

W. Rate Sheet Dated: 5/11/2020

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	99.847	99.597	99.331	2.750	99.526	99.276	99.010	2.375	97.839	97.689	97.539	3.125	95.847	95.697	95.547
2.875	99.852	99.602	99.336	2.875	99.530	99.280	99.014	2.500	97.843	97.693	97.543	3.250	97.340	97.190	97.040
3.000	99.857	99.607	99.341	3.000	99.534	99.284	99.018	2.625	97.847	97.697	97.547	3.375	97.323	97.173	97.023
3.125	99.862	99.612	99.346	3.125	99.537	99.287	99.022	2.750	98.958	98.808	98.658	3.500	97.325	97.175	97.025
3.250	101.218	101.068	100.865	3.250	100.697	100.547	100.344	2.875	98.962	98.812	98.662	3.625	97.327	97.177	97.027
3.375	101.122	100.972	100.769	3.375	100.700	100.550	100.347	3.000	98.966	98.816	98.666	Margin = 2.250		Index = 0.170	
3.500	101.126	100.976	100.773	3.500	100.704	100.554	100.351	3.125	98.969	98.819	98.669				
3.625	101.130	100.980	100.777	3.625	100.707	100.557	100.354	3.250	101.508	101.358	101.208				
3.750	102.477	102.327	102.177	3.750	101.806	101.656	101.506	3.375	101.512	101.362	101.212				
3.875	102.381	102.231	102.081	3.875	101.823	101.673	101.523	3.500	101.515	101.365	101.215				
4.000	102.384	102.234	102.084	4.000	101.826	101.676	101.526	3.625	101.518	101.368	101.218				
4.125	102.388	102.238	102.088	4.125	101.860	101.710	101.560	3.750	101.949	101.799	101.649				
4.250	103.109	103.009	102.900	4.250	102.493	102.393	102.283	3.875	101.945	101.795	101.645				
4.375	103.013	102.913	102.803	4.375	102.482	102.382	102.272	4.000	101.948	101.798	101.648				
4.500	103.027	102.927	102.817	4.500	102.484	102.384	102.275	4.125	101.961	101.811	101.661				
4.625	103.029	102.929	102.820	4.625	102.486	102.386	102.277	4.250	102.059	101.909	101.759				
4.750	103.842	103.742	103.642	4.750	103.213	103.113	103.013	4.375	102.048	101.898	101.748				
4.875	103.745	103.645	103.545	4.875	103.202	103.102	103.002	4.500	102.051	101.901	101.751				
6.250	105.366	105.216	105.066	6.250	104.823	104.673	104.523	4.625	102.052	101.902	101.752				

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	99.097	98.847	98.581	2.750	98.526	98.276	98.010	2.375	96.839	96.689	96.539	3.125	94.847	94.697	94.547
2.875	99.102	98.852	98.586	2.875	98.530	98.280	98.014	2.500	96.843	96.693	96.543	3.250	96.340	96.190	96.040
3.000	99.107	98.857	98.591	3.000	98.534	98.284	98.018	2.625	96.847	96.697	96.547	3.375	96.323	96.173	96.023
3.125	99.112	98.862	98.596	3.125	98.537	98.287	98.022	2.750	97.958	97.808	97.658	3.500	96.325	96.175	96.025
3.250	100.468	100.318	100.115	3.250	100.197	100.047	99.844	2.875	97.962	97.812	97.662	3.625	96.327	96.177	96.027
3.375	100.372	100.222	100.019	3.375	100.200	100.050	99.847	3.000	97.966	97.816	97.666	Margin = 2.250		Index = 0.170	
3.500	100.376	100.226	100.023	3.500	100.204	100.054	99.851	3.125	97.969	97.819	97.669	30 Year OTC			
3.625	100.380	100.230	100.027	3.625	100.207	100.057	99.854	3.250	100.508	100.358	100.208	Rate	30 Day	45 Day	60 Day
3.750	101.527	101.377	101.227	3.750	100.806	100.656	100.506	3.375	100.512	100.362	100.212	4.000	102.009	101.759	101.509
3.875	101.431	101.281	101.131	3.875	100.823	100.673	100.523	3.500	100.515	100.365	100.215	4.125	102.013	101.763	101.513
4.000	101.434	101.284	101.134	4.000	100.826	100.676	100.526	3.625	100.518	100.368	100.218	4.375	102.638	102.388	102.138
4.125	101.438	101.288	101.138	4.125	100.860	100.710	100.560	3.750	100.949	100.799	100.649	4.500	102.652	102.402	102.152
4.250	102.359	102.259	102.150	4.250	101.493	101.393	101.283	3.875	100.945	100.795	100.645	4.625	102.654	102.404	102.154
4.375	102.263	102.163	102.053	4.375	101.482	101.382	101.272	4.000	100.948	100.798	100.648	4.875	103.370	103.120	102.870
4.500	102.277	102.177	102.067	4.500	101.484	101.384	101.275	4.125	100.961	100.811	100.661	5.000	103.372	103.122	102.872
4.625	102.279	102.179	102.070	4.625	101.486	101.386	101.277	4.250	101.059	100.909	100.759	5.125	103.375	103.125	102.875
4.750	103.092	102.992	102.892	4.750	102.213	102.113	102.013	4.375	101.048	100.898	100.748	5.500	104.202	103.952	103.671
4.875	102.995	102.895	102.795	4.875	102.202	102.102	102.002	4.500	101.051	100.901	100.751	5.625	104.205	103.955	103.674
6.250	104.616	104.466	104.316	6.250	103.823	103.673	103.523	4.625	101.052	100.902	100.752	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	99.259	99.009	98.759	4.750	101.000	100.750	100.500
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	4.125	99.263	99.013	98.763				
4.125	99.438	99.188	98.938	6.250	103.750	103.500	103.250	4.375	99.888	99.638	99.388				
4.250	100.059	99.809	99.559					4.500	99.902	99.652	99.402				
4.375	100.063	99.813	99.563					4.625	99.904	99.654	99.404				
4.500	99.877	99.627	99.377					4.875	100.620	100.370	100.120				
4.625	99.879	99.629	99.379					5.000	100.622	100.372	100.122				
5.000	100.797	100.547	100.297					5.125	100.625	100.375	100.125				
5.125	100.800	100.550	100.300					5.500	101.452	101.202	100.921				
5.250	101.200	100.950	100.669					5.625	101.455	101.205	100.924	30 yr DPA "3.5% DPA ; Lender Paid Only"			
Borrower Paid Comp Only				Lender Paid Only				6.250	100.750	100.500	100.250	Rate	30 Day	45 Day	60 Day
												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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

6/10/2020

45 Day Lock Exp.:

6/25/2020

60 Day Lock Exp.:

7/10/2020

W. Rate Sheet Dated: 5/11/2020

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	97.384	97.134	96.868	2.750	97.493	97.243	96.978	2.375	94.619	94.469	94.319	3.125	94.395	94.245	94.095
2.875	97.389	97.139	96.874	2.875	97.498	97.248	96.982	2.500	94.623	94.473	94.323	3.250	95.762	95.612	95.462
3.000	97.395	97.145	96.879	3.000	97.502	97.252	96.986	2.625	94.627	94.477	94.327	3.375	95.746	95.596	95.446
3.125	97.399	97.149	96.884	3.125	97.505	97.255	96.989	2.750	96.926	96.776	96.626	3.500	95.747	95.597	95.447
3.250	98.630	98.480	98.277	3.250	98.539	98.389	98.186	2.875	96.930	96.780	96.630	3.625	95.749	95.599	95.449
3.375	98.535	98.385	98.182	3.375	98.543	98.393	98.190	3.000	96.934	96.784	96.634	Margin = 2.250		Index = 0.170	
3.500	98.539	98.389	98.186	3.500	98.547	98.397	98.194	3.125	96.936	96.786	96.636				
3.625	98.543	98.393	98.190	3.625	98.550	98.400	98.197	3.250	99.351	99.201	99.051				
3.750	99.577	99.427	99.277	3.750	99.336	99.186	99.036	3.375	99.354	99.204	99.054				
3.875	99.481	99.331	99.181	3.875	99.353	99.203	99.053	3.500	99.358	99.208	99.058				
4.000	99.484	99.334	99.184	4.000	99.356	99.206	99.056	3.625	99.360	99.210	99.060				
4.125	99.488	99.338	99.188	4.125	99.390	99.240	99.090	3.750	99.479	99.329	99.179				
4.250	100.209	100.109	100.000	4.250	100.023	99.923	99.813	3.875	99.475	99.325	99.175				
4.375	100.113	100.013	99.903	4.375	100.012	99.912	99.802	4.000	99.478	99.328	99.178				
4.500	100.127	100.027	99.917	4.500	100.014	99.914	99.805	4.125	99.491	99.341	99.191				
4.625	100.129	100.029	99.920	4.625	100.016	99.916	99.807	4.250	99.589	99.439	99.289				
4.750	100.379	100.279	100.179	4.750	100.181	100.081	99.981	4.375	99.578	99.428	99.278				
4.875	100.282	100.182	100.082	4.875	100.170	100.070	99.970	4.500	99.581	99.431	99.281				
6.250	101.716	101.566	101.416	6.250	101.603	101.453	101.303	4.625	99.582	99.432	99.282				

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	96.634	96.384	96.118	2.750	96.063	95.813	95.548	2.375	94.689	94.539	94.389	3.125	92.385	92.235	92.085
2.875	96.639	96.389	96.124	2.875	96.068	95.818	95.552	2.500	94.693	94.543	94.393	3.250	93.752	93.602	93.452
3.000	96.645	96.395	96.129	3.000	96.072	95.822	95.556	2.625	94.697	94.547	94.397	3.375	93.736	93.586	93.436
3.125	96.649	96.399	96.134	3.125	96.075	95.825	95.559	2.750	95.527	95.377	95.227	3.500	93.737	93.587	93.437
3.250	97.880	97.730	97.527	3.250	97.609	97.459	97.256	2.875	95.531	95.381	95.231	3.625	93.739	93.589	93.439
3.375	97.785	97.635	97.432	3.375	97.613	97.463	97.260	3.000	95.535	95.385	95.235	Margin = 2.250		Index = 0.170	
3.500	97.789	97.639	97.436	3.500	97.617	97.467	97.264	3.125	95.538	95.388	95.238	30 Year OTC			
3.625	97.793	97.643	97.440	3.625	97.620	97.470	97.267	3.250	97.733	97.583	97.433	Rate	30 Day	45 Day	60 Day
3.750	98.627	98.477	98.327	3.750	97.906	97.756	97.606	3.375	97.737	97.587	97.437	4.000	99.109	98.859	98.609
3.875	98.531	98.381	98.231	3.875	97.923	97.773	97.623	3.500	97.740	97.590	97.440	4.125	99.113	98.863	98.613
4.000	98.534	98.384	98.234	4.000	97.926	97.776	97.626	3.625	97.743	97.593	97.443	4.375	99.738	99.488	99.238
4.125	98.538	98.388	98.238	4.125	97.960	97.810	97.660	3.750	98.174	98.024	97.874	4.500	99.752	99.502	99.252
4.250	99.459	99.359	99.250	4.250	98.593	98.493	98.383	3.875	98.170	98.020	97.870	4.625	99.754	99.504	99.254
4.375	99.363	99.263	99.153	4.375	98.582	98.482	98.372	4.000	98.173	98.023	97.873	4.875	99.907	99.657	99.407
4.500	99.377	99.277	99.167	4.500	98.584	98.484	98.375	4.125	98.186	98.036	97.886	5.000	99.910	99.660	99.410
4.625	99.379	99.279	99.170	4.625	98.586	98.486	98.377	4.250	97.659	97.509	97.359	5.125	99.912	99.662	99.412
4.750	99.629	99.529	99.429	4.750	98.751	98.651	98.551	4.375	97.648	97.498	97.348	5.500	100.302	100.052	99.771
4.875	99.532	99.432	99.332	4.875	98.740	98.640	98.540	4.500	97.651	97.501	97.351	5.625	100.305	100.055	99.774
6.250	100.966	100.816	100.666	6.250	100.173	100.023	99.873	4.625	97.652	97.502	97.352	6.250	101.019	100.769	100.519

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	96.359	96.109	95.859	4.750	N/A	N/A	N/A
4.125	96.188	95.938	95.688	6.250	99.750	99.500	99.250	4.125	96.363	96.113	95.863				
4.250	96.809	96.559	96.309					4.375	96.988	96.738	96.488				
4.375	96.813	96.563	96.313					4.500	97.002	96.752	96.502				
4.500	96.627	96.377	96.127					4.625	97.004	96.754	96.504				
4.625	96.629	96.379	96.129					4.875	97.157	96.907	96.657				
5.000	96.985	96.735	96.485					5.000	97.160	96.910	96.660				
5.125	96.987	96.737	96.487					5.125	97.162	96.912	96.662				
5.250	96.950	96.700	96.419					5.500	97.552	97.302	97.021				
Borrower Paid Comp Only				Lender Paid Only				5.625	97.555	97.305	97.024	30 yr DPA "3.5% DPA ; Lender Paid Only"			
								6.250	98.269	98.019	97.769	Rate	30 Day	45 Day	60 Day
												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)	



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.:

6/10/2020

6/25/2020

7/10/2020

W. Rate Sheet Dated: 5/11/2020

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	97.204	97.079	96.829	
2.875	97.896	97.771	97.521	
3.000	98.652	98.527	98.277	
3.125	99.084	98.959	98.709	
3.250	99.504	99.379	99.129	
3.375	99.965	99.840	99.590	
3.500	100.308	100.183	99.933	
3.625	100.552	100.427	100.177	
3.750	100.875	100.750	100.500	
3.875	101.176	101.051	100.801	
4.000	101.471	101.346	101.096	
4.125	101.459	101.334	101.084	
4.250	101.018	100.893	100.643	
4.375	101.277	101.152	100.902	
4.500	101.548	101.423	101.173	
4.625	101.643	101.518	101.268	
4.750	101.735	101.610	101.360	
4.875	102.070	101.945	101.695	
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	97.007	96.882	96.632	
2.750	97.488	97.363	97.113	
2.875	98.208	98.083	97.833	
3.000	98.685	98.560	98.310	
3.125	99.054	98.929	98.679	
3.250	99.382	99.257	99.007	
3.375	99.859	99.734	99.484	
3.500	100.203	100.078	99.828	
3.625	100.475	100.350	100.100	
3.750	100.765	100.640	100.390	
3.875	101.114	100.989	100.739	
4.000	101.410	101.285	101.035	
4.125	101.526	101.401	101.151	
4.250	101.778	101.653	101.403	
4.375	101.947	101.822	101.572	

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	96.976	96.851	96.601	
2.500	97.703	97.578	97.328	
2.625	98.131	98.006	97.756	
2.750	98.576	98.451	98.201	
2.875	98.838	98.713	98.463	
3.000	99.017	98.892	98.642	
3.125	99.564	99.439	99.189	
3.250	99.883	99.758	99.508	
3.375	100.178	100.053	99.803	
3.500	100.344	100.219	99.969	
3.625	100.363	100.238	99.988	
3.750	100.649	100.524	100.274	
3.875	100.777	100.652	100.402	
4.000	101.124	100.999	100.749	
4.125	100.382	100.257	100.007	

30 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	95.335	95.210	94.960	
3.000	96.091	95.966	95.716	
3.125	96.523	96.398	96.148	
3.250	97.472	97.347	97.097	
3.375	97.933	97.808	97.558	
3.500	98.273	98.148	97.898	
3.625	98.517	98.392	98.142	
3.750	98.129	98.004	97.754	
3.875	98.430	98.305	98.055	
4.000	98.725	98.600	98.350	
4.125	98.713	98.588	98.338	
4.250	98.200	98.075	97.825	
4.375	98.460	98.335	98.085	

20 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.875	97.836	97.711	97.461	
3.000	98.098	97.973	97.723	
3.125	98.277	98.152	97.902	
3.250	97.761	97.636	97.386	
3.375	98.080	97.955	97.705	
3.500	98.375	98.250	98.000	
3.625	98.542	98.417	98.167	
3.750	97.370	97.245	96.995	
3.875	97.656	97.531	97.281	
4.000	97.784	97.659	97.409	
4.125	98.131	98.006	97.756	
4.250	97.014	96.889	96.639	
4.375	97.323	97.198	96.948	

15 Yr. High Balance Fixed				
Rate	30 Day	45 Day	60 Day	
2.750	97.736	97.611	97.361	
2.875	97.998	97.873	97.623	
3.000	98.177	98.052	97.802	
3.125	97.661	97.536	97.286	
3.250	97.980	97.855	97.605	
3.375	98.275	98.150	97.900	
3.500	98.442	98.317	98.067	
3.625	97.270	97.145	96.895	
3.750	97.556	97.431	97.181	
3.875	97.684	97.559	97.309	
4.000	98.031	97.906	97.656	
4.125	96.914	96.789	96.539	
4.250	97.223	97.098	96.848	

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.: 6/10/2020
45 Day Lock Exp.: 6/25/2020
60 Day Lock Exp.: 7/10/2020

W. Rate Sheet Dated: 5/11/2020

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	98.577	98.577	98.403	3.375	100.445	100.268	100.119	3.375	100.445	100.268	100.119	2.750	96.469	96.289	96.115	3.375	98.723	98.546	98.397				
2.875	99.489	99.303	99.137	3.500	100.826	100.646	100.503	3.500	100.826	100.646	100.503	2.875	97.201	97.015	96.849	3.500	99.104	98.923	98.781				
2.990	100.165	99.971	99.814	3.625	101.139	100.978	100.843	3.625	101.139	100.978	100.843	2.990	97.877	97.683	97.526	3.625	99.417	99.236	99.121				
3.000	100.265	100.071	99.914	3.750	101.368	101.199	101.048	3.750	101.368	101.199	101.048	3.000	97.977	97.783	97.626	3.750	98.896	98.727	98.576				
3.125	100.728	100.527	100.379	3.875	101.735	101.559	101.413	3.875	101.735	101.559	101.413	3.125	98.440	98.239	98.091	3.875	99.263	99.087	98.941				
3.250	100.819	100.647	100.489	3.990	101.997	101.815	101.674	3.990	101.997	101.815	101.674	3.250	99.097	98.925	98.767	3.990	99.525	99.343	99.202				
3.375	101.320	101.143	100.994	4.000	102.097	101.915	101.774	4.000	102.097	101.915	101.774	3.375	99.598	99.421	99.272	4.000	99.625	99.443	99.302				
3.500	101.701	101.520	101.378	4.125	102.199	102.011	101.875	4.125	102.199	102.011	101.875	3.500	99.979	99.798	99.656	4.125	99.727	99.539	99.403				
3.625	102.014	101.853	101.718	4.250	101.701	101.601	101.501	4.250	101.701	101.601	101.501	3.625	100.292	100.131	99.996	4.250	99.102	99.002	98.902				
3.750	102.243	102.074	101.923	4.375	102.010	101.910	101.810	4.375	102.010	101.910	101.810	3.750	99.771	99.602	99.451	4.375	99.411	99.311	99.211				
3.875	102.610	102.434	102.288	4.500	102.072	101.972	101.872	4.500	102.072	101.972	101.872	3.875	100.138	99.962	99.816	4.500	99.473	99.373	99.273				
3.990	102.872	102.690	102.549	4.625	102.186	102.086	101.986	4.625	102.186	102.086	101.986	3.990	100.400	100.218	100.077	4.625	99.587	99.487	99.387				
4.000	102.972	102.790	102.649	4.750	102.125	102.025	101.921	4.750	102.125	102.025	101.921	4.000	100.500	100.318	100.177	4.750	99.152	99.052	98.948				
4.125	103.074	102.886	102.750	4.875	102.460	102.360	102.260	4.875	102.460	102.360	102.260	4.125	100.602	100.414	100.278	4.875	99.487	99.387	99.287				
4.250	102.576	102.476	102.376	4.990	102.608	102.508	102.408	4.990	102.608	102.508	102.408	4.250	99.977	99.877	99.777	4.990	99.635	99.535	99.435				
4.375	102.885	102.785	102.685	5.000	102.708	102.608	102.508	5.000	102.708	102.608	102.508	4.375	100.286	100.186	100.086	5.000	99.735	99.635	99.535				
4.500	103.197	103.097	102.997	5.125	102.974	102.874	102.774	5.125	102.974	102.874	102.774	4.500	100.598	100.498	100.398	5.125	100.001	99.901	99.801				
4.625	103.311	103.211	103.111	5.250	103.709	103.609	103.509	5.250	103.709	103.609	103.509	4.625	100.712	100.612	100.512	5.250	99.800	99.700	99.600				
4.750	103.250	103.150	103.046	5.375	104.953	104.853	104.753	5.375	104.953	104.853	104.753	4.750	100.277	100.177	100.073	5.375	100.894	100.794	100.694				
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	98.723	98.546	98.397	2.750	99.109	98.834	98.814	3.375	100.900	100.646	100.607	3.375	100.900	100.646	100.607	2.750	100.534	100.396	100.334				
3.500	99.104	98.923	98.781	2.875	99.593	99.573	99.573	3.500	101.296	101.039	101.000	3.500	101.296	101.039	101.000	2.875	100.841	100.702	100.641				
3.625	99.417	99.236	99.121	2.990	100.315	100.039	100.019	3.625	101.613	101.347	101.307	3.625	101.613	101.347	101.307	2.990	100.956	100.818	100.756				
3.750	98.896	98.727	98.576	3.000	100.415	100.139	100.119	3.750	101.855	101.611	101.552	3.750	101.855	101.611	101.552	3.000	101.056	100.918	100.856				
3.875	99.263	99.087	98.941	3.125	100.854	100.585	100.565	3.875	102.250	102.002	101.943	3.875	102.250	102.002	101.943	3.125	101.610	101.493	101.410				
3.990	99.525	99.343	99.202	3.250	100.862	100.613	100.573	3.990	102.475	102.228	102.168	3.990	102.475	102.228	102.168	3.250	101.970	101.854	101.770				
4.000	99.625	99.443	99.302	3.375	101.400	101.146	101.107	4.000	102.575	102.328	102.268	4.000	102.575	102.328	102.268	3.375	102.303	102.186	102.103				
4.125	99.727	99.539	99.403	3.500	101.796	101.539	101.500	4.125	102.702	102.450	102.390	4.125	102.702	102.450	102.390	3.500	102.503	102.383	102.303				
4.250	99.102	99.002	98.902	3.625	102.113	101.847	101.807	4.250	102.919	102.619	102.559	4.250	102.919	102.619	102.559	3.625	102.508	102.408	102.308				
4.375	99.411	99.311	99.211	3.750	102.355	102.111	102.052	4.375	103.101	102.801	102.741	4.375	103.101	102.801	102.741	3.750	102.825	102.725	102.625				
4.500	99.473	99.373	99.273	3.875	102.750	102.502	102.443	4.500	102.523	102.423	102.323	4.500	102.523	102.423	102.323	3.875	102.976	102.876	102.776				
4.625	99.587	99.487	99.387	3.990	102.975	102.728	102.668	4.625	102.640	102.540	102.440	4.625	102.640	102.540	102.440	3.990	103.248	103.148	103.048				
4.750	99.152	99.052	98.948	4.000	103.075	102.828	102.768	4.750	103.022	102.922	102.822	4.750	103.022	102.922	102.822	4.000	103.348	103.248	103.148				
4.875	99.487	99.387	99.287	4.125	103.202	102.950	102.890	4.875	103.283	103.183	103.083	4.875	103.283	103.183	103.083	4.125	102.584	102.484	102.384				
4.990	99.635	99.535	99.435	4.250	103.419	103.319	103.219	4.990	103.600	103.500	103.400	4.990	103.600	103.500	103.400	4.250	102.913	102.813	102.713				
5.000	99.735	99.635	99.535	4.375	103.601	103.501	103.401	5.000	103.700	103.600	103.500	5.000	103.700	103.600	103.500	4.375	103.185	103.085	102.985				
5.125	100.001	99.901	99.801	4.500	103.773	103.673	103.573	5.125	103.981	103.881	103.781	5.125	103.981	103.881	103.781	4.500	103.335	103.235	103.135				
5.250	99.800	99.700	99.600	4.625	103.890	103.790	103.690	5.250	104.140	104.040	103.940	5.250	104.140	104.040	103.940	4.625	102.533	102.433	102.333				
5.375	100.894	100.794	100.694	4.750	104.272	104.172	104.072	5.375	105.393	105.293	105.193	5.375	105.393	105.293	105.193	4.750	102.680	102.580	102.480				
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	102.534	102.396	102.334	2.750	102.784	102.646	102.584	2.750	99.821	99.683	99.621	2.750	101.821	101.683	101.621	2.750	102.071	101.933	101.871				
2.875	100.841	100.702	100.641	2.875	100.841	100.702	100.641	2.875	100.128	99.989	99.928	2.875	100.128	99.989	99.928	2.875	100.128	99.989	99.928				
2.990	100.956	100.818	100.756	2.990	100.956	100.818	100.756	2.990	100.243	100.105	100.043	2.990	100.243	100.105	100.043	2.990	100.243	100.105	100.043				
3.000	100.056	100.918	100.856	3.000	100.056	100.918	100.856	3.000	100.344	100.205	100.143	3.000	100.344	100.205	100.143	3.000	100.344	100.205	100.143				
3.125	101.010	101.493	101.410	3.125	101.010	101.493	101.410	3.125	99.835	99.718	99.635	3.125	99.835	99.718	99.635	3.125	99.835	99.718	99.635				
3.250	101.970	101.854	101.770	3.250	101.970	101.854	101.770	3.250	100.195	100.079	99.995	3.250	100.195	100.079	99.995	3.250	100.195	100.079	99.995				
3.375	102.303	102.186	102.103	3.375	102.303	102.186	102.103	3.375	100.528	100.411	100.328	3.375	100.528	100.411	100.328	3.375	100.528	100.411	100.328				
3.500	102.503	102.383	102.303	3.500	102.503	102.383	102.303	3.500	100.728	100.608	100.528	3.500	100.728	100.608	100.528	3.500	100.728	100.608	100.528				
3.625	102.508	102.408	102.308	3.625	102.508	102.408	102.308	3.625	99.549	99.449	99.349	3.625	99.549	99.449	99.349	3.625	99.549	99.449	99.349				
3.750	102.825	102.725	102.625	3.750	102.825	102.725	102.625	3.750	99.866	99.766	99.666	3.750	99.866	99.766	99.666	3.750	99.866	99.766	99.666				
3.875	102.976	102.876	102.776	3.875	102.976	102.876	102.776	3.875	100.017	99.917	99.817	3.875	100.017	99.917	99.817	3.875	100.017	99.917	99.817				
3.990	103.248	103.148	103.048	3.990	103.248	103.148	103.048	3.990	100.289	100.189	100.089	3.990	100.289	100.189	100.089	3.990	100.289	100.189	100.089				
4.000	103.348	103.248	103.148	4.000	103.348	103.248	103.148	4.000	100.389	100.289													



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.:

6/10/2020

45 Day Lock Exp.:

6/25/2020

60 Day Lock Exp.:

7/10/2020

W. Rate Sheet Dated: 5/11/2020

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	98.757	98.577	98.403	2.750	99.109	98.834	98.814	2.750	100.534	100.396	100.334	2.750	96.119	95.939	95.765	2.750	99.521	99.383	99.321
2.875	99.489	99.303	99.137	2.875	99.873	99.593	99.573	2.875	100.841	100.702	100.641	2.875	96.851	96.665	96.499	2.875	99.828	99.689	99.628
2.990	100.165	99.971	99.814	2.990	100.315	100.039	100.019	2.990	100.956	100.818	100.756	2.990	97.527	97.333	97.176	2.990	99.943	99.805	99.743
3.000	100.265	100.071	99.914	3.000	100.415	100.139	100.119	3.000	101.056	100.918	100.856	3.000	97.627	97.433	97.276	3.000	100.043	99.905	99.843
3.125	100.728	100.527	100.379	3.125	100.854	100.585	100.565	3.125	101.610	101.493	101.410	3.125	98.090	97.889	97.741	3.125	99.535	99.418	99.335
3.250	100.819	100.647	100.489	3.250	100.862	100.613	100.573	3.250	101.970	101.854	101.770	3.250	98.747	98.575	98.417	3.250	99.895	99.779	99.695
3.375	101.320	101.143	100.994	3.375	101.400	101.146	101.107	3.375	102.303	102.186	102.103	3.375	99.248	99.071	98.922	3.375	100.228	100.111	100.028
3.500	101.701	101.520	101.378	3.500	101.796	101.539	101.500	3.500	102.503	102.383	102.303	3.500	99.629	99.448	99.306	3.500	100.428	100.308	100.228
3.625	102.014	101.853	101.718	3.625	102.113	101.847	101.807	3.625	102.508	102.408	102.308	3.625	99.942	99.781	99.646	3.625	99.249	99.149	99.049
3.750	102.243	102.074	101.923	3.750	102.355	102.111	102.052	3.750	102.825	102.725	102.625	3.750	99.421	99.252	99.101	3.750	99.566	99.466	99.366
3.875	102.610	102.434	102.288	3.875	102.750	102.502	102.443	3.875	102.976	102.876	102.776	3.875	99.788	99.612	99.466	3.875	99.717	99.617	99.517
3.990	102.872	102.690	102.549	3.990	102.975	102.728	102.668	3.990	103.248	103.148	103.048	3.990	100.050	99.868	99.727	3.990	99.989	99.889	99.789
4.000	102.972	102.790	102.649	4.000	103.075	102.828	102.768	4.000	103.348	103.248	103.148	4.000	100.150	99.968	99.827	4.000	100.089	99.989	99.889
4.125	103.074	102.886	102.750	4.125	103.202	102.950	102.890	4.125	102.584	102.484	102.384	4.125	100.252	100.064	99.928	4.125	98.956	98.856	98.756
4.250	102.576	102.476	102.376	4.250	103.419	103.319	103.219	4.250	102.913	102.813	102.713	4.250	99.627	99.527	99.427	4.250	99.285	99.185	99.085
4.375	102.885	102.785	102.685	4.375	103.601	103.501	103.401	4.375	103.185	103.085	102.985	4.375	99.936	99.836	99.736	4.375	99.557	99.457	99.357
4.500	103.197	103.097	102.997	4.500	103.773	103.673	103.573	4.500	103.335	103.235	103.135	4.500	100.248	100.148	100.048	4.500	99.707	99.607	99.507
4.625	103.311	103.211	103.111	4.625	103.890	103.790	103.690	4.625	102.533	102.433	102.333	4.625	100.362	100.262	100.162	4.625	98.301	98.201	98.101
4.750	103.250	103.150	103.046	4.750	104.272	104.172	104.072	4.750	102.680	102.580	102.480	4.750	99.927	99.827	99.723	4.750	99.896	99.796	99.696

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%
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	-1.500	-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
SC Purchase or R/T Refi	-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.:

6/10/2020

45 Day Lock Exp.:

6/25/2020

60 Day Lock Exp.:

7/10/2020

W. Rate Sheet Dated: 5/11/2020

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)