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.: **6/17/2019**
45 Day Lock Exp.: **7/1/2019**
60 Day Lock Exp.: **7/15/2019**

W. Rate Sheet Dated: **5/16/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.631	101.481	101.331	3.750	101.208	101.058	100.908	2.375	96.276	96.126	95.976	3.125	98.179	98.029	97.879
3.875	102.163	102.013	101.863	3.875	101.625	101.475	101.325	2.500	97.004	96.854	96.704	3.250	99.097	98.947	98.797
4.000	102.689	102.539	102.389	4.000	102.046	101.896	101.746	2.625	97.497	97.347	97.197	3.375	99.479	99.329	99.179
4.125	103.120	102.970	102.820	4.125	102.393	102.243	102.093	2.750	99.131	98.981	98.831	3.500	99.865	99.715	99.565
4.250	102.650	102.550	102.450	4.250	102.228	102.128	102.028	2.875	99.620	99.470	99.320	3.625	100.204	100.054	99.904
4.375	103.101	103.001	102.901	4.375	102.601	102.501	102.401	3.000	100.104	99.954	99.804	Margin = 2.250		Index = 2.370	
4.500	103.556	103.456	103.356	4.500	102.946	102.846	102.746	3.125	100.590	100.440	100.290				
4.625	103.937	103.837	103.737	4.625	103.453	103.353	103.253	3.250	100.611	100.461	100.311				
4.750	104.062	103.962	103.862	4.750	102.897	102.797	102.697	3.375	101.087	100.937	100.787				
4.875	103.687	103.587	103.487	4.875	103.271	103.171	103.071	3.500	101.556	101.406	101.256				
5.000	104.065	103.965	103.865	5.000	103.615	103.515	103.415	3.625	101.932	101.782	101.632				
5.125	104.606	104.506	104.406	5.125	104.123	104.023	103.923	3.750	101.638	101.488	101.338				
5.250	103.981	103.881	103.781	5.250	103.598	103.498	103.398	3.875	102.032	101.882	101.732				
5.375	104.388	104.288	104.188	5.375	103.972	103.872	103.772	4.000	102.431	102.281	102.131				
5.500	104.766	104.666	104.566	5.500	104.316	104.216	104.116	4.125	102.756	102.606	102.456				
5.625	105.307	105.207	105.107	5.625	104.823	104.723	104.623	4.250	102.045	101.895	101.745				
5.750	104.822	104.722	104.622	5.750	104.315	104.215	104.115	4.375	102.396	102.246	102.096				
5.875	105.229	105.129	105.029	5.875	104.688	104.588	104.488	4.500	102.718	102.568	102.418				
6.000	105.607	105.507	105.407	6.000	105.032	104.932	104.832	4.625	103.203	103.053	102.903				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	100.481	100.331	100.181	3.750	100.208	100.058	99.908	2.375	95.276	95.126	94.976	3.125	97.179	97.029	96.879
3.875	101.013	100.863	100.713	3.875	100.625	100.475	100.325	2.500	96.004	95.854	95.704	3.250	98.097	97.947	97.797
4.000	101.539	101.389	101.239	4.000	101.046	100.896	100.746	2.625	96.497	96.347	96.197	3.375	98.479	98.329	98.179
4.125	101.970	101.820	101.670	4.125	101.393	101.243	101.093	2.750	98.131	97.981	97.831	3.500	98.865	98.715	98.565
4.250	101.500	101.400	101.300	4.250	101.228	101.128	101.028	2.875	98.620	98.470	98.320	3.625	99.204	99.054	98.904
4.375	101.951	101.851	101.751	4.375	101.601	101.501	101.401	3.000	99.104	98.954	98.804	Margin = 2.250		Index = 2.370	
4.500	102.406	102.306	102.206	4.500	101.946	101.846	101.746	3.125	99.590	99.440	99.290	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	102.787	102.687	102.587	4.625	102.453	102.353	102.253	3.250	99.611	99.461	99.311	Rate	30 Day	45 Day	60 Day
4.750	102.912	102.812	102.712	4.750	101.897	101.797	101.697	3.375	100.087	99.937	99.787	4.500	101.256	101.006	100.756
4.875	102.537	102.437	102.337	4.875	102.271	102.171	102.071	3.500	100.556	100.406	100.256	4.625	101.637	101.387	101.137
5.000	102.915	102.815	102.715	5.000	102.615	102.515	102.415	3.625	100.932	100.782	100.632	4.750	100.980	100.730	100.480
5.125	103.456	103.356	103.256	5.125	103.123	103.023	102.923	3.750	100.638	100.488	100.338	4.875	101.387	101.137	100.887
5.250	102.831	102.731	102.631	5.250	102.598	102.498	102.398	3.875	101.032	100.882	100.732	5.000	101.765	101.515	101.265
5.375	103.238	103.138	103.038	5.375	102.972	102.872	102.772	4.000	101.431	101.281	101.131	5.125	102.306	102.056	101.806
5.500	103.616	103.516	103.416	5.500	103.316	103.216	103.116	4.125	101.756	101.606	101.456	5.250	101.681	101.431	101.181
5.625	104.157	104.057	103.957	5.625	103.823	103.723	103.623	4.250	101.045	100.895	100.745	5.375	102.000	101.750	101.500
5.750	103.672	103.572	103.472	5.750	103.315	103.215	103.115	4.375	101.396	101.246	101.096	5.500	102.250	102.000	101.750
5.875	104.079	103.979	103.879	5.875	103.688	103.588	103.488	4.500	101.718	101.568	101.418	5.625	102.500	102.250	102.000
6.000	104.457	104.357	104.257	6.000	104.032	103.932	103.832	4.625	102.203	102.053	101.903	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:	5/16/2019	4.750%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	100.000	99.750	99.500	5.250	101.670	101.420	101.170
5.750	102.000	101.750	101.500	5.750	101.595	101.345	101.095
5.875	102.250	102.000	101.750	5.875	101.968	101.718	101.468
6.250	102.750	102.500	102.250	6.250	102.500	102.250	102.000
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	98.506	98.256	98.006
4.625	98.887	98.637	98.387
4.750	98.230	97.980	97.730
4.875	98.637	98.387	98.137
5.000	99.015	98.765	98.515
5.125	99.556	99.306	99.056
5.250	98.931	98.681	98.431
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.: **6/17/2019**
45 Day Lock Exp.: **7/1/2019**
60 Day Lock Exp.: **7/15/2019**

W. Rate Sheet Dated: **5/16/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	100.319	100.169	100.019	3.750	99.895	99.745	99.595	2.375	92.776	92.626	92.476	3.125	96.49	96.342	96.192
3.875	100.851	100.701	100.551	3.875	100.312	100.162	100.012	2.500	93.504	93.354	93.204	3.250	97.53	97.384	97.234
4.000	101.376	101.226	101.076	4.000	100.733	100.583	100.433	2.625	93.997	93.847	93.697	3.375	97.92	97.767	97.617
4.125	101.808	101.658	101.508	4.125	101.080	100.930	100.780	2.750	97.444	97.294	97.144	3.500	98.30	98.153	98.003
4.250	101.713	101.613	101.513	4.250	101.290	101.190	101.090	2.875	97.933	97.783	97.633	3.625	98.64	98.491	98.341
4.375	102.163	102.063	101.963	4.375	101.664	101.564	101.464	3.000	98.416	98.266	98.116	Margin = 2.250		Index = 2.370	
4.500	102.618	102.518	102.418	4.500	102.008	101.908	101.808	3.125	98.903	98.753	98.603				
4.625	102.999	102.899	102.799	4.625	102.516	102.416	102.316	3.250	99.049	98.899	98.749				
4.750	103.062	102.962	102.862	4.750	101.897	101.797	101.697	3.375	99.525	99.375	99.225				
4.875	102.687	102.587	102.487	4.875	102.271	102.171	102.071	3.500	99.994	99.844	99.694				
5.000	103.065	102.965	102.865	5.000	102.615	102.515	102.415	3.625	100.369	100.219	100.069				
5.125	103.606	103.506	103.406	5.125	103.123	103.023	102.923	3.750	100.326	100.176	100.026				
5.250	102.699	102.599	102.499	5.250	102.317	102.217	102.117	3.875	100.720	100.570	100.420				
5.375	103.107	103.007	102.907	5.375	102.690	102.590	102.490	4.000	101.118	100.968	100.818				
5.500	103.484	103.384	103.284	5.500	103.035	102.935	102.835	4.125	101.443	101.293	101.143				
5.625	104.026	103.926	103.826	5.625	103.542	103.442	103.342	4.250	101.107	100.957	100.807				
5.750	102.947	102.847	102.747	5.750	102.440	102.340	102.240	4.375	101.458	101.308	101.158				
5.875	103.354	103.254	103.154	5.875	102.813	102.713	102.613	4.500	101.780	101.630	101.480				
6.000	103.732	103.632	103.532	6.000	103.157	103.057	102.957	4.625	102.265	102.115	101.965				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.169	99.019	98.869	3.750	98.895	98.745	98.595	2.375	93.526	93.376	93.226	3.125	95.492	95.342	95.192
3.875	99.701	99.551	99.401	3.875	99.312	99.162	99.012	2.500	94.254	94.104	93.954	3.250	96.534	96.384	96.234
4.000	100.226	100.076	99.926	4.000	99.733	99.583	99.433	2.625	94.747	94.597	94.447	3.375	96.917	96.767	96.617
4.125	100.658	100.508	100.358	4.125	100.080	99.930	99.780	2.750	97.225	97.075	96.925	3.500	97.303	97.153	97.003
4.250	100.563	100.463	100.363	4.250	100.290	100.190	100.090	2.875	97.714	97.564	97.414	3.625	97.641	97.491	97.341
4.375	101.013	100.913	100.813	4.375	100.664	100.564	100.464	3.000	98.198	98.048	97.898	Margin = 2.250		Index = 2.370	
4.500	101.468	101.368	101.268	4.500	101.008	100.908	100.808	3.125	98.684	98.534	98.384	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	101.849	101.749	101.649	4.625	101.516	101.416	101.316	3.250	98.517	98.367	98.217	Rate	30 Day	45 Day	60 Day
4.750	101.912	101.812	101.712	4.750	100.897	100.797	100.697	3.375	98.994	98.844	98.694	4.500	100.318	100.068	99.818
4.875	101.537	101.437	101.337	4.875	101.271	101.171	101.071	3.500	99.462	99.312	99.162	4.625	100.699	100.449	100.199
5.000	101.915	101.815	101.715	5.000	101.615	101.515	101.415	3.625	99.838	99.688	99.538	4.750	99.980	99.730	99.480
5.125	102.456	102.356	102.256	5.125	102.123	102.023	101.923	3.750	99.388	99.238	99.088	4.875	100.387	100.137	99.887
5.250	101.549	101.449	101.349	5.250	101.317	101.217	101.117	3.875	99.782	99.632	99.482	5.000	100.765	100.515	100.265
5.375	101.957	101.857	101.757	5.375	101.690	101.590	101.490	4.000	100.181	100.031	99.881	5.125	101.306	101.056	100.806
5.500	102.334	102.234	102.134	5.500	102.035	101.935	101.835	4.125	100.506	100.356	100.206	5.250	100.399	100.149	99.899
5.625	102.876	102.776	102.676	5.625	102.542	102.442	102.342	4.250	99.482	99.332	99.182	5.375	100.719	100.469	100.219
5.750	101.797	101.697	101.597	5.750	101.440	101.340	101.240	4.375	99.833	99.683	99.533	5.500	100.968	100.718	100.468
5.875	102.204	102.104	102.004	5.875	101.813	101.713	101.613	4.500	100.155	100.005	99.855	5.625	101.219	100.969	100.719
6.000	102.582	102.482	102.382	6.000	102.157	102.057	101.957	4.625	100.640	100.490	100.340	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:	5/16/2019	4.750%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"

30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	N/A	N/A	N/A	4.250	N/A	N/A	N/A
4.500	N/A	N/A	N/A	4.500	N/A	N/A	N/A
4.750	N/A	N/A	N/A	4.750	N/A	N/A	N/A
5.000	N/A	N/A	N/A	5.000	N/A	N/A	N/A
5.250	98.719	98.469	98.219	5.250	100.389	100.139	99.889
5.750	100.125	99.875	99.625	5.750	99.720	99.470	99.220
5.875	100.375	100.125	99.875	5.875	100.093	99.843	99.593
6.250	99.250	99.000	98.750	6.250	99.000	98.750	98.500
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	97.568	97.318	97.068
4.625	97.949	97.699	97.449
4.750	97.230	96.980	96.730
4.875	97.637	97.387	97.137
5.000	98.015	97.765	97.515
5.125	98.556	98.306	98.056
5.250	97.649	97.399	97.149
5.375	97.969	97.719	97.469
5.500	98.218	97.968	97.718
5.625	98.469	98.219	97.969
5.750	98.125	97.875	97.625

Lock Desk Policy

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

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

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

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/17/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/1/2019
		60 Day Lock Exp.:	7/15/2019

W. Rate Sheet Dated: 5/16/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA

30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	102.168	102.068	101.968	4.375	101.244	101.144	101.044	4.375	101.056	100.956	100.856	4.375	101.235	101.135	101.035	4.375	100.311	100.211	100.111
4.500	102.617	102.517	102.417	4.500	101.741	101.641	101.541	4.500	101.554	101.454	101.354	4.500	101.707	101.607	101.507	4.500	100.831	100.731	100.631
4.625	102.739	102.639	102.539	4.625	101.913	101.813	101.713	4.625	101.844	101.744	101.644	4.625	101.936	101.836	101.736	4.625	101.110	101.010	100.910
4.750	103.233	103.133	103.033	4.750	102.704	102.604	102.504	4.750	102.701	102.601	102.501	4.750	102.095	101.995	101.895	4.750	101.566	101.466	101.366
4.875	103.604	103.504	103.404	4.875	103.125	103.025	102.925	4.875	103.125	103.025	102.925	4.875	102.566	102.466	102.366	4.875	102.087	101.987	101.887
4.990	103.850	103.750	103.650	4.990	103.411	103.311	103.211	4.990	103.411	103.311	103.211	4.990	102.908	102.808	102.708	4.990	102.469	102.369	102.269
5.000	103.950	103.850	103.750	5.000	103.511	103.411	103.311	5.000	103.511	103.411	103.311	5.000	103.008	102.908	102.808	5.000	102.569	102.469	102.369
5.125	103.962	103.862	103.762	5.125	103.802	103.702	103.602	5.125	103.802	103.702	103.602	5.125	102.929	102.829	102.729	5.125	102.769	102.669	102.569
5.250	104.366	104.266	104.166	5.250	104.398	104.298	104.198	5.250	104.489	104.389	104.289	5.250	102.559	102.459	102.359	5.250	102.559	102.459	102.359
5.375	104.629	104.529	104.429	5.375	104.699	104.599	104.499	5.375	104.792	104.692	104.592	5.375	103.007	102.907	102.807	5.375	103.007	102.907	102.807
5.500	104.848	104.748	104.648	5.500	104.940	104.840	104.740	5.500	105.034	104.934	104.834	5.500	103.427	103.327	103.227	5.500	103.427	103.327	103.227
5.625	105.035	104.935	104.835	5.625	105.211	105.111	105.011	5.625	105.244	105.144	105.044	5.625	103.662	103.562	103.462	5.625	103.662	103.562	103.462
5.750	105.634	105.534	105.434	5.750	106.050	105.950	105.850	5.750	106.108	106.008	105.908	5.750	103.027	102.927	102.827	5.750	103.027	102.927	102.827
5.875	105.812	105.712	105.612	5.875	106.367	106.267	106.167	5.875	106.429	106.329	106.229	5.875	103.479	103.379	103.279	5.875	103.479	103.379	103.279
5.990	105.920	105.820	105.720	5.990	106.521	106.421	106.321	5.990	106.584	106.484	106.384	5.990	103.835	103.735	103.635	5.990	103.835	103.735	103.635
6.000	106.020	105.920	105.820	6.000	106.621	106.521	106.421	6.000	106.684	106.584	106.484	6.000	103.935	103.835	103.735	6.000	103.935	103.835	103.735
6.125	106.148	106.048	105.948	6.125	106.945	106.845	106.745	6.125	107.007	106.907	106.807	6.125	104.169	104.069	103.969	6.125	104.169	104.069	103.969
6.250	106.352	106.235	106.152	6.250	106.986	106.869	106.786	6.250	107.013	106.896	106.813	6.250	102.058	101.941	101.858	6.250	102.058	101.941	101.858
6.375	106.548	106.431	106.348	6.375	107.324	107.207	107.124	6.375	107.355	107.238	107.155	6.375	102.516	102.399	102.316	6.375	102.516	102.399	102.316

30/25 Year >125 High Balance				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	100.123	100.023	99.923	4.625	102.920	102.820	102.720	4.625	102.173	102.073	101.973	4.625	102.111	101.911	101.911	3.375	100.202	100.102	100.002
4.500	100.644	100.544	100.444	4.750	103.506	103.406	103.306	4.750	102.400	102.300	102.200	4.750	102.338	102.138	102.138	3.500	100.703	100.603	100.503
4.625	101.041	100.941	100.841	4.875	103.875	103.775	103.675	4.875	102.818	102.718	102.618	4.875	102.756	102.556	102.556	3.625	101.254	101.154	101.054
4.750	101.563	101.463	101.363	4.990	104.162	104.062	103.962	4.990	103.121	103.021	102.921	4.990	103.058	102.858	102.858	3.750	101.507	101.407	101.307
4.875	102.087	101.987	101.887	5.000	104.262	104.162	104.062	5.000	103.221	103.121	103.021	5.000	103.158	102.958	102.958	3.875	101.666	101.566	101.466
4.990	102.469	102.369	102.269	5.125	104.451	104.351	104.251	5.125	103.501	103.401	103.301	5.125	103.439	103.239	103.239	3.990	101.946	101.846	101.746
5.000	102.569	102.469	102.369	5.250	104.649	104.549	104.449	5.250	103.708	103.608	103.508	5.250	103.552	103.352	103.352	4.000	102.046	101.946	101.846
5.125	102.769	102.669	102.569	5.375	104.819	104.719	104.619	5.375	103.946	103.846	103.746	5.375	103.790	103.590	103.590	4.125	102.709	102.609	102.509
5.250	102.559	102.459	102.359	5.500	104.999	104.899	104.799	5.500	104.178	104.078	103.978	5.500	104.022	103.822	103.822	4.250	102.831	102.731	102.631
5.375	103.007	102.907	102.807	5.625	105.137	105.037	104.937	5.625	104.384	104.284	104.184	5.625	104.228	104.028	104.028	4.375	103.221	103.121	103.021
5.500	103.427	103.327	103.227	5.750	105.534	105.434	105.334	5.750	105.126	105.026	104.926	5.750	104.907	104.707	104.707	4.500	103.489	103.389	103.289
5.625	103.662	103.562	103.462	5.875	105.724	105.624	105.524	5.875	105.399	105.299	105.199	5.875	105.181	104.981	104.981	4.625	103.792	103.692	103.592
5.750	103.027	102.927	102.827	5.990	105.792	105.692	105.592	5.990	105.543	105.443	105.343	5.990	105.324	105.124	105.124	4.750	103.643	103.543	103.443
5.875	103.479	103.379	103.279	6.000	105.892	105.792	105.692	6.000	105.643	105.543	105.443	6.000	105.424	105.224	105.224	4.875	103.857	103.757	103.657
5.990	103.835	103.735	103.635	6.125	106.155	106.055	105.955	6.125	105.969	105.869	105.769	6.125	105.751	105.551	105.551	4.990	103.886	103.786	103.686
6.000	103.935	103.835	103.735	6.250	106.103	105.986	105.903	6.250	105.851	105.734	105.651	6.250	105.632	105.432	105.432	5.000	103.986	103.886	103.786
6.125	104.169	104.069	103.969	6.375	106.318	106.201	106.118	6.375	106.142	106.025	105.942	6.375	105.924	105.724	105.724	5.125	104.096	103.996	103.896
6.250	102.058	101.941	101.858	6.500	106.419	106.302	106.219	6.500	106.296	106.179	106.096	6.500	106.077	105.877	105.877	5.250	103.941	103.841	103.741
6.375	102.516	102.399	102.316	6.625	106.496	106.379	106.296	6.625	106.415	106.298	106.215	6.625	106.197	105.997	105.997	5.375	104.109	104.009	103.909

15 Year 105-125				15 Year >125				15 Year High Balance				15 Year 105-125 High Balance				15 Year >125 High Balance				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	100.123	100.023	99.923	4.625	102.920	102.820	102.720	4.625	102.173	102.073	101.973	4.625	102.111	101.911	101.911	3.375	100.202	100.102	100.002	3.375	100.101	99.901	99.901
4.500	100.644	100.544	100.444	4.750	103.506	103.406	103.306	4.750	102.400	102.300	102.200	4.750	102.338	102.138	102.138	3.500	100.703	100.603	100.503	3.500	100.527	100.327	100.327
4.625	101.041	100.941	100.841	4.875	103.875	103.775	103.675	4.875	102.818	102.718	102.618	4.875	102.756	102.556	102.556	3.625	101.254	101.154	101.054	3.625	101.175	100.975	100.975
4.750	101.563	101.463	101.363	4.990	104.162	104.062	103.962	4.990	103.121	103.021	102.921	4.990	103.058	102.858	102.858	3.750	101.507	101.407	101.307	3.750	101.252	101.052	101.052
4.875	102.087	101.987	101.887	5.000	104.262	104.162	104.062	5.000	103.221	103.121	103.021	5.000	103.158	102.958	102.958	3.875	101.666	101.566	101.466	3.875	101.632	101.432	101.432
4.990	102.469	102.369	102.269	5.125	104.451	104.351	104.251	5.125	103.501	103.401	103.301	5.125	103.439	103.239	103.239	3.990	101.946	101.846	101.746	3.990	101.784	101.584	101.584
5.000	102.569	102.469	102.369	5.250	104.649	104.549	104.449	5.250	103.708	103.608	103.508	5.250	103.552	103.352	103.352	4.000	102.046	101.946	101.846	4.000	101.884	101.684	101.684
5.125	102.769	102.669	102.569	5.375	104.819	104.719	104.619	5.375	103.946	103.846	103.746	5.375	103.790	103.590	103.590	4.125	102.709	102.609	102.509	4.125	102.496	102.296	102.296
5.250	102.559	102.459	102.359	5.500	104.999	104.899	104.799	5.500	104.178	104.078	103.978	5.500	104.022	103.822	103.822	4.250	102.831	102.731	102.631	4.250	102.594	102.394	102.394
5.375	103.007	102.907	102.807	5.625	105.137	105.037	104.937	5.625	104.384	104.284	104.184	5.625	104.228	104.028	104.028	4.375	103.221	103.121	103.021	4.375	103.001	102.801	102.801
5.500	103.427	103.327	103.227	5.750	105.534	105.434	105.334	5.750	105.126	105.026	104.926	5.750	104.907	104.707	104.707	4.500	103.489	103.389	103.289	4.500	103.296	103.096	103.096
5.625	103.662	103.562	103.462	5.875	105.724	105.624	105.524	5.875	105.399	105.299	105.199	5.875	105.181	104.981	104.981	4.625	103.792	103.692	103.592	4.625	103.599	103.399	103.399
5.750	103.027	102.927	102.827	5.990	105.792	105.692	105.592	5.990	105.543	105.443	105.343	5.990	105.324	105.124	105.124	4.750	103.643	103.543	103.443	4.750	103.111	102.911	102.911
5.875	103.479	103.379	103.279	6.000	105.892	105.792	105.692	6.000	105.643	105.543	105.443	6.000	105.424	105.224	105.224	4.875	103.857	103.757	103.657	4.875	103.323	103.123	103.123
5.990	103.835	103.735	103.635	6.125	106.155	106.055	105.955	6.125	105.969	105.869	105.769	6.125	105.751	105.551	105.551	4.990	103.886	103.786	103.686	4.990	103.351	103.151	103.151
6.000	103.935	103.835	103.735	6.250	106.103	105.986	105.903	6.250	105.851	105.734	105.651	6.250	105.632	105.432	105.432	5.000	103.986	103.886	103.786	5.000	103.451	103.251	103.251
6.125	104.169	104.069	103.969	6.375	106.318	106.201	106.118	6.375	106.142	106.025	105.942	6.375	105.924	105.724	105.724	5.125	104.096	103.996	103.896	5.125	103.560	103.360	103.360
6.250	102.058	101.941	101.858	6.500	106.419	106.302	106.219	6.500	106.296	106.179	106.096	6.500	106.077	105.877	105.877	5.250	103.941	103.841	103.741	5.250	103.124	102.924	102.924
6.375	102.516	102.399	102.316	6.625	106.496	106.379	106.296	6.625	106.415	106.298	106.215	6.625	106.197	105.997	105.997	5.375	104.109	104.009	103.909	5.375	103.291	103.091	103.091

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
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250	-0.250
Manufactured*	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 unit property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year**	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

* Not applicableto MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).
** Not applicable to detached Condominium units (identified by SFC 588).

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125

High LTV Refi Option LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	80.01 -90.00%	0.750	2.000
		>90.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

HomeReady LLPA Caps*

Product Feature	LLPA Caps
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	1.500

*The above caps do not include the following LLPA's: State; Extension; Loan Size

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/17/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/1/2019
		60 Day Lock Exp.:	7/15/2019

W. Rate Sheet Dated: 5/16/2019 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FHLMC

30/25 Year				30/25 Year >105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	100.967	100.867	100.767	4.000	100.717	100.617	100.517	4.000	100.717	100.617	100.517	4.000	99.779	99.679	99.579	4.000	99.529	99.429	99.329
4.125	101.441	101.341	101.241	4.125	101.191	101.091	100.991	4.125	101.191	101.091	100.991	4.125	100.253	100.153	100.053	4.125	100.003	99.903	99.803
4.250	102.059	101.959	101.859	4.250	101.809	101.709	101.609	4.250	101.809	101.709	101.609	4.250	100.950	100.850	100.750	4.250	100.700	100.600	100.500
4.375	102.525	102.425	102.325	4.375	102.275	102.175	102.075	4.375	102.275	102.175	102.075	4.375	101.416	101.316	101.216	4.375	101.166	101.066	100.966
4.500	102.959	102.859	102.759	4.500	102.459	102.359	102.259	4.500	102.459	102.359	102.259	4.500	101.850	101.750	101.650	4.500	101.350	101.250	101.150
4.625	103.201	103.101	103.001	4.625	102.701	102.601	102.501	4.625	102.701	102.601	102.501	4.625	102.092	101.992	101.892	4.625	101.592	101.492	101.392
4.750	103.260	103.160	103.060	4.750	102.760	102.660	102.560	4.750	102.760	102.660	102.560	4.750	102.147	102.047	101.947	4.750	101.647	101.547	101.447
4.875	103.897	103.797	103.697	4.875	103.397	103.297	103.197	4.875	103.397	103.297	103.197	4.875	102.784	102.684	102.584	4.875	102.284	102.184	102.084
4.990	103.941	103.841	103.741	4.990	103.441	103.341	103.241	4.990	103.441	103.341	103.241	4.990	102.828	102.728	102.628	4.990	102.328	102.228	102.128
5.000	104.041	103.941	103.841	5.000	103.541	103.441	103.341	5.000	103.541	103.441	103.341	5.000	102.928	102.828	102.728	5.000	102.428	102.328	102.228
5.125	104.066	103.966	103.866	5.125	103.566	103.466	103.366	5.125	103.566	103.466	103.366	5.125	102.424	102.324	102.224	5.125	101.924	101.824	101.724
5.250	104.433	104.333	104.233	5.250	103.933	103.833	103.733	5.250	103.933	103.833	103.733	5.250	102.791	102.691	102.591	5.250	102.291	102.191	102.091
5.375	104.964	104.864	104.764	5.375	104.964	104.864	104.764	5.375	104.964	104.864	104.764	5.375	103.322	103.222	103.122	5.375	103.322	103.222	103.122
5.500	105.206	105.106	105.006	5.500	105.206	105.106	105.006	5.500	105.206	105.106	105.006	5.500	103.564	103.464	103.364	5.500	103.564	103.464	103.364
5.625	105.448	105.348	105.248	5.625	105.448	105.348	105.248	5.625	105.448	105.348	105.248	5.625	103.127	103.027	102.927	5.625	103.127	103.027	102.927
5.750	105.787	105.687	105.587	5.750	105.787	105.687	105.587	5.750	105.787	105.687	105.587	5.750	103.466	103.366	103.266	5.750	103.466	103.366	103.266
5.875	106.062	105.962	105.862	5.875	106.062	105.962	105.862	5.875	106.062	105.962	105.862	5.875	103.741	103.641	103.541	5.875	103.741	103.641	103.541
5.990	106.146	106.046	105.946	5.990	106.146	106.046	105.946	5.990	106.146	106.046	105.946	5.990	103.825	103.725	103.625	5.990	103.825	103.725	103.625
6.000	106.246	106.146	106.046	6.000	106.246	106.146	106.046	6.000	106.246	106.146	106.046	6.000	103.925	103.825	103.725	6.000	103.925	103.825	103.725

30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	99.529	99.429	99.329	4.000	101.381	101.281	101.181	4.000	101.756	101.656	101.556	4.000	101.756	101.656	101.556	3.375	100.447	100.347	100.247
4.125	100.003	99.903	99.803	4.125	101.926	101.826	101.726	4.125	102.301	102.201	102.101	4.125	102.301	102.201	102.101	3.500	100.506	100.406	100.306
4.250	100.700	100.600	100.500	4.250	102.208	102.108	102.008	4.250	102.583	102.483	102.383	4.250	102.583	102.483	102.383	3.625	100.983	100.883	100.783
4.375	101.166	101.066	100.966	4.375	102.645	102.545	102.445	4.375	103.020	102.920	102.820	4.375	103.020	102.920	102.820	3.750	101.623	101.523	101.423
4.500	101.350	101.250	101.150	4.500	102.960	102.860	102.760	4.500	103.335	103.235	103.135	4.500	103.335	103.235	103.135	3.875	102.061	101.961	101.861
4.625	101.592	101.492	101.392	4.625	103.383	103.283	103.183	4.625	103.758	103.658	103.558	4.625	103.758	103.658	103.558	3.990	102.383	102.283	102.183
4.750	101.647	101.547	101.447	4.750	103.680	103.580	103.480	4.750	104.055	103.955	103.855	4.750	104.055	103.955	103.855	4.000	102.483	102.383	102.283
4.875	102.284	102.184	102.084	4.875	104.089	103.989	103.889	4.875	104.464	104.364	104.264	4.875	104.464	104.364	104.264	4.125	102.444	102.344	102.244
4.990	102.328	102.228	102.128	4.990	104.257	104.157	104.057	4.990	104.382	104.282	104.182	4.990	104.382	104.282	104.182	4.250	103.035	102.935	102.835
5.000	102.428	102.328	102.228	5.000	104.357	104.257	104.157	5.000	104.482	104.382	104.282	5.000	104.482	104.382	104.282	4.375	103.430	103.330	103.230
5.125	101.924	101.824	101.724	5.125	104.420	104.320	104.220	5.125	104.545	104.445	104.345	5.125	104.545	104.445	104.345	4.500	102.701	102.601	102.501
5.250	102.291	102.191	102.091	5.250	104.737	104.637	104.537	5.250	104.862	104.762	104.662	5.250	104.862	104.762	104.662	4.625	103.112	103.012	102.912
5.375	103.322	103.222	103.122	5.375	105.119	105.019	104.919	5.375	105.119	105.019	104.919	5.375	105.119	105.019	104.919	4.750	103.552	103.452	103.352
5.500	103.564	103.464	103.364	5.500	105.344	105.244	105.144	5.500	105.344	105.244	105.144	5.500	105.344	105.244	105.144	4.875	103.925	103.825	103.725
5.625	103.127	103.027	102.927	5.625	105.265	105.165	105.065	5.625	105.265	105.165	105.065	5.625	105.265	105.165	105.065	4.990	103.371	103.271	103.171
5.750	103.466	103.366	103.266	5.750	105.569	105.469	105.369	5.750	105.569	105.469	105.369	5.750	105.569	105.469	105.369	5.000	103.471	103.371	103.271
5.875	103.741	103.641	103.541	5.875	105.969	105.869	105.769	5.875	105.969	105.869	105.769	5.875	105.969	105.869	105.769	5.125	103.831	103.731	103.631
5.990	103.825	103.725	103.625	5.990	106.046	105.946	105.846	5.990	106.046	105.946	105.846	5.990	106.046	105.946	105.846	5.250	104.008	103.908	103.808
6.000	103.925	103.825	103.725	6.000	106.146	106.046	105.946	6.000	106.146	106.046	105.946	6.000	106.146	106.046	105.946	5.375	104.272	104.172	104.072

15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	100.947	100.847	100.747	3.375	100.947	100.847	100.747	3.375	100.040	99.940	99.840	3.375	100.540	100.440	100.340	3.375	100.540	100.440	100.340
3.500	101.006	100.906	100.806	3.500	101.006	100.906	100.806	3.500	99.931	99.831	99.731	3.500	100.431	100.331	100.231	3.500	100.431	100.331	100.231
3.625	101.483	101.383	101.283	3.625	101.483	101.383	101.283	3.625	100.408	100.308	100.208	3.625	100.908	100.808	100.708	3.625	100.908	100.808	100.708
3.750	102.123	102.023	101.923	3.750	102.123	102.023	101.923	3.750	101.048	100.948	100.848	3.750	101.548	101.448	101.348	3.750	101.548	101.448	101.348
3.875	102.311	102.211	102.111	3.875	102.311	102.211	102.111	3.875	101.486	101.386	101.286	3.875	101.736	101.636	101.536	3.875	101.736	101.636	101.536
3.990	102.633	102.533	102.433	3.990	102.633	102.533	102.433	3.990	101.808	101.708	101.608	3.990	102.058	101.958	101.858	3.990	102.058	101.958	101.858
4.000	102.733	102.633	102.533	4.000	102.733	102.633	102.533	4.000	101.908	101.808	101.708	4.000	102.158	102.058	101.958	4.000	102.158	102.058	101.958
4.125	102.694	102.594	102.494	4.125	102.694	102.594	102.494	4.125	101.366	101.266	101.166	4.125	101.616	101.516	101.416	4.125	101.616	101.516	101.416
4.250	103.285	103.185	103.085	4.250	103.285	103.185	103.085	4.250	101.957	101.857	101.757	4.250	102.207	102.107	102.007	4.250	102.207	102.107	102.007
4.375	103.305	103.205	103.105	4.375	103.305	103.205	103.105	4.375	102.352	102.252	102.152	4.375	102.227	102.127	102.027	4.375	102.227	102.127	102.027
4.500	102.576	102.476	102.376	4.500	102.576	102.476	102.376	4.500	101.044	100.944	100.844	4.500	100.919	100.819	100.719	4.500	100.919	100.819	100.719
4.625	102.987	102.887	102.787	4.625	102.987	102.887	102.787	4.625	101.455	101.355	101.255	4.625	101.330	101.230	101.130	4.625	101.330	101.230	101.130
4.750	103.427	103.327	103.227	4.750	103.427	103.327	103.227	4.750	101.895	101.795	101.695	4.750	101.770	101.670	101.570	4.750	101.770	101.670	101.570
4.875	103.925	103.825	103.725	4.875	103.925	103.825	103.725	4.875	102.268	102.168	102.068	4.875	102.268	102.168	102.068	4.875	102.268	102.168	102.068
4.990	103.371	103.271	103.171	4.990	103.371	103.271	103.171	4.990	101.464	101.364	101.264	4.990	101.464	101.364	101.264	4.990	101.464	101.364	101.264
5.000	103.471	103.371	103.271	5.000	103.471	103.371	103.271	5.000	101.564	101.464	101.364	5.000	101.564	101.464	101.364	5.000	101.564	101.464	101.364
5.125	103.831	103.731	103.631	5.125	103.831	103.731	103.631	5.125	101.924	101.824	101.724	5.125	101.924	101.824	101.724	5.125	101.924	101.824	101.724
5.250	104.008	103.908	103.808	5.250	104.008	103.908	103.808	5.250	102.101	102.001	101.901	5.250	102.101	102.001	101.901	5.250	102.101	102.001	101.901
5.375	104.272	104.172	104.072	5.375	104.272	104.172	104.072	5.375	102.365	102.265	102.165	5.375	102.365	102.265	102.165	5.375	102.365	102.265	102.165

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 Reflief Refi LLPA Caps

Occupancy	Number of Units	LTV Ratio	<=15 yr Cap	>15 yr Cap
Primary	1	105.01 -115.00%	0.750	2.000
		>115.00%	0.000	0.750
	2	90.01 -100.00%	0.750	2.000
		>100.00%	0.000	0.750
	3-4	85.01-95.00%	0.750	2.000
		>95.00%	0.000	0.750
Second Home	1	95.01 -105.00%	2.000	3.000
		>105.00%	1.500	2.000
Investment	1	90.01-100.00%	2.000	3.000
		>100.00%	1.500	2.000
	2-4	80.01 -90.00%	2.000	3.000
		>90.00%	1.500	2.000

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	6/17/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/1/2019
		60 Day Lock Exp.:	7/15/2019

W. Rate Sheet Dated: 5/16/2019 **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
4.000	101.083	100.121	100.121	4.000	101.506	99.760	99.760	3.375	100.529	99.893	99.893	4.000	99.895	98.933	98.933	3.375	100.029	99.393	99.393
4.125	101.558	100.101	100.101	4.125	102.053	99.740	99.740	3.500	100.594	99.883	99.883	4.125	100.370	98.913	98.913	3.500	99.965	99.254	99.254
4.250	102.130	100.081	100.081	4.250	102.316	99.720	99.720	3.625	101.071	99.863	99.863	4.250	101.035	98.986	98.986	3.625	100.442	99.234	99.234
4.375	102.597	100.061	100.061	4.375	102.754	99.680	99.680	3.750	101.739	99.843	99.843	4.375	101.502	98.966	98.966	3.750	101.110	99.214	99.214
4.500	103.030	100.021	100.021	4.500	103.067	99.640	99.640	3.875	102.192	99.823	99.823	4.500	101.935	98.926	98.926	3.875	101.563	99.194	99.194
4.625	103.271	99.981	99.981	4.625	103.489	99.600	99.600	3.990	102.511	99.683	99.683	4.625	102.176	98.886	98.886	3.990	101.882	99.054	99.054
4.750	103.303	99.941	99.941	4.750	103.769	99.560	99.560	4.000	102.611	99.783	99.783	4.750	102.209	98.847	98.847	4.000	101.982	99.154	99.154
4.875	103.937	99.901	99.901	4.875	104.148	99.510	99.510	4.125	102.519	99.743	99.743	4.875	102.843	98.807	98.807	4.125	101.366	98.590	98.590
4.990	103.981	99.751	99.751	4.990	104.316	99.390	99.390	4.250	102.873	99.703	99.703	4.990	102.887	98.657	98.657	4.250	101.720	98.550	98.550
5.000	104.081	99.851	99.851	5.000	104.416	99.490	99.490	4.375	103.250	99.663	99.663	5.000	102.987	98.757	98.757	4.375	102.097	98.510	98.510
5.125	104.082	99.831	99.831	5.125	104.456	99.470	99.470	4.500	102.681	99.613	99.613	5.125	102.456	98.205	98.205	4.500	100.962	97.894	97.894
5.250	104.449	99.811	99.811	5.250	104.772	99.450	99.450	4.625	103.097	99.593	99.593	5.250	102.823	98.185	98.185	4.625	101.378	97.874	97.874
5.375	104.980	99.791	99.791	5.375	105.153	99.430	99.430	4.750	103.535	99.573	99.573	5.375	103.354	98.165	98.165	4.750	101.816	97.854	97.854
5.500	105.222	99.771	99.771	5.500	105.376	99.410	99.410	4.875	103.908	99.553	99.553	5.500	103.596	98.145	98.145	4.875	102.189	97.834	97.834
5.625	105.421	99.751	99.751	5.625	105.258	99.390	99.390	4.990	103.391	99.433	99.433	5.625	103.139	97.469	97.469	4.990	101.422	97.464	97.464
5.750	105.759	99.731	99.731	5.750	105.562	99.370	99.370	5.000	103.491	99.533	99.533	5.750	103.477	97.449	97.449	5.000	101.522	97.564	97.564
5.875	106.033	99.711	99.711	5.875	105.961	99.350	99.350	5.125	103.831	99.513	99.513	5.875	103.751	97.429	97.429	5.125	101.862	97.544	97.544
5.990	106.116	99.591	99.591	5.990	106.039	99.230	99.230	5.250	104.008	99.493	99.493	5.990	103.834	97.309	97.309	5.250	102.039	97.524	97.524
6.000	106.216	99.691	99.691	6.000	106.139	99.330	99.330	5.375	104.272	99.473	99.473	6.000	103.934	97.409	97.409	5.375	102.303	97.504	97.504

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP LLPA Cap

FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "-1.500", LPMI		

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments

Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $70.00 (IA & ME exempt) FHA ID# - 1358600006

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

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**6/17/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**7/1/2019**
		60 Day Lock Exp.:	**7/15/2019**

W. Rate Sheet Dated: **5/16/2019** **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	98.354	98.229	98.104
3.875	98.753	98.628	98.503
4.000	99.200	99.075	98.950
4.125	99.600	99.475	99.350
4.250	100.079	99.954	99.829
4.375	100.471	100.346	100.221
4.500	100.781	100.656	100.531
4.625	101.101	100.976	100.851
4.750	101.438	101.313	101.188
4.875	101.759	101.634	101.509
5.000	102.088	101.963	101.838
5.125	102.409	102.284	102.159
5.250	102.730	102.605	102.480

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	97.969	97.844	97.719
3.375	98.619	98.494	98.369
3.500	99.267	99.142	99.017
3.625	99.818	99.693	99.568
3.750	100.323	100.198	100.073
3.875	100.837	100.712	100.587
4.000	101.011	100.886	100.761
4.125	101.241	101.116	100.991
4.250	101.558	101.433	101.308
4.375	101.858	101.733	101.608
4.500	102.064	101.939	101.814

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	98.578	98.453	98.328
3.375	98.943	98.818	98.693
3.500	99.343	99.218	99.093
3.625	99.710	99.585	99.460
3.750	100.102	99.977	99.852
3.875	100.468	100.343	100.218
4.000	100.861	100.736	100.611
4.125	101.164	101.039	100.914
4.250	101.474	101.349	101.224
4.375	101.759	101.634	101.509
4.500	101.987	101.862	101.737

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)