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.: **3/21/2019**
45 Day Lock Exp.: **4/5/2019**
60 Day Lock Exp.: **4/22/2019**

W. Rate Sheet Dated: **2/19/2019** **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
3.750	100.387	100.237	100.087	3.750	99.939	99.789	99.639	2.375	95.418	95.268	95.118	3.125	97.332	97.182	97.032
3.875	100.886	100.736	100.586	3.875	100.349	100.199	100.049	2.500	94.367	94.217	94.067	3.250	97.947	97.797	97.647
4.000	101.387	101.237	101.087	4.000	100.715	100.565	100.415	2.625	95.267	95.117	94.967	3.375	98.319	98.169	98.019
4.125	101.881	101.731	101.581	4.125	101.057	100.907	100.757	2.750	97.776	97.626	97.476	3.500	98.684	98.534	98.384
4.250	102.316	102.191	102.081	4.250	101.547	101.422	101.312	2.875	98.225	98.075	97.925	3.625	99.004	98.854	98.704
4.375	102.802	102.677	102.568	4.375	101.882	101.757	101.647	3.000	98.674	98.524	98.374	Margin = 2.250		Index = 2.560	
4.500	103.224	103.099	102.989	4.500	102.225	102.100	101.991	3.125	99.117	98.967	98.817				
4.625	103.602	103.477	103.368	4.625	102.566	102.441	102.332	3.250	99.477	99.327	99.177				
4.750	103.727	103.627	103.527	4.750	102.240	102.140	102.040	3.375	99.922	99.772	99.622				
4.875	103.303	103.203	103.103	4.875	102.614	102.514	102.414	3.500	100.362	100.212	100.062				
5.000	103.848	103.748	103.648	5.000	102.957	102.857	102.757	3.625	100.786	100.636	100.486				
5.125	104.098	103.998	103.898	5.125	103.198	103.098	102.998	3.750	100.807	100.657	100.507				
5.250	103.620	103.520	103.420	5.250	102.810	102.710	102.610	3.875	101.194	101.044	100.894				
5.375	103.777	103.677	103.577	5.375	103.174	103.074	102.974	4.000	101.538	101.388	101.238				
5.500	104.108	104.008	103.908	5.500	103.517	103.417	103.317	4.125	101.858	101.708	101.558				
5.625	104.328	104.228	104.128	5.625	103.608	103.508	103.408	4.250	101.388	101.238	101.088				
5.750	104.789	104.689	104.589	5.750	103.594	103.494	103.394	4.375	101.700	101.550	101.400				
5.875	104.797	104.697	104.597	5.875	103.968	103.868	103.768	4.500	102.021	101.871	101.721				
6.000	105.227	105.127	105.027	6.000	104.312	104.212	104.112	4.625	102.340	102.190	102.040				

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
3.750	99.187	99.037	98.887	3.750	98.939	98.789	98.639	2.375	94.418	94.268	94.118	3.125	96.332	96.182	96.032
3.875	99.686	99.536	99.386	3.875	99.349	99.199	99.049	2.500	93.367	93.217	93.067	3.250	96.947	96.797	96.647
4.000	100.187	100.037	99.887	4.000	99.715	99.565	99.415	2.625	94.267	94.117	93.967	3.375	97.319	97.169	97.019
4.125	100.681	100.531	100.381	4.125	100.057	99.907	99.757	2.750	96.776	96.626	96.476	3.500	97.684	97.534	97.384
4.250	101.066	100.941	100.831	4.250	100.547	100.422	100.312	2.875	97.225	97.075	96.925	3.625	98.004	97.854	97.704
4.375	101.552	101.427	101.318	4.375	100.882	100.757	100.647	3.000	97.674	97.524	97.374	Margin = 2.250		Index = 2.560	
4.500	101.974	101.849	101.739	4.500	101.225	101.100	100.991	3.125	98.117	97.967	97.817	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	102.352	102.227	102.118	4.625	101.566	101.441	101.332	3.250	98.477	98.327	98.177	Rate	30 Day	45 Day	60 Day
4.750	102.477	102.377	102.277	4.750	101.240	101.140	101.040	3.375	98.922	98.772	98.622	4.625	101.202	100.952	100.702
4.875	102.253	102.153	102.053	4.875	101.614	101.514	101.414	3.500	99.362	99.212	99.062	4.750	100.591	100.341	100.091
5.000	102.598	102.498	102.398	5.000	101.957	101.857	101.757	3.625	99.786	99.636	99.486	4.875	101.003	100.753	100.503
5.125	103.018	102.918	102.818	5.125	102.298	102.198	102.098	3.750	99.807	99.657	99.507	5.000	101.348	101.098	100.848
5.250	102.720	102.620	102.520	5.250	101.810	101.710	101.610	3.875	100.194	100.044	99.894	5.125	101.718	101.468	101.218
5.375	102.977	102.877	102.777	5.375	102.174	102.074	101.974	4.000	100.538	100.388	100.238	5.250	101.120	100.870	100.620
5.500	103.258	103.158	103.058	5.500	102.517	102.417	102.317	4.125	100.858	100.708	100.558	5.375	101.477	101.227	100.977
5.625	103.378	103.278	103.178	5.625	102.658	102.558	102.458	4.250	100.388	100.238	100.088	5.500	102.000	101.750	101.500
5.750	103.639	103.539	103.439	5.750	102.594	102.494	102.394	4.375	100.700	100.550	100.400	5.625	102.250	102.000	101.750
5.875	103.647	103.547	103.447	5.875	102.968	102.868	102.768	4.500	101.021	100.871	100.721	5.750	102.500	102.250	102.000
6.000	104.077	103.977	103.877	6.000	103.312	103.212	103.112	4.625	101.340	101.190	101.040	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:	2/19/2019	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	100.153	99.903	99.653	4.875	99.894	99.644	99.394
5.125	100.868	100.618	100.368	5.125	100.578	100.328	100.078
5.375	100.627	100.377	100.127	5.375	100.454	100.204	99.954
5.625	101.428	101.178	100.928	5.625	101.138	100.888	100.638
5.875	101.672	101.422	101.172	5.875	101.248	100.998	100.748
6.000	102.102	101.852	101.602	6.000	101.592	101.342	101.092
6.125	102.473	102.223	101.973	6.125	101.933	101.683	101.433
6.250	102.750	102.500	102.250	6.250	102.858	102.608	102.358
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	

30 yr DPA OTC "FHA Only ; Borrower Paid Only"

Rate	30 Day	45 Day	60 Day
4.625	98.452	98.202	97.952
4.750	97.841	97.591	97.341
4.875	98.253	98.003	97.753
5.000	98.598	98.348	98.098
5.125	98.968	98.718	98.468
5.250	98.370	98.120	97.870
5.375	98.727	98.477	98.227
5.500	99.250	99.000	98.750
5.625	99.500	99.250	99.000
5.750	99.750	99.500	99.250
5.875	100.000	99.750	99.500

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.: 3/21/2019
45 Day Lock Exp.: 4/5/2019
60 Day Lock Exp.: 4/22/2019

W. Rate Sheet Dated: 2/19/2019 **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			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	98.918	98.768	98.618	3.750	98.471	98.321	98.171	2.375	91.918	91.768	91.618
3.875	99.417	99.267	99.117	3.875	98.880	98.730	98.580	2.500	90.867	90.717	90.567
4.000	99.918	99.768	99.618	4.000	99.246	99.096	98.946	2.625	91.767	91.617	91.467
4.125	100.412	100.262	100.112	4.125	99.588	99.438	99.288	2.750	96.088	95.938	95.788
4.250	100.878	100.753	100.644	4.250	100.109	99.984	99.875	2.875	96.538	96.388	96.238
4.375	101.365	101.240	101.131	4.375	100.444	100.319	100.210	3.000	96.987	96.837	96.687
4.500	101.786	101.661	101.552	4.500	100.787	100.662	100.553	3.125	97.430	97.280	97.130
4.625	102.164	102.039	101.930	4.625	101.129	101.004	100.894	3.250	98.477	98.327	98.177
4.750	101.977	101.877	101.777	4.750	100.490	100.390	100.290	3.375	98.922	98.772	98.622
4.875	101.553	101.453	101.353	4.875	100.864	100.764	100.664	3.500	99.362	99.212	99.062
5.000	102.098	101.998	101.898	5.000	101.207	101.107	101.007	3.625	99.786	99.636	99.486
5.125	102.348	102.248	102.148	5.125	101.448	101.348	101.248	3.750	99.339	99.189	99.039
5.250	101.588	101.488	101.388	5.250	100.779	100.679	100.579	3.875	99.726	99.576	99.426
5.375	101.746	101.646	101.546	5.375	101.143	101.043	100.943	4.000	100.069	99.919	99.769
5.500	102.077	101.977	101.877	5.500	101.486	101.386	101.286	4.125	100.389	100.239	100.089
5.625	102.297	102.197	102.097	5.625	101.577	101.477	101.377	4.250	99.950	99.800	99.650
5.750	102.258	102.158	102.058	5.750	101.063	100.963	100.863	4.375	100.263	100.113	99.963
5.875	102.265	102.165	102.065	5.875	101.437	101.337	101.237	4.500	100.583	100.433	100.283
6.000	102.696	102.596	102.496	6.000	101.780	101.680	101.580	4.625	100.902	100.752	100.602

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	95.64	95.495	95.345
3.250	96.95	96.797	96.647
3.375	97.32	97.169	97.019
3.500	97.68	97.534	97.384
3.625	98.00	97.854	97.704
Margin = 2.250		Index = 2.560	

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

30/25 Year				20 Year				15/10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	97.718	97.568	97.418	3.750	97.471	97.321	97.171	2.375	92.668	92.518	92.368
3.875	98.217	98.067	97.917	3.875	97.880	97.730	97.580	2.500	91.617	91.467	91.317
4.000	98.718	98.568	98.418	4.000	98.246	98.096	97.946	2.625	92.517	92.367	92.217
4.125	99.212	99.062	98.912	4.125	98.588	98.438	98.288	2.750	95.869	95.719	95.569
4.250	99.628	99.503	99.394	4.250	99.109	98.984	98.875	2.875	96.319	96.169	96.019
4.375	100.115	99.990	99.881	4.375	99.444	99.319	99.210	3.000	96.768	96.618	96.468
4.500	100.536	100.411	100.302	4.500	99.787	99.662	99.553	3.125	97.211	97.061	96.911
4.625	100.914	100.789	100.680	4.625	100.129	100.004	99.894	3.250	97.383	97.233	97.083
4.750	100.727	100.627	100.527	4.750	99.490	99.390	99.290	3.375	97.828	97.678	97.528
4.875	100.503	100.403	100.303	4.875	99.864	99.764	99.664	3.500	98.268	98.118	97.968
5.000	100.848	100.748	100.648	5.000	100.207	100.107	100.007	3.625	98.692	98.542	98.392
5.125	101.268	101.168	101.068	5.125	100.548	100.448	100.348	3.750	98.557	98.407	98.257
5.250	100.688	100.588	100.488	5.250	99.779	99.679	99.579	3.875	98.944	98.794	98.644
5.375	100.946	100.846	100.746	5.375	100.143	100.043	99.943	4.000	99.288	99.138	98.988
5.500	101.227	101.127	101.027	5.500	100.486	100.386	100.286	4.125	99.608	99.458	99.308
5.625	101.347	101.247	101.147	5.625	100.627	100.527	100.427	4.250	98.825	98.675	98.525
5.750	101.108	101.008	100.908	5.750	100.063	99.963	99.863	4.375	99.138	98.988	98.838
5.875	101.115	101.015	100.915	5.875	100.437	100.337	100.237	4.500	99.458	99.308	99.158
6.000	101.546	101.446	101.346	6.000	100.780	100.680	100.580	4.625	99.777	99.627	99.477

5/1 Arm			
Rate	30 Day	45 Day	60 Day
3.125	94.645	94.495	94.345
3.250	95.947	95.797	95.647
3.375	96.319	96.169	96.019
3.500	96.684	96.534	96.384
3.625	97.004	96.854	96.704
Margin = 2.250		Index = 2.560	

30 Year OTC "Borrower Paid Only for USDA"			
Rate	30 Day	45 Day	60 Day
4.625	99.764	99.514	99.264
4.750	98.841	98.591	98.341
4.875	99.253	99.003	98.753
5.000	99.598	99.348	99.098
5.125	99.968	99.718	99.468
5.250	99.088	98.838	98.588
5.375	99.446	99.196	98.946
5.500	99.969	99.719	99.469
5.625	100.219	99.969	99.719
5.750	99.969	99.719	99.469
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:	2/19/2019	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	98.403	98.153	97.903	4.875	98.144	97.894	97.644
5.125	99.118	98.868	98.618	5.125	98.828	98.578	98.328
5.375	98.596	98.346	98.096	5.375	98.423	98.173	97.923
5.625	99.397	99.147	98.897	5.625	99.107	98.857	98.607
5.875	99.140	98.890	98.640	5.875	98.717	98.467	98.217
6.000	99.571	99.321	99.071	6.000	99.060	98.810	98.560
6.125	99.941	99.691	99.441	6.125	99.402	99.152	98.902
6.250	99.250	99.000	98.750	6.250	99.358	99.108	98.858
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	

30 yr DPA OTC "FHA Only ; Borrower Paid Only"			
Rate	30 Day	45 Day	60 Day
4.625	97.014	96.764	96.514
4.750	96.091	95.841	95.591
4.875	96.503	96.253	96.003
5.000	96.848	96.598	96.348
5.125	97.218	96.968	96.718
5.250	96.338	96.088	95.838
5.375	96.696	96.446	96.196
5.500	97.219	96.969	96.719
5.625	97.469	97.219	96.969
5.750	97.219	96.969	96.719
5.875	97.468	97.218	96.968

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.:	3/21/2019		
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/5/2019		
		60 Day Lock Exp.:	4/22/2019		

W. Rate Sheet Dated: 2/19/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
4.375	100.936	100.836	100.736
4.500	101.446	101.346	101.246
4.625	101.758	101.658	101.558
4.750	102.241	102.141	102.041
4.875	102.704	102.604	102.504
4.990	102.968	102.868	102.768
5.000	103.068	102.968	102.868
5.125	103.364	103.264	103.164
5.250	103.612	103.512	103.412
5.375	103.889	103.789	103.689
5.500	104.152	104.052	103.952
5.625	104.369	104.269	104.169
5.750	104.966	104.866	104.766
5.875	105.150	105.050	104.950
5.990	105.261	105.161	105.061
6.000	105.361	105.261	105.161
6.125	105.926	105.826	105.726
6.250	106.173	106.073	105.973
6.375	105.884	105.750	105.684

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
4.375	100.210	100.110	100.010
4.500	100.773	100.673	100.573
4.625	101.139	101.039	100.939
4.750	101.982	101.882	101.782
4.875	102.503	102.403	102.303
4.990	102.810	102.710	102.610
5.000	102.910	102.810	102.710
5.125	103.239	103.139	103.039
5.250	103.743	103.643	103.543
5.375	104.061	103.961	103.861
5.500	104.353	104.253	104.153
5.625	104.593	104.493	104.393
5.750	105.308	105.208	105.108
5.875	105.663	105.563	105.463
5.990	105.849	105.749	105.649
6.000	105.949	105.849	105.749
6.125	106.222	106.122	106.022
6.250	106.427	106.327	106.227
6.375	106.392	106.258	106.192

30/25 Year >125

Rate	30 Day	45 Day	60 Day
4.375	100.023	99.923	99.823
4.500	100.586	100.486	100.386
4.625	101.088	100.988	100.888
4.750	101.978	101.878	101.778
4.875	102.503	102.403	102.303
4.990	102.810	102.710	102.610
5.000	102.910	102.810	102.710
5.125	103.239	103.139	103.039
5.250	103.833	103.733	103.633
5.375	104.155	104.055	103.955
5.500	104.447	104.347	104.247
5.625	104.687	104.587	104.487
5.750	105.367	105.267	105.167
5.875	105.726	105.626	105.526
5.990	105.912	105.812	105.712
6.000	106.012	105.912	105.812
6.125	106.285	106.185	106.085
6.250	106.489	106.389	106.289
6.375	106.450	106.350	106.250

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.375	100.142	100.042	99.942
4.500	100.672	100.572	100.472
4.625	100.937	100.837	100.737
4.750	101.168	101.068	100.968
4.875	101.643	101.543	101.443
4.990	102.028	101.928	101.828
5.000	102.128	102.028	101.928
5.125	102.044	101.944	101.844
5.250	102.526	102.426	102.326
5.375	102.604	102.504	102.404
5.500	103.056	102.956	102.856
5.625	102.993	102.893	102.793
5.750	103.214	103.114	103.014
5.875	102.672	102.572	102.472
5.990	103.033	102.933	102.833
6.000	103.133	103.033	102.933
6.125	103.373	103.273	103.173
6.250	103.598	103.498	103.398
6.375	101.539	101.405	101.339

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	99.416	99.316	99.216
4.500	99.999	99.899	99.799
4.625	100.318	100.218	100.118
4.750	100.909	100.809	100.709
4.875	101.442	101.342	101.242
4.990	101.870	101.770	101.670
5.000	101.970	101.870	101.770
5.125	101.919	101.819	101.719
5.250	102.526	102.426	102.326
5.375	102.604	102.504	102.404
5.500	103.056	102.956	102.856
5.625	102.993	102.893	102.793
5.750	103.214	103.114	103.014
5.875	102.672	102.572	102.472
5.990	103.033	102.933	102.833
6.000	103.133	103.033	102.933
6.125	103.373	103.273	103.173
6.250	103.598	103.498	103.398
6.375	101.539	101.405	101.339

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	99.229	99.129	99.029
4.500	99.812	99.712	99.612
4.625	100.267	100.167	100.067
4.750	100.905	100.805	100.705
4.875	101.442	101.342	101.242
4.990	101.870	101.770	101.670
5.000	101.970	101.870	101.770
5.125	101.919	101.819	101.719
5.250	102.526	102.426	102.326
5.375	102.604	102.504	102.404
5.500	103.056	102.956	102.856
5.625	102.993	102.893	102.793
5.750	103.214	103.114	103.014
5.875	102.672	102.572	102.472
5.990	103.033	102.933	102.833
6.000	103.133	103.033	102.933
6.125	103.373	103.273	103.173
6.250	103.598	103.498	103.398
6.375	101.539	101.439	101.339

20 Year

Rate	30 Day	45 Day	60 Day
4.625	102.058	101.958	101.858
4.750	102.505	102.405	102.305
4.875	102.953	102.853	102.753
4.990	103.033	102.933	102.833
5.000	103.133	103.033	102.933
5.125	103.353	103.253	103.153
5.250	103.719	103.619	103.519
5.375	103.922	103.822	103.722
5.500	104.145	104.045	103.945
5.625	104.320	104.220	104.120
5.750	104.678	104.578	104.478
5.875	104.908	104.808	104.708
5.990	105.011	104.911	104.811
6.000	105.111	105.011	104.911
6.125	105.308	105.208	105.108
6.250	105.199	105.065	104.999
6.375	105.420	105.286	105.220
6.500	105.527	105.393	105.327
6.625	105.606	105.472	105.406

20 Year 105-125

Rate	30 Day	45 Day	60 Day
4.625	101.496	101.396	101.296
4.750	101.792	101.692	101.592
4.875	102.295	102.195	102.095
4.990	102.575	102.475	102.375
5.000	102.675	102.575	102.475
5.125	102.984	102.884	102.784
5.250	103.118	103.018	102.918
5.375	103.405	103.305	103.205
5.500	103.685	103.585	103.485
5.625	103.920	103.820	103.720
5.750	104.477	104.377	104.277
5.875	104.789	104.689	104.589
5.990	104.962	104.862	104.762
6.000	105.062	104.962	104.862
6.125	105.332	105.232	105.132
6.250	104.998	104.864	104.798
6.375	105.296	105.162	105.096
6.500	105.457	105.323	105.257
6.625	105.583	105.449	105.383

20 Year >125

Rate	30 Day	45 Day	60 Day
4.625	101.434	101.234	101.234
4.750	101.729	101.529	101.529
4.875	102.233	102.033	102.033
4.990	102.512	102.312	102.312
5.000	102.612	102.412	102.412
5.125	102.921	102.721	102.721
5.250	102.962	102.762	102.762
5.375	103.249	103.049	103.049
5.500	103.528	103.328	103.328
5.625	103.763	103.563	103.563
5.750	104.258	104.058	104.058
5.875	104.570	104.370	104.370
5.990	104.743	104.543	104.543
6.000	104.843	104.643	104.643
6.125	105.114	104.914	104.914
6.250	104.779	104.579	104.579
6.375	105.078	104.878	104.878
6.500	105.238	105.038	105.038
6.625	105.364	105.164	105.164

15 Year

Rate	30 Day	45 Day	60 Day
3.375	99.094	98.994	98.894
3.500	99.592	99.492	99.392
3.625	100.057	99.957	99.857
3.750	100.388	100.288	100.188
3.875	100.819	100.719	100.619
3.990	101.172	101.072	100.972
4.000	101.272	101.172	101.072
4.125	101.712	101.612	101.512
4.250	102.162	102.062	101.962
4.375	102.577	102.477	102.377
4.500	102.954	102.854	102.754
4.625	102.680	102.580	102.480
4.750	102.901	102.801	102.701
4.875	103.116	103.016	102.916
4.990	103.175	103.075	102.975
5.000	103.275	103.175	103.075
5.125	103.361	103.261	103.161
5.250	103.560	103.460	103.360
5.375	103.757	103.657	103.557

15 Year 105-125

Rate	30 Day	45 Day	60 Day
4.375	99.229	99.129	99.029
4.500	99.812	99.712	99.612
4.625	100.267	100.167	100.067
4.750	100.905	100.805	100.705
4.875	101.442	101.342	101.242
4.990	101.870	101.770	101.670
5.000	101.970	101.870	101.770
5.125	101.919	101.819	101.719
5.250	102.526	102.426	102.326
5.375	102.604	102.504	102.404
5.500	103.056	102.956	102.856
5.625	102.993	102.893	102.793
5.750	103.214	103.114	103.014
5.875	102.672	102.572	102.472
5.990	103.033	102.933	102.833
6.000	103.133	103.033	102.933
6.125	103.373	103.273	103.173
6.250	103.598	103.498	103.398
6.375	101.539	101.439	101.339

15 Year >125

Rate	30 Day	45 Day	60 Day
4.625	102.058	101.958	101.858
4.750	102.505	102.405	102.305
4.875	102.953	102.853	102.753
4.990	103.033	102.933	102.833
5.000	103.133	103.033	102.933
5.125	103.353	103.253	103.153
5.250	103.719	103.619	103.519
5.375	103.922	103.822	103.722
5.500	104.145	104.045	103.945
5.625	104.320	104.220	104.120
5.750	104.678	104.578	104.478
5.875	104.908	104.808	104.708
5.990	105.011	104.911	104.811
6.000	105.111	105.011	104.911
6.125	105.308	105.208	105.108
6.250	105.199	105.065	104.999
6.375	105.420	105.286	105.220
6.500	105.527	105.393	105.327
6.625	105.606	105.472	105.406

15 Year High Balance

Rate	30 Day	45 Day	60 Day
4.625	101.496	101.396	101.296
4.750	101.792	101.692	101.592
4.875	102.295	102.195	102.095
4.990	102.575	102.475	102.375
5.000	102.675	102.575	102.475
5.125	102.984	102.884	102.784
5.250	103.118	103.018	102.918
5.375	103.405	103.305	103.205
5.500	103.685	103.585	103.485
5.625	103.920	103.820	103.720
5.750	104.477	104.377	104.277
5.875	104.789	104.689	104.589
5.990	104.962	104.862	104.762
6.000	105.062	104.962	104.862
6.125	105.332	105.232	105.132
6.250	104.998	104.864	104.798
6.375	105.296	105.162	105.096
6.500	105.457	105.323	105.257
6.625	105.583	105.449	105.383

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
4.625	101.434	101.234	101.234
4.750	101.729	101.529	101.529
4.875	102.233	102.033	102.033
4.990	102.512	102.312	102.312
5.000	102.612	102.412	102.412
5.125	102.921	102.721	102.721
5.250	102.962	102.762	102.762
5.375	103.249	103.049	103.049
5.500	103.528	103.328	103.328
5.625	103.763	103.563	103.563
5.750	104.258	104.058	104.058
5.875	104.570	104.370	104.370
5.990	104.743	104.543	104.543
6.000	104.843	104.643	104.643
6.125	105.114	104.914	104.914
6.250	104.779	104.579	104.579
6.375	105.078	104.878	104.878
6.500	105.238	105.038	105.038
6.625	105.364	105.164	105.164

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.375	99.094	98.994	98.894
3.500	99.592	99.492	99.392
3.625	100.057	99.957	99.857
3.750	100.388	100.288	100.188
3.875	100.819	100.719	100.619
3.990	101.172	101.072	100.972
4.000	101.272	101.172	101.072
4.125	101.712	101.612	101.512
4.250	102.162	102.062	101.962
4.375	102.577	102.477	102.377
4.500	102.954	102.854	102.754
4.625	102.680	102.580	102.480
4.750	102.901	102.801	102.701
4.875	103.116	103.016	102.916
4.990	103.175	103.075	102.975
5.000	103.275	103.175	103.075
5.125	103.361	103.261	103.161
5.250	103.560	103.460	103.360
5.375	103.757	103.657	103.557

10 Year

Rate	30 Day	45 Day	60 Day
3.375	99.171	98.971	98.971
3.500	99.497	99.297	99.297
3.625	99.799	99.599	99.599
3.750	100.689	100.489	100.489
3.875	100.984	100.784	100.784
3.990	101.162	100.962	100.962
4.000	101.262	101.062	101.062
4.125	101.507	101.307	101.307
4.250	101.718	101.518	101.518
4.375	101.921	101.721	101.721
4.500	102.093	101.893	101.893
4.625	102.227	102.027	102.027
4.750	102.440	102.240	102.240
4.875	102.641	102.441	102.441
4.990	102.707	102.507	102.507
5.000	102.807	102.607	102.607
5.125	102.779	102.579	102.579
5.250	102.980	102.780	102.780
5.375	103.180	102.980	102.980

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%	>97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500

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

* Not applicable to student loan cash-out refinances (identified by SFC 841).

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%	>97.00%
Investment property	-2.125	-2.125	-2.125	-3.375	-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
2-unit property	-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	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-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	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

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

High LTV Refi Option LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*

Product Feature	LLPA Caps
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

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.

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.:	3/21/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/5/2019
		60 Day Lock Exp.:	4/22/2019

W. Rate Sheet Dated: 2/19/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
4.750	102.698	102.598	102.498
4.875	103.255	103.155	103.055
4.990	103.336	103.236	103.136
5.000	103.436	103.336	103.236
5.125	103.610	103.510	103.410
5.250	104.001	103.901	103.801
5.375	104.271	104.171	104.071
5.500	104.552	104.452	104.352
5.625	104.637	104.537	104.437
5.750	105.061	104.961	104.861
5.875	105.347	105.247	105.147
5.990	105.526	105.426	105.326
6.000	105.626	105.526	105.426
6.125	105.521	105.403	105.321
6.250	105.780	105.661	105.580
6.375	106.394	106.257	106.194
6.500	107.036	106.899	106.836
6.625	107.458	107.321	107.258
6.750	107.729	107.593	107.529

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
4.750	102.448	102.348	102.248
4.875	103.005	102.905	102.805
4.990	102.836	102.736	102.636
5.000	102.936	102.836	102.736
5.125	103.110	103.010	102.910
5.250	103.501	103.401	103.301
5.375	104.271	104.171	104.071
5.500	104.552	104.452	104.352
5.625	104.637	104.537	104.437
5.750	105.061	104.961	104.861
5.875	105.347	105.247	105.147
5.990	105.526	105.426	105.326
6.000	105.626	105.526	105.426
6.125	105.521	105.403	105.321
6.250	105.780	105.661	105.580
6.375	106.394	106.257	106.194
6.500	107.036	106.899	106.836
6.625	107.458	107.321	107.258
6.750	107.729	107.593	107.529

30/25 Year >125

Rate	30 Day	45 Day	60 Day
4.750	102.448	102.348	102.248
4.875	103.005	102.905	102.805
4.990	102.836	102.736	102.636
5.000	102.936	102.836	102.736
5.125	103.110	103.010	102.910
5.250	103.501	103.401	103.301
5.375	104.271	104.171	104.071
5.500	104.552	104.452	104.352
5.625	104.637	104.537	104.437
5.750	105.061	104.961	104.861
5.875	105.347	105.247	105.147
5.990	105.526	105.426	105.326
6.000	105.626	105.526	105.426
6.125	105.521	105.403	105.321
6.250	105.780	105.661	105.580
6.375	106.394	106.257	106.194
6.500	107.036	106.899	106.836
6.625	107.458	107.321	107.258
6.750	107.729	107.593	107.529

30/25 Year SC

Rate	30 Day	45 Day	60 Day
4.750	101.510	101.410	101.310
4.875	102.067	101.967	101.867
4.990	102.148	102.048	101.948
5.000	102.248	102.148	102.048
5.125	101.974	101.874	101.774
5.250	102.365	102.265	102.165
5.375	102.635	102.535	102.435
5.500	102.916	102.816	102.716
5.625	102.592	102.492	102.392
5.750	103.016	102.916	102.816
5.875	103.302	103.202	103.102
5.990	103.481	103.381	103.281
6.000	103.581	103.481	103.381
6.125	102.458	102.340	102.258
6.250	102.967	102.848	102.767
6.375	103.431	103.294	103.231
6.500	103.923	103.786	103.723
6.625	104.195	104.058	103.995
6.750	104.316	104.180	104.116

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
4.750	101.260	101.160	101.060
4.875	101.817	101.717	101.617
4.990	101.648	101.548	101.448
5.000	101.748	101.648	101.548
5.125	101.474	101.374	101.274
5.250	101.865	101.765	101.665
5.375	102.635	102.535	102.435
5.500	102.916	102.816	102.716
5.625	102.592	102.492	102.392
5.750	103.016	102.916	102.816
5.875	103.302	103.202	103.102
5.990	103.481	103.381	103.281
6.000	103.581	103.481	103.381
6.125	102.458	102.340	102.258
6.250	102.967	102.848	102.767
6.375	103.431	103.294	103.231
6.500	103.923	103.786	103.723
6.625	104.195	104.058	103.995
6.750	104.316	104.180	104.116

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
4.750	101.260	101.160	101.060
4.875	101.817	101.717	101.617
4.990	101.648	101.548	101.448
5.000	101.748	101.648	101.548
5.125	101.474	101.374	101.274
5.250	101.865	101.765	101.665
5.375	102.635	102.535	102.435
5.500	102.916	102.816	102.716
5.625	102.592	102.492	102.392
5.750	103.016	102.916	102.816
5.875	103.302	103.202	103.102
5.990	103.481	103.381	103.281
6.000	103.581	103.481	103.381
6.125	102.458	102.340	102.258
6.250	102.967	102.848	102.767
6.375	103.431	103.294	103.231
6.500	103.923	103.786	103.723
6.625	104.195	104.058	103.995
6.750	104.316	104.180	104.116

20 Year

Rate	30 Day	45 Day	60 Day
4.250	101.081	100.981	100.881
4.375	101.535	101.435	101.335
4.500	101.972	101.872	101.772
4.625	102.320	102.220	102.120
4.750	102.839	102.739	102.639
4.875	103.178	103.078	102.978
4.990	103.226	103.126	103.026
5.000	103.326	103.226	103.126
5.125	103.511	103.411	103.311
5.250	103.879	103.779	103.679
5.375	104.134	104.034	103.934
5.500	104.387	104.287	104.187
5.625	104.568	104.468	104.368
5.750	104.922	104.822	104.722
5.875	105.281	105.181	105.081
5.990	105.448	105.348	105.248
6.000	105.548	105.448	105.348
6.125	105.056	104.937	104.856
6.250	105.423	105.305	105.223

20 Year 105-125

Rate	30 Day	45 Day	60 Day
4.250	101.456	101.356	101.256
4.375	101.910	101.810	101.710
4.500	102.347	102.247	102.147
4.625	102.695	102.595	102.495
4.750	103.214	103.114	103.014
4.875	103.553	103.453	103.353
4.990	103.351	103.251	103.151
5.000	103.451	103.351	103.251
5.125	103.636	103.536	103.436
5.250	104.004	103.904	103.804
5.375	104.134	104.034	103.934
5.500	104.387	104.287	104.187
5.625	104.568	104.468	104.368
5.750	104.922	104.822	104.722
5.875	105.281	105.181	105.081
5.990	105.448	105.348	105.248
6.000	105.548	105.448	105.348
6.125	105.056	104.937	104.856
6.250	105.423	105.305	105.223

20 Year >125

Rate	30 Day	45 Day	60 Day
4.250	101.456	101.356	101.256
4.375	101.910	101.810	101.710
4.500	102.347	102.247	102.147
4.625	102.695	102.595	102.495
4.750	103.214	103.114	103.014
4.875	103.553	103.453	103.353
4.990	103.351	103.251	103.151
5.000	103.451	103.351	103.251
5.125	103.636	103.536	103.436
5.250	104.004	103.904	103.804
5.375	104.134	104.034	103.934
5.500	104.387	104.287	104.187
5.625	104.568	104.468	104.368
5.750	104.922	104.822	104.722
5.875	105.281	105.181	105.081
5.990	105.448	105.348	105.248
6.000	105.548	105.448	105.348
6.125	105.056	104.937	104.856
6.250	105.423	105.305	105.223

15 Year

Rate	30 Day	45 Day	60 Day
3.750	100.677	100.577	100.477
3.875	101.224	101.124	101.024
3.990	101.527	101.427	101.327
4.000	101.627	101.527	101.427
4.125	102.060	101.960	101.860
4.250	102.350	102.250	102.150
4.375	102.737	102.637	102.537
4.500	102.416	102.316	102.216
4.625	102.853	102.753	102.653
4.750	103.122	103.022	102.922
4.875	103.226	103.126	103.026
4.990	103.083	102.983	102.883
5.000	103.183	103.083	102.983
5.125	103.575	103.475	103.375
5.250	103.780	103.680	103.580
5.375	104.009	103.909	103.809
5.500	102.563	102.463	102.363
5.625	102.916	102.815	102.716
5.750	103.213	103.112	103.013

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.750	101.177	101.077	100.977
3.875	101.474	101.374	101.274
3.990	101.777	101.677	101.577
4.000	101.877	101.777	101.677
4.125	102.310	102.210	102.110
4.250	102.600	102.500	102.400
4.375	102.737	102.637	102.537
4.500	102.416	102.316	102.216
4.625	102.853	102.753	102.653
4.750	103.122	103.022	102.922
4.875	103.226	103.126	103.026
4.990	103.083	102.983	102.883
5.000	103.183	103.083	102.983
5.125	103.575	103.475	103.375
5.250	103.780	103.680	103.580
5.375	104.009	103.909	103.809
5.500	102.563	102.463	102.363
5.625	102.916	102.815	102.716
5.750	103.213	103.112	103.013

15 Year >125

Rate	30 Day	45 Day	60 Day
3.750	101.177	101.077	100.977
3.875	101.474	101.374	101.274
3.990	101.777	101.677	101.577
4.000	101.877	101.777	101.677
4.125	102.310	102.210	102.110
4.250	102.600	102.500	102.400
4.375	102.737	102.637	102.537
4.500	102.416	102.316	102.216
4.625	102.853	102.753	102.653
4.750	103.122	103.022	102.922
4.875	103.226	103.126	103.026
4.990	103.083	102.983	102.883
5.000	103.183	103.083	102.983
5.125	103.575	103.475	103.375
5.250	103.780	103.680	103.580
5.375	104.009	103.909	103.809
5.500	102.563	102.463	102.363
5.625	102.916	102.815	102.716
5.750	103.213	103.112	103.013

15 Year SC

Rate	30 Day	45 Day	60 Day
3.750	100.114	100.014	99.914
3.875	100.661	100.561	100.461
3.990	100.467	100.367	100.267
4.000	100.567	100.467	100.367
4.125	101.000	100.900	100.800
4.250	101.290	101.190	101.090
4.375	101.677	101.577	101.477
4.500	100.759	100.659	100.559
4.625	101.196	101.096	100.996
4.750	101.465	101.365	101.265
4.875	101.569	101.469	101.369
4.990	101.176	101.076	100.976
5.000	101.276	101.176	101.076
5.125	101.668	101.568	101.468
5.250	101.873	101.773	101.673
5.375	102.102	102.002	101.902
5.500	100.406	100.306	100.206
5.625	100.759	100.658	100.559
5.750	101.056	100.955	100.856

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.750	100.614	100.514	100.414
3.875	100.911	100.811	100.711
3.990	100.717	100.617	100.517
4.000	100.817	100.717	100.617
4.125	101.250	101.150	101.050
4.250	101.540	101.440	101.340
4.375	101.677	101.577	101.477
4.500	100.759	100.659	100.559
4.625	101.196	101.096	100.996
4.750	101.465	101.365	101.265
4.875	101.569	101.469	101.369
4.990	101.176	101.076	100.976
5.000	101.276	101.176	101.076
5.125	101.668	101.568	101.468
5.250	101.873	101.773	101.673
5.375	102.102	102.002	101.902
5.500	100.406	100.306	100.206
5.625	100.759	100.658	100.559
5.750	101.056	100.955	100.856

15 Year SC >125

Rate	30 Day	45 Day	60 Day
3.750	100.614	100.514	100.414
3.875	100.911	100.811	100.711
3.990	100.717	100.617	100.517
4.000	100.817	100.717	100.617
4.125	101.250	101.150	101.050
4.250	101.540	101.440	101.340
4.375	101.677	101.577	101.477
4.500	100.759	100.659	100.559
4.625	101.196	101.096	100.996
4.750	101.465	101.365	101.265
4.875	101.569	101.469	101.369
4.990	101.176	101.076	100.976
5.000	101.276	101.176	101.076
5.125	101.668	101.568	101.468
5.250	101.873	101.773	101.673
5.375	102.102	102.002	101.902
5.500	100.406	100.306	100.206
5.625	100.759	100.658	100.559
5.750	101.056	100.955	100.856

Applicable for all mortgages with terms greater than 15 years

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%	97.01 – 105.00%	>105%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	-0.750	-0.750
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	-1.000	-1.000
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	-1.500	-1.500
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	-1.500	-1.500
660 – 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	-2.250	-2.250
640 – 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	-2.750	-2.750
620 – 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	-3.500	-3.500

Cash Out Refi

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

Program 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 – 105.00%	>105%
High LTV *	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Condo **	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2 Unit	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Investment	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-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	-0.250	-0.250
SC Purchase & R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A

*Applies to Enhanced Relief Refi Only **Detached Condos are not subject to this Adj. ***Enhanced Relief Refi Mortgages are not subject to the Second Home Adj.

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

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	-1.875	-1.875

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

Enhanced Reflief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

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.:	**3/21/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	**4/5/2019**
			60 Day Lock Exp.:	**4/22/2019**

W. Rate Sheet Dated: **2/19/2019** **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	102.566	102.466	102.366	4.250	100.891	100.791	100.691	3.750	100.606	100.506	100.406	4.750	101.413	101.313	101.213	3.750	99.983	99.883	99.783
4.875	103.123	103.023	102.923	4.375	101.345	101.245	101.145	3.875	101.145	101.045	100.945	4.875	101.970	101.870	101.770	3.875	100.522	100.422	100.322
4.990	103.206	103.106	103.006	4.500	101.783	101.683	101.583	3.990	101.476	101.376	101.276	4.990	102.053	101.953	101.853	3.990	100.361	100.261	100.161
5.000	103.306	103.206	103.106	4.625	102.179	102.079	101.979	4.000	101.576	101.476	101.376	5.000	102.153	102.053	101.953	4.000	100.461	100.361	100.261
5.125	103.511	103.411	103.311	4.750	102.700	102.600	102.500	4.125	102.008	101.908	101.808	5.125	101.903	101.803	101.703	4.125	100.893	100.793	100.693
5.250	103.887	103.787	103.687	4.875	103.041	102.941	102.841	4.250	102.275	102.175	102.075	5.250	102.279	102.179	102.079	4.250	101.160	101.060	100.960
5.375	104.170	104.070	103.970	4.990	103.088	102.988	102.888	4.375	102.663	102.563	102.463	5.375	102.562	102.462	102.362	4.375	101.548	101.448	101.348
5.500	104.424	104.324	104.224	5.000	103.188	103.088	102.988	4.500	102.392	102.292	102.192	5.500	102.816	102.716	102.616	4.500	100.673	100.573	100.473
5.625	104.623	104.523	104.423	5.125	103.416	103.316	103.216	4.625	102.828	102.728	102.628	5.625	102.599	102.499	102.399	4.625	101.109	101.009	100.909
5.750	105.049	104.949	104.849	5.250	103.786	103.686	103.586	4.750	103.088	102.988	102.888	5.750	103.025	102.925	102.825	4.750	101.369	101.269	101.169
5.875	105.337	105.237	105.137	5.375	104.042	103.942	103.842	4.875	103.219	103.119	103.019	5.875	103.313	103.213	103.113	4.875	101.500	101.400	101.300
5.990	105.493	105.393	105.293	5.500	104.295	104.195	104.095	4.990	103.094	102.994	102.894	5.990	103.469	103.369	103.269	4.990	101.125	101.025	100.925
6.000	105.593	105.493	105.393	5.625	104.556	104.456	104.356	5.000	103.194	103.094	102.994	6.000	103.569	103.469	103.369	5.000	101.225	101.125	101.025
6.125	105.512	105.402	105.312	5.750	104.911	104.811	104.711	5.125	103.587	103.487	103.387	6.125	102.480	102.370	102.280	5.125	101.618	101.518	101.418
6.250	105.783	105.672	105.583	5.875	105.270	105.170	105.070	5.250	103.792	103.692	103.592	6.250	102.970	102.859	102.770	5.250	101.823	101.723	101.623
6.375	106.408	106.281	106.208	5.990	105.439	105.339	105.239	5.375	104.021	103.921	103.821	6.375	103.445	103.318	103.245	5.375	102.052	101.952	101.852
6.500	106.513	106.386	106.313	6.000	105.539	105.439	105.339	5.500	102.579	102.479	102.379	6.500	103.400	103.273	103.200	5.500	100.422	100.322	100.222
6.625	106.996	106.869	106.796	6.125	105.047	104.937	104.847	5.625	102.931	102.831	102.731	6.625	103.733	103.606	103.533	5.625	100.774	100.674	100.574
6.750	107.328	107.200	107.128	6.250	105.415	105.305	105.215	5.750	103.226	103.126	103.026	6.750	103.915	103.787	103.715	5.750	101.069	100.969	100.869

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	30 Day Lock Exp.:	3/21/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	4/5/2019
		60 Day Lock Exp.:	4/22/2019

W. Rate Sheet Dated: 2/19/2019 **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	98.130	98.005	97.880
4.125	98.581	98.456	98.331
4.250	99.052	98.927	98.802
4.375	99.480	99.355	99.230
4.500	99.911	99.786	99.661
4.625	100.320	100.195	100.070
4.750	100.704	100.579	100.454
4.875	101.027	100.902	100.777
5.000	101.305	101.180	101.055
5.125	101.612	101.487	101.362
5.250	101.922	101.797	101.672
5.375	102.140	102.015	101.890
5.500	102.364	102.239	102.114

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	99.004	98.879	98.754
3.875	99.474	99.349	99.224
4.000	99.894	99.769	99.644
4.125	100.255	100.130	100.005
4.250	100.495	100.370	100.245
4.375	100.712	100.587	100.462
4.500	100.901	100.776	100.651
4.625	101.079	100.954	100.829
4.750	101.234	101.109	100.984
4.875	101.442	101.317	101.192
5.000	101.712	101.587	101.462

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	98.534	98.409	98.284
3.625	99.019	98.894	98.769
3.750	99.517	99.392	99.267
3.875	99.947	99.822	99.697
4.000	100.339	100.214	100.089
4.125	100.719	100.594	100.469
4.250	101.044	100.919	100.794
4.375	101.308	101.183	101.058
4.500	101.528	101.403	101.278
4.625	101.812	101.687	101.562
4.750	102.031	101.906	101.781
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)