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.: **5/22/2019**
45 Day Lock Exp.: **6/6/2019**
60 Day Lock Exp.: **6/21/2019**

W. Rate Sheet Dated: **4/22/2019** **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	100.908	100.758	100.608	3.750	100.250	100.100	99.950	2.375	95.510	95.360	95.210	3.125	98.781	98.631	98.481
3.875	101.450	101.300	101.150	3.875	100.667	100.517	100.367	2.500	96.003	95.853	95.703	3.250	98.792	98.642	98.492
4.000	101.976	101.826	101.676	4.000	101.088	100.938	100.788	2.625	96.496	96.346	96.196	3.375	99.175	99.025	98.875
4.125	102.498	102.348	102.198	4.125	101.435	101.285	101.135	2.750	98.256	98.106	97.956	3.500	99.561	99.411	99.261
4.250	102.261	102.161	102.061	4.250	101.583	101.483	101.383	2.875	98.745	98.595	98.445	3.625	99.899	99.749	99.599
4.375	102.730	102.630	102.530	4.375	101.956	101.856	101.756	3.000	99.228	99.078	98.928	Margin = 2.250		Index = 2.430	
4.500	103.160	103.060	102.960	4.500	102.300	102.200	102.100	3.125	99.715	99.565	99.415				
4.625	103.610	103.510	103.410	4.625	102.808	102.708	102.608	3.250	99.853	99.703	99.553				
4.750	103.735	103.635	103.535	4.750	102.299	102.199	102.099	3.375	100.329	100.179	100.029				
4.875	103.355	103.255	103.155	4.875	102.672	102.572	102.472	3.500	100.798	100.648	100.498				
5.000	103.747	103.647	103.547	5.000	103.017	102.917	102.817	3.625	101.173	101.023	100.873				
5.125	104.111	104.011	103.911	5.125	103.524	103.424	103.324	3.750	101.048	100.898	100.748				
5.250	103.529	103.429	103.329	5.250	102.906	102.806	102.706	3.875	101.442	101.292	101.142				
5.375	103.962	103.862	103.762	5.375	103.279	103.179	103.079	4.000	101.841	101.691	101.541				
5.500	104.354	104.254	104.154	5.500	103.624	103.524	103.424	4.125	102.165	102.015	101.865				
5.625	104.718	104.618	104.518	5.625	104.131	104.031	103.931	4.250	101.626	101.476	101.326				
5.750	104.840	104.740	104.640	5.750	104.091	103.991	103.891	4.375	101.977	101.827	101.677				
5.875	105.272	105.172	105.072	5.875	104.465	104.365	104.265	4.500	102.299	102.149	101.999				
6.000	105.664	105.564	105.464	6.000	104.809	104.709	104.609	4.625	102.784	102.634	102.484				

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	99.758	99.608	99.458	3.750	99.250	99.100	98.950	2.375	94.510	94.360	94.210	3.125	97.781	97.631	97.481
3.875	100.300	100.150	100.000	3.875	99.667	99.517	99.367	2.500	95.003	94.853	94.703	3.250	97.792	97.642	97.492
4.000	100.826	100.676	100.526	4.000	100.088	99.938	99.788	2.625	95.496	95.346	95.196	3.375	98.175	98.025	97.875
4.125	101.348	101.198	101.048	4.125	100.435	100.285	100.135	2.750	97.256	97.106	96.956	3.500	98.561	98.411	98.261
4.250	101.111	101.011	100.911	4.250	100.583	100.483	100.383	2.875	97.745	97.595	97.445	3.625	98.899	98.749	98.599
4.375	101.580	101.480	101.380	4.375	100.956	100.856	100.756	3.000	98.228	98.078	97.928	Margin = 2.250		Index = 2.430	
4.500	102.010	101.910	101.810	4.500	101.300	101.200	101.100	3.125	98.715	98.565	98.415	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	102.460	102.360	102.260	4.625	101.808	101.708	101.608	3.250	98.853	98.703	98.553	Rate	30 Day	45 Day	60 Day
4.750	102.585	102.485	102.385	4.750	101.299	101.199	101.099	3.375	99.329	99.179	99.029	4.500	100.860	100.610	100.360
4.875	102.205	102.105	102.005	4.875	101.672	101.572	101.472	3.500	99.798	99.648	99.498	4.625	101.310	101.060	100.810
5.000	102.597	102.497	102.397	5.000	102.017	101.917	101.817	3.625	100.173	100.023	99.873	4.750	100.622	100.372	100.122
5.125	102.961	102.861	102.761	5.125	102.524	102.424	102.324	3.750	100.048	99.898	99.748	4.875	101.055	100.805	100.555
5.250	102.379	102.279	102.179	5.250	101.906	101.806	101.706	3.875	100.442	100.292	100.142	5.000	101.447	101.197	100.947
5.375	102.812	102.712	102.612	5.375	102.279	102.179	102.079	4.000	100.841	100.691	100.541	5.125	101.811	101.561	101.311
5.500	103.204	103.104	103.004	5.500	102.624	102.524	102.424	4.125	101.165	101.015	100.865	5.250	101.229	100.979	100.729
5.625	103.568	103.468	103.368	5.625	103.131	103.031	102.931	4.250	100.626	100.476	100.326	5.375	102.000	101.750	101.500
5.750	103.690	103.590	103.490	5.750	103.091	102.991	102.891	4.375	100.977	100.827	100.677	5.500	102.250	102.000	101.750
5.875	104.122	104.022	103.922	5.875	103.465	103.365	103.265	4.500	101.299	101.149	100.999	5.625	102.500	102.250	102.000
6.000	104.514	104.414	104.314	6.000	103.809	103.709	103.609	4.625	101.784	101.634	101.484	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:	4/22/2019	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	N/A	N/A	N/A	5.250	N/A	N/A	N/A
5.750	N/A	N/A	N/A	5.750	N/A	N/A	N/A
5.875	N/A	N/A	N/A	5.875	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A
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	98.110	97.860	97.610
4.625	98.560	98.310	98.060
4.750	97.872	97.622	97.372
4.875	98.305	98.055	97.805
5.000	98.697	98.447	98.197
5.125	99.061	98.811	98.561
5.250	98.479	98.229	97.979
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.:	6/6/2019
60 Day Lock Exp.:	########

W. Rate Sheet Dated: 4/22/2019 **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	99.595	99.445	99.295	3.750	98.938	98.788	98.638	2.375	92.010	91.860	91.710	3.125	97.09	96.944	96.794
3.875	100.137	99.987	99.837	3.875	99.354	99.204	99.054	2.500	92.503	92.353	92.203	3.250	97.79	97.642	97.492
4.000	100.664	100.514	100.364	4.000	99.775	99.625	99.475	2.625	92.996	92.846	92.696	3.375	98.17	98.025	97.875
4.125	101.185	101.035	100.885	4.125	100.123	99.973	99.823	2.750	96.568	96.418	96.268	3.500	98.56	98.411	98.261
4.250	101.214	101.114	101.014	4.250	100.536	100.436	100.336	2.875	97.057	96.907	96.757	3.625	98.90	98.749	98.599
4.375	101.683	101.583	101.483	4.375	100.909	100.809	100.709	3.000	97.541	97.391	97.241	Margin = 2.250		Index = 2.430	
4.500	102.114	102.014	101.914	4.500	101.253	101.153	101.053	3.125	98.027	97.877	97.727				
4.625	102.563	102.463	102.363	4.625	101.761	101.661	101.561	3.250	98.853	98.703	98.553				
4.750	102.532	102.432	102.332	4.750	101.096	100.996	100.896	3.375	99.329	99.179	99.029				
4.875	102.151	102.051	101.951	4.875	101.469	101.369	101.269	3.500	99.798	99.648	99.498				
5.000	102.544	102.444	102.344	5.000	101.813	101.713	101.613	3.625	100.173	100.023	99.873				
5.125	102.907	102.807	102.707	5.125	102.321	102.221	102.121	3.750	99.735	99.585	99.435				
5.250	102.154	102.054	101.954	5.250	101.531	101.431	101.331	3.875	100.129	99.979	99.829				
5.375	102.587	102.487	102.387	5.375	101.904	101.804	101.704	4.000	100.528	100.378	100.228				
5.500	102.979	102.879	102.779	5.500	102.249	102.149	102.049	4.125	100.853	100.703	100.553				
5.625	103.343	103.243	103.143	5.625	102.756	102.656	102.556	4.250	100.580	100.430	100.280				
5.750	102.965	102.865	102.765	5.750	102.216	102.116	102.016	4.375	100.931	100.781	100.631				
5.875	103.397	103.297	103.197	5.875	102.590	102.490	102.390	4.500	101.252	101.102	100.952				
6.000	103.789	103.689	103.589	6.000	102.934	102.834	102.734	4.625	101.737	101.587	101.437				

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	98.445	98.295	98.145	3.750	97.938	97.788	97.638	2.375	92.760	92.610	92.460	3.125	96.094	95.944	95.794
3.875	98.987	98.837	98.687	3.875	98.354	98.204	98.054	2.500	93.253	93.103	92.953	3.250	96.792	96.642	96.492
4.000	99.514	99.364	99.214	4.000	98.775	98.625	98.475	2.625	93.746	93.596	93.446	3.375	97.175	97.025	96.875
4.125	100.035	99.885	99.735	4.125	99.123	98.973	98.823	2.750	96.349	96.199	96.049	3.500	97.561	97.411	97.261
4.250	100.064	99.964	99.864	4.250	99.536	99.436	99.336	2.875	96.839	96.689	96.539	3.625	97.899	97.749	97.599
4.375	100.533	100.433	100.333	4.375	99.909	99.809	99.709	3.000	97.322	97.172	97.022	Margin = 2.250		Index = 2.430	
4.500	100.964	100.864	100.764	4.500	100.253	100.153	100.053	3.125	97.809	97.659	97.509	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	101.413	101.313	101.213	4.625	100.761	100.661	100.561	3.250	97.759	97.609	97.459	Rate	30 Day	45 Day	60 Day
4.750	101.382	101.282	101.182	4.750	100.096	99.996	99.896	3.375	98.235	98.085	97.935	4.500	99.814	99.564	99.314
4.875	101.001	100.901	100.801	4.875	100.469	100.369	100.269	3.500	98.704	98.554	98.404	4.625	100.263	100.013	99.763
5.000	101.394	101.294	101.194	5.000	100.813	100.713	100.613	3.625	99.080	98.930	98.780	4.750	99.419	99.169	98.919
5.125	101.757	101.657	101.557	5.125	101.321	101.221	101.121	3.750	98.798	98.648	98.498	4.875	99.851	99.601	99.351
5.250	101.004	100.904	100.804	5.250	100.531	100.431	100.331	3.875	99.192	99.042	98.892	5.000	100.244	99.994	99.744
5.375	101.437	101.337	101.237	5.375	100.904	100.804	100.704	4.000	99.591	99.441	99.291	5.125	100.607	100.357	100.107
5.500	101.829	101.729	101.629	5.500	101.249	101.149	101.049	4.125	99.915	99.765	99.615	5.250	99.854	99.604	99.354
5.625	102.193	102.093	101.993	5.625	101.756	101.656	101.556	4.250	99.064	98.914	98.764	5.375	100.625	100.375	100.125
5.750	101.815	101.715	101.615	5.750	101.216	101.116	101.016	4.375	99.415	99.265	99.115	5.500	100.875	100.625	100.375
5.875	102.247	102.147	102.047	5.875	101.590	101.490	101.390	4.500	99.737	99.587	99.437	5.625	101.125	100.875	100.625
6.000	102.639	102.539	102.439	6.000	101.934	101.834	101.734	4.625	100.222	100.072	99.922	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 / 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:	4/22/2019	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	N/A	N/A	N/A	5.250	N/A	N/A	N/A
5.750	N/A	N/A	N/A	5.750	N/A	N/A	N/A
5.875	N/A	N/A	N/A	5.875	N/A	N/A	N/A
6.250	N/A	N/A	N/A	6.250	N/A	N/A	N/A
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	97.064	96.814	96.564
4.625	97.513	97.263	97.013
4.750	96.669	96.419	96.169
4.875	97.101	96.851	96.601
5.000	97.494	97.244	96.994
5.125	97.857	97.607	97.357
5.250	97.104	96.854	96.604
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

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.: 5/22/2019
45 Day Lock Exp.: 6/6/2019
60 Day Lock Exp.: 6/21/2019

W. Rate Sheet Dated: 4/22/2019 **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	101.637	101.537	101.437
4.500	102.135	102.035	101.935
4.625	102.468	102.368	102.268
4.750	102.845	102.745	102.645
4.875	103.236	103.136	103.036
4.990	103.543	103.443	103.343
5.000	103.643	103.543	103.443
5.125	103.734	103.634	103.534
5.250	104.110	103.997	103.910
5.375	104.403	104.290	104.203
5.500	104.654	104.541	104.454
5.625	104.794	104.681	104.594
5.750	105.342	105.183	105.142
5.875	105.522	105.363	105.322
5.990	105.629	105.470	105.429
6.000	105.729	105.570	105.529
6.125	105.857	105.698	105.657
6.250	105.987	105.866	105.787
6.375	106.183	106.062	105.983

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
4.375	100.634	100.534	100.434
4.500	101.184	101.084	100.984
4.625	101.588	101.488	101.388
4.750	102.285	102.185	102.085
4.875	102.728	102.628	102.528
4.990	103.079	102.979	102.879
5.000	103.179	103.079	102.979
5.125	103.484	103.384	103.284
5.250	104.025	103.925	103.825
5.375	104.358	104.258	104.158
5.500	104.635	104.535	104.435
5.625	104.868	104.768	104.668
5.750	105.599	105.499	105.399
5.875	105.941	105.841	105.741
5.990	106.121	106.021	105.921
6.000	106.221	106.121	106.021
6.125	106.488	106.388	106.288
6.250	106.621	106.500	106.421
6.375	106.959	106.838	106.759

30/25 Year >125

Rate	30 Day	45 Day	60 Day
4.375	100.447	100.347	100.247
4.500	100.997	100.897	100.797
4.625	101.400	101.300	101.200
4.750	102.281	102.181	102.081
4.875	102.728	102.628	102.528
4.990	103.079	102.979	102.879
5.000	103.179	103.079	102.979
5.125	103.484	103.384	103.284
5.250	104.115	104.015	103.915
5.375	104.452	104.352	104.252
5.500	104.729	104.629	104.529
5.625	104.961	104.861	104.761
5.750	105.658	105.558	105.458
5.875	106.004	105.904	105.804
5.990	106.184	106.084	105.984
6.000	106.284	106.184	106.084
6.125	106.551	106.451	106.351
6.250	106.648	106.527	106.448
6.375	106.990	106.869	106.790

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.375	100.684	100.584	100.484
4.500	101.202	101.102	101.002
4.625	101.435	101.335	101.235
4.750	101.722	101.622	101.522
4.875	102.211	102.111	102.011
4.990	102.578	102.478	102.378
5.000	102.678	102.578	102.478
5.125	102.572	102.472	102.372
5.250	102.781	102.668	102.581
5.375	103.244	103.131	103.044
5.500	103.672	103.559	103.472
5.625	103.608	103.495	103.408
5.750	103.126	102.967	102.926
5.875	103.580	103.421	103.380
5.990	103.932	103.773	103.732
6.000	104.032	103.873	103.832
6.125	104.266	104.107	104.066
6.250	102.006	101.885	101.806
6.375	102.463	102.342	102.263

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	99.681	99.581	99.481
4.500	100.251	100.151	100.051
4.625	100.555	100.455	100.355
4.750	101.162	101.062	100.962
4.875	101.703	101.603	101.503
4.990	102.114	102.014	101.914
5.000	102.214	102.114	102.014
5.125	102.322	102.222	102.122
5.250	102.696	102.596	102.496
5.375	103.199	103.099	102.999
5.500	103.653	103.553	103.453
5.625	103.608	103.508	103.408
5.750	103.126	103.026	102.926
5.875	103.580	103.480	103.380
5.990	103.932	103.832	103.732
6.000	104.032	103.932	103.832
6.125	104.266	104.166	104.066
6.250	102.006	101.885	101.806
6.375	102.463	102.342	102.263

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	99.494	99.394	99.294
4.500	100.064	99.964	99.864
4.625	100.367	100.267	100.167
4.750	101.158	101.058	100.958
4.875	101.703	101.603	101.503
4.990	102.114	102.014	101.914
5.000	102.214	102.114	102.014
5.125	102.322	102.222	102.122
5.250	102.781	102.681	102.581
5.375	103.244	103.144	103.044
5.500	103.672	103.572	103.472
5.625	103.608	103.508	103.408
5.750	103.126	103.026	102.926
5.875	103.580	103.480	103.380
5.990	103.932	103.832	103.732
6.000	104.032	103.932	103.832
6.125	104.266	104.166	104.066
6.250	102.006	101.885	101.806
6.375	102.463	102.342	102.263

20 Year

Rate	30 Day	45 Day	60 Day
4.625	102.749	102.649	102.549
4.750	103.188	103.088	102.988
4.875	103.562	103.462	103.362
4.990	103.693	103.593	103.493
5.000	103.793	103.693	103.593
5.125	104.037	103.937	103.837
5.250	104.467	104.354	104.267
5.375	104.660	104.547	104.460
5.500	104.871	104.758	104.671
5.625	105.040	104.927	104.840
5.750	105.283	105.124	105.083
5.875	105.507	105.348	105.307
5.990	105.603	105.444	105.403
6.000	105.703	105.544	105.503
6.125	105.900	105.741	105.700
6.250	105.758	105.637	105.558
6.375	105.973	105.852	105.773
6.500	106.074	105.953	105.874
6.625	106.151	106.030	105.951

20 Year 105-125

Rate	30 Day	45 Day	60 Day
4.625	101.909	101.809	101.709
4.750	102.035	101.935	101.835
4.875	102.456	102.356	102.256
4.990	102.786	102.686	102.586
5.000	102.886	102.786	102.686
5.125	103.212	103.112	103.012
5.250	103.360	103.260	103.160
5.375	103.635	103.535	103.435
5.500	103.900	103.800	103.700
5.625	104.128	104.028	103.928
5.750	104.698	104.598	104.498
5.875	105.001	104.901	104.801
5.990	105.168	105.068	104.968
6.000	105.268	105.168	105.068
6.125	105.533	105.433	105.333
6.250	105.506	105.385	105.306
6.375	105.797	105.676	105.597
6.500	105.951	105.830	105.751
6.625	106.074	105.953	105.874

20 Year >125

Rate	30 Day	45 Day	60 Day
4.625	101.846	101.646	101.646
4.750	101.972	101.772	101.772
4.875	102.393	102.193	102.193
4.990	102.724	102.524	102.524
5.000	102.824	102.624	102.624
5.125	103.150	102.950	102.950
5.250	103.204	103.004	103.004
5.375	103.479	103.279	103.279
5.500	103.744	103.544	103.544
5.625	103.972	103.772	103.772
5.750	104.479	104.279	104.279
5.875	104.783	104.583	104.583
5.990	104.950	104.750	104.750
6.000	105.050	104.850	104.850
6.125	105.314	105.114	105.114
6.250	105.287	105.087	105.087
6.375	105.579	105.379	105.379
6.500	105.732	105.532	105.532
6.625	105.855	105.655	105.655

15 Year

Rate	30 Day	45 Day	60 Day
3.375	99.657	99.557	99.457
3.500	100.145	100.045	99.945
3.625	100.575	100.475	100.375
3.750	100.997	100.897	100.797
3.875	101.393	101.293	101.193
3.990	101.725	101.625	101.525
4.000	101.825	101.725	101.625
4.125	102.231	102.131	102.031
4.250	102.621	102.521	102.421
4.375	103.018	102.918	102.818
4.500	103.406	103.306	103.206
4.625	103.286	103.186	103.086
4.750	103.517	103.417	103.317
4.875	103.750	103.650	103.550
4.990	103.802	103.702	103.602
5.000	103.902	103.802	103.702
5.125	103.555	103.455	103.355
5.250	103.747	103.647	103.547
5.375	103.939	103.839	103.739

15 Year 105-125

Rate	30 Day	45 Day	60 Day
4.375	99.494	99.394	99.294
4.500	100.064	99.964	99.864
4.625	100.367	100.267	100.167
4.750	101.158	101.058	100.958
4.875	101.703	101.603	101.503
4.990	102.114	102.014	101.914
5.000	102.214	102.114	102.014
5.125	102.322	102.222	102.122
5.250	102.781	102.681	102.581
5.375	103.244	103.144	103.044
5.500	103.672	103.572	103.472
5.625	103.608	103.508	103.408
5.750	103.126	103.026	102.926
5.875	103.580	103.480	103.380
5.990	103.932	103.832	103.732
6.000	104.032	103.932	103.832
6.125	104.266	104.166	104.066
6.250	102.006	101.885	101.806
6.375	102.463	102.342	102.263

15 Year >125

Rate	30 Day	45 Day	60 Day
4.625	102.749	102.649	102.549
4.750	103.188	103.088	102.988
4.875	103.562	103.462	103.362
4.990	103.693	103.593	103.493
5.000	103.793	103.693	103.593
5.125	104.037	103.937	103.837
5.250	104.467	104.354	104.267
5.375	104.660	104.547	104.460
5.500	104.871	104.758	104.671
5.625	105.040	104.927	104.840
5.750	105.283	105.124	105.083
5.875	105.507	105.348	105.307
5.990	105.603	105.444	105.403
6.000	105.703	105.544	105.503
6.125	105.900	105.741	105.700
6.250	105.758	105.637	105.558
6.375	105.973	105.852	105.773
6.500	106.074	105.953	105.874
6.625	106.151	106.030	105.951

15 Year High Balance

Rate	30 Day	45 Day	60 Day
4.625	101.909	101.809	101.709
4.750	102.035	101.935	101.835
4.875	102.456	102.356	102.256
4.990	102.786	102.686	102.586
5.000	102.886	102.786	102.686
5.125	103.212	103.112	103.012
5.250	103.360	103.260	103.160
5.375	103.635	103.535	103.435
5.500	103.900	103.800	103.700
5.625	104.128	104.028	103.928
5.750	104.698	104.598	104.498
5.875	105.001	104.901	104.801
5.990	105.168	105.068	104.968
6.000	105.268	105.168	105.068
6.125	105.533	105.433	105.333
6.250	105.506	105.385	105.306
6.375	105.797	105.676	105.597
6.500	105.951	105.830	105.751
6.625	106.074	105.953	105.874

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
4.625	101.846	101.646	101.646
4.750	101.972	101.772	101.772
4.875	102.393	102.193	102.193
4.990	102.724	102.524	102.524
5.000	102.824	102.624	102.624
5.125	103.150	102.950	102.950
5.250	103.204	103.004	103.004
5.375	103.479	103.279	103.279
5.500	103.744	103.544	103.544
5.625	103.972	103.772	103.772
5.750	104.479	104.279	104.279
5.875	104.783	104.583	104.583
5.990	104.950	104.750	104.750
6.000	105.050	104.850	104.850
6.125	105.314	105.114	105.114
6.250	105.287	105.087	105.087
6.375	105.579	105.379	105.379
6.500	105.732	105.532	105.532
6.625	105.855	105.655	105.655

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.375	99.657	99.557	99.457
3.500	100.145	100.045	99.945
3.625	100.575	100.475	100.375
3.750	100.997	100.897	100.797
3.875	101.393	101.293	101.193
3.990	101.725	101.625	101.525
4.000	101.825	101.725	101.625
4.125	102.231	102.131	102.031
4.250	102.621	102.521	102.421
4.375	103.018	102.918	102.818
4.500	103.406	103.306	103.206
4.625	103.286	103.186	103.086
4.750	103.517	103.417	103.317
4.875	103.750	103.650	103.550
4.990	103.802	103.702	103.602
5.000	103.902	103.802	103.702
5.125	103.555	103.455	103.355
5.250	103.747	103.647	103.547
5.375	103.939	103.839	103.739

10 Year

Rate	30 Day	45 Day	60 Day
3.375	99.604	99.404	99.404
3.500	100.090	99.890	99.890
3.625	100.513	100.313	100.313
3.750	101.240	101.040	101.040
3.875	101.430	101.230	101.230
3.990	101.601	101.401	101.401
4.000	101.701	101.501	101.501
4.125	102.040	101.840	101.840
4.250	102.426	102.226	102.226
4.375	102.820	102.620	102.620
4.500	103.199	102.999	102.999
4.625	102.893	102.693	102.693
4.750	103.109	102.909	102.909
4.875	103.340	103.140	103.140
4.990	103.390	103.190	103.190
5.000	103.490	103.290	103.290
5.125	102.816	102.616	102.616
5.250	103.007	102.807	102.807
5.375	103.197	102.997	102.997

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.: 5/22/2019
45 Day Lock Exp.: 6/6/2019
60 Day Lock Exp.: 6/21/2019

W. Rate Sheet Dated: 4/22/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
4.750	102.909	102.809	102.709
4.875	103.494	103.394	103.294
4.990	103.665	103.565	103.465
5.000	103.765	103.665	103.565
5.125	103.668	103.568	103.468
5.250	104.129	104.029	103.929
5.375	104.617	104.517	104.417
5.500	104.876	104.776	104.676
5.625	104.826	104.726	104.626
5.750	105.250	105.150	105.050
5.875	105.531	105.431	105.331
5.990	105.671	105.571	105.471
6.000	105.771	105.671	105.571
6.125	105.651	105.532	105.447
6.250	105.884	105.764	105.682
6.375	106.273	106.135	106.073
6.500	107.297	107.159	107.097
6.625	107.717	107.580	107.517
6.750	107.998	107.860	107.798

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
4.750	102.409	102.309	102.209
4.875	102.994	102.894	102.794
4.990	103.165	103.065	102.965
5.000	103.265	103.165	103.065
5.125	103.168	103.068	102.968
5.250	103.629	103.529	103.429
5.375	104.617	104.517	104.417
5.500	104.876	104.776	104.676
5.625	104.826	104.726	104.626
5.750	105.250	105.150	105.050
5.875	105.531	105.431	105.331
5.990	105.671	105.571	105.471
6.000	105.771	105.671	105.571
6.125	105.651	105.532	105.447
6.250	105.884	105.764	105.682
6.375	106.273	106.135	106.073
6.500	107.297	107.159	107.097
6.625	107.717	107.580	107.517
6.750	107.998	107.860	107.798

30/25 Year >125

Rate	30 Day	45 Day	60 Day
4.750	102.409	102.309	102.209
4.875	102.994	102.894	102.794
4.990	103.165	103.065	102.965
5.000	103.265	103.165	103.065
5.125	103.168	103.068	102.968
5.250	103.629	103.529	103.429
5.375	104.617	104.517	104.417
5.500	104.876	104.776	104.676
5.625	104.826	104.726	104.626
5.750	105.250	105.150	105.050
5.875	105.531	105.431	105.331
5.990	105.671	105.571	105.471
6.000	105.771	105.671	105.571
6.125	105.651	105.532	105.447
6.250	105.884	105.764	105.682
6.375	106.273	106.135	106.073
6.500	107.297	107.159	107.097
6.625	107.717	107.580	107.517
6.750	107.998	107.860	107.798

30/25 Year SC

Rate	30 Day	45 Day	60 Day
4.750	101.693	101.593	101.493
4.875	102.278	102.178	102.078
4.990	102.449	102.349	102.249
5.000	102.549	102.449	102.349
5.125	102.058	101.958	101.858
5.250	102.519	102.419	102.319
5.375	103.007	102.907	102.807
5.500	103.266	103.166	103.066
5.625	102.472	102.372	102.272
5.750	102.896	102.796	102.696
5.875	103.177	103.077	102.977
5.990	103.317	103.217	103.117
6.000	103.417	103.317	103.217
6.125	102.197	102.078	101.993
6.250	103.071	102.951	102.869
6.375	103.310	103.172	103.110
6.500	104.184	104.046	103.984
6.625	104.454	104.317	104.254
6.750	104.585	104.447	104.385

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
4.750	101.193	101.093	100.993
4.875	101.778	101.678	101.578
4.990	101.949	101.849	101.749
5.000	102.049	101.949	101.849
5.125	101.558	101.458	101.358
5.250	102.019	101.919	101.819
5.375	103.007	102.907	102.807
5.500	103.266	103.166	103.066
5.625	102.472	102.372	102.272
5.750	102.896	102.796	102.696
5.875	103.177	103.077	102.977
5.990	103.317	103.217	103.117
6.000	103.417	103.317	103.217
6.125	102.197	102.078	101.993
6.250	103.071	102.951	102.869
6.375	103.310	103.172	103.110
6.500	104.184	104.046	103.984
6.625	104.454	104.317	104.254
6.750	104.585	104.447	104.385

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
4.750	101.193	101.093	100.993
4.875	101.778	101.678	101.578
4.990	101.949	101.849	101.749
5.000	102.049	101.949	101.849
5.125	101.558	101.458	101.358
5.250	102.019	101.919	101.819
5.375	103.007	102.907	102.807
5.500	103.266	103.166	103.066
5.625	102.472	102.372	102.272
5.750	102.896	102.796	102.696
5.875	103.177	103.077	102.977
5.990	103.317	103.217	103.117
6.000	103.417	103.317	103.217
6.125	102.197	102.078	101.993
6.250	103.071	102.951	102.869
6.375	103.310	103.172	103.110
6.500	104.184	104.046	103.984
6.625	104.454	104.317	104.254
6.750	104.585	104.447	104.385

20 Year

Rate	30 Day	45 Day	60 Day
4.250	101.671	101.571	101.471
4.375	102.096	101.996	101.896
4.500	102.403	102.303	102.203
4.625	102.815	102.715	102.615
4.750	103.306	103.206	103.106
4.875	103.683	103.583	103.483
4.990	103.832	103.732	103.632
5.000	103.932	103.832	103.732
5.125	103.998	103.898	103.798
5.250	104.327	104.227	104.127
5.375	104.737	104.637	104.537
5.500	104.963	104.863	104.763
5.625	104.701	104.601	104.501
5.750	105.009	104.909	104.809
5.875	105.412	105.312	105.212
5.990	105.488	105.388	105.288
6.000	105.588	105.488	105.388
6.125	105.344	105.224	105.141
6.250	105.702	105.583	105.500

20 Year 105-125

Rate	30 Day	45 Day	60 Day
4.250	102.046	101.946	101.846
4.375	102.471	102.371	102.271
4.500	102.778	102.678	102.578
4.625	103.190	103.090	102.990
4.750	103.681	103.581	103.481
4.875	104.058	103.958	103.858
4.990	103.957	103.857	103.757
5.000	104.057	103.957	103.857
5.125	104.123	104.023	103.923
5.250	104.452	104.352	104.252
5.375	104.737	104.637	104.537
5.500	104.963	104.863	104.763
5.625	104.701	104.601	104.501
5.750	105.009	104.909	104.809
5.875	105.412	105.312	105.212
5.990	105.488	105.388	105.288
6.000	105.588	105.488	105.388
6.125	105.344	105.224	105.141
6.250	105.702	105.583	105.500

20 Year >125

Rate	30 Day	45 Day	60 Day
4.250	102.046	101.946	101.846
4.375	102.471	102.371	102.271
4.500	102.778	102.678	102.578
4.625	103.190	103.090	102.990
4.750	103.681	103.581	103.481
4.875	104.058	103.958	103.858
4.990	103.957	103.857	103.757
5.000	104.057	103.957	103.857
5.125	104.123	104.023	103.923
5.250	104.452	104.352	104.252
5.375	104.737	104.637	104.537
5.500	104.963	104.863	104.763
5.625	104.701	104.601	104.501
5.750	105.009	104.909	104.809
5.875	105.412	105.312	105.212
5.990	105.488	105.388	105.288
6.000	105.588	105.488	105.388
6.125	105.344	105.224	105.141
6.250	105.702	105.583	105.500

15 Year

Rate	30 Day	45 Day	60 Day
3.750	100.970	100.870	100.770
3.875	101.458	101.358	101.258
3.990	101.592	101.492	101.392
4.000	101.692	101.592	101.492
4.125	102.183	102.083	101.983
4.250	102.534	102.434	102.334
4.375	102.929	102.829	102.729
4.500	102.532	102.432	102.332
4.625	102.934	102.834	102.734
4.750	103.378	103.278	103.178
4.875	103.713	103.613	103.513
4.990	103.237	103.137	103.037
5.000	103.337	103.237	103.137
5.125	103.660	103.560	103.460
5.250	103.848	103.748	103.648
5.375	104.070	103.970	103.870
5.500	102.534	102.433	102.334
5.625	102.879	102.778	102.679
5.750	103.152	103.051	102.952

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.750	101.470	101.370	101.270
3.875	101.708	101.608	101.508
3.990	101.842	101.742	101.642
4.000	101.942	101.842	101.742
4.125	102.433	102.333	102.233
4.250	102.784	102.684	102.584
4.375	102.804	102.704	102.604
4.500	102.407	102.307	102.207
4.625	102.809	102.709	102.609
4.750	103.253	103.153	103.053
4.875	103.713	103.613	103.513
4.990	103.237	103.137	103.037
5.000	103.337	103.237	103.137
5.125	103.660	103.560	103.460
5.250	103.848	103.748	103.648
5.375	104.070	103.970	103.870
5.500	102.534	102.433	102.334
5.625	102.879	102.778	102.679
5.750	103.152	103.051	102.952

15 Year >125

Rate	30 Day	45 Day	60 Day
3.750	101.470	101.370	101.270
3.875	101.708	101.608	101.508
3.990	101.842	101.742	101.642
4.000	101.942	101.842	101.742
4.125	102.433	102.333	102.233
4.250	102.784	102.684	102.584
4.375	102.804	102.704	102.604
4.500	102.407	102.307	102.207
4.625	102.809	102.709	102.609
4.750	103.253	103.153	103.053
4.875	103.713	103.613	103.513
4.990	103.237	103.137	103.037
5.000	103.337	103.237	103.137
5.125	103.660	103.560	103.460
5.250	103.848	103.748	103.648
5.375	104.070	103.970	103.870
5.500	102.534	102.433	102.334
5.625	102.879	102.778	102.679
5.750	103.152	103.051	102.952

15 Year SC

Rate	30 Day	45 Day	60 Day
3.750	100.411	100.311	100.211
3.875	100.899	100.799	100.699
3.990	100.567	100.467	100.367
4.000	100.667	100.567	100.467
4.125	101.158	101.058	100.958
4.250	101.509	101.409	101.309
4.375	101.904	101.804	101.704
4.500	100.875	100.775	100.675
4.625	101.277	101.177	101.077
4.750	101.721	101.621	101.521
4.875	102.056	101.956	101.856
4.990	101.330	101.230	101.130
5.000	101.430	101.330	101.230
5.125	101.753	101.653	101.553
5.250	101.941	101.841	101.741
5.375	102.163	102.063	101.963
5.500	100.377	100.276	100.177
5.625	100.722	100.621	100.522
5.750	100.995	100.894	100.795

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.750	100.911	100.811	100.711
3.875	101.149	101.049	100.949
3.990	100.817	100.717	100.617
4.000	100.917	100.817	100.717
4.125	101.408	101.308	101.208
4.250	101.759	101.659	101.559
4.375	101.779	101.679	101.579
4.500	100.750	100.650	100.550
4.625	101.152	101.052	100.952
4.750	101.596	101.496	101.396
4.875	102.056	101.956	101.856
4.990	101.330	101.230	101.130
5.000	101.430	101.330	101.230
5.125	101.753	101.653	101.553
5.250	101.941	101.841	101.741
5.375	102.163	102.063	101.963
5.500	100.377	100.276	100.177
5.625	100.722	100.621	100.522
5.750	100.995	100.894	100.795

15 Year SC >125

Rate	30 Day	45 Day	60 Day
3.750	100.911	100.811	100.711
3.875	101.149	101.049	100.949
3.990	100.817	100.717	100.617
4.000	100.917	100.817	100.717
4.125	101.408	101.308	101.208
4.250	101.759	101.659	101.559
4.375	101.779	101.679	101.579
4.500	100.750	100.650	100.550
4.625	101.152	101.052	100.952
4.750	101.596	101.496	101.396
4.875	102.056	101.956	101.856
4.990	101.330	101.230	101.130
5.000	101.430	101.330	101.230
5.125	101.753	101.653	101.553
5.250	101.941	101.841	101.741
5.375	102.163	102.063	101.963
5.500	100.377	100.276	100.177
5.625	100.722	100.621	100.522
5.750	100.995	100.894	100.795

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. ****CHOICEHome properties are not subject to this 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 Relief 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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **5/22/2019**
45 Day Lock Exp.: **6/6/2019**
60 Day Lock Exp.: **6/21/2019**

W. Rate Sheet Dated: **4/22/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.750	102.954	102.854	102.754	4.250	101.732	101.632	101.532	3.750	101.032	100.932	100.832	4.750	101.778	101.678	101.578	3.750	100.473	100.373	100.273
4.875	103.551	103.451	103.351	4.375	102.156	102.056	101.956	3.875	101.519	101.419	101.319	4.875	102.375	102.275	102.175	3.875	100.960	100.860	100.760
4.990	103.729	103.629	103.529	4.500	102.461	102.361	102.261	3.990	101.637	101.537	101.437	4.990	102.553	102.453	102.353	3.990	100.578	100.478	100.378
5.000	103.829	103.729	103.629	4.625	102.875	102.775	102.675	4.000	101.737	101.637	101.537	5.000	102.653	102.553	102.453	4.000	100.678	100.578	100.478
5.125	103.693	103.593	103.493	4.750	103.337	103.237	103.137	4.125	102.228	102.128	102.028	5.125	102.115	102.015	101.915	4.125	101.169	101.069	100.969
5.250	104.158	104.058	103.958	4.875	103.716	103.616	103.516	4.250	102.581	102.481	102.381	5.250	102.580	102.480	102.380	4.250	101.522	101.422	101.322
5.375	104.648	104.548	104.448	4.990	103.866	103.766	103.666	4.375	102.977	102.877	102.777	5.375	103.070	102.970	102.870	4.375	101.918	101.818	101.718
5.500	104.906	104.806	104.706	5.000	103.966	103.866	103.766	4.500	102.642	102.542	102.442	5.500	103.328	103.228	103.128	4.500	100.985	100.885	100.785
5.625	104.854	104.754	104.654	5.125	104.021	103.921	103.821	4.625	103.046	102.946	102.846	5.625	102.531	102.431	102.331	4.625	101.389	101.289	101.189
5.750	105.280	105.180	105.080	5.250	104.347	104.247	104.147	4.750	103.492	103.392	103.292	5.750	102.957	102.857	102.757	4.750	101.835	101.735	101.635
5.875	105.567	105.467	105.367	5.375	104.753	104.653	104.553	4.875	103.829	103.729	103.629	5.875	103.244	103.144	103.044	4.875	102.172	102.072	101.972
5.990	105.708	105.608	105.508	5.500	104.977	104.877	104.777	4.990	103.348	103.248	103.148	5.990	103.385	103.285	103.185	4.990	101.441	101.341	101.241
6.000	105.808	105.708	105.608	5.625	104.730	104.630	104.530	5.000	103.448	103.348	103.248	6.000	103.485	103.385	103.285	5.000	101.541	101.441	101.341
6.125	105.682	105.571	105.482	5.750	105.038	104.938	104.838	5.125	103.774	103.674	103.574	6.125	102.260	102.149	102.060	5.125	101.867	101.767	101.667
6.250	105.915	105.804	105.715	5.875	105.438	105.338	105.238	5.250	103.962	103.862	103.762	6.250	103.102	102.991	102.902	5.250	102.055	101.955	101.855
6.375	106.311	106.182	106.111	5.990	105.517	105.417	105.317	5.375	104.178	104.078	103.978	6.375	103.348	103.219	103.148	5.375	102.271	102.171	102.071
6.500	106.770	106.641	106.570	6.000	105.617	105.517	105.417	5.500	102.650	102.550	102.450	6.500	103.657	103.528	103.457	5.500	100.493	100.393	100.293
6.625	107.250	107.122	107.050	6.125	105.375	105.264	105.175	5.625	102.993	102.893	102.793	6.625	103.987	103.859	103.787	5.625	100.836	100.736	100.636
6.750	107.591	107.463	107.391	6.250	105.734	105.623	105.534	5.750	103.265	103.165	103.065	6.750	104.178	104.050	103.978	5.750	101.108	101.008	100.908

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.: **5/22/2019**
45 Day Lock Exp.: **6/6/2019**
60 Day Lock Exp.: **6/21/2019**

W. Rate Sheet Dated: **4/22/2019** **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)