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.: **5/17/2019**
45 Day Lock Exp.: **6/3/2019**
60 Day Lock Exp.: **6/17/2019**

W. Rate Sheet Dated: **4/17/2019** **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	100.970	100.820	100.670	3.750	100.493	100.343	100.193	2.375	95.979	95.829	95.679	3.125	98.781	98.631	98.481
3.875	101.512	101.362	101.212	3.875	100.909	100.759	100.609	2.500	96.472	96.322	96.172	3.250	98.792	98.642	98.492
4.000	102.039	101.889	101.739	4.000	101.330	101.180	101.030	2.625	96.965	96.815	96.665	3.375	99.175	99.025	98.875
4.125	102.560	102.410	102.260	4.125	101.678	101.528	101.378	2.750	98.228	98.078	97.928	3.500	99.561	99.411	99.261
4.250	102.339	102.239	102.139	4.250	101.841	101.741	101.641	2.875	98.717	98.567	98.417	3.625	99.899	99.749	99.599
4.375	102.808	102.708	102.608	4.375	102.214	102.114	102.014	3.000	99.201	99.051	98.901	Margin = 2.250		Index = 2.430	
4.500	103.239	103.139	103.039	4.500	102.558	102.458	102.358	3.125	99.688	99.538	99.388				
4.625	103.688	103.588	103.488	4.625	103.066	102.966	102.866	3.250	99.857	99.707	99.557				
4.750	103.813	103.713	103.613	4.750	102.526	102.426	102.326	3.375	100.333	100.183	100.033				
4.875	103.401	103.301	103.201	4.875	102.899	102.799	102.699	3.500	100.802	100.652	100.502				
5.000	103.794	103.694	103.594	5.000	103.243	103.143	103.043	3.625	101.177	101.027	100.877				
5.125	104.157	104.057	103.957	5.125	103.751	103.651	103.551	3.750	101.079	100.929	100.779				
5.250	103.561	103.461	103.361	5.250	103.117	103.017	102.917	3.875	101.473	101.323	101.173				
5.375	103.993	103.893	103.793	5.375	103.491	103.391	103.291	4.000	101.872	101.722	101.572				
5.500	104.385	104.285	104.185	5.500	103.835	103.735	103.635	4.125	102.197	102.047	101.897				
5.625	104.749	104.649	104.549	5.625	104.342	104.242	104.142	4.250	101.603	101.453	101.303				
5.750	104.855	104.755	104.655	5.750	104.287	104.187	104.087	4.375	101.954	101.804	101.654				
5.875	105.287	105.187	105.087	5.875	104.660	104.560	104.460	4.500	102.276	102.126	101.976				
6.000	105.680	105.580	105.480	6.000	105.004	104.904	104.804	4.625	102.761	102.611	102.461				

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	99.820	99.670	99.520	3.750	99.493	99.343	99.193	2.375	94.979	94.829	94.679	3.125	97.781	97.631	97.481
3.875	100.362	100.212	100.062	3.875	99.909	99.759	99.609	2.500	95.472	95.322	95.172	3.250	97.792	97.642	97.492
4.000	100.889	100.739	100.589	4.000	100.330	100.180	100.030	2.625	95.965	95.815	95.665	3.375	98.175	98.025	97.875
4.125	101.410	101.260	101.110	4.125	100.678	100.528	100.378	2.750	97.228	97.078	96.928	3.500	98.561	98.411	98.261
4.250	101.189	101.089	100.989	4.250	100.841	100.741	100.641	2.875	97.717	97.567	97.417	3.625	98.899	98.749	98.599
4.375	101.658	101.558	101.458	4.375	101.214	101.114	101.014	3.000	98.201	98.051	97.901	Margin = 2.250		Index = 2.430	
4.500	102.089	101.989	101.889	4.500	101.558	101.458	101.358	3.125	98.688	98.538	98.388	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	102.538	102.438	102.338	4.625	102.066	101.966	101.866	3.250	98.857	98.707	98.557	Rate	30 Day	45 Day	60 Day
4.750	102.663	102.563	102.463	4.750	101.526	101.426	101.326	3.375	99.333	99.183	99.033	4.500	100.939	100.689	100.439
4.875	102.251	102.151	102.051	4.875	101.899	101.799	101.699	3.500	99.802	99.652	99.502	4.625	101.388	101.138	100.888
5.000	102.644	102.544	102.444	5.000	102.243	102.143	102.043	3.625	100.177	100.027	99.877	4.750	100.669	100.419	100.169
5.125	103.007	102.907	102.807	5.125	102.751	102.651	102.551	3.750	100.079	99.929	99.779	4.875	101.101	100.851	100.601
5.250	102.411	102.311	102.211	5.250	102.117	102.017	101.917	3.875	100.473	100.323	100.173	5.000	101.494	101.244	100.994
5.375	102.843	102.743	102.643	5.375	102.491	102.391	102.291	4.000	100.872	100.722	100.572	5.125	101.857	101.607	101.357
5.500	103.235	103.135	103.035	5.500	102.835	102.735	102.635	4.125	101.197	101.047	100.897	5.250	101.261	101.011	100.761
5.625	103.599	103.499	103.399	5.625	103.342	103.242	103.142	4.250	100.603	100.453	100.303	5.375	102.000	101.750	101.500
5.750	103.705	103.605	103.505	5.750	103.287	103.187	103.087	4.375	100.954	100.804	100.654	5.500	102.250	102.000	101.750
5.875	104.137	104.037	103.937	5.875	103.660	103.560	103.460	4.500	101.276	101.126	100.976	5.625	102.500	102.250	102.000
6.000	104.530	104.430	104.330	6.000	104.004	103.904	103.804	4.625	101.761	101.611	101.461	5.750	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:	4/17/2019	5.000%

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
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	100.000	99.750	99.500	5.250	99.650	99.400	99.150
5.750	102.000	101.750	101.500	5.750	101.567	101.317	101.067
5.875	102.250	102.000	101.750	5.875	101.940	101.690	101.440
6.250	102.750	102.500	102.250	6.250	102.472	102.222	101.972
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
4.500	98.189	97.939	97.689
4.625	98.638	98.388	98.138
4.750	97.919	97.669	97.419
4.875	98.351	98.101	97.851
5.000	98.744	98.494	98.244
5.125	99.107	98.857	98.607
5.250	98.511	98.261	98.011
5.375	99.250	99.000	98.750
5.500	99.500	99.250	99.000
5.625	99.750	99.500	99.250
5.750	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.: ########
45 Day Lock Exp.: 6/3/2019
60 Day Lock Exp.: ########

W. Rate Sheet Dated: 4/17/2019 **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	99.658	99.508	99.358	3.750	99.180	99.030	98.880	2.375	92.479	92.329	92.179	3.125	97.09	96.944	96.794
3.875	100.200	100.050	99.900	3.875	99.597	99.447	99.297	2.500	92.972	92.822	92.672	3.250	97.79	97.642	97.492
4.000	100.726	100.576	100.426	4.000	100.018	99.868	99.718	2.625	93.465	93.315	93.165	3.375	98.17	98.025	97.875
4.125	101.248	101.098	100.948	4.125	100.365	100.215	100.065	2.750	96.541	96.391	96.241	3.500	98.56	98.411	98.261
4.250	101.292	101.192	101.092	4.250	100.794	100.694	100.594	2.875	97.030	96.880	96.730	3.625	98.90	98.749	98.599
4.375	101.761	101.661	101.561	4.375	101.167	101.067	100.967	3.000	97.513	97.363	97.213	Margin = 2.250		Index = 2.430	
4.500	102.192	102.092	101.992	4.500	101.511	101.411	101.311	3.125	98.000	97.850	97.700				
4.625	102.641	102.541	102.441	4.625	102.019	101.919	101.819	3.250	98.857	98.707	98.557				
4.750	102.610	102.510	102.410	4.750	101.323	101.223	101.123	3.375	99.333	99.183	99.033				
4.875	102.198	102.098	101.998	4.875	101.696	101.596	101.496	3.500	99.802	99.652	99.502				
5.000	102.591	102.491	102.391	5.000	102.040	101.940	101.840	3.625	100.177	100.027	99.877				
5.125	102.954	102.854	102.754	5.125	102.548	102.448	102.348	3.750	99.767	99.617	99.467				
5.250	102.186	102.086	101.986	5.250	101.742	101.642	101.542	3.875	100.161	100.011	99.861				
5.375	102.618	102.518	102.418	5.375	102.116	102.016	101.916	4.000	100.559	100.409	100.259				
5.500	103.010	102.910	102.810	5.500	102.460	102.360	102.260	4.125	100.884	100.734	100.584				
5.625	103.374	103.274	103.174	5.625	102.967	102.867	102.767	4.250	100.556	100.406	100.256				
5.750	102.980	102.880	102.780	5.750	102.412	102.312	102.212	4.375	100.907	100.757	100.607				
5.875	103.412	103.312	103.212	5.875	102.785	102.685	102.585	4.500	101.229	101.079	100.929				
6.000	103.805	103.705	103.605	6.000	103.129	103.029	102.929	4.625	101.714	101.564	101.414				

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	98.508	98.358	98.208	3.750	98.180	98.030	97.880	2.375	93.229	93.079	92.929	3.125	96.094	95.944	95.794
3.875	99.050	98.900	98.750	3.875	98.597	98.447	98.297	2.500	93.722	93.572	93.422	3.250	96.792	96.642	96.492
4.000	99.576	99.426	99.276	4.000	99.018	98.868	98.718	2.625	94.215	94.065	93.915	3.375	97.175	97.025	96.875
4.125	100.098	99.948	99.798	4.125	99.365	99.215	99.065	2.750	96.322	96.172	96.022	3.500	97.561	97.411	97.261
4.250	100.142	100.042	99.942	4.250	99.794	99.694	99.594	2.875	96.811	96.661	96.511	3.625	97.899	97.749	97.599
4.375	100.611	100.511	100.411	4.375	100.167	100.067	99.967	3.000	97.295	97.145	96.995	Margin = 2.250		Index = 2.430	
4.500	101.042	100.942	100.842	4.500	100.511	100.411	100.311	3.125	97.781	97.631	97.481	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	101.491	101.391	101.291	4.625	101.019	100.919	100.819	3.250	97.763	97.613	97.463	Rate	30 Day	45 Day	60 Day
4.750	101.460	101.360	101.260	4.750	100.323	100.223	100.123	3.375	98.239	98.089	97.939	4.500	99.892	99.642	99.392
4.875	101.048	100.948	100.848	4.875	100.696	100.596	100.496	3.500	98.708	98.558	98.408	4.625	100.341	100.091	99.841
5.000	101.441	101.341	101.241	5.000	101.040	100.940	100.840	3.625	99.084	98.934	98.784	4.750	99.466	99.216	98.966
5.125	101.804	101.704	101.604	5.125	101.548	101.448	101.348	3.750	98.829	98.679	98.529	4.875	99.898	99.648	99.398
5.250	101.036	100.936	100.836	5.250	100.742	100.642	100.542	3.875	99.223	99.073	98.923	5.000	100.291	100.041	99.791
5.375	101.468	101.368	101.268	5.375	101.116	101.016	100.916	4.000	99.622	99.472	99.322	5.125	100.654	100.404	100.154
5.500	101.860	101.760	101.660	5.500	101.460	101.360	101.260	4.125	99.947	99.797	99.647	5.250	99.886	99.636	99.386
5.625	102.224	102.124	102.024	5.625	101.967	101.867	101.767	4.250	99.041	98.891	98.741	5.375	100.625	100.375	100.125
5.750	101.830	101.730	101.630	5.750	101.412	101.312	101.212	4.375	99.392	99.242	99.092	5.500	100.875	100.625	100.375
5.875	102.262	102.162	102.062	5.875	101.785	101.685	101.585	4.500	99.713	99.563	99.413	5.625	101.125	100.875	100.625
6.000	102.655	102.555	102.455	6.000	102.129	102.029	101.929	4.625	100.198	100.048	99.898	5.750	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:	4/17/2019	5.000%

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
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	98.625	98.375	98.125	5.250	98.275	98.025	97.775
5.750	100.125	99.875	99.625	5.750	99.692	99.442	99.192
5.875	100.375	100.125	99.875	5.875	100.065	99.815	99.565
6.250	99.250	99.000	98.750	6.250	98.972	98.722	98.472
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
4.500	97.142	96.892	96.642
4.625	97.591	97.341	97.091
4.750	96.716	96.466	96.216
4.875	97.148	96.898	96.648
5.000	97.541	97.291	97.041
5.125	97.904	97.654	97.404
5.250	97.136	96.886	96.636
5.375	97.875	97.625	97.375
5.500	98.125	97.875	97.625
5.625	98.375	98.125	97.875
5.750	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.: **5/17/2019**
45 Day Lock Exp.: **6/3/2019**
60 Day Lock Exp.: **6/17/2019**

W. Rate Sheet Dated: **4/17/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year				30/25 Year >105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
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
4.375	101.492	101.392	101.292	4.375	100.562	100.462	100.362	4.375	100.375	100.275	100.175	4.375	100.589	100.489	100.389	4.375	99.659	99.559	99.459
4.500	101.995	101.895	101.795	4.500	101.117	101.017	100.917	4.500	100.930	100.830	100.730	4.500	101.112	101.012	100.912	4.500	100.234	100.134	100.034
4.625	102.349	102.249	102.149	4.625	101.545	101.445	101.345	4.625	101.390	101.290	101.190	4.625	101.368	101.268	101.168	4.625	100.564	100.464	100.364
4.750	102.782	102.682	102.582	4.750	102.290	102.190	102.090	4.750	102.287	102.187	102.087	4.750	101.709	101.609	101.509	4.750	101.217	101.117	101.017
4.875	103.177	103.077	102.977	4.875	102.737	102.637	102.537	4.875	102.737	102.637	102.537	4.875	102.203	102.103	102.003	4.875	101.763	101.663	101.563
4.990	103.486	103.386	103.286	4.990	103.092	102.992	102.892	4.990	103.092	102.992	102.892	4.990	102.573	102.473	102.373	4.990	102.179	102.079	101.979
5.000	103.586	103.486	103.386	5.000	103.192	103.092	102.992	5.000	103.192	103.092	102.992	5.000	102.673	102.573	102.473	5.000	102.279	102.179	102.079
5.125	103.839	103.739	103.639	5.125	103.507	103.407	103.307	5.125	103.507	103.407	103.307	5.125	102.578	102.478	102.378	5.125	102.246	102.146	102.046
5.250	104.222	104.122	104.022	5.250	104.041	103.941	103.841	5.250	104.131	104.031	103.931	5.250	102.793	102.693	102.593	5.250	102.612	102.512	102.412
5.375	104.518	104.418	104.318	5.375	104.378	104.278	104.178	5.375	104.471	104.371	104.271	5.375	103.258	103.158	103.058	5.375	103.118	103.018	102.918
5.500	104.769	104.669	104.569	5.500	104.657	104.557	104.457	5.500	104.751	104.651	104.551	5.500	103.692	103.592	103.492	5.500	103.580	103.480	103.380
5.625	104.860	104.760	104.660	5.625	104.891	104.791	104.691	5.625	104.985	104.885	104.785	5.625	103.626	103.526	103.426	5.625	103.626	103.526	103.426
5.750	105.400	105.300	105.200	5.750	105.584	105.484	105.384	5.750	105.643	105.543	105.443	5.750	103.134	103.034	102.934	5.750	103.134	103.034	102.934
5.875	105.580	105.480	105.380	5.875	105.928	105.828	105.728	5.875	105.991	105.891	105.791	5.875	103.590	103.490	103.390	5.875	103.590	103.490	103.390
5.990	105.688	105.588	105.488	5.990	106.109	106.009	105.909	5.990	106.172	106.072	105.972	5.990	103.943	103.843	103.743	5.990	103.943	103.843	103.743
6.000	105.788	105.688	105.588	6.000	106.209	106.109	106.009	6.000	106.272	106.172	106.072	6.000	104.043	103.943	103.843	6.000	104.043	103.943	103.843
6.125	105.915	105.815	105.715	6.125	106.477	106.377	106.277	6.125	106.540	106.440	106.340	6.125	104.277	104.177	104.077	6.125	104.277	104.177	104.077
6.250	105.875	105.754	105.675	6.250	106.509	106.388	106.309	6.250	106.536	106.415	106.336	6.250	101.844	101.723	101.644	6.250	101.844	101.723	101.644
6.375	106.072	105.951	105.872	6.375	106.848	106.727	106.648	6.375	106.879	106.758	106.679	6.375	102.303	102.182	102.103	6.375	102.303	102.182	102.103

30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				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
4.375	99.472	99.372	99.272	4.625	102.732	102.632	102.532	4.625	101.867	101.767	101.667	4.625	101.804	101.604	101.604	3.375	99.475	99.375	99.275
4.500	100.047	99.947	99.847	4.750	103.177	103.077	102.977	4.750	102.041	101.941	101.841	4.750	101.978	101.778	101.778	3.500	99.976	99.876	99.776
4.625	100.409	100.309	100.209	4.875	103.554	103.454	103.354	4.875	102.466	102.366	102.266	4.875	102.403	102.203	102.203	3.625	100.408	100.308	100.208
4.750	101.214	101.114	101.014	4.990	103.695	103.595	103.495	4.990	102.810	102.710	102.610	4.990	102.747	102.547	102.547	3.750	100.915	100.815	100.715
4.875	101.763	101.663	101.563	5.000	103.795	103.695	103.595	5.000	102.910	102.810	102.710	5.000	102.847	102.647	102.647	3.875	101.314	101.214	101.114
4.990	102.179	102.079	101.979	5.125	104.034	103.934	103.834	5.125	103.205	103.105	103.005	5.125	103.143	102.943	102.943	3.990	101.650	101.550	101.450
5.000	102.279	102.179	102.079	5.250	104.479	104.379	104.279	5.250	103.378	103.278	103.178	5.250	103.221	103.021	103.021	4.000	101.750	101.650	101.550
5.125	102.246	102.146	102.046	5.375	104.675	104.575	104.475	5.375	103.655	103.555	103.455	5.375	103.499	103.299	103.299	4.125	102.180	102.080	101.980
5.250	102.702	102.602	102.502	5.500	104.888	104.788	104.688	5.500	103.922	103.822	103.722	5.500	103.766	103.566	103.566	4.250	102.574	102.474	102.374
5.375	103.211	103.111	103.011	5.625	105.056	104.956	104.856	5.625	104.152	104.052	103.952	5.625	103.996	103.796	103.796	4.375	102.972	102.872	102.772
5.500	103.674	103.574	103.474	5.750	105.292	105.192	105.092	5.750	104.684	104.584	104.484	5.750	104.465	104.265	104.265	4.500	103.366	103.266	103.166
5.625	103.626	103.526	103.426	5.875	105.516	105.416	105.316	5.875	104.988	104.888	104.788	5.875	104.770	104.570	104.570	4.625	103.254	103.154	103.054
5.750	103.134	103.034	102.934	5.990	105.614	105.514	105.414	5.990	105.157	105.057	104.957	5.990	104.938	104.738	104.738	4.750	103.458	103.358	103.258
5.875	103.590	103.490	103.390	6.000	105.714	105.614	105.514	6.000	105.257	105.157	105.057	6.000	105.038	104.838	104.838	4.875	103.693	103.593	103.493
5.990	103.943	103.843	103.743	6.125	105.908	105.808	105.708	6.125	105.522	105.422	105.322	6.125	105.304	105.104	105.104	4.990	103.743	103.643	103.543
6.000	104.043	103.943	103.843	6.250	105.596	105.475	105.396	6.250	105.394	105.273	105.194	6.250	105.176	104.976	104.976	5.000	103.843	103.743	103.643
6.125	104.277	104.177	104.077	6.375	105.811	105.690	105.611	6.375	105.687	105.566	105.487	6.375	105.468	105.268	105.268	5.125	103.476	103.376	103.276
6.250	101.844	101.723	101.644	6.500	105.915	105.794	105.715	6.500	105.842	105.721	105.642	6.500	105.623	105.423	105.423	5.250	103.669	103.569	103.469
6.375	102.303	102.182	102.103	6.625	105.989	105.868	105.789	6.625	105.962	105.841	105.762	6.625	105.744	105.544	105.544	5.375	103.862	103.762	103.662

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	99.472	99.372	99.272	4.625	102.732	102.632	102.532	4.625	101.867	101.767	101.667	4.625	101.804	101.604	101.604	3.375	99.475	99.375	99.275	3.375	99.477	99.277	99.277
4.500	100.047	99.947	99.847	4.750	103.177	103.077	102.977	4.750	102.041	101.941	101.841	4.750	101.978	101.778	101.778	3.500	99.976	99.876	99.776	3.500	99.966	99.766	99.766
4.625	100.409	100.309	100.209	4.875	103.554	103.454	103.354	4.875	102.466	102.366	102.266	4.875	102.403	102.203	102.203	3.625	100.408	100.308	100.208	3.625	100.391	100.191	100.191
4.750	101.214	101.114	101.014	4.990	103.695	103.595	103.495	4.990	102.810	102.710	102.610	4.990	102.747	102.547	102.547	3.750	100.915	100.815	100.715	3.750	101.197	100.997	100.997
4.875	101.763	101.663	101.563	5.000	103.795	103.695	103.595	5.000	102.910	102.810	102.710	5.000	102.847	102.647	102.647	3.875	101.314	101.214	101.114	3.875	101.387	101.187	101.187
4.990	102.179	102.079	101.979	5.125	104.034	103.934	103.834	5.125	103.205	103.105	103.005	5.125	103.143	102.943	102.943	3.990	101.650	101.550	101.450	3.990	101.563	101.363	101.363
5.000	102.279	102.179	102.079	5.250	104.479	104.379	104.279	5.250	103.378	103.278	103.178	5.250	103.221	103.021	103.021	4.000	101.750	101.650	101.550	4.000	101.663	101.463	101.463
5.125	102.246	102.146	102.046	5.375	104.675	104.575	104.475	5.375	103.655	103.555	103.455	5.375	103.499	103.299	103.299	4.125	102.180	102.080	101.980	4.125	102.004	101.804	101.804
5.250	102.702	102.602	102.502	5.500	104.888	104.788	104.688	5.500	103.922	103.822	103.722	5.500	103.766	103.566	103.566	4.250	102.574	102.474	102.374	4.250	102.393	102.193	102.193
5.375	103.211	103.111	103.011	5.625	105.056	104.956	104.856	5.625	104.152	104.052	103.952	5.625	103.996	103.796	103.796	4.375	102.972	102.872	102.772	4.375	102.789	102.589	102.589
5.500	103.674	103.574	103.474	5.750	105.292	105.192	105.092	5.750	104.684	104.584	104.484	5.750	104.465	104.265	104.265	4.500	103.366	103.266	103.166	4.500	103.174	102.974	102.974
5.625	103.626	103.526	103.426	5.875	105.516	105.416	105.316	5.875	104.988	104.888	104.788	5.875	104.770	104.570	104.570	4.625	103.254	103.154	103.054	4.625	102.866	102.666	102.666
5.750	103.134	103.034	102.934	5.990	105.614	105.514	105.414	5.990	105.157	105.057	104.957	5.990	104.938	104.738	104.738	4.750	103.458	103.358	103.258	4.750	103.085	102.885	102.885
5.875	103.590	103.490	103.390	6.000	105.714	105.614	105.514	6.000	105.257	105.157	105.057	6.000	105.038	104.838	104.838	4.875	103.693	103.593	103.493	4.875	103.318	103.118	103.118
5.990	103.943	103.843	103.743	6.125	105.908	105.808	105.708	6.125	105.522	105.422	105.322	6.125	105.304	105.104	105.104	4.990	103.743	103.643	103.543	4.990	103.367	103.167	103.167
6.000	104.043	103.943	103.843	6.250	105.596	105.475	105.396	6.250	105.394	105.273	105.194	6.250	105.176	104.976	104.976	5.000	103.843	103.743	103.643	5.000	103.467	103.267	103.267
6.125	104.277	104.177	104.077	6.375	105.811	105.690	105.611	6.375	105.687	105.566	105.487	6.375	105.468	105.268	105.268	5.125	103.476	103.376	103.276	5.125	102.772	102.572	102.572
6.250	101.844	101.723	101.644	6.500	105.915	105.794	105.715	6.500	105.842	105.721	105.642	6.500	105.623	105.423	105.423	5.250	103.669	103.569	103.469	5.250	102.965	102.765	102.765
6.375	102.303	102.182	102.103	6.625	105.989	105.868	105.789	6.625	105.962	105.841	105.762	6.625	105.744	105.544	105.544	5.375	103.862	103.762	103.662	5.375	103.156	102.956	102.956

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.:	5/17/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/3/2019
		60 Day Lock Exp.:	6/17/2019

W. Rate Sheet Dated: 4/17/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				30/25 Year >105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
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	102.943	102.843	102.743	4.750	102.443	102.343	102.243	4.750	102.443	102.343	102.243	4.750	101.753	101.653	101.553	4.750	101.253	101.153	101.053
4.875	103.460	103.360	103.260	4.875	102.960	102.860	102.760	4.875	102.960	102.860	102.760	4.875	102.270	102.170	102.070	4.875	101.770	101.670	101.570
4.990	103.656	103.556	103.456	4.990	103.156	103.056	102.956	4.990	103.156	103.056	102.956	4.990	102.466	102.366	102.266	4.990	101.966	101.866	101.766
5.000	103.756	103.656	103.556	5.000	103.256	103.156	103.056	5.000	103.256	103.156	103.056	5.000	102.566	102.466	102.366	5.000	102.066	101.966	101.866
5.125	103.716	103.616	103.516	5.125	103.216	103.116	103.016	5.125	103.216	103.116	103.016	5.125	102.122	102.022	101.922	5.125	101.622	101.522	101.422
5.250	104.155	104.055	103.955	5.250	103.655	103.555	103.455	5.250	103.655	103.555	103.455	5.250	102.561	102.461	102.361	5.250	102.061	101.961	101.861
5.375	104.629	104.529	104.429	5.375	104.629	104.529	104.429	5.375	104.629	104.529	104.429	5.375	103.035	102.935	102.835	5.375	103.035	102.935	102.835
5.500	104.876	104.776	104.676	5.500	104.876	104.776	104.676	5.500	104.876	104.776	104.676	5.500	103.282	103.182	103.082	5.500	103.282	103.182	103.082
5.625	104.892	104.780	104.692	5.625	104.892	104.780	104.692	5.625	104.892	104.780	104.692	5.625	102.552	102.440	102.352	5.625	102.552	102.440	102.352
5.750	105.307	105.195	105.107	5.750	105.307	105.195	105.107	5.750	105.307	105.195	105.107	5.750	102.967	102.855	102.767	5.750	102.967	102.855	102.767
5.875	105.584	105.471	105.384	5.875	105.584	105.471	105.384	5.875	105.584	105.471	105.384	5.875	103.244	103.131	103.044	5.875	103.244	103.131	103.044
5.990	105.749	105.637	105.549	5.990	105.749	105.637	105.549	5.990	105.749	105.637	105.549	5.990	103.409	103.297	103.209	5.990	103.409	103.297	103.209
6.000	105.849	105.737	105.649	6.000	105.849	105.737	105.649	6.000	105.849	105.737	105.649	6.000	103.509	103.397	103.309	6.000	103.509	103.397	103.309
6.125	105.712	105.577	105.500	6.125	105.712	105.577	105.500	6.125	105.712	105.577	105.500	6.125	102.290	102.155	102.078	6.125	102.290	102.155	102.078
6.250	105.943	105.808	105.733	6.250	105.943	105.808	105.733	6.250	105.943	105.808	105.733	6.250	103.130	102.995	102.920	6.250	103.130	102.995	102.920
6.375	106.386	106.230	106.186	6.375	106.386	106.230	106.186	6.375	106.386	106.230	106.186	6.375	103.423	103.267	103.223	6.375	103.423	103.267	103.223
6.500	107.365	107.208	107.165	6.500	107.365	107.208	107.165	6.500	107.365	107.208	107.165	6.500	104.252	104.095	104.052	6.500	104.252	104.095	104.052
6.625	107.784	107.628	107.584	6.625	107.784	107.628	107.584	6.625	107.784	107.628	107.584	6.625	104.521	104.365	104.321	6.625	104.521	104.365	104.321
6.750	108.063	107.907	107.863	6.750	108.063	107.907	107.863	6.750	108.063	107.907	107.863	6.750	104.650	104.494	104.450	6.750	104.650	104.494	104.450

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				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	101.253	101.153	101.053	4.250	101.634	101.534	101.434	4.250	102.009	101.909	101.809	4.250	102.009	101.909	101.809	3.750	100.954	100.854	100.754
4.875	101.770	101.670	101.570	4.375	102.058	101.958	101.858	4.375	102.433	102.333	102.233	4.375	102.433	102.333	102.233	3.875	101.392	101.292	101.192
4.990	101.966	101.866	101.766	4.500	102.388	102.288	102.188	4.500	102.763	102.663	102.563	4.500	102.763	102.663	102.563	3.990	101.664	101.564	101.464
5.000	102.066	101.966	101.866	4.625	102.801	102.701	102.601	4.625	103.176	103.076	102.976	4.625	103.176	103.076	102.976	4.000	101.764	101.664	101.564
5.125	101.622	101.522	101.422	4.750	103.337	103.237	103.137	4.750	103.712	103.612	103.512	4.750	103.712	103.612	103.512	4.125	102.282	102.182	102.082
5.250	102.061	101.961	101.861	4.875	103.694	103.594	103.494	4.875	104.069	103.969	103.869	4.875	104.069	103.969	103.869	4.250	102.633	102.533	102.433
5.375	103.035	102.935	102.835	4.990	103.897	103.797	103.697	4.990	104.022	103.922	103.822	4.990	104.022	103.922	103.822	4.375	103.033	102.933	102.833
5.500	103.282	103.182	103.082	5.000	103.997	103.897	103.797	5.000	104.122	104.022	103.922	5.000	104.122	104.022	103.922	4.500	102.614	102.514	102.414
5.625	102.552	102.440	102.352	5.125	103.998	103.898	103.798	5.125	104.123	104.023	103.923	5.125	104.123	104.023	103.923	4.625	103.021	102.921	102.821
5.750	102.967	102.855	102.767	5.250	104.325	104.225	104.125	5.250	104.450	104.350	104.250	5.250	104.450	104.350	104.250	4.750	103.442	103.342	103.242
5.875	103.244	103.131	103.044	5.375	104.734	104.634	104.534	5.375	104.734	104.634	104.534	5.375	104.734	104.634	104.534	4.875	103.767	103.667	103.567
5.990	103.409	103.297	103.209	5.500	104.960	104.860	104.760	5.500	104.960	104.860	104.760	5.500	104.960	104.860	104.760	4.990	103.340	103.240	103.140
6.000	103.509	103.397	103.309	5.625	104.753	104.641	104.553	5.625	104.753	104.641	104.553	5.625	104.753	104.641	104.553	5.000	103.440	103.340	103.240
6.125	102.290	102.155	102.078	5.750	105.062	104.950	104.862	5.750	105.062	104.950	104.862	5.750	105.062	104.950	104.862	5.125	103.767	103.667	103.567
6.250	103.130	102.995	102.920	5.875	105.463	105.350	105.263	5.875	105.463	105.350	105.263	5.875	105.463	105.350	105.263	5.250	103.941	103.841	103.741
6.375	103.423	103.267	103.223	5.990	105.538	105.426	105.338	5.990	105.538	105.426	105.338	5.990	105.538	105.426	105.338	5.375	104.158	104.058	103.958
6.500	104.252	104.095	104.052	6.000	105.638	105.526	105.438	6.000	105.638	105.526	105.438	6.000	105.638	105.526	105.438	5.500	102.627	102.512	102.416
6.625	104.521	104.365	104.321	6.125	105.404	105.269	105.193	6.125	105.404	105.269	105.193	6.125	105.404	105.269	105.193	5.625	102.973	102.858	102.765
6.750	104.650	104.494	104.450	6.250	105.760	105.625	105.551	6.250	105.760	105.625	105.551	6.250	105.760	105.625	105.551	5.750	103.247	103.132	103.040

15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
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
3.750	101.454	101.354	101.254	3.750	101.454	101.354	101.254	3.750	100.391	100.291	100.191	3.750	100.891	100.791	100.691	3.750	100.891	100.791	100.691
3.875	101.642	101.542	101.442	3.875	101.642	101.542	101.442	3.875	100.829	100.729	100.629	3.875	101.079	100.979	100.879	3.875	101.079	100.979	100.879
3.990	101.914	101.814	101.714	3.990	101.914	101.814	101.714	3.990	100.602	100.502	100.402	3.990	100.852	100.752	100.652	3.990	100.852	100.752	100.652
4.000	102.014	101.914	101.814	4.000	102.014	101.914	101.814	4.000	100.702	100.602	100.502	4.000	100.952	100.852	100.752	4.000	100.952	100.852	100.752
4.125	102.532	102.432	102.332	4.125	102.532	102.432	102.332	4.125	101.220	101.120	101.020	4.125	101.470	101.370	101.270	4.125	101.470	101.370	101.270
4.250	102.883	102.783	102.683	4.250	102.883	102.783	102.683	4.250	101.571	101.471	101.371	4.250	101.821	101.721	101.621	4.250	101.821	101.721	101.621
4.375	102.908	102.808	102.708	4.375	102.908	102.808	102.708	4.375	101.971	101.871	101.771	4.375	101.846	101.746	101.646	4.375	101.846	101.746	101.646
4.500	102.489	102.389	102.289	4.500	102.489	102.389	102.289	4.500	100.957	100.857	100.757	4.500	100.832	100.732	100.632	4.500	100.832	100.732	100.632
4.625	102.896	102.796	102.696	4.625	102.896	102.796	102.696	4.625	101.364	101.264	101.164	4.625	101.239	101.139	101.039	4.625	101.239	101.139	101.039
4.750	103.317	103.217	103.117	4.750	103.317	103.217	103.117	4.750	101.785	101.685	101.585	4.750	101.660	101.560	101.460	4.750	101.660	101.560	101.460
4.875	103.767	103.667	103.567	4.875	103.767	103.667	103.567	4.875	102.110	102.010	101.910	4.875	102.110	102.010	101.910	4.875	102.110	102.010	101.910
4.990	103.340	103.240	103.140	4.990	103.340	103.240	103.140	4.990	101.433	101.333	101.233	4.990	101.433	101.333	101.233	4.990	101.433	101.333	101.233
5.000	103.440	103.340	103.240	5.000	103.440	103.340	103.240	5.000	101.533	101.433	101.333	5.000	101.533	101.433	101.333	5.000	101.533	101.433	101.333
5.125	103.767	103.667	103.567	5.125	103.767	103.667	103.567	5.125	101.860	101.760	101.660	5.125	101.860	101.760	101.660	5.125	101.860	101.760	101.660
5.250	103.941	103.841	103.741	5.250	103.941	103.841	103.741	5.250	102.034	101.934	101.834	5.250	102.034	101.934	101.834	5.250	102.034	101.934	101.834
5.375	104.158	104.058	103.958	5.375	104.158	104.058	103.958	5.375	102.251	102.151	102.051	5.375	102.251	102.151	102.051	5.375	102.251	102.151	102.051
5.500	102.627	102.512	102.416	5.500	102.627	102.512	102.416	5.500	100.470	100.355	100.259	5.500	100.470	100.355	100.259	5.500	100.470	100.355	100.259
5.625	102.973	102.858	102.765	5.625	102.973	102.858	102.765	5.625	100.816	100.701	100.608	5.625	100.816	100.701	100.608	5.625	100.816	100.701	100.608
5.750	103.247	103.132	103.040	5.750	103.247	103.132	103.040	5.750	101.090	100.975	100.883	5.750	101.090	100.975	100.883	5.750	101.090	100.975	100.883

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.:	5/17/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	6/3/2019
		60 Day Lock Exp.:	6/17/2019

W. Rate Sheet Dated: 4/17/2019 **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	103.006	102.906	102.806	4.250	101.727	101.627	101.527	3.750	100.949	100.849	100.749	4.750	101.785	101.685	101.585	3.750	100.388	100.288	100.188
4.875	103.519	103.419	103.319	4.375	102.150	102.050	101.950	3.875	101.383	101.283	101.183	4.875	102.298	102.198	102.098	3.875	100.822	100.722	100.622
4.990	103.713	103.613	103.513	4.500	102.457	102.357	102.257	3.990	101.679	101.579	101.479	4.990	102.492	102.392	102.292	3.990	100.614	100.514	100.414
5.000	103.813	103.713	103.613	4.625	102.864	102.764	102.664	4.000	101.779	101.679	101.579	5.000	102.592	102.492	102.392	4.000	100.714	100.614	100.514
5.125	103.799	103.699	103.599	4.750	103.349	103.249	103.149	4.125	102.273	102.173	102.073	5.125	102.190	102.090	101.990	4.125	101.208	101.108	101.008
5.250	104.235	104.135	104.035	4.875	103.705	103.605	103.505	4.250	102.627	102.527	102.427	5.250	102.626	102.526	102.426	4.250	101.562	101.462	101.362
5.375	104.707	104.607	104.507	4.990	103.896	103.796	103.696	4.375	103.023	102.923	102.823	5.375	103.098	102.998	102.898	4.375	101.958	101.858	101.758
5.500	104.949	104.849	104.749	5.000	103.996	103.896	103.796	4.500	102.548	102.448	102.348	5.500	103.340	103.240	103.140	4.500	100.891	100.791	100.691
5.625	104.947	104.847	104.747	5.125	104.057	103.957	103.857	4.625	102.943	102.843	102.743	5.625	102.583	102.483	102.383	4.625	101.286	101.186	101.086
5.750	105.359	105.259	105.159	5.250	104.383	104.283	104.183	4.750	103.393	103.293	103.193	5.750	102.995	102.895	102.795	4.750	101.736	101.636	101.536
5.875	105.633	105.533	105.433	5.375	104.789	104.689	104.589	4.875	103.717	103.617	103.517	5.875	103.269	103.169	103.069	4.875	102.060	101.960	101.860
5.990	105.797	105.697	105.597	5.500	105.013	104.913	104.813	4.990	103.435	103.335	103.235	5.990	103.433	103.333	103.233	4.990	101.528	101.428	101.328
6.000	105.897	105.797	105.697	5.625	104.787	104.687	104.587	5.000	103.535	103.435	103.335	6.000	103.533	103.433	103.333	5.000	101.628	101.528	101.428
6.125	105.767	105.648	105.548	5.750	105.095	104.995	104.895	5.125	103.861	103.761	103.661	6.125	102.345	102.226	102.126	5.125	101.954	101.854	101.754
6.250	105.997	105.878	105.779	5.875	105.492	105.392	105.292	5.250	104.035	103.935	103.835	6.250	103.184	103.065	102.966	5.250	102.128	102.028	101.928
6.375	106.447	106.309	106.247	5.990	105.569	105.469	105.369	5.375	104.248	104.148	104.048	6.375	103.484	103.346	103.284	5.375	102.341	102.241	102.141
6.500	106.841	106.703	106.641	6.000	105.669	105.569	105.469	5.500	103.208	103.106	102.991	6.500	103.728	103.590	103.528	5.500	101.051	100.949	100.834
6.625	107.319	107.181	107.119	6.125	105.439	105.320	105.220	5.625	103.549	103.449	103.337	6.625	104.056	103.918	103.856	5.625	101.392	101.292	101.180
6.750	107.658	107.521	107.458	6.250	105.795	105.676	105.577	5.750	103.816	103.716	103.611	6.750	104.245	104.108	104.045	5.750	101.659	101.559	101.454

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.:	**5/17/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**6/3/2019**
		60 Day Lock Exp.:	**6/17/2019**

W. Rate Sheet Dated: **4/17/2019** **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
3.750	98.003	97.878	97.753
3.875	98.381	98.256	98.131
4.000	98.774	98.649	98.524
4.125	99.157	99.032	98.907
4.250	99.544	99.419	99.294
4.375	99.887	99.762	99.637
4.500	100.244	100.119	99.994
4.625	100.598	100.473	100.348
4.750	100.933	100.808	100.683
4.875	101.250	101.125	101.000
5.000	101.560	101.435	101.310
5.125	101.825	101.700	101.575
5.250	102.133	102.008	101.883

15 Yr. Fixed

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	97.181	97.056	96.931
3.375	97.755	97.630	97.505
3.500	98.330	98.205	98.080
3.625	98.726	98.601	98.476
3.750	99.173	99.048	98.923
3.875	99.627	99.502	99.377
4.000	100.003	99.878	99.753
4.125	100.263	100.138	100.013
4.250	100.608	100.483	100.358
4.375	100.933	100.808	100.683
4.500	101.166	101.041	100.916

7/1 Hybrid ARMs

All-in Price Cap "Before Lender Paid Comp - Max = $20,000" **101.850**

Rate	30 Day	45 Day	60 Day
3.000	N/A	N/A	N/A
3.125	N/A	N/A	N/A
3.250	97.867	97.742	97.617
3.375	98.385	98.260	98.135
3.500	98.814	98.689	98.564
3.625	99.217	99.092	98.967
3.750	99.593	99.468	99.343
3.875	99.995	99.870	99.745
4.000	100.382	100.257	100.132
4.125	100.665	100.540	100.415
4.250	100.957	100.832	100.707
4.375	101.224	101.099	100.974
4.500	101.436	101.311	101.186

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)