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.: 2/20/2019

45 Day Lock Exp.: 3/7/2019

60 Day Lock Exp.: 3/22/2019

**W. Rate Sheet Dated:** 1/21/2019 **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 | 100.748 | 100.598 | 100.448 | 4.000 | 100.130 | 99.980 | 99.830 | 2.375 | 94.668 | 94.518 | 94.368 | 3.125 | 97.424 | 97.274 | 97.124 |
| 4.125 | 101.248 | 101.098 | 100.948 | 4.125 | 100.474 | 100.324 | 100.174 | 2.500 | 93.617 | 93.467 | 93.317 | 3.250 | 97.505 | 97.355 | 97.205 |
| 4.250 | 101.742 | 101.642 | 101.532 | 4.250 | 100.965 | 100.865 | 100.755 | 2.625 | 94.517 | 94.367 | 94.217 | 3.375 | 97.887 | 97.737 | 97.587 |
| 4.375 | 102.232 | 102.132 | 102.023 | 4.375 | 101.343 | 101.243 | 101.134 | 2.750 | 97.027 | 96.877 | 96.727 | 3.500 | 98.241 | 98.091 | 97.941 |
| 4.500 | 102.715 | 102.615 | 102.506 | 4.500 | 101.654 | 101.554 | 101.444 | 2.875 | 97.561 | 97.411 | 97.261 | 3.625 | 98.637 | 98.487 | 98.337 |
| 4.625 | 103.114 | 103.014 | 102.905 | 4.625 | 101.990 | 101.890 | 101.781 | 3.000 | 98.010 | 97.860 | 97.710 | Margin = 2.250 | | Index = 2.590 | |
| 4.750 | 103.239 | 103.139 | 103.014 | 4.750 | 102.009 | 101.909 | 101.784 | 3.125 | 98.460 | 98.310 | 98.160 | | | | |
| 4.875 | 103.086 | 102.986 | 102.861 | 4.875 | 102.333 | 102.233 | 102.108 | 3.250 | 98.996 | 98.846 | 98.696 | | | | |
| 5.000 | 103.691 | 103.591 | 103.466 | 5.000 | 102.730 | 102.630 | 102.505 | 3.375 | 99.439 | 99.289 | 99.139 | | | | |
| 5.125 | 103.891 | 103.791 | 103.666 | 5.125 | 102.966 | 102.866 | 102.741 | 3.500 | 99.884 | 99.734 | 99.584 | | | | |
| 5.250 | 103.436 | 103.336 | 103.211 | 5.250 | 102.626 | 102.526 | 102.401 | 3.625 | 100.321 | 100.171 | 100.021 | | | | |
| 5.375 | 103.619 | 103.519 | 103.394 | 5.375 | 102.940 | 102.840 | 102.715 | 3.750 | 100.417 | 100.267 | 100.117 | | | | |
| 5.500 | 103.864 | 103.764 | 103.639 | 5.500 | 103.337 | 103.237 | 103.112 | 3.875 | 100.847 | 100.697 | 100.547 | | | | |
| 5.625 | 104.168 | 104.068 | 103.943 | 5.625 | 103.423 | 103.323 | 103.198 | 4.000 | 101.212 | 101.062 | 100.912 | | | | |
| 5.750 | 104.653 | 104.553 | 104.396 | 5.750 | 103.457 | 103.357 | 103.201 | 4.125 | 101.534 | 101.384 | 101.234 | | | | |
| 5.875 | 104.685 | 104.585 | 104.429 | 5.875 | 103.781 | 103.681 | 103.525 | 4.250 | 101.139 | 100.989 | 100.839 | | | | |
| 6.000 | 105.030 | 104.930 | 104.774 | 6.000 | 104.178 | 104.078 | 103.922 | 4.375 | 101.495 | 101.345 | 101.195 | | | | |
| 6.125 | 105.484 | 105.384 | 105.228 | 6.125 | 104.514 | 104.414 | 104.258 | 4.500 | 101.783 | 101.633 | 101.483 | | | | |
| 6.250 | 105.784 | 105.684 | 105.584 | 6.250 | 104.814 | 104.714 | 104.614 | 4.625 | 102.097 | 101.947 | 101.797 | | | | |

**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 | 99.548 | 99.398 | 99.248 | 4.000 | 99.130 | 98.980 | 98.830 | 2.375 | 93.668 | 93.518 | 93.368 | 3.125 | 96.424 | 96.274 | 96.124 |
| 4.125 | 100.048 | 99.898 | 99.748 | 4.125 | 99.474 | 99.324 | 99.174 | 2.500 | 92.617 | 92.467 | 92.317 | 3.250 | 96.505 | 96.355 | 96.205 |
| 4.250 | 100.492 | 100.392 | 100.282 | 4.250 | 99.965 | 99.865 | 99.755 | 2.625 | 93.517 | 93.367 | 93.217 | 3.375 | 96.887 | 96.737 | 96.587 |
| 4.375 | 100.982 | 100.882 | 100.773 | 4.375 | 100.343 | 100.243 | 100.134 | 2.750 | 96.027 | 95.877 | 95.727 | 3.500 | 97.241 | 97.091 | 96.941 |
| 4.500 | 101.465 | 101.365 | 101.256 | 4.500 | 100.654 | 100.554 | 100.444 | 2.875 | 96.561 | 96.411 | 96.261 | 3.625 | 97.637 | 97.487 | 97.337 |
| 4.625 | 101.864 | 101.764 | 101.655 | 4.625 | 100.990 | 100.890 | 100.781 | 3.000 | 97.010 | 96.860 | 96.710 | Margin = 2.250 | | Index = 2.590 | |
| 4.750 | 101.989 | 101.889 | 101.764 | 4.750 | 101.009 | 100.909 | 100.784 | 3.125 | 97.460 | 97.310 | 97.160 | **30 Year OTC** "Borrower Paid Only for USDA" | | | |
| 4.875 | 102.036 | 101.936 | 101.811 | 4.875 | 101.333 | 101.233 | 101.108 | 3.250 | 97.996 | 97.846 | 97.696 | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 5.000 | 102.441 | 102.341 | 102.216 | 5.000 | 101.730 | 101.630 | 101.505 | 3.375 | 98.439 | 98.289 | 98.139 | 4.625 | 100.714 | 100.464 | 100.214 |
| 5.125 | 102.811 | 102.711 | 102.586 | 5.125 | 102.066 | 101.966 | 101.841 | 3.500 | 98.884 | 98.734 | 98.584 | 4.750 | 100.375 | 100.125 | 99.875 |
| 5.250 | 102.536 | 102.436 | 102.311 | 5.250 | 101.626 | 101.526 | 101.401 | 3.625 | 99.321 | 99.171 | 99.021 | 4.875 | 100.786 | 100.536 | 100.286 |
| 5.375 | 102.819 | 102.719 | 102.594 | 5.375 | 101.940 | 101.840 | 101.715 | 3.750 | 99.417 | 99.267 | 99.117 | 5.000 | 101.191 | 100.941 | 100.691 |
| 5.500 | 103.014 | 102.914 | 102.789 | 5.500 | 102.337 | 102.237 | 102.112 | 3.875 | 99.847 | 99.697 | 99.547 | 5.125 | 101.511 | 101.261 | 101.011 |
| 5.625 | 103.218 | 103.118 | 102.993 | 5.625 | 102.473 | 102.373 | 102.248 | 4.000 | 100.212 | 100.062 | 99.912 | 5.250 | 100.936 | 100.686 | 100.436 |
| 5.750 | 103.503 | 103.403 | 103.246 | 5.750 | 102.457 | 102.357 | 102.201 | 4.125 | 100.534 | 100.384 | 100.234 | 5.375 | 101.319 | 101.069 | 100.819 |
| 5.875 | 103.535 | 103.435 | 103.279 | 5.875 | 102.781 | 102.681 | 102.525 | 4.250 | 100.139 | 99.989 | 99.839 | 5.500 | 101.950 | 101.700 | 101.450 |
| 6.000 | 103.880 | 103.780 | 103.624 | 6.000 | 103.178 | 103.078 | 102.922 | 4.375 | 100.495 | 100.345 | 100.195 | 5.625 | 102.200 | 101.950 | 101.700 |
| 6.125 | 104.334 | 104.234 | 104.078 | 6.125 | 103.514 | 103.414 | 103.258 | 4.500 | 100.783 | 100.633 | 100.483 | 5.750 | 102.500 | 102.250 | 102.000 |
| 6.250 | 104.634 | 104.534 | 104.434 | 6.250 | 103.814 | 103.714 | 103.614 | 4.625 | 101.097 | 100.947 | 100.797 | 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:** | 1/21/2019 | 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 | 99.936 | 99.686 | 99.436 | 4.875 | 99.613 | 99.363 | 99.113 |
| 5.125 | 100.661 | 100.411 | 100.161 | 5.125 | 100.346 | 100.096 | 99.846 |
| 5.375 | 100.469 | 100.219 | 99.969 | 5.375 | 100.220 | 99.970 | 99.720 |
| 5.625 | 101.268 | 101.018 | 100.768 | 5.625 | 100.953 | 100.703 | 100.453 |
| 5.875 | 101.560 | 101.310 | 101.060 | 5.875 | 101.061 | 100.811 | 100.561 |
| 6.000 | 101.905 | 101.655 | 101.405 | 6.000 | 101.458 | 101.208 | 100.958 |
| 6.125 | 102.359 | 102.109 | 101.859 | 6.125 | 101.794 | 101.544 | 101.294 |
| 6.250 | 102.750 | 102.500 | 102.250 | 6.250 | 102.922 | 102.672 | 102.422 |
| 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.: | 2/20/2019 | | |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: | 3/7/2019 | | |
| | | 60 Day Lock Exp.: | 3/22/2019 | | |

**W. Rate Sheet Dated:** **1/21/2019** **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 | 99.280 | 99.130 | 98.980 | 4.000 | 98.661 | 98.511 | 98.361 | 2.375 | 91.168 | 91.018 | 90.868 | 3.125 | 95.74 | 95.587 | 95.437 |
| 4.125 | 99.780 | 99.630 | 99.480 | 4.125 | 99.005 | 98.855 | 98.705 | 2.500 | 90.117 | 89.967 | 89.817 | 3.250 | 96.51 | 96.355 | 96.205 |
| 4.250 | 100.304 | 100.204 | 100.095 | 4.250 | 99.527 | 99.427 | 99.318 | 2.625 | 91.017 | 90.867 | 90.717 | 3.375 | 96.89 | 96.737 | 96.587 |
| 4.375 | 100.794 | 100.694 | 100.585 | 4.375 | 99.906 | 99.806 | 99.696 | 2.750 | 95.339 | 95.189 | 95.039 | 3.500 | 97.24 | 97.091 | 96.941 |
| 4.500 | 101.278 | 101.178 | 101.068 | 4.500 | 100.216 | 100.116 | 100.007 | 2.875 | 95.874 | 95.724 | 95.574 | 3.625 | 97.64 | 97.487 | 97.337 |
| 4.625 | 101.677 | 101.577 | 101.467 | 4.625 | 100.553 | 100.453 | 100.343 | 3.000 | 96.323 | 96.173 | 96.023 | Margin = 2.250 | | Index = 2.590 | |
| 4.750 | 101.489 | 101.389 | 101.264 | 4.750 | 100.259 | 100.159 | 100.034 | 3.125 | 96.772 | 96.622 | 96.472 | | | | |
| 4.875 | 101.336 | 101.236 | 101.111 | 4.875 | 100.583 | 100.483 | 100.358 | 3.250 | 97.996 | 97.846 | 97.696 | | | | |
| 5.000 | 101.941 | 101.841 | 101.716 | 5.000 | 100.980 | 100.880 | 100.755 | 3.375 | 98.439 | 98.289 | 98.139 | | | | |
| 5.125 | 102.141 | 102.041 | 101.916 | 5.125 | 101.216 | 101.116 | 100.991 | 3.500 | 98.884 | 98.734 | 98.584 | | | | |
| 5.250 | 101.405 | 101.305 | 101.180 | 5.250 | 100.594 | 100.494 | 100.369 | 3.625 | 99.321 | 99.171 | 99.021 | | | | |
| 5.375 | 101.588 | 101.488 | 101.363 | 5.375 | 100.908 | 100.808 | 100.683 | 3.750 | 98.948 | 98.798 | 98.648 | | | | |
| 5.500 | 101.833 | 101.733 | 101.608 | 5.500 | 101.305 | 101.205 | 101.080 | 3.875 | 99.379 | 99.229 | 99.079 | | | | |
| 5.625 | 102.137 | 102.037 | 101.912 | 5.625 | 101.392 | 101.292 | 101.167 | 4.000 | 99.744 | 99.594 | 99.444 | | | | |
| 5.750 | 102.121 | 102.021 | 101.865 | 5.750 | 100.926 | 100.826 | 100.670 | 4.125 | 100.066 | 99.916 | 99.766 | | | | |
| 5.875 | 102.154 | 102.054 | 101.898 | 5.875 | 101.250 | 101.150 | 100.993 | 4.250 | 99.702 | 99.552 | 99.402 | | | | |
| 6.000 | 102.499 | 102.399 | 102.243 | 6.000 | 101.647 | 101.547 | 101.390 | 4.375 | 100.058 | 99.908 | 99.758 | | | | |
| 6.125 | 102.953 | 102.853 | 102.697 | 6.125 | 101.983 | 101.883 | 101.727 | 4.500 | 100.346 | 100.196 | 100.046 | | | | |
| 6.250 | 102.284 | 102.184 | 102.084 | 6.250 | 101.314 | 101.214 | 101.114 | 4.625 | 100.660 | 100.510 | 100.360 | | | | |

## 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 | 98.080 | 97.930 | 97.780 | 4.000 | 97.661 | 97.511 | 97.361 | 2.375 | 91.918 | 91.768 | 91.618 | 3.125 | 94.737 | 94.587 | 94.437 |
| 4.125 | 98.580 | 98.430 | 98.280 | 4.125 | 98.005 | 97.855 | 97.705 | 2.500 | 90.867 | 90.717 | 90.567 | 3.250 | 95.505 | 95.355 | 95.205 |
| 4.250 | 99.054 | 98.954 | 98.845 | 4.250 | 98.527 | 98.427 | 98.318 | 2.625 | 91.767 | 91.617 | 91.467 | 3.375 | 95.887 | 95.737 | 95.587 |
| 4.375 | 99.544 | 99.444 | 99.335 | 4.375 | 98.906 | 98.806 | 98.696 | 2.750 | 95.120 | 94.970 | 94.820 | 3.500 | 96.241 | 96.091 | 95.941 |
| 4.500 | 100.028 | 99.928 | 99.818 | 4.500 | 99.216 | 99.116 | 99.007 | 2.875 | 95.655 | 95.505 | 95.355 | 3.625 | 96.637 | 96.487 | 96.337 |
| 4.625 | 100.427 | 100.327 | 100.217 | 4.625 | 99.553 | 99.453 | 99.343 | 3.000 | 96.104 | 95.954 | 95.804 | Margin = 2.250 | | Index = 2.590 | |
| 4.750 | 100.239 | 100.139 | 100.014 | 4.750 | 99.259 | 99.159 | 99.034 | 3.125 | 96.554 | 96.404 | 96.254 | **30 Year OTC** "Borrower Paid Only for USDA" | | | |
| 4.875 | 100.286 | 100.186 | 100.061 | 4.875 | 99.583 | 99.483 | 99.358 | 3.250 | 96.903 | 96.753 | 96.603 | **Rate** | **30 Day** | **45 Day** | **60 Day** |
| 5.000 | 100.691 | 100.591 | 100.466 | 5.000 | 99.980 | 99.880 | 99.755 | 3.375 | 97.345 | 97.195 | 97.045 | 4.625 | 99.277 | 99.027 | 98.777 |
| 5.125 | 101.061 | 100.961 | 100.836 | 5.125 | 100.316 | 100.216 | 100.091 | 3.500 | 97.790 | 97.640 | 97.490 | 4.750 | 98.625 | 98.375 | 98.125 |
| 5.250 | 100.505 | 100.405 | 100.280 | 5.250 | 99.594 | 99.494 | 99.369 | 3.625 | 98.227 | 98.077 | 97.927 | 4.875 | 99.036 | 98.786 | 98.536 |
| 5.375 | 100.788 | 100.688 | 100.563 | 5.375 | 99.908 | 99.808 | 99.683 | 3.750 | 98.167 | 98.017 | 97.867 | 5.000 | 99.441 | 99.191 | 98.941 |
| 5.500 | 100.983 | 100.883 | 100.758 | 5.500 | 100.305 | 100.205 | 100.080 | 3.875 | 98.597 | 98.447 | 98.297 | 5.125 | 99.761 | 99.511 | 99.261 |
| 5.625 | 101.187 | 101.087 | 100.962 | 5.625 | 100.442 | 100.342 | 100.217 | 4.000 | 98.962 | 98.812 | 98.662 | 5.250 | 98.905 | 98.655 | 98.405 |
| 5.750 | 100.971 | 100.871 | 100.715 | 5.750 | 99.926 | 99.826 | 99.670 | 4.125 | 99.284 | 99.134 | 98.984 | 5.375 | 99.288 | 99.038 | 98.788 |
| 5.875 | 101.004 | 100.904 | 100.748 | 5.875 | 100.250 | 100.150 | 99.993 | 4.250 | 98.577 | 98.427 | 98.277 | 5.500 | 99.919 | 99.669 | 99.419 |
| 6.000 | 101.349 | 101.249 | 101.093 | 6.000 | 100.647 | 100.547 | 100.390 | 4.375 | 98.933 | 98.783 | 98.633 | 5.625 | 100.169 | 99.919 | 99.669 |
| 6.125 | 101.803 | 101.703 | 101.547 | 6.125 | 100.983 | 100.883 | 100.727 | 4.500 | 99.221 | 99.071 | 98.921 | 5.750 | 99.968 | 99.718 | 99.468 |
| 6.250 | 101.134 | 101.034 | 100.934 | 6.250 | 100.314 | 100.214 | 100.114 | 4.625 | 99.535 | 99.385 | 99.235 | 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:** | 1/21/2019 | 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 | 98.186 | 97.936 | 97.686 | 4.875 | 97.863 | 97.613 | 97.363 |
| 5.125 | 98.911 | 98.661 | 98.411 | 5.125 | 98.596 | 98.346 | 98.096 |
| 5.375 | 98.438 | 98.188 | 97.938 | 5.375 | 98.188 | 97.938 | 97.688 |
| 5.625 | 99.237 | 98.987 | 98.737 | 5.625 | 98.922 | 98.672 | 98.422 |
| 5.875 | 99.029 | 98.779 | 98.529 | 5.875 | 98.530 | 98.280 | 98.030 |
| 6.000 | 99.374 | 99.124 | 98.874 | 6.000 | 98.927 | 98.677 | 98.427 |
| 6.125 | 99.828 | 99.578 | 99.328 | 6.125 | 99.263 | 99.013 | 98.763 |
| 6.250 | 99.250 | 99.000 | 98.750 | 6.250 | 99.422 | 99.172 | 98.922 |
| 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.: 2/20/2019
45 Day Lock Exp.: 3/7/2019
60 Day Lock Exp.: 3/22/2019

**W. Rate Sheet Dated:** 1/21/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

**Conforming FNMA**

| 30/25 Year | | | | 20 Year | | | | 15 Year | | | | 10 Year | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day | Rate | 30 Day | 45 Day | 60 Day |
| 4.375 | 100.525 | 100.425 | 100.325 | 4.625 | 101.647 | 101.547 | 101.447 | 3.375 | 98.566 | 98.466 | 98.366 | 3.375 | 98.706 | 98.606 | 98.506 |
| 4.500 | 101.012 | 100.912 | 100.812 | 4.750 | 102.100 | 102.000 | 101.900 | 3.500 | 99.208 | 99.108 | 99.008 | 3.500 | 99.045 | 98.945 | 98.845 |
| 4.625 | 101.468 | 101.368 | 101.268 | 4.875 | 102.499 | 102.399 | 102.299 | 3.625 | 99.653 | 99.553 | 99.453 | 3.625 | 99.351 | 99.251 | 99.151 |
| 4.750 | 101.814 | 101.714 | 101.614 | 4.990 | 102.647 | 102.547 | 102.447 | 3.750 | 100.177 | 100.077 | 99.977 | 3.750 | 100.381 | 100.281 | 100.181 |
| 4.875 | 102.305 | 102.205 | 102.105 | 5.000 | 102.747 | 102.647 | 102.547 | 3.875 | 100.683 | 100.583 | 100.483 | 3.875 | 100.678 | 100.578 | 100.478 |
| 4.990 | 102.546 | 102.446 | 102.346 | 5.125 | 103.102 | 103.002 | 102.902 | 3.990 | 101.000 | 100.900 | 100.800 | 3.990 | 100.863 | 100.763 | 100.663 |
| 5.000 | 102.646 | 102.546 | 102.446 | 5.250 | 103.538 | 103.438 | 103.338 | 4.000 | 101.100 | 101.000 | 100.900 | 4.000 | 100.963 | 100.863 | 100.763 |
| 5.125 | 102.947 | 102.847 | 102.747 | 5.375 | 103.745 | 103.645 | 103.545 | 4.125 | 101.306 | 101.206 | 101.106 | 4.125 | 101.236 | 101.136 | 101.036 |
| 5.250 | 103.409 | 103.309 | 103.209 | 5.500 | 103.976 | 103.876 | 103.776 | 4.250 | 101.613 | 101.513 | 101.413 | 4.250 | 101.453 | 101.353 | 101.253 |
| 5.375 | 103.750 | 103.650 | 103.550 | 5.625 | 104.153 | 104.053 | 103.953 | 4.375 | 101.948 | 101.848 | 101.748 | 4.375 | 101.658 | 101.558 | 101.458 |
| 5.500 | 104.040 | 103.940 | 103.840 | 5.750 | 104.423 | 104.323 | 104.223 | 4.500 | 102.011 | 101.911 | 101.811 | 4.500 | 101.877 | 101.777 | 101.677 |
| 5.625 | 104.376 | 104.276 | 104.176 | 5.875 | 104.657 | 104.557 | 104.457 | 4.625 | 102.356 | 102.256 | 102.156 | 4.625 | 102.109 | 102.009 | 101.909 |
| 5.750 | 104.700 | 104.600 | 104.500 | 5.990 | 104.760 | 104.660 | 104.560 | 4.750 | 102.565 | 102.465 | 102.365 | 4.750 | 102.296 | 102.196 | 102.096 |
| 5.875 | 104.888 | 104.788 | 104.688 | 6.000 | 104.860 | 104.760 | 104.660 | 4.875 | 102.620 | 102.520 | 102.420 | 4.875 | 102.502 | 102.402 | 102.302 |
| 5.990 | 105.002 | 104.902 | 104.802 | 6.125 | 105.060 | 104.960 | 104.860 | 4.990 | 102.705 | 102.605 | 102.505 | 4.990 | 102.579 | 102.479 | 102.379 |
| 6.000 | 105.102 | 105.002 | 104.902 | 6.250 | 105.079 | 104.946 | 104.812 | 5.000 | 102.805 | 102.705 | 102.605 | 5.000 | 102.679 | 102.579 | 102.479 |
| 6.125 | 105.672 | 105.572 | 105.472 | 6.375 | 105.302 | 105.168 | 105.034 | 5.125 | 103.170 | 103.070 | 102.970 | 5.125 | 102.704 | 102.604 | 102.504 |
| 6.250 | 105.921 | 105.821 | 105.721 | 6.500 | 105.163 | 105.029 | 104.895 | 5.250 | 103.342 | 103.242 | 103.142 | 5.250 | 102.910 | 102.810 | 102.710 |
| 6.375 | 105.759 | 105.625 | 105.491 | 6.625 | 105.302 | 105.168 | 105.034 | 5.375 | 103.526 | 103.426 | 103.326 | 5.375 | 103.112 | 103.012 | 102.912 |

| 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 | 99.216 | 99.116 | 99.016 | 3.375 | 98.278 | 98.178 | 98.078 |
| 4.500 | 99.774 | 99.674 | 99.574 | 3.500 | 98.692 | 98.592 | 98.492 |
| 4.625 | 100.042 | 99.942 | 99.842 | 3.625 | 99.092 | 98.992 | 98.892 |
| 4.750 | 100.381 | 100.281 | 100.181 | 3.750 | 99.478 | 99.378 | 99.278 |
| 4.875 | 100.917 | 100.817 | 100.717 | 3.875 | 99.868 | 99.768 | 99.668 |
| 4.990 | 101.305 | 101.205 | 101.105 | 3.990 | 100.138 | 100.038 | 99.938 |
| 5.000 | 101.405 | 101.305 | 101.205 | 4.000 | 100.238 | 100.138 | 100.038 |
| 5.125 | 101.628 | 101.528 | 101.428 | 4.125 | 100.613 | 100.513 | 100.413 |
| 5.250 | 101.821 | 101.721 | 101.621 | 4.250 | 100.821 | 100.721 | 100.621 |
| 5.375 | 102.122 | 102.022 | 101.922 | 4.375 | 101.044 | 100.944 | 100.844 |
| 5.500 | 102.555 | 102.455 | 102.355 | 4.500 | 101.074 | 100.974 | 100.874 |
| 5.625 | 102.799 | 102.699 | 102.599 | 4.625 | 101.069 | 100.969 | 100.869 |
| 5.750 | 103.018 | 102.918 | 102.818 | 4.750 | 101.203 | 101.103 | 101.003 |
| 5.875 | 102.414 | 102.314 | 102.214 | 4.875 | 101.226 | 101.126 | 101.026 |
| 5.990 | 102.778 | 102.678 | 102.578 | 4.990 | 101.251 | 101.151 | 101.051 |
| 6.000 | 102.878 | 102.778 | 102.678 | 5.000 | 101.351 | 101.251 | 101.151 |
| 6.125 | 103.121 | 103.021 | 102.921 | 5.125 | 101.074 | 100.974 | 100.874 |
| 6.250 | 103.348 | 103.248 | 103.148 | 5.250 | 101.189 | 101.089 | 100.989 |
| 6.375 | 101.414 | 101.280 | 101.139 | 5.375 | 101.313 | 101.213 | 101.113 |

**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.**

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.: | 2/20/2019 |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: | 3/7/2019 |
| | | 60 Day Lock Exp.: | 3/22/2019 |

**W. Rate Sheet Dated:** 1/21/2019 **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 | 102.260 | 102.160 | 102.060 | 4.250 | 100.700 | 100.600 | 100.500 | 3.750 | 100.177 | 100.077 | 99.924 |
| 4.875 | 102.764 | 102.664 | 102.564 | 4.375 | 101.227 | 101.127 | 101.027 | 3.875 | 100.683 | 100.583 | 99.838 |
| 4.990 | 102.993 | 102.893 | 102.793 | 4.500 | 101.730 | 101.630 | 101.530 | 3.990 | 101.000 | 100.900 | 99.756 |
| 5.000 | 103.093 | 102.993 | 102.893 | 4.625 | 101.795 | 101.695 | 101.595 | 4.000 | 101.100 | 101.000 | 99.856 |
| 5.125 | 103.191 | 103.091 | 102.991 | 4.750 | 102.235 | 102.135 | 102.035 | 4.125 | 101.559 | 101.459 | 99.796 |
| 5.250 | 103.775 | 103.675 | 103.575 | 4.875 | 102.685 | 102.585 | 102.485 | 4.250 | 101.888 | 101.788 | 99.776 |
| 5.375 | 104.107 | 104.007 | 103.907 | 4.990 | 102.906 | 102.806 | 102.706 | 4.375 | 102.231 | 102.131 | 99.736 |
| 5.500 | 104.353 | 104.253 | 104.153 | 5.000 | 103.006 | 102.906 | 102.806 | 4.500 | 102.105 | 102.005 | 99.696 |
| 5.625 | 104.255 | 104.155 | 104.055 | 5.125 | 103.222 | 103.122 | 103.022 | 4.625 | 102.386 | 102.286 | 99.656 |
| 5.750 | 104.744 | 104.644 | 104.544 | 5.250 | 103.619 | 103.519 | 103.419 | 4.750 | 102.839 | 102.739 | 99.616 |
| 5.875 | 105.048 | 104.948 | 104.848 | 5.375 | 103.890 | 103.790 | 103.690 | 4.875 | 102.946 | 102.846 | 99.566 |
| 5.990 | 105.203 | 105.103 | 105.003 | 5.500 | 104.109 | 104.009 | 103.909 | 4.990 | 102.790 | 102.690 | 99.446 |
| 6.000 | 105.303 | 105.203 | 105.103 | 5.625 | 104.175 | 104.075 | 103.975 | 5.000 | 102.890 | 102.790 | 99.546 |
| 6.125 | 105.370 | 105.267 | 105.153 | 5.750 | 104.516 | 104.416 | 104.316 | 5.125 | 103.199 | 103.099 | 99.526 |
| 6.250 | 105.651 | 105.549 | 105.439 | 5.875 | 104.961 | 104.861 | 104.761 | 5.250 | 103.447 | 103.347 | 99.506 |
| 6.375 | 106.089 | 105.970 | 105.889 | 5.990 | 105.134 | 105.034 | 104.934 | 5.375 | 103.684 | 103.584 | 99.486 |
| 6.500 | 106.116 | 105.997 | 105.916 | 6.000 | 105.234 | 105.134 | 105.034 | 5.500 | 102.304 | 102.204 | 99.466 |
| 6.625 | 106.613 | 106.495 | 106.413 | 6.125 | 104.846 | 104.744 | 104.627 | 5.625 | 102.679 | 102.579 | 99.446 |
| 6.750 | 106.959 | 106.841 | 106.759 | 6.250 | 105.226 | 105.123 | 105.009 | 5.750 | 103.001 | 102.901 | 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 | 100.963 | 100.863 | 100.763 | 3.750 | 99.618 | 99.518 | 99.365 |
| 4.875 | 101.467 | 101.367 | 101.267 | 3.875 | 100.124 | 100.024 | 99.279 |
| 4.990 | 101.696 | 101.596 | 101.496 | 3.990 | 99.936 | 99.836 | 98.692 |
| 5.000 | 101.796 | 101.696 | 101.596 | 4.000 | 100.036 | 99.936 | 98.792 |
| 5.125 | 101.587 | 101.487 | 101.387 | 4.125 | 100.495 | 100.395 | 98.732 |
| 5.250 | 102.171 | 102.071 | 101.971 | 4.250 | 100.824 | 100.724 | 98.712 |
| 5.375 | 102.503 | 102.403 | 102.303 | 4.375 | 101.167 | 101.067 | 98.672 |
| 5.500 | 102.749 | 102.649 | 102.549 | 4.500 | 100.448 | 100.348 | 98.039 |
| 5.625 | 102.145 | 102.045 | 101.945 | 4.625 | 100.729 | 100.629 | 97.999 |
| 5.750 | 102.634 | 102.534 | 102.434 | 4.750 | 101.182 | 101.082 | 97.959 |
| 5.875 | 102.938 | 102.838 | 102.738 | 4.875 | 101.289 | 101.189 | 97.909 |
| 5.990 | 103.093 | 102.993 | 102.893 | 4.990 | 100.883 | 100.783 | 97.539 |
| 6.000 | 103.193 | 103.093 | 102.993 | 5.000 | 100.983 | 100.883 | 97.639 |
| 6.125 | 102.557 | 102.454 | 102.340 | 5.125 | #N/A | #N/A | #N/A |
| 6.250 | 102.838 | 102.736 | 102.626 | 5.250 | #N/A | #N/A | #N/A |
| 6.375 | 103.126 | 103.007 | 102.926 | 5.375 | #N/A | #N/A | #N/A |
| 6.500 | 103.003 | 102.884 | 102.803 | 5.500 | #N/A | #N/A | #N/A |
| 6.625 | 103.350 | 103.232 | 103.150 | 5.625 | #N/A | #N/A | #N/A |
| 6.750 | 103.546 | 103.428 | 103.346 | 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.: | 2/20/2019 |
| Lockdesk Hours: | 10:00 am ET - 11:00 pm ET | 45 Day Lock Exp.: | 3/7/2019 |
| | | 60 Day Lock Exp.: | 3/22/2019 |

**W. Rate Sheet Dated:** 1/21/2019 **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 | 102.364 | 102.264 | 102.164 | 4.250 | 100.683 | 100.583 | 100.483 | 3.750 | 100.220 | 100.120 | 99.846 | 4.750 | 101.067 | 100.967 | 100.867 | 3.750 | 99.661 | 99.561 | 99.287 |
| 4.875 | 102.863 | 102.763 | 102.663 | 4.375 | 101.207 | 101.107 | 101.007 | 3.875 | 100.802 | 100.702 | 99.836 | 4.875 | 101.566 | 101.466 | 101.366 | 3.875 | 100.243 | 100.143 | 99.277 |
| 4.990 | 103.089 | 102.989 | 102.889 | 4.500 | 101.705 | 101.605 | 101.505 | 3.990 | 101.054 | 100.954 | 99.716 | 4.990 | 101.792 | 101.692 | 101.592 | 3.990 | 99.990 | 99.890 | 98.652 |
| 5.000 | 103.189 | 103.089 | 102.989 | 4.625 | 101.894 | 101.794 | 101.694 | 4.000 | 101.154 | 101.054 | 99.816 | 5.000 | 101.892 | 101.792 | 101.692 | 4.000 | 100.090 | 99.990 | 98.752 |
| 5.125 | 103.223 | 103.123 | 103.023 | 4.750 | 102.331 | 102.231 | 102.131 | 4.125 | 101.650 | 101.550 | 99.796 | 5.125 | 101.619 | 101.519 | 101.419 | 4.125 | 100.586 | 100.486 | 98.732 |
| 5.250 | 103.801 | 103.701 | 103.601 | 4.875 | 102.777 | 102.677 | 102.577 | 4.250 | 101.977 | 101.877 | 99.776 | 5.250 | 102.197 | 102.097 | 101.997 | 4.250 | 100.913 | 100.813 | 98.712 |
| 5.375 | 104.129 | 104.029 | 103.929 | 4.990 | 102.995 | 102.895 | 102.795 | 4.375 | 102.321 | 102.221 | 99.736 | 5.375 | 102.525 | 102.425 | 102.325 | 4.375 | 101.257 | 101.157 | 98.672 |
| 5.500 | 104.375 | 104.275 | 104.175 | 5.000 | 103.095 | 102.995 | 102.895 | 4.500 | 102.167 | 102.067 | 99.696 | 5.500 | 102.771 | 102.671 | 102.571 | 4.500 | 100.510 | 100.410 | 98.039 |
| 5.625 | 104.390 | 104.290 | 104.190 | 5.125 | 103.227 | 103.127 | 103.027 | 4.625 | 102.447 | 102.347 | 99.656 | 5.625 | 102.280 | 102.180 | 102.080 | 4.625 | 100.790 | 100.690 | 97.999 |
| 5.750 | 104.871 | 104.771 | 104.671 | 5.250 | 103.621 | 103.521 | 103.421 | 4.750 | 102.897 | 102.797 | 99.616 | 5.750 | 102.761 | 102.661 | 102.561 | 4.750 | 101.240 | 101.140 | 97.959 |
| 5.875 | 105.168 | 105.068 | 104.968 | 5.375 | 103.891 | 103.791 | 103.691 | 4.875 | 103.006 | 102.906 | 99.566 | 5.875 | 103.058 | 102.958 | 102.858 | 4.875 | 101.349 | 101.249 | 97.909 |
| 5.990 | 105.317 | 105.217 | 105.117 | 5.500 | 104.108 | 104.008 | 103.908 | 4.990 | 102.852 | 102.752 | 99.446 | 5.990 | 103.207 | 103.107 | 103.007 | 4.990 | 100.945 | 100.845 | 97.539 |
| 6.000 | 105.417 | 105.317 | 105.217 | 5.625 | 104.223 | 104.123 | 104.023 | 5.000 | 102.952 | 102.852 | 99.546 | 6.000 | 103.307 | 103.207 | 103.107 | 5.000 | 101.045 | 100.945 | 97.639 |
| 6.125 | 105.416 | 105.313 | 105.199 | 5.750 | 104.562 | 104.462 | 104.362 | 5.125 | 103.260 | 103.160 | 99.526 | 6.125 | 102.603 | 102.500 | 102.386 | 5.125 | #N/A | #N/A | #N/A |
| 6.250 | 105.695 | 105.592 | 105.483 | 5.875 | 105.003 | 104.903 | 104.803 | 5.250 | 103.508 | 103.408 | 99.506 | 6.250 | 102.882 | 102.779 | 102.670 | 5.250 | #N/A | #N/A | #N/A |
| 6.375 | 106.267 | 106.148 | 106.067 | 5.990 | 105.175 | 105.075 | 104.975 | 5.375 | 103.744 | 103.644 | 99.486 | 6.375 | 103.304 | 103.185 | 103.104 | 5.375 | #N/A | #N/A | #N/A |
| 6.500 | 106.291 | 106.172 | 106.091 | 6.000 | 105.275 | 105.175 | 105.075 | 5.500 | 102.367 | 102.267 | 99.466 | 6.500 | 103.178 | 103.059 | 102.978 | 5.500 | #N/A | #N/A | #N/A |
| 6.625 | 106.785 | 106.667 | 106.585 | 6.125 | 104.893 | 104.791 | 104.674 | 5.625 | 102.740 | 102.640 | 99.446 | 6.625 | 103.522 | 103.404 | 103.322 | 5.625 | #N/A | #N/A | #N/A |
| 6.750 | 107.130 | 107.011 | 106.930 | 6.250 | 105.270 | 105.168 | 105.055 | 5.750 | 103.059 | 102.959 | 99.426 | 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 - 97.00% |
|---|---|---|---|---|---|---|---|---|
| ≥ 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.: **2/20/2019**

45 Day Lock Exp.: **3/7/2019**

60 Day Lock Exp.: **3/22/2019**

**W. Rate Sheet Dated:** **1/21/2019** **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 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | CLTV | | | | | | | | |
| **FICO** | **<=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)