.625	102.525	102.322	4.250	100.245	100.095	99.945	5.500	102.000	101.750	101.500
6.000	103.724	103.624	103.421	6.000	103.022	102.922	102.719	4.375	100.601	100.451	100.301	5.625	102.250	102.000	101.750
6.125	104.178	104.078	103.875	6.125	103.358	103.258	103.055	4.500	100.889	100.739	100.589	5.750	102.500	102.250	102.000
6.250	104.478	104.378	104.278	6.250	103.658	103.558	103.458	4.625	101.203	101.053	100.903	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:	1/18/2019	5.250%

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

30/25 Year				20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.875	99.952	99.702	99.452	4.875	99.628	99.378	99.128
5.125	100.676	100.426	100.176	5.125	100.362	100.112	99.862
5.375	100.610	100.360	100.110	5.375	100.360	100.110	99.860
5.625	101.408	101.158	100.908	5.625	101.094	100.844	100.594
5.875	101.404	101.154	100.904	5.875	100.905	100.655	100.405
6.000	101.749	101.499	101.249	6.000	101.302	101.052	100.802
6.125	102.203	101.953	101.703	6.125	101.638	101.388	101.138
6.250	102.750	102.500	102.250	6.250	102.938	102.688	102.438
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.: **2/18/2019**
45 Day Lock Exp.: **3/4/2019**
60 Day Lock Exp.: **3/19/2019**

W. Rate Sheet Dated: 1/18/2019 **Release Time: 10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.420	99.270	99.120	4.000	98.801	98.651	98.501	2.375	91.293	91.143	90.993	3.125	95.74	95.587	95.437
4.125	99.920	99.770	99.620	4.125	99.146	98.996	98.846	2.500	90.242	90.092	89.942	3.250	96.51	96.355	96.205
4.250	100.398	100.298	100.173	4.250	99.621	99.521	99.396	2.625	91.142	90.992	90.842	3.375	96.89	96.737	96.587
4.375	100.888	100.788	100.663	4.375	99.999	99.899	99.774	2.750	95.445	95.295	95.145	3.500	97.24	97.091	96.941
4.500	101.371	101.271	101.146	4.500	100.310	100.210	100.085	2.875	95.979	95.829	95.679	3.625	97.64	97.487	97.337
4.625	101.770	101.670	101.545	4.625	100.646	100.546	100.421	3.000	96.428	96.278	96.128	Margin = 2.250		Index = 2.580	
4.750	101.583	101.483	101.358	4.750	100.274	100.174	100.049	3.125	96.878	96.728	96.578				
4.875	101.352	101.252	101.127	4.875	100.598	100.498	100.373	3.250	98.137	97.987	97.837				
5.000	101.956	101.856	101.731	5.000	100.995	100.895	100.770	3.375	98.580	98.430	98.280				
5.125	102.156	102.056	101.931	5.125	101.232	101.132	101.007	3.500	99.024	98.874	98.724				
5.250	101.546	101.446	101.321	5.250	100.735	100.635	100.510	3.625	99.462	99.312	99.162				
5.375	101.728	101.628	101.503	5.375	101.049	100.949	100.824	3.750	99.038	98.888	98.738				
5.500	101.973	101.873	101.748	5.500	101.446	101.346	101.221	3.875	99.469	99.319	99.169				
5.625	102.277	102.177	102.052	5.625	101.532	101.432	101.307	4.000	99.833	99.683	99.533				
5.750	101.965	101.865	101.662	5.750	100.770	100.670	100.466	4.125	100.156	100.006	99.856				
5.875	101.998	101.898	101.695	5.875	101.093	100.993	100.790	4.250	99.807	99.657	99.507				
6.000	102.343	102.243	102.040	6.000	101.490	101.390	101.187	4.375	100.163	100.013	99.863				
6.125	102.797	102.697	102.494	6.125	101.827	101.727	101.524	4.500	100.451	100.301	100.151				
6.250	102.128	102.028	101.928	6.250	101.158	101.058	100.958	4.625	100.765	100.615	100.465				

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

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.220	98.070	97.920	4.000	97.801	97.651	97.501	2.375	92.043	91.893	91.743	3.125	94.737	94.587	94.437
4.125	98.720	98.570	98.420	4.125	98.146	97.996	97.846	2.500	90.992	90.842	90.692	3.250	95.505	95.355	95.205
4.250	99.148	99.048	98.923	4.250	98.621	98.521	98.396	2.625	91.892	91.742	91.592	3.375	95.887	95.737	95.587
4.375	99.638	99.538	99.413	4.375	98.999	98.899	98.774	2.750	95.226	95.076	94.926	3.500	96.241	96.091	95.941
4.500	100.121	100.021	99.896	4.500	99.310	99.210	99.085	2.875	95.760	95.610	95.460	3.625	96.637	96.487	96.337
4.625	100.520	100.420	100.295	4.625	99.646	99.546	99.421	3.000	96.210	96.060	95.910	Margin = 2.250		Index = 2.580	
4.750	100.333	100.233	100.108	4.750	99.274	99.174	99.049	3.125	96.659	96.509	96.359	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	100.302	100.202	100.077	4.875	99.598	99.498	99.373	3.250	97.043	96.893	96.743	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.706	100.606	100.481	5.000	99.995	99.895	99.770	3.375	97.486	97.336	97.186	4.625	99.370	99.120	98.870
5.125	101.076	100.976	100.851	5.125	100.332	100.232	100.107	3.500	97.930	97.780	97.630	4.750	98.641	98.391	98.141
5.250	100.646	100.546	100.421	5.250	99.735	99.635	99.510	3.625	98.368	98.218	98.068	4.875	99.052	98.802	98.552
5.375	100.928	100.828	100.703	5.375	100.049	99.949	99.824	3.750	98.257	98.107	97.957	5.000	99.456	99.206	98.956
5.500	101.123	101.023	100.898	5.500	100.446	100.346	100.221	3.875	98.687	98.537	98.387	5.125	99.776	99.526	99.276
5.625	101.327	101.227	101.102	5.625	100.582	100.482	100.357	4.000	99.052	98.902	98.752	5.250	99.046	98.796	98.546
5.750	100.815	100.715	100.512	5.750	99.770	99.670	99.466	4.125	99.374	99.224	99.074	5.375	99.428	99.178	98.928
5.875	100.848	100.748	100.545	5.875	100.093	99.993	99.790	4.250	98.682	98.532	98.382	5.500	99.969	99.719	99.469
6.000	101.193	101.093	100.890	6.000	100.490	100.390	100.187	4.375	99.038	98.888	98.738	5.625	100.219	99.969	99.719
6.125	101.647	101.547	101.344	6.125	100.827	100.727	100.524	4.500	99.326	99.176	99.026	5.750	99.969	99.719	99.469
6.250	100.978	100.878	100.778	6.250	100.158	100.058	99.958	4.625	99.640	99.490	99.340	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:	1/18/2019	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	98.202	97.952	97.702	4.875	97.878	97.628	97.378
5.125	98.926	98.676	98.426	5.125	98.612	98.362	98.112
5.375	98.578	98.328	98.078	5.375	98.329	98.079	97.829
5.625	99.377	99.127	98.877	5.625	99.062	98.812	98.562
5.875	98.873	98.623	98.373	5.875	98.373	98.123	97.873
6.000	99.218	98.968	98.718	6.000	98.770	98.520	98.270
6.125	99.672	99.422	99.172	6.125	99.107	98.857	98.607
6.250	99.250	99.000	98.750	6.250	99.438	99.188	98.938
Lender paid price cap after comp plan = 100.000							

DPA Advantage Adjustment

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

Lock Desk Policy

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

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

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

[AFR Loan Center](#)

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/18/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	3/4/2019
		60 Day Lock Exp.:	3/19/2019

W. Rate Sheet Dated: 1/18/2019 **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	100.598	100.498	100.398	4.625	101.757	101.657	101.557	3.375	98.676	98.576	98.476	3.375	98.816	98.716	98.616
4.500	101.070	100.970	100.870	4.750	102.210	102.110	102.010	3.500	99.302	99.202	99.102	3.500	99.155	99.055	98.955
4.625	101.513	101.413	101.313	4.875	102.608	102.508	102.408	3.625	99.747	99.647	99.547	3.625	99.460	99.360	99.260
4.750	101.895	101.795	101.695	4.990	102.756	102.656	102.556	3.750	100.208	100.108	100.008	3.750	100.506	100.406	100.306
4.875	102.414	102.314	102.214	5.000	102.856	102.756	102.656	3.875	100.776	100.676	100.576	3.875	100.803	100.703	100.603
4.990	102.655	102.555	102.455	5.125	103.164	103.064	102.964	3.990	101.094	100.994	100.894	3.990	100.988	100.888	100.788
5.000	102.755	102.655	102.555	5.250	103.600	103.500	103.400	4.000	101.194	101.094	100.994	4.000	101.088	100.988	100.888
5.125	103.056	102.956	102.856	5.375	103.808	103.708	103.608	4.125	101.431	101.331	101.231	4.125	101.361	101.261	101.161
5.250	103.472	103.372	103.272	5.500	104.039	103.939	103.839	4.250	101.738	101.638	101.538	4.250	101.578	101.478	101.378
5.375	103.812	103.712	103.612	5.625	104.215	104.115	104.015	4.375	102.073	101.973	101.873	4.375	101.783	101.683	101.583
5.500	104.103	104.003	103.903	5.750	104.517	104.417	104.317	4.500	102.136	102.036	101.936	4.500	101.955	101.855	101.755
5.625	104.438	104.338	104.238	5.875	104.751	104.651	104.551	4.625	102.403	102.303	102.203	4.625	102.156	102.056	101.956
5.750	104.794	104.694	104.594	5.990	104.854	104.754	104.654	4.750	102.612	102.512	102.412	4.750	102.343	102.243	102.143
5.875	104.982	104.882	104.782	6.000	104.954	104.854	104.754	4.875	102.667	102.567	102.467	4.875	102.549	102.449	102.349
5.990	105.095	104.995	104.895	6.125	105.153	105.053	104.953	4.990	102.752	102.652	102.552	4.990	102.626	102.526	102.426
6.000	105.195	105.095	104.995	6.250	105.173	105.039	104.905	5.000	102.852	102.752	102.652	5.000	102.726	102.626	102.526
6.125	105.766	105.666	105.566	6.375	105.396	105.262	105.128	5.125	103.217	103.117	103.017	5.125	102.751	102.651	102.551
6.250	106.015	105.915	105.815	6.500	105.256	105.122	104.989	5.250	103.389	103.289	103.189	5.250	102.957	102.857	102.757
6.375	105.853	105.719	105.585	6.625	105.396	105.262	105.128	5.375	103.573	103.473	103.373	5.375	103.159	103.059	102.959

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	99.372	99.272	99.172	3.375	98.388	98.288	98.188
4.500	99.931	99.831	99.731	3.500	98.802	98.702	98.602
4.625	100.198	100.098	99.998	3.625	99.202	99.102	99.002
4.750	100.491	100.391	100.291	3.750	99.603	99.503	99.403
4.875	101.026	100.926	100.826	3.875	99.993	99.893	99.793
4.990	101.415	101.315	101.215	3.990	100.263	100.163	100.063
5.000	101.515	101.415	101.315	4.000	100.363	100.263	100.163
5.125	101.737	101.637	101.537	4.125	100.738	100.638	100.538
5.250	101.931	101.831	101.731	4.250	100.946	100.846	100.746
5.375	102.184	102.084	101.984	4.375	101.169	101.069	100.969
5.500	102.618	102.518	102.418	4.500	101.199	101.099	100.999
5.625	102.861	102.761	102.661	4.625	101.116	101.016	100.916
5.750	103.080	102.980	102.880	4.750	101.250	101.150	101.050
5.875	102.508	102.408	102.308	4.875	101.273	101.173	101.073
5.990	102.872	102.772	102.672	4.990	101.298	101.198	101.098
6.000	102.972	102.872	102.772	5.000	101.398	101.298	101.198
6.125	103.215	103.115	103.015	5.125	101.121	101.021	100.921
6.250	103.442	103.342	103.242	5.250	101.236	101.136	101.036
6.375	101.507	101.373	101.233	5.375	101.360	101.260	101.160

All Loan Type Adjustments

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

Applicable for all mortgages with greater than 15 year terms

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

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

Cash-Out Refinance

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

80.01-85.00% Only available with DU v. 9.1

Product Features

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

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

Mortgages with Subordinate Financing *

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

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

HomeReady LLPA Caps*

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

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

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	2/18/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	3/4/2019
		60 Day Lock Exp.:	3/19/2019

W. Rate Sheet Dated: 1/18/2019 **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	102.364	102.264	102.164	4.250	100.683	100.583	100.483	3.750	100.220	100.120	99.846
4.875	102.863	102.763	102.663	4.375	101.207	101.107	101.007	3.875	100.802	100.702	99.836
4.990	103.089	102.989	102.889	4.500	101.705	101.605	101.505	3.990	101.094	100.994	99.756
5.000	103.189	103.089	102.989	4.625	101.894	101.794	101.694	4.000	101.194	101.094	99.856
5.125	103.223	103.123	103.023	4.750	102.331	102.231	102.131	4.125	101.650	101.550	99.796
5.250	103.801	103.701	103.601	4.875	102.777	102.677	102.577	4.250	101.977	101.877	99.776
5.375	104.129	104.029	103.929	4.990	102.995	102.895	102.795	4.375	102.321	102.221	99.736
5.500	104.375	104.275	104.175	5.000	103.095	102.995	102.895	4.500	102.167	102.067	99.696
5.625	104.390	104.290	104.190	5.125	103.227	103.127	103.027	4.625	102.447	102.347	99.656
5.750	104.871	104.771	104.671	5.250	103.621	103.521	103.421	4.750	102.897	102.797	99.616
5.875	105.168	105.068	104.968	5.375	103.891	103.791	103.691	4.875	103.006	102.906	99.566
5.990	105.317	105.217	105.117	5.500	104.108	104.008	103.908	4.990	102.852	102.752	99.446
6.000	105.417	105.317	105.217	5.625	104.223	104.123	104.023	5.000	102.952	102.852	99.546
6.125	105.416	105.313	105.199	5.750	104.562	104.462	104.362	5.125	103.260	103.160	99.526
6.250	105.695	105.592	105.483	5.875	105.003	104.903	104.803	5.250	103.508	103.408	99.506
6.375	106.267	106.148	106.067	5.990	105.175	105.075	104.975	5.375	103.744	103.644	99.486
6.500	106.291	106.172	106.091	6.000	105.275	105.175	105.075	5.500	102.367	102.267	99.466
6.625	106.785	106.667	106.585	6.125	104.893	104.791	104.674	5.625	102.740	102.640	99.446
6.750	107.130	107.011	106.930	6.250	105.270	105.168	105.055	5.750	103.059	102.959	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	101.067	100.967	100.867	3.750	99.661	99.561	99.287
4.875	101.566	101.466	101.366	3.875	100.243	100.143	99.277
4.990	101.792	101.692	101.592	3.990	100.030	99.930	98.692
5.000	101.892	101.792	101.692	4.000	100.130	100.030	98.792
5.125	101.619	101.519	101.419	4.125	100.586	100.486	98.732
5.250	102.197	102.097	101.997	4.250	100.913	100.813	98.712
5.375	102.525	102.425	102.325	4.375	101.257	101.157	98.672
5.500	102.771	102.671	102.571	4.500	100.510	100.410	98.039
5.625	102.280	102.180	102.080	4.625	100.790	100.690	97.999
5.750	102.761	102.661	102.561	4.750	101.240	101.140	97.959
5.875	103.058	102.958	102.858	4.875	101.349	101.249	97.909
5.990	103.207	103.107	103.007	4.990	100.945	100.845	97.539
6.000	103.307	103.207	103.107	5.000	101.045	100.945	97.639
6.125	102.603	102.500	102.386	5.125	#N/A	#N/A	#N/A
6.250	102.882	102.779	102.670	5.250	#N/A	#N/A	#N/A
6.375	103.304	103.185	103.104	5.375	#N/A	#N/A	#N/A
6.500	103.178	103.059	102.978	5.500	#N/A	#N/A	#N/A
6.625	103.522	103.404	103.322	5.625	#N/A	#N/A	#N/A
6.750	103.717	103.598	103.517	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.

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.: 2/18/2019
45 Day Lock Exp.: 3/4/2019
60 Day Lock Exp.: 3/19/2019

W. Rate Sheet Dated: 1/18/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible

30/25 Year

Rate	30 Day	45 Day	60 Day
4.750	102.416	102.316	102.216
4.875	102.887	102.787	102.687
4.990	103.110	103.010	102.910
5.000	103.210	103.110	103.010
5.125	103.278	103.178	103.078
5.250	103.848	103.748	103.648
5.375	104.163	104.063	103.963
5.500	104.432	104.332	104.232
5.625	104.415	104.315	104.215
5.750	104.890	104.790	104.690
5.875	105.185	105.085	104.985
5.990	105.334	105.234	105.134
6.000	105.434	105.334	105.234
6.125	105.473	105.370	105.264
6.250	105.751	105.649	105.547
6.375	106.313	106.194	106.113
6.500	106.355	106.236	106.155
6.625	106.848	106.730	106.648
6.750	107.193	107.074	106.993

20 Year

Rate	30 Day	45 Day	60 Day
4.250	100.743	100.643	100.543
4.375	101.264	101.164	101.064
4.500	101.758	101.658	101.558
4.625	101.957	101.857	101.757
4.750	102.391	102.291	102.191
4.875	102.834	102.734	102.634
4.990	103.049	102.949	102.849
5.000	103.149	103.049	102.949
5.125	103.318	103.218	103.118
5.250	103.710	103.610	103.510
5.375	103.976	103.876	103.776
5.500	104.194	104.094	103.994
5.625	104.287	104.187	104.087
5.750	104.624	104.524	104.424
5.875	105.063	104.963	104.863
5.990	105.235	105.135	105.035
6.000	105.335	105.235	105.135
6.125	104.972	104.869	104.760
6.250	105.347	105.245	105.140

15 Year

Rate	30 Day	45 Day	60 Day
3.750	100.285	100.185	99.846
3.875	100.859	100.759	99.836
3.990	101.070	100.970	99.716
4.000	101.170	101.070	99.816
4.125	101.660	101.560	99.796
4.250	101.984	101.884	99.776
4.375	102.327	102.227	99.736
4.500	102.214	102.114	99.696
4.625	102.491	102.391	99.656
4.750	102.938	102.838	99.616
4.875	103.042	102.942	99.566
4.990	102.947	102.847	99.446
5.000	103.047	102.947	99.546
5.125	103.353	103.253	99.526
5.250	103.597	103.497	99.506
5.375	103.833	103.733	99.486
5.500	102.415	102.315	99.466
5.625	102.785	102.685	99.446
5.750	103.102	103.002	99.426

Super Conforming - 30-20 Year

Rate	30 Day	45 Day	60 Day
4.750	101.119	101.019	100.919
4.875	101.590	101.490	101.390
4.990	101.813	101.713	101.613
5.000	101.913	101.813	101.713
5.125	101.674	101.574	101.474
5.250	102.244	102.144	102.044
5.375	102.559	102.459	102.359
5.500	102.828	102.728	102.628
5.625	102.305	102.205	102.105
5.750	102.780	102.680	102.580
5.875	103.075	102.975	102.875
5.990	103.224	103.124	103.024
6.000	103.324	103.224	103.124
6.125	102.660	102.557	102.451
6.250	102.938	102.836	102.734
6.375	103.350	103.231	103.150
6.500	103.242	103.123	103.042
6.625	103.585	103.467	103.385
6.750	103.780	103.661	103.580

Super Conforming - 15 Year

Rate	30 Day	45 Day	60 Day
3.750	99.726	99.626	99.287
3.875	100.300	100.200	99.277
3.990	100.006	99.906	98.652
4.000	100.106	100.006	98.752
4.125	100.596	100.496	98.732
4.250	100.920	100.820	98.712
4.375	101.263	101.163	98.672
4.500	100.557	100.457	98.039
4.625	100.834	100.734	97.999
4.750	101.281	101.181	97.959
4.875	101.385	101.285	97.909
4.990	101.040	100.940	97.539
5.000	101.140	101.040	97.639
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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **2/18/2019**
45 Day Lock Exp.: **3/4/2019**
60 Day Lock Exp.: **3/19/2019**

W. Rate Sheet Dated: **1/18/2019** **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	97.995	97.870	97.745
4.125	98.508	98.383	98.258
4.250	99.031	98.906	98.781
4.375	99.475	99.350	99.225
4.500	99.906	99.781	99.656
4.625	100.335	100.210	100.085
4.750	100.756	100.631	100.506
4.875	101.109	100.984	100.859
5.000	101.329	101.204	101.079
5.125	101.637	101.512	101.387
5.250	101.877	101.752	101.627
5.375	102.069	101.944	101.819
5.500	102.229	102.104	101.979

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	98.558	98.433	98.308
3.875	99.068	98.943	98.818
4.000	99.505	99.380	99.255
4.125	99.890	99.765	99.640
4.250	100.149	100.024	99.899
4.375	100.383	100.258	100.133
4.500	100.597	100.472	100.347
4.625	100.766	100.641	100.516
4.750	100.931	100.806	100.681
4.875	101.155	101.030	100.905
5.000	101.425	101.300	101.175

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	98.187	98.062	97.937
3.625	98.728	98.603	98.478
3.750	99.278	99.153	99.028
3.875	99.829	99.704	99.579
4.000	100.272	100.147	100.022
4.125	100.650	100.525	100.400
4.250	100.983	100.858	100.733
4.375	101.282	101.157	101.032
4.500	101.564	101.439	101.314
4.625	101.868	101.743	101.618
4.750	102.156	102.031	101.906
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)