AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**6/24/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**7/8/2019**
		60 Day Lock Exp.:	**7/23/2019**

W. Rate Sheet Dated: **5/24/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year

Rate	30 Day	45 Day	60 Day
3.750	101.740	101.590	101.440
3.875	102.273	102.123	101.973
4.000	102.798	102.648	102.498
4.125	103.230	103.080	102.930
4.250	102.635	102.535	102.435
4.375	103.085	102.985	102.885
4.500	103.540	103.440	103.340
4.625	103.921	103.821	103.721
4.750	104.046	103.946	103.846
4.875	103.687	103.587	103.487
5.000	104.065	103.965	103.865
5.125	104.606	104.506	104.406
5.250	103.731	103.631	103.531
5.375	104.138	104.038	103.938
5.500	104.516	104.416	104.316
5.625	105.057	104.957	104.857
5.750	104.947	104.838	104.738
5.875	105.354	105.245	105.145
6.000	105.732	105.623	105.523

20 Year

Rate	30 Day	45 Day	60 Day
3.750	101.161	101.011	100.861
3.875	101.588	101.438	101.288
4.000	101.955	101.805	101.655
4.125	102.341	102.191	102.041
4.250	102.060	101.960	101.860
4.375	102.418	102.318	102.218
4.500	102.891	102.791	102.691
4.625	103.276	103.176	103.076
4.750	102.745	102.645	102.545
4.875	103.103	103.003	102.903
5.000	103.576	103.476	103.376
5.125	103.961	103.861	103.761
5.250	103.196	103.096	102.996
5.375	103.554	103.454	103.354
5.500	104.026	103.926	103.826
5.625	104.412	104.312	104.212
5.750	104.287	104.178	104.078
5.875	104.645	104.536	104.436
6.000	105.118	105.008	104.908

15/10 Year

Rate	30 Day	45 Day	60 Day
2.375	96.917	96.767	96.617
2.500	97.410	97.260	97.110
2.625	97.903	97.753	97.603
2.750	99.379	99.229	99.079
2.875	99.864	99.714	99.564
3.000	100.351	100.201	100.051
3.125	100.831	100.681	100.531
3.250	100.775	100.625	100.475
3.375	101.247	101.097	100.947
3.500	101.647	101.497	101.347
3.625	102.023	101.873	101.723
3.750	101.774	101.624	101.474
3.875	102.178	102.028	101.878
4.000	102.523	102.373	102.223
4.125	102.886	102.736	102.586
4.250	102.149	101.999	101.849
4.375	102.484	102.334	102.184
4.500	102.934	102.784	102.634
4.625	103.297	103.147	102.997

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	97.305	97.155	97.005
3.250	99.886	99.736	99.586
3.375	100.265	100.115	99.965
3.500	99.048	98.898	98.748
3.625	99.401	99.251	99.101
Margin = 2.250		Index = 2.320	

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

30/25 Year

Rate	30 Day	45 Day	60 Day
3.750	100.590	100.440	100.290
3.875	101.123	100.973	100.823
4.000	101.648	101.498	101.348
4.125	102.080	101.930	101.780
4.250	101.485	101.385	101.285
4.375	101.935	101.835	101.735
4.500	102.390	102.290	102.190
4.625	102.771	102.671	102.571
4.750	102.896	102.796	102.696
4.875	102.537	102.437	102.337
5.000	102.915	102.815	102.715
5.125	103.456	103.356	103.256
5.250	102.581	102.481	102.381
5.375	102.988	102.888	102.788
5.500	103.366	103.266	103.166
5.625	103.907	103.807	103.707
5.750	103.797	103.688	103.588
5.875	104.204	104.095	103.995
6.000	104.582	104.473	104.373

20 Year

Rate	30 Day	45 Day	60 Day
3.750	100.161	100.011	99.861
3.875	100.588	100.438	100.288
4.000	100.955	100.805	100.655
4.125	101.341	101.191	101.041
4.250	101.060	100.960	100.860
4.375	101.418	101.318	101.218
4.500	101.891	101.791	101.691
4.625	102.276	102.176	102.076
4.750	101.745	101.645	101.545
4.875	102.103	102.003	101.903
5.000	102.576	102.476	102.376
5.125	102.961	102.861	102.761
5.250	102.196	102.096	101.996
5.375	102.554	102.454	102.354
5.500	103.026	102.926	102.826
5.625	103.412	103.312	103.212
5.750	103.287	103.178	103.078
5.875	103.645	103.536	103.436
6.000	104.118	104.008	103.908

15/10 Year

Rate	30 Day	45 Day	60 Day
2.375	95.917	95.767	95.617
2.500	96.410	96.260	96.110
2.625	96.903	96.753	96.603
2.750	98.379	98.229	98.079
2.875	98.864	98.714	98.564
3.000	99.351	99.201	99.051
3.125	99.831	99.681	99.531
3.250	99.775	99.625	99.475
3.375	100.247	100.097	99.947
3.500	100.647	100.497	100.347
3.625	101.023	100.873	100.723
3.750	100.774	100.624	100.474
3.875	101.178	101.028	100.878
4.000	101.523	101.373	101.223
4.125	101.886	101.736	101.586
4.250	101.149	100.999	100.849
4.375	101.484	101.334	101.184
4.500	101.934	101.784	101.634
4.625	102.297	102.147	101.997

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	96.305	96.155	96.005
3.250	98.886	98.736	98.586
3.375	99.265	99.115	98.965
3.500	98.048	97.898	97.748
3.625	98.401	98.251	98.101
Margin = 2.250		Index = 2.320	

30 Year OTC "Borrower Paid Only for USDA"

Rate	30 Day	45 Day	60 Day
4.500	101.240	100.990	100.740
4.625	101.621	101.371	101.121
4.750	100.980	100.730	100.480
4.875	101.387	101.137	100.887
5.000	101.765	101.515	101.265
5.125	102.306	102.056	101.806
5.250	101.431	101.181	100.931
5.375	102.000	101.750	101.500
5.500	102.250	102.000	101.750
5.625	102.500	102.250	102.000
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:	5/24/2019	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	101.299	101.049	100.799
5.750	102.000	101.750	101.500	5.750	101.567	101.317	101.067
5.875	102.250	102.000	101.750	5.875	101.925	101.675	101.425
6.250	102.750	102.500	102.250	6.250	102.463	102.213	101.963
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	98.490	98.240	97.990
4.625	98.871	98.621	98.371
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	98.681	98.431	98.181
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	30 Day Lock Exp.:	6/24/2019
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	7/8/2019
		60 Day Lock Exp.:	7/23/2019

W. Rate Sheet Dated: 5/24/2019 **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	100.428	100.278	100.128	3.750	99.849	99.699	99.549	2.375	93.417	93.267	93.117	3.125	95.62	95.467	95.317
3.875	100.960	100.810	100.660	3.875	100.275	100.125	99.975	2.500	93.910	93.760	93.610	3.250	98.32	98.173	98.023
4.000	101.485	101.335	101.185	4.000	100.643	100.493	100.343	2.625	94.403	94.253	94.103	3.375	98.70	98.553	98.403
4.125	101.917	101.767	101.617	4.125	101.028	100.878	100.728	2.750	97.692	97.542	97.392	3.500	97.49	97.336	97.186
4.250	101.697	101.597	101.497	4.250	101.122	101.022	100.922	2.875	98.177	98.027	97.877	3.625	97.84	97.688	97.538
4.375	102.148	102.048	101.948	4.375	101.481	101.381	101.281	3.000	98.664	98.514	98.364	Margin = 2.250		Index = 2.320	
4.500	102.602	102.502	102.402	4.500	101.953	101.853	101.753	3.125	99.144	98.994	98.844				
4.625	102.984	102.884	102.784	4.625	102.339	102.239	102.139	3.250	99.213	99.063	98.913				
4.750	103.046	102.946	102.846	4.750	101.745	101.645	101.545	3.375	99.685	99.535	99.385				
4.875	102.687	102.587	102.487	4.875	102.103	102.003	101.903	3.500	100.085	99.935	99.785				
5.000	103.065	102.965	102.865	5.000	102.576	102.476	102.376	3.625	100.461	100.311	100.161				
5.125	103.606	103.506	103.406	5.125	102.961	102.861	102.761	3.750	100.461	100.311	100.161				
5.250	102.449	102.349	102.249	5.250	101.915	101.815	101.715	3.875	100.865	100.715	100.565				
5.375	102.857	102.757	102.657	5.375	102.273	102.173	102.073	4.000	101.210	101.060	100.910				
5.500	103.234	103.134	103.034	5.500	102.745	102.645	102.545	4.125	101.573	101.423	101.273				
5.625	103.776	103.676	103.576	5.625	103.131	103.031	102.931	4.250	101.211	101.061	100.911				
5.750	103.072	102.963	102.863	5.750	102.412	102.303	102.203	4.375	101.547	101.397	101.247				
5.875	103.479	103.370	103.270	5.875	102.770	102.661	102.561	4.500	101.997	101.847	101.697				
6.000	103.857	103.748	103.648	6.000	103.243	103.133	103.033	4.625	102.360	102.210	102.060				

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	99.278	99.128	98.978	3.750	98.849	98.699	98.549	2.375	94.167	94.017	93.867	3.125	94.617	94.467	94.317
3.875	99.810	99.660	99.510	3.875	99.275	99.125	98.975	2.500	94.660	94.510	94.360	3.250	97.323	97.173	97.023
4.000	100.335	100.185	100.035	4.000	99.643	99.493	99.343	2.625	95.153	95.003	94.853	3.375	97.703	97.553	97.403
4.125	100.767	100.617	100.467	4.125	100.028	99.878	99.728	2.750	97.473	97.323	97.173	3.500	96.486	96.336	96.186
4.250	100.547	100.447	100.347	4.250	100.122	100.022	99.922	2.875	97.958	97.808	97.658	3.625	96.838	96.688	96.538
4.375	100.998	100.898	100.798	4.375	100.481	100.381	100.281	3.000	98.445	98.295	98.145	Margin = 2.250		Index = 2.320	
4.500	101.452	101.352	101.252	4.500	100.953	100.853	100.753	3.125	98.925	98.775	98.625	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	101.834	101.734	101.634	4.625	101.339	101.239	101.139	3.250	98.681	98.531	98.381	Rate	30 Day	45 Day	60 Day
4.750	101.896	101.796	101.696	4.750	100.745	100.645	100.545	3.375	99.154	99.004	98.854	4.500	100.302	100.052	99.802
4.875	101.537	101.437	101.337	4.875	101.103	101.003	100.903	3.500	99.553	99.403	99.253	4.625	100.684	100.434	100.184
5.000	101.915	101.815	101.715	5.000	101.576	101.476	101.376	3.625	99.930	99.780	99.630	4.750	99.980	99.730	99.480
5.125	102.456	102.356	102.256	5.125	101.961	101.861	101.761	3.750	99.524	99.374	99.224	4.875	100.387	100.137	99.887
5.250	101.299	101.199	101.099	5.250	100.915	100.815	100.715	3.875	99.928	99.778	99.628	5.000	100.765	100.515	100.265
5.375	101.707	101.607	101.507	5.375	101.273	101.173	101.073	4.000	100.273	100.123	99.973	5.125	101.306	101.056	100.806
5.500	102.084	101.984	101.884	5.500	101.745	101.645	101.545	4.125	100.636	100.486	100.336	5.250	100.149	99.899	99.649
5.625	102.626	102.526	102.426	5.625	102.131	102.031	101.931	4.250	99.586	99.436	99.286	5.375	100.719	100.469	100.219
5.750	101.922	101.813	101.713	5.750	101.412	101.303	101.203	4.375	99.922	99.772	99.622	5.500	100.968	100.718	100.468
5.875	102.329	102.220	102.120	5.875	101.770	101.661	101.561	4.500	100.372	100.222	100.072	5.625	101.219	100.969	100.719
6.000	102.707	102.598	102.498	6.000	102.243	102.133	102.033	4.625	100.735	100.585	100.435	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:	5/24/2019	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	100.018	99.768	99.518
5.750	100.125	99.875	99.625	5.750	99.692	99.442	99.192
5.875	100.375	100.125	99.875	5.875	100.050	99.800	99.550
6.250	99.250	99.000	98.750	6.250	98.963	98.713	98.463
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	97.552	97.302	97.052
4.625	97.934	97.684	97.434
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	97.399	97.149	96.899
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

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.: **6/24/2019**
45 Day Lock Exp.: **7/8/2019**
60 Day Lock Exp.: **7/23/2019**

W. Rate Sheet Dated: **5/24/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FNMA

30/25 Year

Rate	30 Day	45 Day	60 Day
3.625	99.127	99.027	98.927
3.750	99.862	99.762	99.662
3.875	100.421	100.321	100.221
3.990	101.050	100.950	100.850
4.000	101.150	101.050	100.950
4.125	101.327	101.227	101.127
4.250	101.759	101.659	101.559
4.375	102.248	102.148	102.048
4.500	102.686	102.586	102.486
4.625	102.836	102.736	102.636
4.750	103.151	103.051	102.951
4.875	103.515	103.415	103.315
4.990	103.755	103.655	103.555
5.000	103.855	103.755	103.655
5.125	104.011	103.911	103.811
5.250	104.344	104.244	104.144
5.375	104.603	104.503	104.403
5.500	104.816	104.716	104.616
5.625	105.002	104.902	104.802

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.625	97.030	96.930	96.830
3.750	97.969	97.869	97.769
3.875	98.596	98.496	98.396
3.990	99.299	99.199	99.099
4.000	99.399	99.299	99.199
4.125	99.865	99.765	99.665
4.250	100.791	100.691	100.591
4.375	101.343	101.243	101.143
4.500	101.827	101.727	101.627
4.625	101.995	101.895	101.795
4.750	102.741	102.641	102.541
4.875	103.154	103.054	102.954
4.990	103.432	103.332	103.232
5.000	103.532	103.432	103.332
5.125	103.817	103.717	103.617
5.250	104.393	104.293	104.193
5.375	104.687	104.587	104.487
5.500	104.926	104.826	104.726
5.625	105.133	105.033	104.933

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.500	96.505	96.405	96.305
3.625	96.989	96.889	96.789
3.750	97.809	97.709	97.609
3.875	98.439	98.339	98.239
3.990	99.142	99.042	98.942
4.000	99.242	99.142	99.042
4.125	99.622	99.522	99.422
4.250	100.599	100.499	100.399
4.375	101.155	101.055	100.955
4.500	101.639	101.539	101.439
4.625	101.899	101.799	101.699
4.750	102.737	102.637	102.537
4.875	103.154	103.054	102.954
4.990	103.432	103.332	103.232
5.000	103.532	103.432	103.332
5.125	103.817	103.717	103.617
5.250	104.483	104.383	104.283
5.375	104.781	104.681	104.581
5.500	105.020	104.920	104.820

30/25 Year High Balance

Rate	30 Day	45 Day	60 Day
4.375	101.333	101.233	101.133
4.500	101.794	101.694	101.594
4.625	102.018	101.918	101.818
4.750	102.131	102.031	101.931
4.875	102.593	102.493	102.393
4.990	102.928	102.828	102.728
5.000	103.028	102.928	102.828
5.125	102.942	102.842	102.742
5.250	102.553	102.453	102.353
5.375	102.994	102.894	102.794
5.500	103.403	103.303	103.203
5.625	103.637	103.537	103.437
5.750	102.802	102.702	102.602
5.875	103.248	103.148	103.048
5.990	103.602	103.502	103.402
6.000	103.702	103.602	103.502
6.125	103.934	103.834	103.734
6.250	101.777	101.660	101.577
6.375	102.231	102.114	102.031

30/25 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	100.428	100.328	100.228
4.500	100.935	100.835	100.735
4.625	101.177	101.077	100.977
4.750	101.721	101.621	101.521
4.875	102.232	102.132	102.032
4.990	102.605	102.505	102.405
5.000	102.705	102.605	102.505
5.125	102.748	102.648	102.548
5.250	102.553	102.453	102.353
5.375	102.994	102.894	102.794
5.500	103.403	103.303	103.203
5.625	103.637	103.537	103.437
5.750	102.802	102.702	102.602
5.875	103.248	103.148	103.048
5.990	103.602	103.502	103.402
6.000	103.702	103.602	103.502
6.125	103.934	103.834	103.734
6.250	101.777	101.660	101.577
6.375	102.231	102.114	102.031

30/25 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
4.375	100.240	100.140	100.040
4.500	100.747	100.647	100.547
4.625	101.081	100.981	100.881
4.750	101.717	101.617	101.517
4.875	102.232	102.132	102.032
4.990	102.605	102.505	102.405
5.000	102.705	102.605	102.505
5.125	102.748	102.648	102.548
5.250	102.553	102.453	102.353
5.375	102.994	102.894	102.794
5.500	103.403	103.303	103.203
5.625	103.637	103.537	103.437
5.750	102.802	102.702	102.602
5.875	103.248	103.148	103.048
5.990	103.602	103.502	103.402
6.000	103.702	103.602	103.502
6.125	103.934	103.834	103.734
6.250	101.777	101.660	101.577
6.375	102.231	102.114	102.031

20 Year

Rate	30 Day	45 Day	60 Day
3.500	N/A	N/A	N/A
3.625	99.774	99.674	99.574
3.750	100.345	100.245	100.145
3.875	100.794	100.694	100.594
3.990	101.219	101.119	101.019
4.000	101.319	101.219	101.119
4.125	101.664	101.564	101.464
4.250	102.197	102.097	101.997
4.375	102.607	102.507	102.407
4.500	103.062	102.962	102.862
4.625	103.047	102.947	102.847
4.750	103.590	103.490	103.390
4.875	103.923	103.823	103.723
4.990	104.201	104.101	104.001
5.000	104.301	104.201	104.101
5.125	104.488	104.388	104.288
5.250	104.661	104.561	104.461
5.375	104.828	104.728	104.628
5.500	105.004	104.904	104.804

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.875	100.141	100.041	99.941
3.990	100.837	100.737	100.637
4.000	100.937	100.837	100.737
4.125	101.120	101.020	100.920
4.250	101.212	101.112	101.012
4.375	101.683	101.583	101.483
4.500	102.149	102.049	101.949
4.625	102.293	102.193	102.093
4.750	102.484	102.384	102.284
4.875	102.865	102.765	102.665
4.990	103.160	103.060	102.960
5.000	103.260	103.160	103.060
5.125	103.535	103.435	103.335
5.250	103.720	103.620	103.520
5.375	103.954	103.854	103.754
5.500	104.183	104.083	103.983
5.625	104.386	104.286	104.186
5.750	104.920	104.820	104.720
5.875	105.189	105.089	104.989

20 Year >125

Rate	30 Day	45 Day	60 Day
4.000	100.780	100.580	100.580
4.125	100.964	100.764	100.764
4.250	101.150	100.950	100.950
4.375	101.621	101.421	101.421
4.500	102.087	101.887	101.887
4.625	102.231	102.031	102.031
4.750	102.422	102.222	102.222
4.875	102.802	102.602	102.602
4.990	103.098	102.898	102.898
5.000	103.198	102.998	102.998
5.125	103.472	103.272	103.272
5.250	103.564	103.364	103.364
5.375	103.797	103.597	103.597
5.500	104.027	103.827	103.827
5.625	104.230	104.030	104.030
5.750	104.701	104.501	104.501
5.875	104.971	104.771	104.771
5.990	105.113	104.913	104.913
6.000	105.213	105.013	105.013

15 Year

Rate	30 Day	45 Day	60 Day
3.375	100.343	100.243	100.143
3.500	100.792	100.692	100.592
3.625	101.393	101.293	101.193
3.750	101.578	101.478	101.378
3.875	101.793	101.693	101.593
3.990	102.064	101.964	101.864
4.000	102.164	102.064	101.964
4.125	102.747	102.647	102.547
4.250	102.929	102.829	102.729
4.375	103.312	103.212	103.112
4.500	103.576	103.476	103.376
4.625	103.872	103.772	103.672
4.750	103.666	103.566	103.466
4.875	103.875	103.775	103.675
4.990	103.900	103.800	103.700
5.000	104.000	103.900	103.800
5.125	104.106	104.006	103.906
5.250	103.946	103.846	103.746
5.375	104.110	104.010	103.910

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	98.974	98.874	98.774
3.500	99.450	99.350	99.250
3.625	100.133	100.033	99.933
3.750	100.373	100.273	100.173
3.875	100.545	100.445	100.345
3.990	100.919	100.819	100.719
4.000	101.019	100.919	100.819
4.125	101.670	101.570	101.470
4.250	101.928	101.828	101.728
4.375	102.352	102.252	102.152
4.500	102.646	102.546	102.446
4.625	102.974	102.874	102.774
4.750	102.784	102.684	102.584
4.875	103.015	102.915	102.815
4.990	103.056	102.956	102.856
5.000	103.156	103.056	102.956
5.125	103.271	103.171	103.071
5.250	103.231	103.131	103.031
5.375	103.414	103.314	103.214

15 Year >125

Rate	30 Day	45 Day	60 Day
3.375	98.849	98.649	98.649
3.500	99.346	99.146	99.146
3.625	100.008	99.808	99.808
3.750	100.280	100.080	100.080
3.875	100.427	100.227	100.227
3.990	100.813	100.613	100.613
4.000	100.913	100.713	100.713
4.125	101.576	101.376	101.376
4.250	101.834	101.634	101.634
4.375	102.258	102.058	102.058
4.500	102.552	102.352	102.352
4.625	102.880	102.680	102.680
4.750	102.784	102.584	102.584
4.875	103.015	102.815	102.815
4.990	103.056	102.856	102.856
5.000	103.156	102.956	102.956
5.125	103.271	103.071	103.071
5.250	103.283	103.049	103.083
5.375	103.466	103.232	103.266

15 Year High Balance

Rate	30 Day	45 Day	60 Day
3.375	99.810	99.610	99.610
3.500	100.249	100.049	100.049
3.625	100.602	100.402	100.402
3.750	100.891	100.691	100.691
3.875	101.039	100.839	100.839
3.990	101.264	101.064	101.064
4.000	101.364	101.164	101.164
4.125	101.685	101.485	101.485
4.250	101.949	101.749	101.749
4.375	102.205	102.005	102.005
4.500	102.372	102.172	102.172
4.625	102.577	102.377	102.377
4.750	101.829	101.629	101.629
4.875	101.969	101.769	101.769
4.990	101.950	101.750	101.750
5.000	102.050	101.850	101.850
5.125	102.119	101.919	101.919
5.250	101.497	101.297	101.297
5.375	101.607	101.407	101.407

15 Year 105-125 High Balance

Rate	30 Day	45 Day	60 Day
3.375	98.441	98.241	98.241
3.500	98.907	98.707	98.707
3.625	99.342	99.142	99.142
3.750	99.686	99.486	99.486
3.875	99.791	99.591	99.591
3.990	100.119	99.919	99.919
4.000	100.219	100.019	100.019
4.125	100.608	100.408	100.408
4.250	100.948	100.748	100.748
4.375	101.245	101.045	101.045
4.500	101.442	101.242	101.242
4.625	101.679	101.479	101.479
4.750	100.947	100.747	100.747
4.875	101.109	100.909	100.909
4.990	101.106	100.906	100.906
5.000	101.206	101.006	101.006
5.125	101.284	101.084	101.084
5.250	100.782	100.579	100.582
5.375	100.911	100.708	100.711

15 Year >125 High Balance

Rate	30 Day	45 Day	60 Day
3.375	98.316	98.116	98.116
3.500	98.803	98.603	98.603
3.625	99.217	99.017	99.017
3.750	99.593	99.393	99.393
3.875	99.673	99.473	99.473
3.990	100.013	99.813	99.813
4.000	100.113	99.913	99.913
4.125	100.514	100.314	100.314
4.250	100.854	100.654	100.654
4.375	101.151	100.951	100.951
4.500	101.348	101.148	101.148
4.625	101.585	101.385	101.385
4.750	100.947	100.747	100.747
4.875	101.109	100.909	100.909
4.990	101.106	100.906	100.906
5.000	101.206	101.006	101.006
5.125	101.284	101.084	101.084
5.250	100.834	100.600	100.634
5.375	100.963	100.729	100.763

10 Year

Rate	30 Day	45 Day	60 Day
3.375	100.285	100.085	100.085
3.500	100.635	100.435	100.435
3.625	101.333	101.133	101.133
3.750	101.393	101.193	101.193
3.875	101.765	101.565	101.565
3.990	101.908	101.708	101.708
4.000	102.008	101.808	101.808
4.125	102.573	102.373	102.373
4.250	102.710	102.510	102.510
4.375	103.079	102.879	102.879
4.500	103.371	103.171	103.171
4.625	103.667	103.467	103.467
4.750	103.154	102.954	102.954
4.875	103.362	103.162	103.162
4.990	103.385	103.185	103.185
5.000	103.485	103.285	103.285
5.125	103.589	103.389	103.389
5.250	103.149	102.949	102.949
5.375	103.312	103.112	103.112

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
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **6/24/2019**
45 Day Lock Exp.: **7/8/2019**
60 Day Lock Exp.: **7/23/2019**

W. Rate Sheet Dated: **5/24/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC

30/25 Year

Rate	30 Day	45 Day	60 Day
3.500	98.466	98.366	98.266
3.625	99.380	99.280	99.180
3.750	100.230	100.130	100.030
3.875	100.786	100.686	100.586
3.990	101.097	100.997	100.897
4.000	101.197	101.097	100.997
4.125	101.609	101.509	101.409
4.250	102.159	102.059	101.959
4.375	102.580	102.480	102.380
4.500	102.988	102.888	102.788
4.625	103.194	103.094	102.994
4.750	103.291	103.191	103.091
4.875	103.865	103.765	103.665
4.990	103.961	103.861	103.761
5.000	104.061	103.961	103.861
5.125	104.049	103.949	103.849
5.250	104.403	104.303	104.203
5.375	104.883	104.783	104.683
5.500	105.123	105.023	104.923

30/25 Year 105-125

Rate	30 Day	45 Day	60 Day
3.500	98.966	98.866	98.766
3.625	99.880	99.780	99.680
3.750	100.730	100.630	100.530
3.875	101.286	101.186	101.086
3.990	100.847	100.747	100.647
4.000	100.947	100.847	100.747
4.125	101.359	101.259	101.159
4.250	101.909	101.809	101.709
4.375	102.330	102.230	102.130
4.500	102.488	102.388	102.288
4.625	102.694	102.594	102.494
4.750	102.791	102.691	102.591
4.875	103.365	103.265	103.165
4.990	103.336	103.236	103.136
5.000	103.436	103.336	103.236
5.125	103.424	103.324	103.224
5.250	103.778	103.678	103.578
5.375	104.883	104.783	104.683
5.500	105.123	105.023	104.923

30/25 Year >125

Rate	30 Day	45 Day	60 Day
3.500	98.966	98.866	98.766
3.625	99.880	99.780	99.680
3.750	100.730	100.630	100.530
3.875	101.286	101.186	101.086
3.990	100.847	100.747	100.647
4.000	100.947	100.847	100.747
4.125	101.359	101.259	101.159
4.250	101.909	101.809	101.709
4.375	102.330	102.230	102.130
4.500	102.488	102.388	102.288
4.625	102.694	102.594	102.494
4.750	102.791	102.691	102.591
4.875	103.365	103.265	103.165
4.990	103.336	103.236	103.136
5.000	103.436	103.336	103.236
5.125	103.424	103.324	103.224
5.250	103.778	103.678	103.578
5.375	104.883	104.783	104.683
5.500	105.123	105.023	104.923

30/25 Year SC

Rate	30 Day	45 Day	60 Day
4.000	100.009	99.909	99.809
4.125	100.421	100.321	100.221
4.250	100.977	100.877	100.777
4.375	101.398	101.298	101.198
4.500	101.806	101.706	101.606
4.625	102.012	101.912	101.812
4.750	102.109	102.009	101.909
4.875	102.683	102.583	102.483
4.990	102.779	102.679	102.579
5.000	102.879	102.779	102.679
5.125	102.333	102.233	102.133
5.250	102.687	102.587	102.487
5.375	103.167	103.067	102.967
5.500	103.407	103.307	103.207
5.625	102.887	102.787	102.687
5.750	103.217	103.117	103.017
5.875	103.473	103.373	103.273
5.990	103.566	103.466	103.366
6.000	103.666	103.566	103.466

30/25 Year SC 105-125

Rate	30 Day	45 Day	60 Day
4.000	99.759	99.659	99.559
4.125	100.171	100.071	99.971
4.250	100.727	100.627	100.527
4.375	101.148	101.048	100.948
4.500	101.306	101.206	101.106
4.625	101.512	101.412	101.312
4.750	101.609	101.509	101.409
4.875	102.183	102.083	101.983
4.990	102.154	102.054	101.954
5.000	102.254	102.154	102.054
5.125	101.708	101.608	101.508
5.250	102.062	101.962	101.862
5.375	103.167	103.067	102.967
5.500	103.407	103.307	103.207
5.625	102.887	102.787	102.687
5.750	103.217	103.117	103.017
5.875	103.473	103.373	103.273
5.990	103.566	103.466	103.366
6.000	103.666	103.566	103.466

30/25 Year SC >125

Rate	30 Day	45 Day	60 Day
4.000	99.759	99.659	99.559
4.125	100.171	100.071	99.971
4.250	100.727	100.627	100.527
4.375	101.148	101.048	100.948
4.500	101.306	101.206	101.106
4.625	101.512	101.412	101.312
4.750	101.609	101.509	101.409
4.875	102.183	102.083	101.983
4.990	102.154	102.054	101.954
5.000	102.254	102.154	102.054
5.125	101.708	101.608	101.508
5.250	102.062	101.962	101.862
5.375	103.167	103.067	102.967
5.500	103.407	103.307	103.207
5.625	102.887	102.787	102.687
5.750	103.217	103.117	103.017
5.875	103.473	103.373	103.273
5.990	103.566	103.466	103.366
6.000	103.666	103.566	103.466

20 Year

Rate	30 Day	45 Day	60 Day
3.375	98.229	98.129	98.029
3.500	99.081	98.981	98.881
3.625	99.810	99.710	99.610
3.750	100.356	100.256	100.156
3.875	101.066	100.966	100.866
3.990	101.496	101.396	101.296
4.000	101.596	101.496	101.396
4.125	102.098	101.998	101.898
4.250	102.333	102.233	102.133
4.375	102.753	102.653	102.553
4.500	103.141	103.041	102.941
4.625	103.433	103.333	103.233
4.750	103.759	103.659	103.559
4.875	104.124	104.024	103.924
4.990	104.285	104.185	104.085
5.000	104.385	104.285	104.185
5.125	104.413	104.313	104.213
5.250	104.719	104.619	104.519
5.375	105.054	104.954	104.854

20 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	98.229	98.129	98.029
3.500	99.081	98.981	98.881
3.625	99.810	99.710	99.610
3.750	100.356	100.256	100.156
3.875	101.066	100.966	100.866
3.990	101.746	101.646	101.546
4.000	101.846	101.746	101.646
4.125	102.348	102.248	102.148
4.250	102.583	102.483	102.383
4.375	103.003	102.903	102.803
4.500	103.391	103.291	103.191
4.625	103.683	103.583	103.483
4.750	104.009	103.909	103.809
4.875	104.374	104.274	104.174
4.990	104.535	104.435	104.335
5.000	104.635	104.535	104.435
5.125	104.663	104.563	104.463
5.250	104.969	104.869	104.769
5.375	105.054	104.954	104.854

20 Year >125

Rate	30 Day	45 Day	60 Day
3.375	98.354	98.254	98.154
3.500	99.206	99.106	99.006
3.625	99.935	99.835	99.735
3.750	100.481	100.381	100.281
3.875	101.191	101.091	100.991
3.990	101.746	101.646	101.546
4.000	101.846	101.746	101.646
4.125	102.348	102.248	102.148
4.250	102.583	102.483	102.383
4.375	103.003	102.903	102.803
4.500	103.391	103.291	103.191
4.625	103.683	103.583	103.483
4.750	104.009	103.909	103.809
4.875	104.374	104.274	104.174
4.990	104.535	104.435	104.335
5.000	104.635	104.535	104.435
5.125	104.663	104.563	104.463
5.250	104.969	104.869	104.769
5.375	105.054	104.954	104.854

15 Year

Rate	30 Day	45 Day	60 Day
3.375	100.615	100.515	100.415
3.500	100.599	100.499	100.399
3.625	101.065	100.965	100.865
3.750	101.712	101.612	101.512
3.875	102.110	102.010	101.910
3.990	102.421	102.321	102.221
4.000	102.521	102.421	102.321
4.125	102.540	102.440	102.340
4.250	103.157	103.057	102.957
4.375	103.539	103.439	103.339
4.500	102.753	102.653	102.553
4.625	103.150	103.050	102.950
4.750	103.583	103.483	103.383
4.875	103.964	103.864	103.764
4.990	103.432	103.332	103.232
5.000	103.532	103.432	103.332
5.125	103.903	103.803	103.703
5.250	104.073	103.973	103.873
5.375	104.329	104.229	104.129

15 Year 105-125

Rate	30 Day	45 Day	60 Day
3.375	101.115	101.015	100.915
3.500	101.099	100.999	100.899
3.625	101.565	101.465	101.365
3.750	102.212	102.112	102.012
3.875	102.360	102.260	102.160
3.990	102.671	102.571	102.471
4.000	102.771	102.671	102.571
4.125	102.790	102.690	102.590
4.250	103.407	103.307	103.207
4.375	103.414	103.314	103.214
4.500	102.628	102.528	102.428
4.625	103.025	102.925	102.825
4.750	103.458	103.358	103.258
4.875	103.964	103.864	103.764
4.990	103.432	103.332	103.232
5.000	103.532	103.432	103.332
5.125	103.903	103.803	103.703
5.250	104.073	103.973	103.873
5.375	104.329	104.229	104.129

15 Year >125

Rate	30 Day	45 Day	60 Day
3.375	101.115	101.015	100.915
3.500	101.099	100.999	100.899
3.625	101.565	101.465	101.365
3.750	102.212	102.112	102.012
3.875	102.360	102.260	102.160
3.990	102.671	102.571	102.471
4.000	102.771	102.671	102.571
4.125	102.790	102.690	102.590
4.250	103.407	103.307	103.207
4.375	103.414	103.314	103.214
4.500	102.628	102.528	102.428
4.625	103.025	102.925	102.825
4.750	103.458	103.358	103.258
4.875	103.964	103.864	103.764
4.990	103.432	103.332	103.232
5.000	103.532	103.432	103.332
5.125	103.903	103.803	103.703
5.250	104.073	103.973	103.873
5.375	104.329	104.229	104.129

15 Year SC

Rate	30 Day	45 Day	60 Day
3.375	100.208	100.108	100.008
3.500	100.039	99.939	99.839
3.625	100.505	100.405	100.305
3.750	101.152	101.052	100.952
3.875	101.550	101.450	101.350
3.990	101.861	101.761	101.661
4.000	101.961	101.861	101.761
4.125	101.483	101.383	101.283
4.250	102.100	102.000	101.900
4.375	102.482	102.382	102.282
4.500	101.096	100.996	100.896
4.625	101.493	101.393	101.293
4.750	101.926	101.826	101.726
4.875	102.307	102.207	102.107
4.990	101.525	101.425	101.325
5.000	101.625	101.525	101.425
5.125	101.996	101.896	101.796
5.250	102.166	102.066	101.966
5.375	102.422	102.322	102.222

15 Year SC 105-125

Rate	30 Day	45 Day	60 Day
3.375	100.708	100.608	100.508
3.500	100.539	100.439	100.339
3.625	101.005	100.905	100.805
3.750	101.652	101.552	101.452
3.875	101.800	101.700	101.600
3.990	102.111	102.011	101.911
4.000	102.211	102.111	102.011
4.125	101.733	101.633	101.533
4.250	102.350	102.250	102.150
4.375	102.357	102.257	102.157
4.500	100.971	100.871	100.771
4.625	101.368	101.268	101.168
4.750	101.801	101.701	101.601
4.875	102.307	102.207	102.107
4.990	101.525	101.425	101.325
5.000	101.625	101.525	101.425
5.125	101.996	101.896	101.796
5.250	102.166	102.066	101.966
5.375	102.422	102.322	102.222

15 Year SC >125

Rate	30 Day	45 Day	60 Day
3.375	100.708	100.608	100.508
3.500	100.539	100.439	100.339
3.625	101.005	100.905	100.805
3.750	101.652	101.552	101.452
3.875	101.800	101.700	101.600
3.990	102.111	102.011	101.911
4.000	102.211	102.111	102.011
4.125	101.733	101.633	101.533
4.250	102.350	102.250	102.150
4.375	102.357	102.257	102.157
4.500	100.971	100.871	100.771
4.625	101.368	101.268	101.168
4.750	101.801	101.701	101.601
4.875	102.307	102.207	102.107
4.990	101.525	101.425	101.325
5.000	101.625	101.525	101.425
5.125	101.996	101.896	101.796
5.250	102.166	102.066	101.966
5.375	102.422	102.322	102.222

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
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

Subordination

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 95%	>75% & ≤ 95%	-1.375	-1.125
≤ 97%	>95% & ≤ 97%	-1.875	-1.875
> 97%	> 97%	-1.875	-1.875

Subordination Enhanced Reflief Refi

LTV	TLTV	< 720	≥ 720
≤ 75%	≤ 80%	-0.375	-0.375
≤ 65%	>80% & ≤ 95%	-0.875	-0.625
>65% & ≤ 75%	>80% & ≤ 95%	-1.125	-0.875
>75% & ≤ 80%	>75% & ≤ 95%	-1.375	-1.125
>80% & ≤ 90%	>81% & ≤ 95%	-1.375	-0.875
>90% & ≤ 95%	>91% & ≤ 95%	-0.875	-0.625
All	> 95%	-1.875	-1.875

Enhanced Relief Refi LLPA Caps

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

Lock Desk Policy

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

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

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

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **6/24/2019**
45 Day Lock Exp.: **7/8/2019**
60 Day Lock Exp.: **7/23/2019**

W. Rate Sheet Dated: **5/24/2019** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Home Possible

30/25 Year			
Rate	**30 Day**	**45 Day**	**60 Day**
3.500	98.177	98.077	97.977
3.625	99.108	99.008	98.908
3.750	99.978	99.878	99.778
3.875	100.541	100.441	100.341
3.990	100.820	100.720	100.620
4.000	100.920	100.820	100.720
4.125	101.379	101.279	101.179
4.250	101.990	101.890	101.790
4.375	102.425	102.325	102.225
4.500	102.845	102.745	102.645
4.625	103.082	102.982	102.882
4.750	103.177	103.077	102.977
4.875	103.789	103.689	103.589
4.990	103.869	103.769	103.669
5.000	103.969	103.869	103.769
5.125	103.984	103.884	103.784
5.250	104.346	104.246	104.146
5.375	104.856	104.756	104.656
5.500	105.096	104.996	104.896

20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**
3.375	97.915	97.815	97.715
3.500	98.777	98.677	98.577
3.625	99.518	99.418	99.318
3.750	100.075	99.975	99.875
3.875	100.797	100.697	100.597
3.990	101.242	101.142	101.042
4.000	101.342	101.242	101.142
4.125	101.856	101.756	101.656
4.250	102.192	102.092	101.992
4.375	102.622	102.522	102.422
4.500	103.018	102.918	102.818
4.625	103.314	103.214	103.114
4.750	103.666	103.566	103.466
4.875	104.040	103.940	103.840
4.990	104.207	104.107	104.007
5.000	104.307	104.207	104.107
5.125	104.361	104.261	104.161
5.250	104.674	104.574	104.474
5.375	105.017	104.917	104.817

15 Year			
Rate	**30 Day**	**45 Day**	**60 Day**
3.375	100.465	100.365	100.265
3.500	100.471	100.371	100.271
3.625	100.944	100.844	100.744
3.750	101.599	101.499	101.399
3.875	102.001	101.901	101.801
3.990	102.318	102.218	102.118
4.000	102.418	102.318	102.218
4.125	102.451	102.351	102.251
4.250	103.079	102.979	102.879
4.375	103.464	103.364	103.264
4.500	102.687	102.587	102.487
4.625	103.090	102.990	102.890
4.750	103.527	103.427	103.327
4.875	103.914	103.814	103.714
4.990	103.382	103.282	103.182
5.000	103.482	103.382	103.282
5.125	103.858	103.758	103.658
5.250	104.033	103.933	103.833
5.375	104.294	104.194	104.094

Super Conforming - 30-20 Year			
Rate	**30 Day**	**45 Day**	**60 Day**
4.000	99.732	99.632	99.532
4.125	100.191	100.091	99.991
4.250	100.863	100.763	100.663
4.375	101.298	101.198	101.098
4.500	101.718	101.618	101.518
4.625	101.955	101.855	101.755
4.750	102.021	101.921	101.821
4.875	102.633	102.533	102.433
4.990	102.713	102.613	102.513
5.000	102.813	102.713	102.613
5.125	102.331	102.231	102.131
5.250	102.693	102.593	102.493
5.375	103.203	103.103	103.003
5.500	103.443	103.343	103.243
5.625	102.930	102.830	102.730
5.750	103.266	103.166	103.066
5.875	103.526	103.426	103.326
5.990	103.622	103.522	103.422
6.000	103.722	103.622	103.522

Super Conforming - 15 Year			
Rate	**30 Day**	**45 Day**	**60 Day**
3.375	100.058	99.958	99.858
3.500	99.908	99.808	99.708
3.625	100.381	100.281	100.181
3.750	101.036	100.936	100.836
3.875	101.438	101.338	101.238
3.990	101.755	101.655	101.555
4.000	101.855	101.755	101.655
4.125	101.387	101.287	101.187
4.250	102.015	101.915	101.815
4.375	102.400	102.300	102.200
4.500	101.030	100.930	100.830
4.625	101.433	101.333	101.233
4.750	101.870	101.770	101.670
4.875	102.257	102.157	102.057
4.990	101.475	101.375	101.275
5.000	101.575	101.475	101.375
5.125	101.951	101.851	101.751
5.250	102.126	102.026	101.926
5.375	102.387	102.287	102.187

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
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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com	30 Day Lock Exp.:	**6/24/2019**
Lockdesk Phone:	1-877-588-2706	45 Day Lock Exp.:	**7/8/2019**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	60 Day Lock Exp.:	**7/23/2019**

W. Rate Sheet Dated: **5/24/2019** **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	98.226	98.101	97.976
3.875	98.624	98.499	98.374
4.000	99.078	98.953	98.828
4.125	99.483	99.358	99.233
4.250	99.897	99.772	99.647
4.375	100.295	100.170	100.045
4.500	100.610	100.485	100.360
4.625	100.935	100.810	100.685
4.750	101.274	101.149	101.024
4.875	101.598	101.473	101.348
5.000	101.930	101.805	101.680
5.125	102.253	102.128	102.003
5.250	102.579	102.454	102.329

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	97.884	97.759	97.634
3.375	98.532	98.407	98.282
3.500	99.178	99.053	98.928
3.625	99.728	99.603	99.478
3.750	100.232	100.107	99.982
3.875	100.740	100.615	100.490
4.000	100.912	100.787	100.662
4.125	101.140	101.015	100.890
4.250	101.456	101.331	101.206
4.375	101.754	101.629	101.504
4.500	101.960	101.835	101.710

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	98.562	98.437	98.312
3.375	98.918	98.793	98.668
3.500	99.320	99.195	99.070
3.625	99.680	99.555	99.430
3.750	100.081	99.956	99.831
3.875	100.438	100.313	100.188
4.000	100.832	100.707	100.582
4.125	101.136	101.011	100.886
4.250	101.447	101.322	101.197
4.375	101.733	101.608	101.483
4.500	101.963	101.838	101.713
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)