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.: **4/24/2019**
45 Day Lock Exp.: **5/9/2019**
60 Day Lock Exp.: **5/24/2019**

W. Rate Sheet Dated: **3/25/2019** **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	101.612	101.462	101.312	3.750	101.165	101.015	100.865	2.375	96.886	96.736	96.586	3.125	97.344	97.194	97.044
3.875	102.156	102.006	101.856	3.875	101.581	101.431	101.281	2.500	97.425	97.275	97.125	3.250	98.011	97.861	97.711
4.000	102.695	102.545	102.395	4.000	102.002	101.852	101.702	2.625	97.918	97.768	97.618	3.375	98.393	98.243	98.093
4.125	103.216	103.066	102.916	4.125	102.350	102.200	102.050	2.750	98.845	98.695	98.545	3.500	98.780	98.630	98.480
4.250	102.649	102.549	102.449	4.250	102.153	102.053	101.953	2.875	99.335	99.185	99.035	3.625	99.118	98.968	98.818
4.375	103.129	103.029	102.929	4.375	102.527	102.427	102.327	3.000	99.818	99.668	99.518	Margin = 2.250		Index = 2.520	
4.500	103.580	103.480	103.380	4.500	102.871	102.771	102.671	3.125	100.305	100.155	100.005				
4.625	103.991	103.891	103.791	4.625	103.379	103.279	103.179	3.250	100.314	100.164	100.014				
4.750	104.116	104.016	103.916	4.750	102.729	102.629	102.529	3.375	100.790	100.640	100.490				
4.875	103.587	103.487	103.387	4.875	103.103	103.003	102.903	3.500	101.259	101.109	100.959				
5.000	104.013	103.913	103.813	5.000	103.447	103.347	103.247	3.625	101.634	101.484	101.334				
5.125	104.390	104.290	104.190	5.125	103.954	103.854	103.754	3.750	101.349	101.199	101.049				
5.250	103.801	103.701	103.601	5.250	103.414	103.314	103.214	3.875	101.743	101.593	101.443				
5.375	104.272	104.172	104.072	5.375	103.788	103.688	103.588	4.000	102.141	101.991	101.841				
5.500	104.698	104.598	104.498	5.500	104.132	104.032	103.932	4.125	102.466	102.316	102.166				
5.625	105.076	104.976	104.876	5.625	104.639	104.539	104.439	4.250	101.751	101.601	101.451				
5.750	104.971	104.871	104.771	5.750	104.459	104.359	104.259	4.375	102.102	101.952	101.802				
5.875	105.442	105.342	105.242	5.875	104.832	104.732	104.632	4.500	102.424	102.274	102.124				
6.000	105.867	105.767	105.667	6.000	105.176	105.076	104.976	4.625	102.909	102.759	102.609				

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	100.462	100.312	100.162	3.750	100.165	100.015	99.865	2.375	95.886	95.736	95.586	3.125	96.344	96.194	96.044
3.875	101.006	100.856	100.706	3.875	100.581	100.431	100.281	2.500	96.425	96.275	96.125	3.250	97.011	96.861	96.711
4.000	101.545	101.395	101.245	4.000	101.002	100.852	100.702	2.625	96.918	96.768	96.618	3.375	97.393	97.243	97.093
4.125	102.066	101.916	101.766	4.125	101.350	101.200	101.050	2.750	97.845	97.695	97.545	3.500	97.780	97.630	97.480
4.250	101.499	101.399	101.299	4.250	101.153	101.053	100.953	2.875	98.335	98.185	98.035	3.625	98.118	97.968	97.818
4.375	101.979	101.879	101.779	4.375	101.527	101.427	101.327	3.000	98.818	98.668	98.518	Margin = 2.250		Index = 2.520	
4.500	102.430	102.330	102.230	4.500	101.871	101.771	101.671	3.125	99.305	99.155	99.005	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	102.841	102.741	102.641	4.625	102.379	102.279	102.179	3.250	99.314	99.164	99.014	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.750	102.966	102.866	102.766	4.750	101.729	101.629	101.529	3.375	99.790	99.640	99.490	4.625	101.691	101.441	101.191
4.875	102.437	102.337	102.237	4.875	102.103	102.003	101.903	3.500	100.259	100.109	99.959	4.750	100.865	100.615	100.365
5.000	102.863	102.763	102.663	5.000	102.447	102.347	102.247	3.625	100.634	100.484	100.334	4.875	101.287	101.037	100.787
5.125	103.240	103.140	103.040	5.125	102.954	102.854	102.754	3.750	100.349	100.199	100.049	5.000	101.713	101.463	101.213
5.250	102.651	102.551	102.451	5.250	102.414	102.314	102.214	3.875	100.743	100.593	100.443	5.125	102.090	101.840	101.590
5.375	103.122	103.022	102.922	5.375	102.788	102.688	102.588	4.000	101.141	100.991	100.841	5.250	101.501	101.251	101.001
5.500	103.548	103.448	103.348	5.500	103.132	103.032	102.932	4.125	101.466	101.316	101.166	5.375	101.972	101.722	101.472
5.625	103.926	103.826	103.726	5.625	103.639	103.539	103.439	4.250	100.751	100.601	100.451	5.500	102.000	101.750	101.500
5.750	103.821	103.721	103.621	5.750	103.459	103.359	103.259	4.375	101.102	100.952	100.802	5.625	102.250	102.000	101.750
5.875	104.292	104.192	104.092	5.875	103.832	103.732	103.632	4.500	101.424	101.274	101.124	5.750	102.500	102.250	102.000
6.000	104.717	104.617	104.517	6.000	104.176	104.076	103.976	4.625	101.909	101.759	101.609	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:	3/25/2019	4.750%

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	100.437	100.187	99.937	4.875	100.383	100.133	99.883
5.125	101.240	100.990	100.740	5.125	101.234	100.984	100.734
5.375	101.122	100.872	100.622	5.375	101.068	100.818	100.568
5.625	101.926	101.676	101.426	5.625	101.919	101.669	101.419
5.875	102.417	102.167	101.917	5.875	102.112	101.862	101.612
6.000	102.542	102.292	102.042	6.000	102.456	102.206	101.956
6.125	102.660	102.410	102.160	6.125	102.964	102.714	102.464
6.250	102.750	102.500	102.250	6.250	103.639	103.389	103.139
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	98.941	98.691	98.441
4.750	98.115	97.865	97.615
4.875	98.537	98.287	98.037
5.000	98.963	98.713	98.463
5.125	99.340	99.090	98.840
5.250	98.751	98.501	98.251
5.375	99.222	98.972	98.722
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	30 Day Lock Exp.:	4/24/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/9/2019
		60 Day Lock Exp.:	5/24/2019

W. Rate Sheet Dated: 3/25/2019 **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
3.750	100.393	100.243	100.093	3.750	99.946	99.796	99.646	2.375	93.386	93.236	93.086	3.125	95.66	95.506	95.356
3.875	100.937	100.787	100.637	3.875	100.363	100.213	100.063	2.500	93.925	93.775	93.625	3.250	97.01	96.861	96.711
4.000	101.476	101.326	101.176	4.000	100.784	100.634	100.484	2.625	94.418	94.268	94.118	3.375	97.39	97.243	97.093
4.125	101.997	101.847	101.697	4.125	101.131	100.981	100.831	2.750	97.158	97.008	96.858	3.500	97.78	97.630	97.480
4.250	101.555	101.455	101.355	4.250	101.060	100.960	100.860	2.875	97.647	97.497	97.347	3.625	98.12	97.968	97.818
4.375	102.035	101.935	101.835	4.375	101.433	101.333	101.233	3.000	98.131	97.981	97.831	Margin = 2.250		Index = 2.520	
4.500	102.486	102.386	102.286	4.500	101.777	101.677	101.577	3.125	98.617	98.467	98.317				
4.625	102.897	102.797	102.697	4.625	102.285	102.185	102.085	3.250	99.314	99.164	99.014				
4.750	103.178	103.078	102.978	4.750	101.792	101.692	101.592	3.375	99.790	99.640	99.490				
4.875	102.649	102.549	102.449	4.875	102.165	102.065	101.965	3.500	100.259	100.109	99.959				
5.000	103.075	102.975	102.875	5.000	102.509	102.409	102.309	3.625	100.634	100.484	100.334				
5.125	103.453	103.353	103.253	5.125	103.017	102.917	102.817	3.750	100.130	99.980	99.830				
5.250	102.239	102.139	102.039	5.250	101.852	101.752	101.652	3.875	100.524	100.374	100.224				
5.375	102.710	102.610	102.510	5.375	102.225	102.125	102.025	4.000	100.923	100.773	100.623				
5.500	103.135	103.035	102.935	5.500	102.569	102.469	102.369	4.125	101.247	101.097	100.947				
5.625	103.513	103.413	103.313	5.625	103.077	102.977	102.877	4.250	100.658	100.508	100.358				
5.750	103.096	102.996	102.896	5.750	102.584	102.484	102.384	4.375	101.009	100.859	100.709				
5.875	103.567	103.467	103.367	5.875	102.957	102.857	102.757	4.500	101.330	101.180	101.030				
6.000	103.992	103.892	103.792	6.000	103.301	103.201	103.101	4.625	101.815	101.665	101.515				

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
3.750	99.243	99.093	98.943	3.750	98.946	98.796	98.646	2.375	94.136	93.986	93.836	3.125	94.656	94.506	94.356
3.875	99.787	99.637	99.487	3.875	99.363	99.213	99.063	2.500	94.675	94.525	94.375	3.250	96.011	95.861	95.711
4.000	100.326	100.176	100.026	4.000	99.784	99.634	99.484	2.625	95.168	95.018	94.868	3.375	96.393	96.243	96.093
4.125	100.847	100.697	100.547	4.125	100.131	99.981	99.831	2.750	96.939	96.789	96.639	3.500	96.780	96.630	96.480
4.250	100.405	100.305	100.205	4.250	100.060	99.960	99.860	2.875	97.428	97.278	97.128	3.625	97.118	96.968	96.818
4.375	100.885	100.785	100.685	4.375	100.433	100.333	100.233	3.000	97.912	97.762	97.612	Margin = 2.250		Index = 2.520	
4.500	101.336	101.236	101.136	4.500	100.777	100.677	100.577	3.125	98.398	98.248	98.098	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	101.747	101.647	101.547	4.625	101.285	101.185	101.085	3.250	98.220	98.070	97.920	Rate	30 Day	45 Day	60 Day
4.750	102.028	101.928	101.828	4.750	100.792	100.692	100.592	3.375	98.696	98.546	98.396	4.625	100.597	100.347	100.097
4.875	101.499	101.399	101.299	4.875	101.165	101.065	100.965	3.500	99.165	99.015	98.865	4.750	99.928	99.678	99.428
5.000	101.925	101.825	101.725	5.000	101.509	101.409	101.309	3.625	99.541	99.391	99.241	4.875	100.349	100.099	99.849
5.125	102.303	102.203	102.103	5.125	102.017	101.917	101.817	3.750	99.099	98.949	98.799	5.000	100.775	100.525	100.275
5.250	101.089	100.989	100.889	5.250	100.852	100.752	100.652	3.875	99.493	99.343	99.193	5.125	101.153	100.903	100.653
5.375	101.560	101.460	101.360	5.375	101.225	101.125	101.025	4.000	99.891	99.741	99.591	5.250	99.939	99.689	99.439
5.500	101.985	101.885	101.785	5.500	101.569	101.469	101.369	4.125	100.216	100.066	99.916	5.375	100.410	100.160	99.910
5.625	102.363	102.263	102.163	5.625	102.077	101.977	101.877	4.250	99.189	99.039	98.889	5.500	100.437	100.187	99.937
5.750	101.946	101.846	101.746	5.750	101.584	101.484	101.384	4.375	99.540	99.390	99.240	5.625	100.687	100.437	100.187
5.875	102.417	102.317	102.217	5.875	101.957	101.857	101.757	4.500	99.862	99.712	99.562	5.750	100.625	100.375	100.125
6.000	102.842	102.742	102.642	6.000	102.301	102.201	102.101	4.625	100.347	100.197	100.047	5.875	100.875	100.625	100.375

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:	3/25/2019	4.750%

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	99.499	99.249	98.999	4.875	99.445	99.195	98.945
5.125	100.303	100.053	99.803	5.125	100.297	100.047	99.797
5.375	99.560	99.310	99.060	5.375	99.505	99.255	99.005
5.625	100.363	100.113	99.863	5.625	100.357	100.107	99.857
5.875	100.542	100.292	100.042	5.875	100.237	99.987	99.737
6.000	100.667	100.417	100.167	6.000	100.581	100.331	100.081
6.125	100.785	100.535	100.285	6.125	101.089	100.839	100.589
6.250	99.250	99.000	98.750	6.250	100.139	99.889	99.639
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	97.847	97.597	97.347
4.750	97.178	96.928	96.678
4.875	97.599	97.349	97.099
5.000	98.025	97.775	97.525
5.125	98.403	98.153	97.903
5.250	97.189	96.939	96.689
5.375	97.660	97.410	97.160
5.500	97.687	97.437	97.187
5.625	97.937	97.687	97.437
5.750	97.875	97.625	97.375
5.875	98.125	97.875	97.625

Lock Desk Policy

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

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

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

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

30 Day Lock Exp.: **4/24/2019**
45 Day Lock Exp.: **5/9/2019**
60 Day Lock Exp.: **5/24/2019**

W. Rate Sheet Dated: 3/25/2019 **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	102.179	102.079	101.979
4.500	102.673	102.573	102.473
4.625	103.035	102.935	102.835
4.750	103.027	102.927	102.827
4.875	103.416	103.316	103.216
4.990	103.723	103.623	103.523
5.000	103.823	103.723	103.623
5.125	104.093	103.993	103.893
5.250	104.398	104.298	104.198
5.375	104.690	104.590	104.490
5.500	104.940	104.840	104.740
5.625	105.148	105.048	104.948
5.750	105.514	105.414	105.314
5.875	105.692	105.592	105.492
5.990	105.798	105.698	105.598
6.000	105.898	105.798	105.698
6.125	106.025	105.925	105.825
6.250	106.144	106.044	105.944
6.375	106.083	105.969	105.883

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
4.375	101.278	101.178	101.078
4.500	101.823	101.723	101.623
4.625	102.227	102.127	102.027
4.750	102.643	102.543	102.443
4.875	103.084	102.984	102.884
4.990	103.434	103.334	103.234
5.000	103.534	103.434	103.334
5.125	103.835	103.735	103.635
5.250	104.264	104.164	104.064
5.375	104.597	104.497	104.397
5.500	104.872	104.772	104.672
5.625	105.104	105.004	104.904
5.750	105.687	105.587	105.487
5.875	106.027	105.927	105.827
5.990	106.207	106.107	106.007
6.000	106.307	106.207	106.107
6.125	106.576	106.476	106.376
6.250	106.774	106.674	106.574
6.375	106.739	106.625	106.539

30/25 Year >125

Rate	30 Day	45 Day	60 Day
4.375	101.090	100.990	100.890
4.500	101.636	101.536	101.436
4.625	102.039	101.939	101.839
4.750	102.640	102.540	102.440
4.875	103.084	102.984	102.884
4.990	103.434	103.334	103.234
5.000	103.534	103.434	103.334
5.125	103.835	103.735	103.635
5.250	104.355	104.255	104.155
5.375	104.690	104.590	104.490
5.500	104.966	104.866	104.766
5.625	105.197	105.097	104.997
5.750	105.746	105.646	105.546
5.875	106.090	105.990	105.890
5.990	106.269	106.169	106.069
6.000	106.369	106.269	106.169
6.125	106.639	106.539	106.439
6.250	106.837	106.737	106.637
6.375	106.770	106.656	106.570

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.375	101.321	101.221	101.121
4.500	101.836	101.736	101.636
4.625	102.068	101.968	101.868
4.750	102.273	102.173	102.073
4.875	102.565	102.465	102.365
4.990	102.931	102.831	102.731
5.000	103.031	102.931	102.831
5.125	102.924	102.824	102.724
5.250	103.416	103.316	103.216
5.375	103.492	103.392	103.292
5.500	103.920	103.820	103.720
5.625	103.855	103.755	103.655
5.750	104.070	103.970	103.870
5.875	103.610	103.510	103.410
5.990	103.960	103.860	103.760
6.000	104.060	103.960	103.860
6.125	104.295	104.195	104.095
6.250	104.517	104.417	104.317
6.375	102.193	102.079	101.993

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	100.420	100.320	100.220
4.500	100.986	100.886	100.786
4.625	101.260	101.160	101.060
4.750	101.889	101.789	101.689
4.875	102.233	102.133	102.033
4.990	102.642	102.542	102.442
5.000	102.742	102.642	102.542
5.125	102.666	102.566	102.466
5.250	103.282	103.182	103.082
5.375	103.399	103.299	103.199
5.500	103.852	103.752	103.652
5.625	103.811	103.711	103.611
5.750	104.070	103.970	103.870
5.875	103.610	103.510	103.410
5.990	103.960	103.860	103.760
6.000	104.060	103.960	103.860
6.125	104.295	104.195	104.095
6.250	104.517	104.417	104.317
6.375	102.193	102.079	101.993

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	100.232	100.132	100.032
4.500	100.799	100.699	100.599
4.625	101.072	100.972	100.872
4.750	101.886	101.786	101.686
4.875	102.233	102.133	102.033
4.990	102.642	102.542	102.442
5.000	102.742	102.642	102.542
5.125	102.666	102.566	102.466
5.250	103.373	103.273	103.173
5.375	103.492	103.392	103.292
5.500	103.920	103.820	103.720
5.625	103.855	103.755	103.655
5.750	104.070	103.970	103.870
5.875	103.610	103.510	103.410
5.990	103.960	103.860	103.760
6.000	104.060	103.960	103.860
6.125	104.295	104.195	104.095
6.250	104.517	104.417	104.317
6.375	102.193	102.079	101.993

20 Year

Rate	30 Day	45 Day	60 Day
4.625	102.953	102.853	102.753
4.750	103.325	103.225	103.125
4.875	103.697	103.597	103.497
4.990	103.827	103.727	103.627
5.000	103.927	103.827	103.727
5.125	104.166	104.066	103.966
5.250	104.498	104.398	104.298
5.375	104.691	104.591	104.491
5.500	104.902	104.802	104.702
5.625	105.072	104.972	104.872
5.750	105.222	105.122	105.022
5.875	105.445	105.345	105.245
5.990	105.540	105.440	105.340
6.000	105.640	105.540	105.440
6.125	105.835	105.735	105.635
6.250	105.487	105.373	105.287
6.375	105.703	105.589	105.503
6.500	105.808	105.694	105.608
6.625	105.884	105.770	105.684

20 Year 105-125

Rate	30 Day	45 Day	60 Day
4.625	102.547	102.447	102.347
4.750	102.392	102.292	102.192
4.875	102.812	102.712	102.612
4.990	103.141	103.041	102.941
5.000	103.241	103.141	103.041
5.125	103.563	103.463	103.363
5.250	103.599	103.499	103.399
5.375	103.873	103.773	103.673
5.500	104.137	104.037	103.937
5.625	104.364	104.264	104.164
5.750	104.786	104.686	104.586
5.875	105.086	104.986	104.886
5.990	105.254	105.154	105.054
6.000	105.354	105.254	105.154
6.125	105.621	105.521	105.421
6.250	105.285	105.171	105.085
6.375	105.578	105.464	105.378
6.500	105.735	105.621	105.535
6.625	105.857	105.743	105.657

20 Year >125

Rate	30 Day	45 Day	60 Day
4.625	102.485	102.285	102.285
4.750	102.330	102.130	102.130
4.875	102.750	102.550	102.550
4.990	103.079	102.879	102.879
5.000	103.179	102.979	102.979
5.125	103.500	103.300	103.300
5.250	103.443	103.243	103.243
5.375	103.717	103.517	103.517
5.500	103.981	103.781	103.781
5.625	104.207	104.007	104.007
5.750	104.567	104.367	104.367
5.875	104.868	104.668	104.668
5.990	105.035	104.835	104.835
6.000	105.135	104.935	104.935
6.125	105.402	105.202	105.202
6.250	105.066	104.866	104.866
6.375	105.359	105.159	105.159
6.500	105.516	105.316	105.316
6.625	105.638	105.438	105.438

15 Year

Rate	30 Day	45 Day	60 Day
3.375	100.173	100.073	99.973
3.500	100.550	100.450	100.350
3.625	100.979	100.879	100.779
3.750	101.247	101.147	101.047
3.875	101.513	101.413	101.313
3.990	101.734	101.634	101.534
4.000	101.834	101.734	101.634
4.125	102.238	102.138	102.038
4.250	102.626	102.526	102.426
4.375	103.022	102.922	102.822
4.500	103.409	103.309	103.209
4.625	103.228	103.128	103.028
4.750	103.459	103.359	103.259
4.875	103.692	103.592	103.492
4.990	103.740	103.640	103.540
5.000	103.840	103.740	103.640
5.125	103.591	103.491	103.391
5.250	103.782	103.682	103.582
5.375	103.975	103.875	103.775

15 Year 105-125

Rate	30 Day	45 Day	60 Day
4.375	100.232	100.132	100.032
4.500	100.799	100.699	100.599
4.625	101.072	100.972	100.872
4.750	101.886	101.786	101.686
4.875	102.233	102.133	102.033
4.990	102.642	102.542	102.442
5.000	102.742	102.642	102.542
5.125	102.666	102.566	102.466
5.250	103.373	103.273	103.173
5.375	103.492	103.392	103.292
5.500	103.920	103.820	103.720
5.625	103.855	103.755	103.655
5.750	104.070	103.970	103.870
5.875	103.610	103.510	103.410
5.990	103.960	103.860	103.760
6.000	104.060	103.960	103.860
6.125	104.295	104.195	104.095
6.250	104.517	104.417	104.317
6.375	102.193	102.079	101.993

15 Year >125

Rate	30 Day	45 Day	60 Day
4.625	102.953	102.853	102.753
4.750	103.325	103.225	103.125
4.875	103.697	103.597	103.497
4.990	103.827	103.727	103.627
5.000	103.927	103.827	103.727
5.125	104.166	104.066	103.966
5.250	104.498	104.398	104.298
5.375	104.691	104.591	104.491
5.500	104.902	104.802	104.702
5.625	105.072	104.972	104.872
5.750	105.222	105.122	105.022
5.875	105.445	105.345	105.245
5.990	105.540	105.440	105.340
6.000	105.640	105.540	105.440
6.125	105.835	105.735	105.635
6.250	105.487	105.373	105.287
6.375	105.703	105.589	105.503
6.500	105.808	105.694	105.608
6.625	105.884	105.770	105.684

15 Year High Balance

Rate	30 Day	45 Day	60 Day
4.625	102.547	102.447	102.347
4.750	102.392	102.292	102.192
4.875	102.812	102.712	102.612
4.990	103.141	103.041	102.941
5.000	103.241	103.141	103.041
5.125	103.563	103.463	103.363
5.250	103.599	103.499	103.399
5.375	103.873	103.773	103.673
5.500	104.137	104.037	103.937
5.625	104.364	104.264	104.164
5.750	104.786	104.686	104.586
5.875	105.086	104.986	104.886
5.990	105.254	105.154	105.054
6.000	105.354	105.254	105.154
6.125	105.621	105.521	105.421
6.250	105.285	105.171	105.085
6.375	105.578	105.464	105.378
6.500	105.735	105.621	105.535
6.625	105.857	105.743	105.657

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
4.625	102.485	102.285	102.285
4.750	102.330	102.130	102.130
4.875	102.750	102.550	102.550
4.990	103.079	102.879	102.879
5.000	103.179	102.979	102.979
5.125	103.500	103.300	103.300
5.250	103.443	103.243	103.243
5.375	103.717	103.517	103.517
5.500	103.981	103.781	103.781
5.625	104.207	104.007	104.007
5.750	104.567	104.367	104.367
5.875	104.868	104.668	104.668
5.990	105.035	104.835	104.835
6.000	105.135	104.935	104.935
6.125	105.402	105.202	105.202
6.250	105.066	104.866	104.866
6.375	105.359	105.159	105.159
6.500	105.516	105.316	105.316
6.625	105.638	105.438	105.438

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.375	100.173	100.073	99.973
3.500	100.550	100.450	100.350
3.625	100.979	100.879	100.779
3.750	101.247	101.147	101.047
3.875	101.513	101.413	101.313
3.990	101.734	101.634	101.534
4.000	101.834	101.734	101.634
4.125	102.238	102.138	102.038
4.250	102.626	102.526	102.426
4.375	103.022	102.922	102.822
4.500	103.409	103.309	103.209
4.625	103.228	103.128	103.028
4.750	103.459	103.359	103.259
4.875	103.692	103.592	103.492
4.990	103.740	103.640	103.540
5.000	103.840	103.740	103.640
5.125	103.591	103.491	103.391
5.250	103.782	103.682	103.582
5.375	103.975	103.875	103.775

10 Year

Rate	30 Day	45 Day	60 Day
3.375	100.121	99.921	99.921
3.500	100.436	100.236	100.236
3.625	100.855	100.655	100.655
3.750	101.309	101.109	101.109
3.875	101.499	101.299	101.299
3.990	101.667	101.467	101.467
4.000	101.767	101.567	101.567
4.125	102.094	101.894	101.894
4.250	102.482	102.282	102.282
4.375	102.878	102.678	102.678
4.500	103.255	103.055	103.055
4.625	102.916	102.716	102.716
4.750	103.148	102.948	102.948
4.875	103.380	103.180	103.180
4.990	103.428	103.228	103.228
5.000	103.528	103.328	103.328
5.125	102.874	102.674	102.674
5.250	103.065	102.865	102.865
5.375	103.257	103.057	103.057

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.

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.: 4/24/2019
45 Day Lock Exp.: 5/9/2019
60 Day Lock Exp.: 5/24/2019

W. Rate Sheet Dated: 3/25/2019 **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	103.353	103.253	103.153
4.875	103.826	103.726	103.626
4.990	103.968	103.868	103.768
5.000	104.068	103.968	103.868
5.125	104.111	104.011	103.911
5.250	104.510	104.410	104.310
5.375	104.910	104.810	104.710
5.500	105.130	105.030	104.930
5.625	105.078	104.978	104.878
5.750	105.472	105.372	105.272
5.875	105.736	105.636	105.536
5.990	105.882	105.782	105.682
6.000	105.982	105.882	105.782
6.125	105.978	105.859	105.594
6.250	106.259	106.140	105.879
6.375	106.662	106.524	106.462
6.500	107.425	107.287	107.225
6.625	107.834	107.696	107.634
6.750	108.106	107.968	107.906

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
4.750	103.103	103.003	102.903
4.875	103.576	103.476	103.376
4.990	103.468	103.368	103.268
5.000	103.568	103.468	103.368
5.125	103.611	103.511	103.411
5.250	104.010	103.910	103.810
5.375	104.910	104.810	104.710
5.500	105.130	105.030	104.930
5.625	105.078	104.978	104.878
5.750	105.472	105.372	105.272
5.875	105.736	105.636	105.536
5.990	105.882	105.782	105.682
6.000	105.982	105.882	105.782
6.125	105.978	105.859	105.594
6.250	106.259	106.140	105.879
6.375	106.662	106.524	106.462
6.500	107.425	107.287	107.225
6.625	107.834	107.696	107.634
6.750	108.106	107.968	107.906

30/25 Year >125

Rate	30 Day	45 Day	60 Day
4.750	103.103	103.003	102.903
4.875	103.576	103.476	103.376
4.990	103.468	103.368	103.268
5.000	103.568	103.468	103.368
5.125	103.611	103.511	103.411
5.250	104.010	103.910	103.810
5.375	104.910	104.810	104.710
5.500	105.130	105.030	104.930
5.625	105.078	104.978	104.878
5.750	105.472	105.372	105.272
5.875	105.736	105.636	105.536
5.990	105.882	105.782	105.682
6.000	105.982	105.882	105.782
6.125	105.978	105.859	105.594
6.250	106.259	106.140	105.879
6.375	106.662	106.524	106.462
6.500	107.425	107.287	107.225
6.625	107.834	107.696	107.634
6.750	108.106	107.968	107.906

30/25 Year SC

Rate	30 Day	45 Day	60 Day
4.750	102.064	101.964	101.864
4.875	102.537	102.437	102.337
4.990	102.679	102.579	102.479
5.000	102.779	102.679	102.579
5.125	102.431	102.331	102.231
5.250	102.830	102.730	102.630
5.375	103.230	103.130	103.030
5.500	103.450	103.350	103.250
5.625	102.687	102.587	102.487
5.750	103.081	102.981	102.881
5.875	103.345	103.245	103.145
5.990	103.491	103.391	103.291
6.000	103.591	103.491	103.391
6.125	102.556	102.437	102.172
6.250	103.446	103.327	103.066
6.375	103.699	103.561	103.499
6.500	104.312	104.174	104.112
6.625	104.571	104.433	104.371
6.750	104.693	104.555	104.493

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
4.750	101.814	101.714	101.614
4.875	102.287	102.187	102.087
4.990	102.179	102.079	101.979
5.000	102.279	102.179	102.079
5.125	101.931	101.831	101.731
5.250	102.330	102.230	102.130
5.375	103.230	103.130	103.030
5.500	103.450	103.350	103.250
5.625	102.687	102.587	102.487
5.750	103.081	102.981	102.881
5.875	103.345	103.245	103.145
5.990	103.491	103.391	103.291
6.000	103.591	103.491	103.391
6.125	102.556	102.437	102.172
6.250	103.446	103.327	103.066
6.375	103.699	103.561	103.499
6.500	104.312	104.174	104.112
6.625	104.571	104.433	104.371
6.750	104.693	104.555	104.493

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
4.750	101.814	101.714	101.614
4.875	102.287	102.187	102.087
4.990	102.179	102.079	101.979
5.000	102.279	102.179	102.079
5.125	101.931	101.831	101.731
5.250	102.330	102.230	102.130
5.375	103.230	103.130	103.030
5.500	103.450	103.350	103.250
5.625	102.687	102.587	102.487
5.750	103.081	102.981	102.881
5.875	103.345	103.245	103.145
5.990	103.491	103.391	103.291
6.000	103.591	103.491	103.391
6.125	102.556	102.437	102.172
6.250	103.446	103.327	103.066
6.375	103.699	103.561	103.499
6.500	104.312	104.174	104.112
6.625	104.571	104.433	104.371
6.750	104.693	104.555	104.493

20 Year

Rate	30 Day	45 Day	60 Day
4.250	102.127	102.027	101.927
4.375	102.561	102.461	102.361
4.500	102.884	102.784	102.684
4.625	102.936	102.836	102.736
4.750	103.449	103.349	103.249
4.875	103.786	103.686	103.586
4.990	103.828	103.728	103.628
5.000	103.928	103.828	103.728
5.125	104.034	103.934	103.777
5.250	104.399	104.299	104.145
5.375	104.648	104.548	104.397
5.500	104.879	104.779	104.630
5.625	104.842	104.742	104.642
5.750	105.184	105.084	104.984
5.875	105.549	105.449	105.349
5.990	105.709	105.609	105.509
6.000	105.809	105.709	105.609
6.125	105.633	105.514	105.251
6.250	105.987	105.868	105.607

20 Year 105-125

Rate	30 Day	45 Day	60 Day
4.250	102.502	102.402	102.302
4.375	102.936	102.836	102.736
4.500	103.259	103.159	103.059
4.625	103.311	103.211	103.111
4.750	103.824	103.724	103.624
4.875	104.161	104.061	103.961
4.990	103.953	103.853	103.753
5.000	104.053	103.953	103.853
5.125	104.159	104.059	103.902
5.250	104.524	104.424	104.270
5.375	104.648	104.548	104.397
5.500	104.879	104.779	104.630
5.625	104.842	104.742	104.642
5.750	105.184	105.084	104.984
5.875	105.549	105.449	105.349
5.990	105.709	105.609	105.509
6.000	105.809	105.709	105.609
6.125	105.633	105.514	105.251
6.250	105.987	105.868	105.607

20 Year >125

Rate	30 Day	45 Day	60 Day
4.250	102.502	102.402	102.302
4.375	102.936	102.836	102.736
4.500	103.259	103.159	103.059
4.625	103.311	103.211	103.111
4.750	103.824	103.724	103.624
4.875	104.161	104.061	103.961
4.990	103.953	103.853	103.753
5.000	104.053	103.953	103.853
5.125	104.159	104.059	103.902
5.250	104.524	104.424	104.270
5.375	104.648	104.548	104.397
5.500	104.879	104.779	104.630
5.625	104.842	104.742	104.642
5.750	105.184	105.084	104.984
5.875	105.549	105.449	105.349
5.990	105.709	105.609	105.509
6.000	105.809	105.709	105.609
6.125	105.633	105.514	105.251
6.250	105.987	105.868	105.607

15 Year

Rate	30 Day	45 Day	60 Day
3.750	101.584	101.484	101.384
3.875	102.079	101.979	101.879
3.990	102.014	101.914	101.814
4.000	102.114	102.014	101.914
4.125	102.579	102.479	102.379
4.250	102.878	102.778	102.678
4.375	103.286	103.186	103.086
4.500	102.615	102.515	102.415
4.625	103.044	102.944	102.844
4.750	103.392	103.292	103.192
4.875	103.545	103.445	103.345
4.990	103.589	103.489	103.293
5.000	103.689	103.589	103.393
5.125	104.041	103.941	103.745
5.250	104.227	104.127	103.931
5.375	104.437	104.337	104.143
5.500	102.767	102.666	102.567
5.625	103.084	102.982	102.884
5.750	103.347	103.245	103.147

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.750	102.084	101.984	101.884
3.875	102.329	102.229	102.129
3.990	102.264	102.164	102.064
4.000	102.364	102.264	102.164
4.125	102.829	102.729	102.629
4.250	103.128	103.028	102.928
4.375	103.286	103.186	103.086
4.500	102.615	102.515	102.415
4.625	103.044	102.944	102.844
4.750	103.392	103.292	103.192
4.875	103.545	103.445	103.345
4.990	103.589	103.489	103.293
5.000	103.689	103.589	103.393
5.125	104.041	103.941	103.745
5.250	104.227	104.127	103.931
5.375	104.437	104.337	104.143
5.500	102.767	102.666	102.567
5.625	103.084	102.982	102.884
5.750	103.347	103.245	103.147

15 Year >125

Rate	30 Day	45 Day	60 Day
3.750	102.084	101.984	101.884
3.875	102.329	102.229	102.129
3.990	102.264	102.164	102.064
4.000	102.364	102.264	102.164
4.125	102.829	102.729	102.629
4.250	103.128	103.028	102.928
4.375	103.286	103.186	103.086
4.500	102.615	102.515	102.415
4.625	103.044	102.944	102.844
4.750	103.392	103.292	103.192
4.875	103.545	103.445	103.345
4.990	103.589	103.489	103.293
5.000	103.689	103.589	103.393
5.125	104.041	103.941	103.745
5.250	104.227	104.127	103.931
5.375	104.437	104.337	104.143
5.500	102.767	102.666	102.567
5.625	103.084	102.982	102.884
5.750	103.347	103.245	103.147

15 Year SC

Rate	30 Day	45 Day	60 Day
3.750	101.015	100.915	100.815
3.875	101.510	101.410	101.310
3.990	100.945	100.845	100.745
4.000	101.045	100.945	100.845
4.125	101.510	101.410	101.310
4.250	101.809	101.709	101.609
4.375	102.217	102.117	102.017
4.500	100.958	100.858	100.758
4.625	101.387	101.287	101.187
4.750	101.735	101.635	101.535
4.875	101.888	101.788	101.688
4.990	101.682	101.582	101.386
5.000	101.782	101.682	101.486
5.125	102.134	102.034	101.838
5.250	102.320	102.220	102.024
5.375	102.530	102.430	102.236
5.500	100.610	100.509	100.410
5.625	100.927	100.825	100.727
5.750	101.190	101.088	100.990

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.750	101.515	101.415	101.315
3.875	101.760	101.660	101.560
3.990	101.195	101.095	100.995
4.000	101.295	101.195	101.095
4.125	101.760	101.660	101.560
4.250	102.059	101.959	101.859
4.375	102.217	102.117	102.017
4.500	100.958	100.858	100.758
4.625	101.387	101.287	101.187
4.750	101.735	101.635	101.535
4.875	101.888	101.788	101.688
4.990	101.682	101.582	101.386
5.000	101.782	101.682	101.486
5.125	102.134	102.034	101.838
5.250	102.320	102.220	102.024
5.375	102.530	102.430	102.236
5.500	100.610	100.509	100.410
5.625	100.927	100.825	100.727
5.750	101.190	101.088	100.990

15 Year SC >125

Rate	30 Day	45 Day	60 Day
3.750	101.515	101.415	101.315
3.875	101.760	101.660	101.560
3.990	101.195	101.095	100.995
4.000	101.295	101.195	101.095
4.125	101.760	101.660	101.560
4.250	102.059	101.959	101.859
4.375	102.217	102.117	102.017
4.500	100.958	100.858	100.758
4.625	101.387	101.287	101.187
4.750	101.735	101.635	101.535
4.875	101.888	101.788	101.688
4.990	101.682	101.582	101.386
5.000	101.782	101.682	101.486
5.125	102.134	102.034	101.838
5.250	102.320	102.220	102.024
5.375	102.530	102.430	102.236
5.500	100.610	100.509	100.410
5.625	100.927	100.825	100.727
5.750	101.190	101.088	100.990

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	4/24/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	5/9/2019
		60 Day Lock Exp.:	5/24/2019

W. Rate Sheet Dated: 3/25/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.750	103.399	103.299	103.199	4.250	102.072	101.972	101.872
4.875	103.870	103.770	103.670	4.375	102.499	102.399	102.299
4.990	103.991	103.891	103.791	4.500	102.917	102.817	102.717
5.000	104.091	103.991	103.891	4.625	103.070	102.970	102.870
5.125	104.131	104.031	103.931	4.750	103.551	103.451	103.351
5.250	104.500	104.400	104.300	4.875	103.908	103.808	103.708
5.375	104.848	104.748	104.648	4.990	103.960	103.860	103.760
5.500	105.087	104.987	104.887	5.000	104.060	103.960	103.860
5.625	105.238	105.138	104.999	5.125	104.119	104.019	103.887
5.750	105.632	105.532	105.400	5.250	104.484	104.384	104.255
5.875	105.896	105.796	105.665	5.375	104.733	104.633	104.507
5.990	106.042	105.942	105.814	5.500	104.965	104.865	104.740
6.000	106.142	106.042	105.914	5.625	105.008	104.908	104.770
6.125	106.149	106.038	105.773	5.750	105.350	105.250	105.115
6.250	106.430	106.319	106.058	5.875	105.715	105.615	105.483
6.375	106.835	106.707	106.635	5.990	105.875	105.775	105.647
6.500	107.038	106.910	106.838	6.000	105.975	105.875	105.747
6.625	107.507	107.379	107.307	6.125	105.825	105.714	105.450
6.750	107.839	107.710	107.639	6.250	106.179	106.068	105.806

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
3.750	101.477	101.377	101.277	4.750	102.141	102.041	101.941	3.750	100.914	100.814	100.714
3.875	101.993	101.893	101.793	4.875	102.612	102.512	102.412	3.875	101.430	101.330	101.230
3.990	102.033	101.933	101.833	4.990	102.733	102.633	102.533	3.990	100.970	100.870	100.770
4.000	102.133	102.033	101.933	5.000	102.833	102.733	102.633	4.000	101.070	100.970	100.870
4.125	102.609	102.509	102.409	5.125	102.517	102.417	102.317	4.125	101.546	101.446	101.346
4.250	102.928	102.828	102.728	5.250	102.886	102.786	102.686	4.250	101.865	101.765	101.665
4.375	103.316	103.216	103.116	5.375	103.234	103.134	103.034	4.375	102.253	102.153	102.053
4.500	102.666	102.566	102.350	5.500	103.473	103.373	103.273	4.500	101.009	100.909	100.693
4.625	103.110	103.010	102.794	5.625	102.878	102.778	102.639	4.625	101.453	101.353	101.137
4.750	103.408	103.308	103.095	5.750	103.272	103.172	103.040	4.750	101.751	101.651	101.438
4.875	103.562	103.462	103.249	5.875	103.536	103.436	103.305	4.875	101.905	101.805	101.592
4.990	103.448	103.348	103.248	5.990	103.682	103.582	103.454	4.990	101.541	101.441	101.341
5.000	103.548	103.448	103.348	6.000	103.782	103.682	103.554	5.000	101.641	101.541	101.441
5.125	103.900	103.800	103.700	6.125	102.789	102.678	102.413	5.125	101.993	101.893	101.793
5.250	104.086	103.986	103.886	6.250	103.617	103.506	103.245	5.250	102.179	102.079	101.979
5.375	104.296	104.196	104.096	6.375	103.872	103.744	103.672	5.375	102.389	102.289	102.189
5.500	102.800	102.700	102.600	6.500	103.925	103.797	103.725	5.500	100.643	100.543	100.443
5.625	103.117	103.017	102.917	6.625	104.244	104.116	104.044	5.625	100.960	100.860	100.760
5.750	103.380	103.280	103.180	6.750	104.426	104.297	104.226	5.750	101.223	101.123	101.023

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.: **4/24/2019**
45 Day Lock Exp.: **5/9/2019**
60 Day Lock Exp.: **5/24/2019**

W. Rate Sheet Dated: **3/25/2019** **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	99.119	98.994	98.869
4.125	99.493	99.368	99.243
4.250	99.840	99.715	99.590
4.375	100.151	100.026	99.901
4.500	100.495	100.370	100.245
4.625	100.799	100.674	100.549
4.750	101.143	101.018	100.893
4.875	101.455	101.330	101.205
5.000	101.738	101.613	101.488
5.125	102.046	101.921	101.796
5.250	102.362	102.237	102.112
5.375	102.570	102.445	102.320
5.500	102.771	102.646	102.521

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	99.943	99.818	99.693
3.875	100.375	100.250	100.125
4.000	100.817	100.692	100.567
4.125	101.119	100.994	100.869
4.250	101.332	101.207	101.082
4.375	101.427	101.302	101.177
4.500	101.724	101.599	101.474
4.625	101.888	101.763	101.638
4.750	102.152	102.027	101.902
4.875	102.446	102.321	102.196
5.000	102.705	102.580	102.455

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	99.489	99.364	99.239
3.625	99.929	99.804	99.679
3.750	100.383	100.258	100.133
3.875	100.774	100.649	100.524
4.000	101.130	101.005	100.880
4.125	101.465	101.340	101.215
4.250	101.752	101.627	101.502
4.375	101.977	101.852	101.727
4.500	102.163	102.038	101.913
4.625	102.442	102.317	102.192
4.750	102.696	102.571	102.446
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)