

W. Rate Sheet Dated: 5/6/2020

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
2.750	100.018	99.768	99.487	2.750	99.698	99.448	99.166	2.375	97.704	97.554	97.404	3.125	95.865	95.715	95.565
2.875	100.024	99.774	99.492	2.875	99.702	99.452	99.171	2.500	97.709	97.559	97.409	3.250	97.347	97.197	97.047
3.000	100.029	99.779	99.498	3.000	99.706	99.456	99.175	2.625	97.713	97.563	97.413	3.375	97.340	97.190	97.040
3.125	100.034	99.784	99.502	3.125	99.710	99.460	99.179	2.750	98.898	98.748	98.598	3.500	97.323	97.173	97.023
3.250	101.640	101.390	101.202	3.250	101.119	100.869	100.681	2.875	98.902	98.752	98.602	3.625	97.325	97.175	97.025
3.375	101.544	101.294	101.107	3.375	101.123	100.873	100.685	3.000	98.906	98.756	98.606	Margin = 2.250		Index = 0.170	
3.500	101.548	101.298	101.111	3.500	101.126	100.876	100.689	3.125	98.910	98.760	98.610				
3.625	101.552	101.302	101.115	3.625	101.130	100.880	100.692	3.250	101.518	101.368	101.218				
3.750	102.445	102.295	102.145	3.750	101.774	101.624	101.474	3.375	101.522	101.372	101.222				
3.875	102.349	102.199	102.049	3.875	101.778	101.628	101.478	3.500	101.525	101.375	101.225				
4.000	102.353	102.203	102.053	4.000	101.795	101.645	101.495	3.625	101.529	101.379	101.229				
4.125	102.357	102.207	102.057	4.125	101.798	101.648	101.498	3.750	101.908	101.758	101.608				
4.250	103.031	102.931	102.831	4.250	102.415	102.315	102.215	3.875	101.911	101.761	101.611				
4.375	102.935	102.835	102.735	4.375	102.417	102.317	102.217	4.000	101.914	101.764	101.614				
4.500	102.949	102.849	102.749	4.500	102.406	102.306	102.206	4.125	101.917	101.767	101.617				
4.625	102.951	102.851	102.751	4.625	102.409	102.309	102.209	4.250	102.067	101.917	101.767				
4.750	103.670	103.570	103.470	4.750	103.041	102.941	102.841	4.375	102.069	101.919	101.769				
4.875	103.573	103.473	103.373	4.875	103.044	102.944	102.844	4.500	102.058	101.908	101.758				
6.250	104.553	104.403	104.253	6.250	104.011	103.861	103.711	4.625	102.061	101.911	101.761				

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
2.750	99.268	99.018	98.737	2.750	98.698	98.448	98.166	2.375	96.704	96.554	96.404	3.125	94.865	94.715	94.565
2.875	99.274	99.024	98.742	2.875	98.702	98.452	98.171	2.500	96.709	96.559	96.409	3.250	96.347	96.197	96.047
3.000	99.279	99.029	98.748	3.000	98.706	98.456	98.175	2.625	96.713	96.563	96.413	3.375	96.340	96.190	96.040
3.125	99.284	99.034	98.752	3.125	98.710	98.460	98.179	2.750	97.898	97.748	97.598	3.500	96.323	96.173	96.023
3.250	100.890	100.640	100.452	3.250	100.619	100.369	100.181	2.875	97.902	97.752	97.602	3.625	96.325	96.175	96.025
3.375	100.794	100.544	100.357	3.375	100.623	100.373	100.185	3.000	97.906	97.756	97.606	Margin = 2.250		Index = 0.170	
3.500	100.798	100.548	100.361	3.500	100.626	100.376	100.189	3.125	97.910	97.760	97.610	30 Year OTC			
3.625	100.802	100.552	100.365	3.625	100.630	100.380	100.192	3.250	100.518	100.368	100.218	Rate	30 Day	45 Day	60 Day
3.750	101.495	101.345	101.195	3.750	100.774	100.624	100.474	3.375	100.522	100.372	100.222	4.000	101.978	101.728	101.478
3.875	101.399	101.249	101.099	3.875	100.778	100.628	100.478	3.500	100.525	100.375	100.225	4.125	101.982	101.732	101.482
4.000	101.403	101.253	101.103	4.000	100.795	100.645	100.495	3.625	100.529	100.379	100.229	4.375	102.560	102.310	102.060
4.125	101.407	101.257	101.107	4.125	100.798	100.648	100.498	3.750	100.908	100.758	100.608	4.500	102.574	102.324	102.074
4.250	102.281	102.181	102.081	4.250	101.415	101.315	101.215	3.875	100.911	100.761	100.611	4.625	102.576	102.326	102.076
4.375	102.185	102.085	101.985	4.375	101.417	101.317	101.217	4.000	100.914	100.764	100.614	4.875	103.198	102.948	102.698
4.500	102.199	102.099	101.999	4.500	101.406	101.306	101.206	4.125	100.917	100.767	100.617	5.000	103.200	102.950	102.700
4.625	102.201	102.101	102.001	4.625	101.409	101.309	101.209	4.250	101.067	100.917	100.767	5.125	103.203	102.953	102.703
4.750	102.920	102.820	102.720	4.750	102.041	101.941	101.841	4.375	101.069	100.919	100.769	5.500	103.389	103.139	102.873
4.875	102.823	102.723	102.623	4.875	102.044	101.944	101.844	4.500	101.058	100.908	100.758	5.625	103.392	103.142	102.876
6.250	103.803	103.653	103.503	6.250	103.011	102.861	102.711	4.625	101.061	100.911	100.761	6.250	103.500	103.250	103.000

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.000	0.000	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.000	0.000	\$85,001 - \$125,000	0.000	0.000
FICO 640 - 659	-0.750	-0.750	\$125,001 - \$175,000	0.000	0.000
FICO 620 - 639	-1.000	-1.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	N/A	N/A	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	N/A	N/A			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000		Max Note Rate = 4.750		N/A	N/A

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
								Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
30/25 Year				30/25 Year Lender Paid				4.000	99.228	98.978	98.728	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.232	98.982	98.732				
4.125	99.407	99.157	98.907	6.250	103.750	103.500	103.250	4.375	99.810	99.560	99.310				
4.250	99.981	99.731	99.481					4.500	99.824	99.574	99.324				
4.375	99.985	99.735	99.485					4.625	99.826	99.576	99.326				
4.500	99.799	99.549	99.299					4.875	100.448	100.198	99.948				
4.625	99.801	99.551	99.301					5.000	100.450	100.200	99.950				
5.000	100.625	100.375	100.125					5.125	100.453	100.203	99.953				
5.125	100.628	100.378	100.128					5.500	100.639	100.389	100.123				
5.250	101.028	100.778	100.512					5.625	100.642	100.392	100.126				
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250	6.250	102.750	102.500	102.250

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

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 Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/5/2020

45 Day Lock Exp.:

6/22/2020

60 Day Lock Exp.:

7/6/2020

W. Rate Sheet Dated: 5/6/2020

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
2.750	97.556	97.306	97.025	2.750	97.665	97.415	97.134	2.375	94.484	94.334	94.184	3.125	94.413	94.263	94.113
2.875	97.561	97.311	97.030	2.875	97.670	97.420	97.139	2.500	94.489	94.339	94.189	3.250	95.770	95.620	95.470
3.000	97.566	97.316	97.035	3.000	97.674	97.424	97.143	2.625	94.493	94.343	94.193	3.375	95.762	95.612	95.462
3.125	97.571	97.321	97.040	3.125	97.678	97.428	97.147	2.750	96.865	96.715	96.565	3.500	95.746	95.596	95.446
3.250	99.052	98.802	98.615	3.250	98.961	98.711	98.524	2.875	96.870	96.720	96.570	3.625	95.747	95.597	95.447
3.375	98.957	98.707	98.519	3.375	98.965	98.715	98.528	3.000	96.874	96.724	96.574	Margin = 2.250		Index = 0.170	
3.500	98.961	98.711	98.523	3.500	98.969	98.719	98.531	3.125	96.877	96.727	96.577				
3.625	98.965	98.715	98.527	3.625	98.972	98.722	98.535	3.250	99.360	99.210	99.060				
3.750	99.545	99.395	99.245	3.750	99.304	99.154	99.004	3.375	99.364	99.214	99.064				
3.875	99.449	99.299	99.149	3.875	99.308	99.158	99.008	3.500	99.368	99.218	99.068				
4.000	99.453	99.303	99.153	4.000	99.325	99.175	99.025	3.625	99.371	99.221	99.071				
4.125	99.457	99.307	99.157	4.125	99.328	99.178	99.028	3.750	99.438	99.288	99.138				
4.250	100.131	100.031	99.931	4.250	99.945	99.845	99.745	3.875	99.441	99.291	99.141				
4.375	100.035	99.935	99.835	4.375	99.947	99.847	99.747	4.000	99.444	99.294	99.144				
4.500	100.049	99.949	99.849	4.500	99.936	99.836	99.736	4.125	99.447	99.297	99.147				
4.625	100.051	99.951	99.851	4.625	99.939	99.839	99.739	4.250	99.597	99.447	99.297				
4.750	100.207	100.107	100.007	4.750	100.009	99.909	99.809	4.375	99.599	99.449	99.299				
4.875	100.110	100.010	99.910	4.875	100.011	99.911	99.811	4.500	99.588	99.438	99.288				
6.250	100.903	100.753	100.603	6.250	100.791	100.641	100.491	4.625	99.591	99.441	99.291				

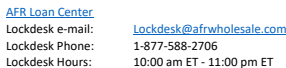
SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	96.806	96.556	96.275	2.750	96.235	95.985	95.704	2.375	94.554	94.404	94.254	3.125	92.403	92.253	92.103
2.875	96.811	96.561	96.280	2.875	96.240	95.990	95.709	2.500	94.559	94.409	94.259	3.250	93.760	93.610	93.460
3.000	96.816	96.566	96.285	3.000	96.244	95.994	95.713	2.625	94.563	94.413	94.263	3.375	93.752	93.602	93.452
3.125	96.821	96.571	96.290	3.125	96.248	95.998	95.717	2.750	95.467	95.317	95.167	3.500	93.736	93.586	93.436
3.250	98.302	98.052	97.865	3.250	98.031	97.781	97.594	2.875	95.471	95.321	95.171	3.625	93.737	93.587	93.437
3.375	98.207	97.957	97.769	3.375	98.035	97.785	97.598	3.000	95.475	95.325	95.175	Margin = 2.250		Index = 0.170	
3.500	98.211	97.961	97.773	3.500	98.039	97.789	97.601	3.125	95.478	95.328	95.178	30 Year OTC			
3.625	98.215	97.965	97.777	3.625	98.042	97.792	97.605	3.250	97.743	97.593	97.443	Rate	30 Day	45 Day	60 Day
3.750	98.595	98.445	98.295	3.750	97.874	97.724	97.574	3.375	97.747	97.597	97.447	4.000	99.078	98.828	98.578
3.875	98.499	98.349	98.199	3.875	97.878	97.728	97.578	3.500	97.750	97.600	97.450	4.125	99.082	98.832	98.582
4.000	98.503	98.353	98.203	4.000	97.895	97.745	97.595	3.625	97.754	97.604	97.454	4.375	99.660	99.410	99.160
4.125	98.507	98.357	98.207	4.125	97.898	97.748	97.598	3.750	98.133	97.983	97.833	4.500	99.674	99.424	99.174
4.250	99.381	99.281	99.181	4.250	98.515	98.415	98.315	3.875	98.136	97.986	97.836	4.625	99.676	99.426	99.176
4.375	99.285	99.185	99.085	4.375	98.517	98.417	98.317	4.000	98.139	97.989	97.839	4.875	99.735	99.485	99.235
4.500	99.299	99.199	99.099	4.500	98.506	98.406	98.306	4.125	98.142	97.992	97.842	5.000	99.738	99.488	99.238
4.625	99.301	99.201	99.101	4.625	98.509	98.409	98.309	4.250	97.667	97.517	97.367	5.125	99.740	99.490	99.240
4.750	99.457	99.357	99.257	4.750	98.579	98.479	98.379	4.375	97.669	97.519	97.369	5.500	99.489	99.239	98.973
4.875	99.360	99.260	99.160	4.875	98.581	98.481	98.381	4.500	97.658	97.508	97.358	5.625	99.492	99.242	98.976
6.250	100.153	100.003	99.853	6.250	99.361	99.211	99.061	4.625	97.661	97.511	97.361	6.250	100.206	99.956	99.706

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			FICO Adjuster		
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	-1.000
FICO 680- 719	0.000	0.000	FICO 600 - 619	N/A	N/A
FICO 660 - 679	0.000	0.000	FICO 580 - 599	N/A	N/A
FICO 640 - 659	-0.750	-0.750			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	VA Jumbo	N/A	N/A
USDA Streamline-Assist Refinance Option				-0.250	-0.250
VA C/O Refi with an LTV >90.000			Max Note Rate = 4.750	N/A	N/A

Specialty Adjustment	
203(k) / 203(k)s / 203(h) / Repair Escrow / VA & USDA Reno	-0.250
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750
DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

DPA Advantage Program "only Advantage Adjustments added ; FHA only"								30 yr DPA OTC "FHA Only ; Borrower Paid Only"				30 yr DPA "3.5% DPA ; Borrower Paid Only"			
30/25 Year				30/25 Year Lender Paid				Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.000	96.328	96.078	95.828	4.750	N/A	N/A	N/A
4.125	96.157	95.907	95.657	6.250	99.750	99.500	99.250	4.125	96.332	96.082	95.832				
4.250	96.731	96.481	96.231					4.375	96.910	96.660	96.410				
4.375	96.735	96.485	96.235					4.500	96.924	96.674	96.424				
4.500	96.549	96.299	96.049					4.625	96.926	96.676	96.426				
4.625	96.551	96.301	96.051					4.875	96.985	96.735	96.485				
5.000	96.813	96.563	96.313					5.000	96.988	96.738	96.488				
5.125	96.815	96.565	96.315					5.125	96.990	96.740	96.490				
5.250	96.778	96.528	96.262					5.500	96.739	96.489	96.239	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				5.625	96.742	96.492	96.242	Rate	30 Day	45 Day	60 Day
								6.250	97.456	97.206	96.956	6.250	N/A	N/A	N/A

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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> 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)	



W. Rate Sheet Dated: 5/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

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)
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

6/5/2020

6/22/2020

7/6/2020

W. Rate Sheet Dated: 5/6/2020

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA - OTC

30 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	96.762	96.637	96.387	
2.875	97.504	97.379	97.129	
3.000	98.277	98.152	97.902	
3.125	98.729	98.604	98.354	
3.250	99.319	99.194	98.944	
3.375	99.757	99.632	99.382	
3.500	100.138	100.013	99.763	
3.625	100.398	100.273	100.023	
3.750	100.733	100.608	100.358	
3.875	101.043	100.918	100.668	
4.000	101.349	101.224	100.974	
4.125	101.331	101.206	100.956	
4.250	100.682	100.557	100.307	
4.375	100.945	100.820	100.570	
4.500	101.217	101.092	100.842	
4.625	101.302	101.177	100.927	
4.750	101.327	101.202	100.952	
4.875	101.648	101.523	101.273	
4.990	#VALUE!	#VALUE!	#VALUE!	
5.000	#VALUE!	#VALUE!	#VALUE!	

20 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	N/A	N/A	N/A	
2.500	N/A	N/A	N/A	
2.625	96.531	96.406	96.156	
2.750	97.023	96.898	96.648	
2.875	97.766	97.641	97.391	
3.000	98.286	98.161	97.911	
3.125	98.707	98.582	98.332	
3.250	99.253	99.128	98.878	
3.375	99.774	99.649	99.399	
3.500	100.153	100.028	99.778	
3.625	100.419	100.294	100.044	
3.750	100.820	100.695	100.445	
3.875	101.155	101.030	100.780	
4.000	101.426	101.301	101.051	
4.125	101.502	101.377	101.127	
4.250	101.314	101.189	100.939	
4.375	101.457	101.332	101.082	

15 Yr. Fixed				
Rate	30 Day	45 Day	60 Day	
1.750	N/A	N/A	N/A	
1.875	N/A	N/A	N/A	
2.000	N/A	N/A	N/A	
2.125	N/A	N/A	N/A	
2.250	N/A	N/A	N/A	
2.375	96.641	96.516	96.266	
2.500	97.384	97.259	97.009	
2.625	97.822	97.697	97.447	
2.750	98.237	98.112	97.862	
2.875	98.504	98.379	98.129	
3.000	98.721	98.596	98.346	
3.125	99.348	99.223	98.973	
3.250	99.691	99.566	99.316	
3.375	99.993	99.868	99.618	
3.500	100.178	100.053	99.803	
3.625	100.174	100.049	99.799	
3.750	100.481	100.356	100.106	
3.875	100.611	100.486	100.236	
4.000	100.960	100.835	100.585	
4.125	100.108	99.983	99.733	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	94.943	94.818	94.568	
3.000	95.716	95.591	95.341	
3.125	96.248	96.123	95.873	
3.250	97.138	97.013	96.763	
3.375	97.576	97.451	97.201	
3.500	97.954	97.829	97.579	
3.625	98.214	98.089	97.839	
3.750	97.803	97.678	97.428	
3.875	98.113	97.988	97.738	
4.000	98.418	98.293	98.043	
4.125	98.400	98.275	98.025	
4.250	97.435	97.310	97.060	
4.375	97.699	97.574	97.324	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.497	97.372	97.122	
3.000	97.764	97.639	97.389	
3.125	97.981	97.856	97.606	
3.250	97.545	97.420	97.170	
3.375	97.888	97.763	97.513	
3.500	98.190	98.065	97.815	
3.625	98.376	98.251	98.001	
3.750	97.184	97.059	96.809	
3.875	97.491	97.366	97.116	
4.000	97.621	97.496	97.246	
4.125	97.970	97.845	97.595	
4.250	96.746	96.621	96.371	
4.375	97.055	96.930	96.680	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.397	97.272	97.022	
2.875	97.664	97.539	97.289	
3.000	97.881	97.756	97.506	
3.125	97.445	97.320	97.070	
3.250	97.788	97.663	97.413	
3.375	98.090	97.965	97.715	
3.500	98.276	98.151	97.901	
3.625	97.084	96.959	96.709	
3.750	97.391	97.266	97.016	
3.875	97.521	97.396	97.146	
4.000	97.870	97.745	97.495	
4.125	96.646	96.521	96.271	
4.250	96.955	96.830	96.580	

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%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250
720 – 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500
700 – 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000
680 – 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250

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%
Manufactured Home^	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Escrow Waiver**	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A

^Does not apply to MH Advantage products

** Escrow Waiver allowed between 80.01% - 89.99% LTV for CA properties only. Standard price adjustment of (0.125) will apply.

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Conventional OTC	-1.000
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

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.: 6/5/2020
45 Day Lock Exp.: 6/22/2020
60 Day Lock Exp.: 7/6/2020

W. Rate Sheet Dated: 5/6/2020

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
2.750	98.334	98.194	98.049	3.375	100.537	100.371	100.243	3.375	100.537	100.371	100.243	2.750	96.046	95.906	95.761	3.375	98.622	98.456	98.328
2.875	99.051	98.923	98.784	3.500	100.903	100.748	100.627	3.500	100.903	100.748	100.627	2.875	96.763	96.635	96.496	3.500	98.988	98.833	98.712
2.990	99.740	99.625	99.494	3.625	101.211	101.085	100.969	3.625	101.211	101.085	100.969	2.990	97.452	97.337	97.206	3.625	99.296	99.170	99.054
3.000	99.840	99.725	99.594	3.750	101.616	101.444	101.314	3.750	101.616	101.444	101.314	3.000	97.552	97.437	97.306	3.750	99.590	99.464	99.338
3.125	100.304	100.203	100.079	3.875	101.975	101.805	101.679	3.875	101.975	101.805	101.679	3.125	98.016	97.915	97.791	3.875	99.309	99.139	99.013
3.250	100.923	100.744	100.610	3.990	102.229	102.067	101.944	3.990	102.229	102.067	101.944	3.250	99.008	98.829	98.695	3.990	99.563	99.401	99.278
3.375	101.412	101.246	101.118	4.000	102.329	102.167	102.044	4.000	102.329	102.167	102.044	3.375	99.497	99.331	99.203	4.000	99.663	99.501	99.378
3.500	101.778	101.623	101.502	4.125	102.357	102.191	102.072	4.125	102.357	102.191	102.072	3.500	99.863	99.708	99.587	4.125	99.691	99.525	99.406
3.625	102.086	101.960	101.844	4.250	101.851	101.751	101.651	4.250	101.851	101.751	101.651	3.625	100.171	100.045	99.929	4.250	98.876	98.776	98.676
3.750	102.491	102.319	102.189	4.375	102.153	102.053	101.953	4.375	102.153	102.053	101.953	3.750	99.825	99.653	99.523	4.375	99.178	99.078	98.978
3.875	102.850	102.680	102.554	4.500	102.208	102.108	102.008	4.500	102.208	102.108	102.008	3.875	100.184	100.014	99.888	4.500	99.233	99.133	99.033
3.990	103.104	102.942	102.819	4.625	102.319	102.219	102.119	4.625	102.319	102.219	102.119	3.990	100.438	100.276	100.153	4.625	99.344	99.244	99.144
4.000	103.204	103.042	102.919	4.750	102.214	102.114	102.014	4.750	102.214	102.114	102.014	4.000	100.538	100.376	100.253	4.750	98.049	97.949	97.849
4.125	103.232	103.066	102.947	4.875	102.578	102.478	102.378	4.875	102.578	102.478	102.378	4.125	100.566	100.400	100.281	4.875	98.413	98.313	98.213
4.250	102.726	102.626	102.526	4.990	102.721	102.621	102.521	4.990	102.721	102.621	102.521	4.250	99.751	99.651	99.551	4.990	98.556	98.456	98.356
4.375	103.028	102.928	102.828	5.000	102.821	102.721	102.621	5.000	102.821	102.721	102.621	4.375	100.053	99.953	99.853	5.000	98.656	98.556	98.456
4.500	103.333	103.233	103.133	5.125	103.082	102.982	102.882	5.125	103.082	102.982	102.882	4.500	100.358	100.258	100.158	5.125	98.917	98.817	98.717
4.625	103.444	103.344	103.244	5.250	103.084	102.984	102.884	5.250	103.084	102.984	102.884	4.625	100.469	100.369	100.269	5.250	97.734	97.634	97.534
4.750	103.339	103.239	103.139	5.375	104.565	104.465	104.365	5.375	104.565	104.465	104.365	4.750	99.174	99.074	98.974	5.375	99.065	98.965	98.865
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
3.375	98.622	98.456	98.328	2.750	98.673	98.495	98.473	3.375	100.974	100.769	100.732	3.375	100.974	100.769	100.732	2.750	100.413	100.267	100.213
3.500	98.988	98.833	98.712	2.875	99.421	99.255	99.221	3.500	101.362	101.166	101.129	3.500	101.362	101.166	101.129	2.875	100.714	100.576	100.514
3.625	99.296	99.170	99.054	2.990	99.856	99.702	99.656	3.625	101.674	101.477	101.440	3.625	101.674	101.477	101.440	2.990	100.864	100.728	100.664
3.750	99.590	98.778	98.648	3.000	99.956	99.802	99.756	3.750	102.113	101.901	101.846	3.750	102.113	101.901	101.846	3.000	100.964	100.828	100.764
3.875	99.309	99.139	99.013	3.125	100.381	100.250	100.181	3.875	102.500	102.294	102.239	3.875	102.500	102.294	102.239	3.125	101.602	101.484	101.402
3.990	99.563	99.401	99.278	3.250	100.946	100.732	100.695	3.990	102.722	102.523	102.468	3.990	102.722	102.523	102.468	3.250	101.976	101.867	101.776
4.000	99.663	99.501	99.378	3.375	101.474	101.269	101.232	4.000	102.822	102.623	102.568	4.000	102.822	102.623	102.568	3.375	102.307	102.200	102.107
4.125	99.691	99.525	99.406	3.500	101.862	101.666	101.629	4.125	102.944	102.749	102.694	4.125	102.944	102.749	102.694	3.500	102.521	102.414	102.321
4.250	98.876	98.776	98.676	3.625	102.174	101.977	101.940	4.250	102.926	102.826	102.726	4.250	102.926	102.826	102.726	3.625	102.553	102.416	102.353
4.375	99.178	99.078	98.978	3.750	102.613	102.401	102.346	4.375	103.106	103.006	102.906	4.375	103.106	103.006	102.906	3.750	102.886	102.752	102.686
4.500	99.233	99.133	99.033	3.875	103.000	102.794	102.739	4.500	102.525	102.425	102.325	4.500	102.525	102.425	102.325	3.875	103.032	102.902	102.832
4.625	99.344	99.244	99.144	3.990	103.222	103.023	102.968	4.625	102.640	102.540	102.440	4.625	102.640	102.540	102.440	3.990	103.300	103.175	103.100
4.750	98.049	97.949	97.849	4.000	103.322	103.123	103.068	4.750	103.048	102.948	102.848	4.750	103.048	102.948	102.848	4.000	103.400	103.275	103.200
4.875	98.413	98.313	98.213	4.125	103.444	103.249	103.194	4.875	103.304	103.204	103.104	4.875	103.304	103.204	103.104	4.125	102.561	102.461	102.361
4.990	98.556	98.456	98.356	4.250	103.426	103.326	103.226	4.990	103.620	103.520	103.420	4.990	103.620	103.520	103.420	4.250	102.887	102.787	102.687
5.000	98.656	98.556	98.456	4.375	103.606	103.506	103.406	5.000	103.720	103.620	103.520	5.000	103.720	103.620	103.520	4.375	103.170	103.070	102.970
5.125	98.917	98.817	98.717	4.500	103.775	103.675	103.575	5.125	104.000	103.900	103.800	5.125	104.000	103.900	103.800	4.500	103.329	103.229	103.129
5.250	97.734	97.634	97.534	4.625	103.890	103.790	103.690	5.250	103.244	103.144	103.044	5.250	103.244	103.144	103.044	4.625	102.566	102.466	102.366
5.375	99.065	98.965	98.865	4.750	104.298	104.198	104.098	5.375	104.494	104.394	104.294	5.375	104.494	104.394	104.294	4.750	102.731	102.631	102.531
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
2.750	102.413	102.267	102.213	2.750	102.663	102.517	102.463	2.750	99.700	99.554	99.500	2.750	101.700	101.554	101.500	2.750	101.950	101.804	101.750
2.875	100.714	100.576	100.514	2.875	100.714	100.576	100.514	2.875	100.001	99.863	99.801	2.875	100.001	99.863	99.801	2.875	100.001	99.863	99.801
2.990	100.864	100.728	100.664	2.990	100.864	100.728	100.664	2.990	100.151	100.015	99.951	2.990	100.151	100.015	99.951	2.990	100.151	100.015	99.951
3.000	100.964	100.828	100.764	3.000	100.964	100.828	100.764	3.000	100.251	100.115	100.051	3.000	100.251	100.115	100.051	3.000	100.251	100.115	100.051
3.125	101.602	101.484	101.402	3.125	101.602	101.484	101.402	3.125	99.827	99.709	99.627	3.125	99.827	99.709	99.627	3.125	99.827	99.709	99.627
3.250	101.976	101.867	101.776	3.250	101.976	101.867	101.776	3.250	100.201	100.092	100.001	3.250	100.201	100.092	100.001	3.250	100.201	100.092	100.001
3.375	102.307	102.200	102.107	3.375	102.307	102.200	102.107	3.375	100.532	100.425	100.332	3.375	100.532	100.425	100.332	3.375	100.532	100.425	100.332
3.500	102.521	102.414	102.321	3.500	102.521	102.414	102.321	3.500	100.746	100.639	100.546	3.500	100.746	100.639	100.546	3.500	100.746	100.639	100.546
3.625	102.553	102.416	102.353	3.625	102.553	102.416	102.353	3.625	99.987	99.450	99.387	3.625	99.987	99.450	99.387	3.625	99.987	99.450	99.387
3.750	102.886	102.752	102.686	3.750	102.886	102.752	102.686	3.750	99.920	99.786	99.720	3.750	99.920	99.786	99.720	3.750	99.920	99.786	99.720
3.875	103.032	102.902	102.832																



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/5/2020

45 Day Lock Exp.:

6/22/2020

60 Day Lock Exp.:

7/6/2020

W. Rate Sheet Dated: 5/6/2020

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
2.750	98.398	98.274	98.112	2.750	98.736	98.561	98.536	2.750	100.412	100.301	100.212	2.750	95.760	95.636	95.474	2.750	99.399	99.288	99.199
2.875	99.148	99.035	98.880	2.875	99.485	99.321	99.285	2.875	100.712	100.608	100.512	2.875	96.510	96.397	96.242	2.875	99.699	99.595	99.499
2.990	99.829	99.729	99.587	2.990	99.913	99.765	99.713	2.990	100.862	100.762	100.662	2.990	97.191	97.091	96.949	2.990	99.849	99.749	99.649
3.000	99.929	99.829	99.687	3.000	100.013	99.865	99.813	3.000	100.962	100.862	100.762	3.000	97.291	97.191	97.049	3.000	99.949	99.849	99.749
3.125	100.389	100.289	100.167	3.125	100.440	100.312	100.240	3.125	101.620	101.507	101.420	3.125	97.751	97.651	97.529	3.125	99.545	99.432	99.345
3.250	100.988	100.825	100.672	3.250	100.993	100.786	100.741	3.250	101.992	101.888	101.792	3.250	98.723	98.560	98.407	3.250	99.917	99.813	99.717
3.375	101.433	101.281	101.136	3.375	101.519	101.319	101.275	3.375	102.322	102.220	102.122	3.375	99.168	99.016	98.871	3.375	100.247	100.145	100.047
3.500	101.822	101.684	101.546	3.500	101.905	101.717	101.672	3.500	102.536	102.434	102.336	3.500	99.557	99.419	99.281	3.500	100.461	100.359	100.261
3.625	102.128	102.016	101.884	3.625	102.215	102.027	101.982	3.625	102.555	102.455	102.355	3.625	99.863	99.751	99.619	3.625	99.289	99.189	99.089
3.750	102.493	102.369	102.219	3.750	102.647	102.474	102.407	3.750	102.886	102.786	102.686	3.750	99.477	99.353	99.203	3.750	99.620	99.520	99.420
3.875	102.850	102.730	102.584	3.875	103.030	102.867	102.800	3.875	103.034	102.934	102.834	3.875	99.834	99.714	99.568	3.875	99.768	99.668	99.568
3.990	103.102	102.986	102.845	3.990	103.250	103.091	103.024	3.990	103.301	103.201	103.101	3.990	100.086	99.970	99.829	3.990	100.035	99.935	99.835
4.000	103.202	103.086	102.945	4.000	103.350	103.191	103.124	4.000	103.401	103.301	103.201	4.000	100.186	100.070	99.929	4.000	100.135	100.035	99.935
4.125	103.230	103.113	102.976	4.125	103.472	103.316	103.249	4.125	102.566	102.466	102.366	4.125	100.214	100.097	99.960	4.125	98.925	98.825	98.725
4.250	102.638	102.538	102.438	4.250	103.341	103.241	103.141	4.250	102.889	102.789	102.689	4.250	99.313	99.213	99.113	4.250	99.248	99.148	99.048
4.375	102.938	102.838	102.738	4.375	103.520	103.420	103.320	4.375	103.172	103.072	102.972	4.375	99.613	99.513	99.413	4.375	99.531	99.431	99.331
4.500	103.240	103.140	103.040	4.500	103.687	103.587	103.487	4.500	103.327	103.227	103.127	4.500	99.915	99.815	99.715	4.500	99.686	99.586	99.486
4.625	103.351	103.251	103.151	4.625	103.801	103.701	103.601	4.625	102.494	102.394	102.294	4.625	100.026	99.926	99.826	4.625	98.262	98.162	98.062
4.750	103.377	103.277	103.177	4.750	104.339	104.239	104.139	4.750	102.659	102.559	102.459	4.750	98.862	98.762	98.662	4.750	99.872	99.772	99.672

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	-0.250	-1.250	-2.500	-3.000	-3.000	-2.500	-2.500	-2.500	
640 - 659	-0.750	-1.500	-3.000	-3.250	-3.500	-3.000	-3.000	-3.000	
620 - 639	-0.750	-1.750	-3.250	-3.250	-3.500	-3.500	-3.500	-3.750	
< 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
OTC "Construction Conversion"	-1.000
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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/5/2020

45 Day Lock Exp.:

6/22/2020

60 Day Lock Exp.:

7/6/2020

W. Rate Sheet Dated: 5/6/2020

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	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
4.625	N/A	N/A	N/A	
4.750	N/A	N/A	N/A	
4.875	N/A	N/A	N/A	

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	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	

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	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	N/A	N/A	N/A	
3.875	N/A	N/A	N/A	
4.000	N/A	N/A	N/A	
4.125	N/A	N/A	N/A	
4.250	N/A	N/A	N/A	
4.375	N/A	N/A	N/A	
4.500	N/A	N/A	N/A	
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	0.000	-0.250	-0.625	-1.000	-1.000	n/a
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	-0.750	n/a
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.500	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.250	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.125	n/a
Purpose									
Cash-Out	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Refi ¹	0.000	0.000	-0.250	-0.500	-0.875	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	0.250	0.250	0.500	0.500	0.500	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	0.000	0.000	-0.250	-0.375	-0.500	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	-0.375	-0.625	n/a

¹Full Am. ²ARMs 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)