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.: **7/1/2019**
45 Day Lock Exp.: **7/15/2019**
60 Day Lock Exp.: **7/30/2019**

W. Rate Sheet Dated: **5/31/2019** **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	102.100	101.950	101.800	3.750	101.665	101.515	101.365	2.375	97.582	97.432	97.282	3.125	98.158	98.008	97.858
3.875	102.632	102.482	102.332	3.875	102.091	101.941	101.791	2.500	98.076	97.926	97.776	3.250	99.073	98.923	98.773
4.000	103.157	103.007	102.857	4.000	102.459	102.309	102.159	2.625	98.568	98.418	98.268	3.375	99.465	99.315	99.165
4.125	103.589	103.439	103.289	4.125	102.844	102.694	102.544	2.750	99.865	99.715	99.565	3.500	99.819	99.669	99.519
4.250	102.760	102.660	102.560	4.250	102.329	102.229	102.129	2.875	100.350	100.200	100.050	3.625	100.143	99.993	99.843
4.375	103.210	103.110	103.010	4.375	102.687	102.587	102.487	3.000	100.837	100.687	100.537	Margin = 2.250		Index = 2.340	
4.500	103.665	103.565	103.465	4.500	103.160	103.060	102.960	3.125	101.317	101.167	101.017				
4.625	104.046	103.946	103.846	4.625	103.545	103.445	103.345	3.250	101.163	101.013	100.863				
4.750	104.171	104.071	103.971	4.750	102.905	102.805	102.705	3.375	101.635	101.485	101.335				
4.875	103.703	103.603	103.503	4.875	103.263	103.163	103.063	3.500	102.035	101.885	101.735				
5.000	104.080	103.980	103.880	5.000	103.735	103.635	103.535	3.625	102.411	102.261	102.111				
5.125	104.622	104.522	104.422	5.125	104.121	104.021	103.921	3.750	102.025	101.875	101.725				
5.250	103.856	103.756	103.656	5.250	103.465	103.365	103.265	3.875	102.429	102.279	102.129				
5.375	104.263	104.163	104.063	5.375	103.823	103.723	103.623	4.000	102.774	102.624	102.474				
5.500	104.641	104.541	104.441	5.500	104.295	104.195	104.095	4.125	103.137	102.987	102.837				
5.625	105.182	105.082	104.982	5.625	104.681	104.581	104.481	4.250	102.228	102.078	101.928				
5.750	104.775	104.572	104.472	5.750	104.384	104.181	104.081	4.375	102.564	102.414	102.264				
5.875	105.182	104.979	104.879	5.875	104.743	104.539	104.439	4.500	103.014	102.864	102.714				
6.000	105.560	105.357	105.257	6.000	105.215	105.012	104.912	4.625	103.377	103.227	103.077				

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	100.950	100.800	100.650	3.750	100.665	100.515	100.365	2.375	96.582	96.432	96.282	3.125	97.158	97.008	96.858
3.875	101.482	101.332	101.182	3.875	101.091	100.941	100.791	2.500	97.076	96.926	96.776	3.250	98.073	97.923	97.773
4.000	102.007	101.857	101.707	4.000	101.459	101.309	101.159	2.625	97.568	97.418	97.268	3.375	98.465	98.315	98.165
4.125	102.439	102.289	102.139	4.125	101.844	101.694	101.544	2.750	98.865	98.715	98.565	3.500	98.819	98.669	98.519
4.250	101.610	101.510	101.410	4.250	101.329	101.229	101.129	2.875	99.350	99.200	99.050	3.625	99.143	98.993	98.843
4.375	102.060	101.960	101.860	4.375	101.687	101.587	101.487	3.000	99.837	99.687	99.537	Margin = 2.250		Index = 2.340	
4.500	102.515	102.415	102.315	4.500	102.160	102.060	101.960	3.125	100.317	100.167	100.017	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	102.896	102.796	102.696	4.625	102.545	102.445	102.345	3.250	100.163	100.013	99.863	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.750	103.021	102.921	102.821	4.750	101.905	101.805	101.705	3.375	100.635	100.485	100.335	4.750	101.745	101.495	101.245
4.875	102.553	102.453	102.353	4.875	102.263	102.163	102.063	3.500	101.035	100.885	100.735	4.875	102.153	101.903	101.653
5.000	102.930	102.830	102.730	5.000	102.735	102.635	102.535	3.625	101.411	101.261	101.111	5.000	102.530	102.280	102.030
5.125	103.472	103.372	103.272	5.125	103.121	103.021	102.921	3.750	101.025	100.875	100.725	5.125	103.072	102.822	102.572
5.250	102.706	102.606	102.506	5.250	102.465	102.365	102.265	3.875	101.429	101.279	101.129	5.250	102.306	102.056	101.806
5.375	103.113	103.013	102.913	5.375	102.823	102.723	102.623	4.000	101.774	101.624	101.474	5.375	102.713	102.463	102.213
5.500	103.491	103.391	103.291	5.500	103.295	103.195	103.095	4.125	102.137	101.987	101.837	5.500	103.091	102.841	102.591
5.625	104.032	103.932	103.832	5.625	103.681	103.581	103.481	4.250	101.228	101.078	100.928	5.625	103.632	103.382	103.132
5.750	103.625	103.422	103.322	5.750	103.384	103.181	103.081	4.375	101.564	101.414	101.264	5.750	103.225	102.975	102.725
5.875	104.032	103.829	103.729	5.875	103.743	103.539	103.439	4.500	102.014	101.864	101.714	5.875	103.632	103.382	103.132
6.000	104.410	104.207	104.107	6.000	104.215	104.012	103.912	4.625	102.377	102.227	102.077	6.000	104.010	103.760	103.510

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:	5/31/2019	4.500%

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	101.532	101.282	101.032
5.750	102.000	101.750	101.500	5.750	101.664	101.414	101.164
5.875	102.250	102.000	101.750	5.875	102.023	101.773	101.523
6.250	102.750	102.500	102.250	6.250	102.560	102.310	102.060
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
4.750	98.995	98.745	98.495
4.875	99.403	99.153	98.903
5.000	99.780	99.530	99.280
5.125	100.322	100.072	99.822
5.250	99.556	99.306	99.056
5.375	99.963	99.713	99.463
5.500	100.341	100.091	99.841
5.625	100.882	100.632	100.382
5.750	100.475	100.225	99.975
5.875	100.882	100.632	100.382
6.000	101.260	101.010	100.760

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.: **7/1/2019**
45 Day Lock Exp.: **7/15/2019**
60 Day Lock Exp.: **7/30/2019**

W. Rate Sheet Dated: **5/31/2019** **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	100.787	100.637	100.487	3.750	100.352	100.202	100.052	2.375	94.082	93.932	93.782	3.125	96.47	96.320	96.170
3.875	101.320	101.170	101.020	3.875	100.779	100.629	100.479	2.500	94.576	94.426	94.276	3.250	97.51	97.360	97.210
4.000	101.845	101.695	101.545	4.000	101.146	100.996	100.846	2.625	95.068	94.918	94.768	3.375	97.90	97.753	97.603
4.125	102.277	102.127	101.977	4.125	101.532	101.382	101.232	2.750	98.177	98.027	97.877	3.500	98.26	98.106	97.956
4.250	101.822	101.722	101.622	4.250	101.391	101.291	101.191	2.875	98.662	98.512	98.362	3.625	98.58	98.430	98.280
4.375	102.273	102.173	102.073	4.375	101.750	101.650	101.550	3.000	99.150	99.000	98.850	Margin = 2.250		Index = 2.340	
4.500	102.727	102.627	102.527	4.500	102.222	102.122	102.022	3.125	99.629	99.479	99.329				
4.625	103.109	103.009	102.909	4.625	102.608	102.508	102.408	3.250	99.600	99.450	99.300				
4.750	103.171	103.071	102.971	4.750	101.905	101.805	101.705	3.375	100.073	99.923	99.773				
4.875	102.703	102.603	102.503	4.875	102.263	102.163	102.063	3.500	100.473	100.323	100.173				
5.000	103.080	102.980	102.880	5.000	102.735	102.635	102.535	3.625	100.849	100.699	100.549				
5.125	103.622	103.522	103.422	5.125	103.121	103.021	102.921	3.750	100.712	100.562	100.412				
5.250	102.574	102.474	102.374	5.250	102.184	102.084	101.984	3.875	101.116	100.966	100.816				
5.375	102.982	102.882	102.782	5.375	102.542	102.442	102.342	4.000	101.461	101.311	101.161				
5.500	103.359	103.259	103.159	5.500	103.014	102.914	102.814	4.125	101.824	101.674	101.524				
5.625	103.901	103.801	103.701	5.625	103.400	103.300	103.200	4.250	101.290	101.140	100.990				
5.750	102.900	102.697	102.597	5.750	102.509	102.306	102.206	4.375	101.626	101.476	101.326				
5.875	103.307	103.104	103.004	5.875	102.868	102.664	102.564	4.500	102.076	101.926	101.776				
6.000	103.685	103.482	103.382	6.000	103.340	103.137	103.037	4.625	102.439	102.289	102.139				

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	99.637	99.487	99.337	3.750	99.352	99.202	99.052	2.375	94.832	94.682	94.532	3.125	95.470	95.320	95.170
3.875	100.170	100.020	99.870	3.875	99.779	99.629	99.479	2.500	95.326	95.176	95.026	3.250	96.510	96.360	96.210
4.000	100.695	100.545	100.395	4.000	100.146	99.996	99.846	2.625	95.818	95.668	95.518	3.375	96.903	96.753	96.603
4.125	101.127	100.977	100.827	4.125	100.532	100.382	100.232	2.750	97.959	97.809	97.659	3.500	97.256	97.106	96.956
4.250	100.672	100.572	100.472	4.250	100.391	100.291	100.191	2.875	98.443	98.293	98.143	3.625	97.580	97.430	97.280
4.375	101.123	101.023	100.923	4.375	100.750	100.650	100.550	3.000	98.931	98.781	98.631	Margin = 2.250		Index = 2.340	
4.500	101.577	101.477	101.377	4.500	101.222	101.122	101.022	3.125	99.411	99.261	99.111	**30 Year OTC** "Borrower Paid Only for USDA"			
4.625	101.959	101.859	101.759	4.625	101.608	101.508	101.408	3.250	99.069	98.919	98.769	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.750	102.021	101.921	101.821	4.750	100.905	100.805	100.705	3.375	99.541	99.391	99.241	4.750	100.745	100.495	100.245
4.875	101.553	101.453	101.353	4.875	101.263	101.163	101.063	3.500	99.941	99.791	99.641	4.875	101.153	100.903	100.653
5.000	101.930	101.830	101.730	5.000	101.735	101.635	101.535	3.625	100.318	100.168	100.018	5.000	101.530	101.280	101.030
5.125	102.472	102.372	102.272	5.125	102.121	102.021	101.921	3.750	99.775	99.625	99.475	5.125	102.072	101.822	101.572
5.250	101.424	101.324	101.224	5.250	101.184	101.084	100.984	3.875	100.179	100.029	99.879	5.250	101.024	100.774	100.524
5.375	101.832	101.732	101.632	5.375	101.542	101.442	101.342	4.000	100.524	100.374	100.224	5.375	101.432	101.182	100.932
5.500	102.209	102.109	102.009	5.500	102.014	101.914	101.814	4.125	100.887	100.737	100.587	5.500	101.809	101.559	101.309
5.625	102.751	102.651	102.551	5.625	102.400	102.300	102.200	4.250	99.665	99.515	99.365	5.625	102.351	102.101	101.851
5.750	101.750	101.547	101.447	5.750	101.509	101.306	101.206	4.375	100.001	99.851	99.701	5.750	101.350	101.100	100.850
5.875	102.157	101.954	101.854	5.875	101.868	101.664	101.564	4.500	100.451	100.301	100.151	5.875	101.757	101.507	101.257
6.000	102.535	102.332	102.232	6.000	102.340	102.137	102.037	4.625	100.814	100.664	100.514	6.000	102.135	101.885	101.635

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:	5/31/2019	4.500%

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	100.251	100.001	99.751
5.750	100.125	99.875	99.625	5.750	99.789	99.539	99.289
5.875	100.375	100.125	99.875	5.875	100.148	99.898	99.648
6.250	99.250	99.000	98.750	6.250	99.060	98.810	98.560
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
4.750	97.995	97.745	97.495
4.875	98.403	98.153	97.903
5.000	98.780	98.530	98.280
5.125	99.322	99.072	98.822
5.250	98.274	98.024	97.774
5.375	98.682	98.432	98.182
5.500	99.059	98.809	98.559
5.625	99.601	99.351	99.101
5.750	98.600	98.350	98.100
5.875	99.007	98.757	98.507
6.000	99.385	99.135	98.885

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.: 7/1/2019
Lockdesk Hours: 10:00 am ET - 11:00 pm ET — 45 Day Lock Exp.: 7/15/2019
60 Day Lock Exp.: 7/30/2019

W. Rate Sheet Dated: 5/31/2019 — **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	99.884	99.784	99.684
3.750	100.542	100.442	100.342
3.875	101.093	100.993	100.893
3.990	101.698	101.598	101.498
4.000	101.798	101.698	101.598
4.125	101.972	101.872	101.772
4.250	102.117	102.017	101.917
4.375	102.578	102.478	102.378
4.500	103.008	102.908	102.808
4.625	103.155	103.055	102.955
4.750	103.297	103.197	103.097
4.875	103.645	103.545	103.445
4.990	103.911	103.811	103.711
5.000	104.011	103.911	103.811
5.125	104.163	104.063	103.963
5.250	104.443	104.343	104.243
5.375	104.697	104.597	104.497
5.500	104.909	104.809	104.709
5.625	105.093	104.993	104.893

30/25 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.625	97.716	97.616	97.516
3.750	98.509	98.409	98.309
3.875	99.127	99.027	98.927
3.990	99.806	99.706	99.606
4.000	99.906	99.806	99.706
4.125	100.130	100.030	99.930
4.250	101.039	100.939	100.839
4.375	101.562	101.462	101.362
4.500	102.040	101.940	101.840
4.625	102.205	102.105	102.005
4.750	102.746	102.646	102.546
4.875	103.143	103.043	102.943
4.990	103.448	103.348	103.248
5.000	103.548	103.448	103.348
5.125	103.828	103.728	103.628
5.250	104.320	104.220	104.120
5.375	104.610	104.510	104.410
5.500	104.845	104.745	104.645
5.625	105.049	104.949	104.849

30/25 Year >125			
Rate	30 Day	45 Day	60 Day
3.625	97.716	97.616	97.516
3.750	98.349	98.249	98.149
3.875	98.970	98.870	98.770
3.990	99.650	99.550	99.450
4.000	99.750	99.650	99.550
4.125	99.963	99.863	99.763
4.250	100.847	100.747	100.647
4.375	101.375	101.275	101.175
4.500	101.852	101.752	101.652
4.625	102.018	101.918	101.818
4.750	102.743	102.643	102.543
4.875	103.143	103.043	102.943
4.990	103.448	103.348	103.248
5.000	103.548	103.448	103.348
5.125	103.828	103.728	103.628
5.250	104.410	104.310	104.210
5.375	104.704	104.604	104.504
5.500	104.939	104.839	104.739
5.625	105.143	105.043	104.943

30/25 Year High Balance			
Rate	30 Day	45 Day	60 Day
4.375	101.678	101.578	101.478
4.500	102.133	102.033	101.933
4.625	102.352	102.252	102.152
4.750	102.262	102.162	102.062
4.875	102.706	102.606	102.506
4.990	103.066	102.966	102.866
5.000	103.166	103.066	102.966
5.125	103.077	102.977	102.877
5.250	102.605	102.505	102.405
5.375	103.039	102.939	102.839
5.500	103.445	103.345	103.245
5.625	103.676	103.576	103.476
5.750	102.737	102.637	102.537
5.875	103.179	103.079	102.979
5.990	103.529	103.429	103.329
6.000	103.629	103.529	103.429
6.125	103.860	103.760	103.660
6.250	101.469	101.352	101.269
6.375	101.919	101.802	101.719

30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day
4.375	100.662	100.562	100.462
4.500	101.165	101.065	100.965
4.625	101.402	101.302	101.202
4.750	101.711	101.611	101.511
4.875	102.204	102.104	102.004
4.990	102.603	102.503	102.403
5.000	102.703	102.603	102.503
5.125	102.742	102.642	102.542
5.250	102.482	102.382	102.282
5.375	102.952	102.852	102.752
5.500	103.381	103.281	103.181
5.625	103.632	103.532	103.432
5.750	102.737	102.637	102.537
5.875	103.179	103.079	102.979
5.990	103.529	103.429	103.329
6.000	103.629	103.529	103.429
6.125	103.860	103.760	103.660
6.250	101.469	101.352	101.269
6.375	101.919	101.802	101.719

30/25 Year >125 High Balance			
Rate	30 Day	45 Day	60 Day
4.375	100.475	100.375	100.275
4.500	100.977	100.877	100.777
4.625	101.215	101.115	101.015
4.750	101.708	101.608	101.508
4.875	102.204	102.104	102.004
4.990	102.603	102.503	102.403
5.000	102.703	102.603	102.503
5.125	102.742	102.642	102.542
5.250	102.572	102.472	102.372
5.375	103.039	102.939	102.839
5.500	103.445	103.345	103.245
5.625	103.676	103.576	103.476
5.750	102.737	102.637	102.537
5.875	103.179	103.079	102.979
5.990	103.529	103.429	103.329
6.000	103.629	103.529	103.429
6.125	103.860	103.760	103.660
6.250	101.469	101.352	101.269
6.375	101.919	101.802	101.719

20 Year			
Rate	30 Day	45 Day	60 Day
3.500	N/A	N/A	N/A
3.625	100.381	100.281	100.181
3.750	100.946	100.846	100.746
3.875	101.376	101.276	101.176
3.990	101.794	101.694	101.594
4.000	101.894	101.794	101.694
4.125	102.230	102.130	102.030
4.250	102.486	102.386	102.286
4.375	102.888	102.788	102.688
4.500	103.336	103.236	103.136
4.625	103.323	103.223	103.123
4.750	103.678	103.578	103.478
4.875	104.034	103.934	103.834
4.990	104.309	104.209	104.109
5.000	104.409	104.309	104.209
5.125	104.592	104.492	104.392
5.250	104.680	104.580	104.480
5.375	104.845	104.745	104.645
5.500	105.019	104.919	104.819

20 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.875	100.785	100.685	100.585
3.990	101.466	101.366	101.266
4.000	101.566	101.466	101.366
4.125	101.744	101.644	101.544
4.250	101.563	101.463	101.363
4.375	102.025	101.925	101.825
4.500	102.486	102.386	102.286
4.625	102.628	102.528	102.428
4.750	102.603	102.503	102.403
4.875	103.008	102.908	102.808
4.990	103.299	103.199	103.099
5.000	103.399	103.299	103.199
5.125	103.670	103.570	103.470
5.250	103.771	103.671	103.571
5.375	104.001	103.901	103.801
5.500	104.226	104.126	104.026
5.625	104.426	104.326	104.226
5.750	104.853	104.753	104.653
5.875	105.121	105.021	104.921

20 Year >125			
Rate	30 Day	45 Day	60 Day
4.000	101.410	101.210	101.210
4.125	101.588	101.388	101.388
4.250	101.501	101.301	101.301
4.375	101.963	101.763	101.763
4.500	102.423	102.223	102.223
4.625	102.565	102.365	102.365
4.750	102.541	102.341	102.341
4.875	102.945	102.745	102.745
4.990	103.237	103.037	103.037
5.000	103.337	103.137	103.137
5.125	103.607	103.407	103.407
5.250	103.615	103.415	103.415
5.375	103.844	103.644	103.644
5.500	104.070	103.870	103.870
5.625	104.270	104.070	104.070
5.750	104.635	104.435	104.435
5.875	104.902	104.702	104.702
5.990	105.042	104.842	104.842
6.000	105.142	104.942	104.942

15 Year			
Rate	30 Day	45 Day	60 Day
3.375	100.463	100.363	100.263
3.500	100.811	100.711	100.611
3.625	101.485	101.385	101.285
3.750	101.584	101.484	101.384
3.875	101.632	101.532	101.432
3.990	101.870	101.770	101.670
4.000	101.970	101.870	101.770
4.125	102.717	102.617	102.517
4.250	102.722	102.622	102.522
4.375	103.089	102.989	102.889
4.500	103.377	103.277	103.177
4.625	103.673	103.573	103.473
4.750	103.362	103.262	103.162
4.875	103.566	103.466	103.366
4.990	103.591	103.491	103.391
5.000	103.691	103.591	103.491
5.125	103.795	103.695	103.595
5.250	103.621	103.521	103.421
5.375	103.784	103.684	103.584

15 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.375	99.251	99.151	99.051
3.500	99.629	99.529	99.429
3.625	100.376	100.276	100.176
3.750	100.536	100.436	100.336
3.875	100.592	100.492	100.392
3.990	100.882	100.782	100.682
4.000	100.982	100.882	100.782
4.125	101.791	101.691	101.591
4.250	101.877	101.777	101.677
4.375	102.285	102.185	102.085
4.500	102.604	102.504	102.404
4.625	102.931	102.831	102.731
4.750	102.636	102.536	102.436
4.875	102.862	102.762	102.662
4.990	102.904	102.804	102.704
5.000	103.004	102.904	102.804
5.125	103.121	103.021	102.921
5.250	102.997	102.897	102.797
5.375	103.179	103.079	102.979

15 Year >125			
Rate	30 Day	45 Day	60 Day
3.375	99.126	98.926	98.926
3.500	99.524	99.324	99.324
3.625	100.251	100.051	100.051
3.750	100.442	100.242	100.242
3.875	100.498	100.298	100.298
3.990	100.778	100.578	100.578
4.000	100.878	100.678	100.678
4.125	101.698	101.498	101.498
4.250	101.783	101.583	101.583
4.375	102.191	101.991	101.991
4.500	102.510	102.310	102.310
4.625	102.837	102.637	102.637
4.750	102.636	102.436	102.436
4.875	102.862	102.662	102.662
4.990	102.904	102.704	102.704
5.000	103.004	102.804	102.804
5.125	103.121	102.921	102.921
5.250	103.035	102.801	102.835
5.375	103.216	102.982	103.016

15 Year High Balance			
Rate	30 Day	45 Day	60 Day
3.375	100.092	99.892	99.892
3.500	100.515	100.315	100.315
3.625	100.865	100.665	100.665
3.750	101.150	100.950	100.950
3.875	101.172	100.972	100.972
3.990	101.316	101.116	101.116
4.000	101.416	101.216	101.216
4.125	101.907	101.707	101.707
4.250	101.994	101.794	101.794
4.375	102.235	102.035	102.035
4.500	102.430	102.230	102.230
4.625	102.633	102.433	102.433
4.750	101.775	101.575	101.575
4.875	101.913	101.713	101.713
4.990	101.895	101.695	101.695
5.000	101.995	101.795	101.795
5.125	102.063	101.863	101.863
5.250	101.423	101.223	101.223
5.375	101.531	101.331	101.331

15 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day
3.375	98.880	98.680	98.680
3.500	99.333	99.133	99.133
3.625	99.756	99.556	99.556
3.750	100.102	99.902	99.902
3.875	100.132	99.932	99.932
3.990	100.328	100.128	100.128
4.000	100.428	100.228	100.228
4.125	100.981	100.781	100.781
4.250	101.149	100.949	100.949
4.375	101.431	101.231	101.231
4.500	101.657	101.457	101.457
4.625	101.891	101.691	101.691
4.750	101.049	100.849	100.849
4.875	101.209	101.009	101.009
4.990	101.208	101.008	101.008
5.000	101.308	101.108	101.108
5.125	101.389	101.189	101.189
5.250	100.799	100.596	100.599
5.375	100.926	100.723	100.726

15 Year >125 High Balance			
Rate	30 Day	45 Day	60 Day
3.375	98.755	98.555	98.555
3.500	99.228	99.028	99.028
3.625	99.631	99.431	99.431
3.750	100.008	99.808	99.808
3.875	100.038	99.838	99.838
3.990	100.224	100.024	100.024
4.000	100.324	100.124	100.124
4.125	100.888	100.688	100.688
4.250	101.055	100.855	100.855
4.375	101.337	101.137	101.137
4.500	101.563	101.363	101.363
4.625	101.797	101.597	101.597
4.750	101.049	100.849	100.849
4.875	101.209	101.009	101.009
4.990	101.208	101.008	101.008
5.000	101.308	101.108	101.108
5.125	101.389	101.189	101.189
5.250	100.837	100.603	100.637
5.375	100.963	100.729	100.763

10 Year			
Rate	30 Day	45 Day	60 Day
3.375	100.715	100.515	100.515
3.500	100.976	100.776	100.776
3.625	101.745	101.545	101.545
3.750	101.596	101.396	101.396
3.875	101.895	101.695	101.695
3.990	102.033	101.833	101.833
4.000	102.133	101.933	101.933
4.125	102.863	102.663	102.663
4.250	102.814	102.614	102.614
4.375	103.207	103.007	103.007
4.500	103.493	103.293	103.293
4.625	103.788	103.588	103.588
4.750	103.171	102.971	102.971
4.875	103.373	103.173	103.173
4.990	103.397	103.197	103.197
5.000	103.497	103.297	103.297
5.125	103.599	103.399	103.399
5.250	103.145	102.945	102.945
5.375	103.307	103.107	103.107

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.: 7/1/2019
45 Day Lock Exp.: 7/15/2019
60 Day Lock Exp.: 7/30/2019

W. Rate Sheet Dated: 5/31/2019 **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	99.116	99.016	98.916
3.625	100.018	99.918	99.818
3.750	100.831	100.731	100.631
3.875	101.363	101.263	101.163
3.990	101.967	101.867	101.767
4.000	102.067	101.967	101.867
4.125	102.180	102.080	101.980
4.250	102.451	102.351	102.251
4.375	102.866	102.766	102.666
4.500	103.280	103.180	103.080
4.625	103.394	103.294	103.194
4.750	103.381	103.281	103.181
4.875	103.917	103.817	103.717
4.990	104.033	103.933	103.833
5.000	104.133	104.033	103.933
5.125	104.124	104.024	103.924
5.250	104.481	104.381	104.281
5.375	104.907	104.807	104.707
5.500	105.140	105.040	104.940

30/25 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.500	99.616	99.516	99.416
3.625	100.518	100.418	100.318
3.750	101.331	101.231	101.131
3.875	101.863	101.763	101.663
3.990	101.717	101.617	101.517
4.000	101.817	101.717	101.617
4.125	101.930	101.830	101.730
4.250	102.201	102.101	102.001
4.375	102.616	102.516	102.416
4.500	102.780	102.680	102.580
4.625	102.894	102.794	102.694
4.750	102.881	102.781	102.681
4.875	103.417	103.317	103.217
4.990	103.408	103.308	103.208
5.000	103.508	103.408	103.308
5.125	103.499	103.399	103.299
5.250	103.856	103.756	103.656
5.375	104.907	104.807	104.707
5.500	105.140	105.040	104.940

30/25 Year >125			
Rate	30 Day	45 Day	60 Day
3.500	99.616	99.516	99.416
3.625	100.518	100.418	100.318
3.750	101.331	101.231	101.131
3.875	101.863	101.763	101.663
3.990	101.717	101.617	101.517
4.000	101.817	101.717	101.617
4.125	101.930	101.830	101.730
4.250	102.201	102.101	102.001
4.375	102.616	102.516	102.416
4.500	102.780	102.680	102.580
4.625	102.894	102.794	102.694
4.750	102.881	102.781	102.681
4.875	103.417	103.317	103.217
4.990	103.408	103.308	103.208
5.000	103.508	103.408	103.308
5.125	103.499	103.399	103.299
5.250	103.856	103.756	103.656
5.375	104.907	104.807	104.707
5.500	105.140	105.040	104.940

30/25 Year SC			
Rate	30 Day	45 Day	60 Day
4.000	100.879	100.779	100.679
4.125	100.992	100.892	100.792
4.250	101.268	101.168	101.068
4.375	101.683	101.583	101.483
4.500	102.097	101.997	101.897
4.625	102.211	102.111	102.011
4.750	102.169	102.069	101.969
4.875	102.705	102.605	102.505
4.990	102.821	102.721	102.621
5.000	102.921	102.821	102.721
5.125	102.376	102.276	102.176
5.250	102.733	102.633	102.533
5.375	103.159	103.059	102.959
5.500	103.392	103.292	103.192
5.625	102.774	102.674	102.574
5.750	103.050	102.950	102.850
5.875	103.311	103.211	103.111
5.990	103.417	103.317	103.217
6.000	103.517	103.417	103.317

30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day
4.000	100.629	100.529	100.429
4.125	100.742	100.642	100.542
4.250	101.018	100.918	100.818
4.375	101.433	101.333	101.233
4.500	101.597	101.497	101.397
4.625	101.711	101.611	101.511
4.750	101.669	101.569	101.469
4.875	102.205	102.105	102.005
4.990	102.196	102.096	101.996
5.000	102.296	102.196	102.096
5.125	101.751	101.651	101.551
5.250	102.108	102.008	101.908
5.375	103.159	103.059	102.959
5.500	103.392	103.292	103.192
5.625	102.774	102.674	102.574
5.750	103.050	102.950	102.850
5.875	103.311	103.211	103.111
5.990	103.417	103.317	103.217
6.000	103.517	103.417	103.317

30/25 Year SC >125			
Rate	30 Day	45 Day	60 Day
4.000	100.629	100.529	100.429
4.125	100.742	100.642	100.542
4.250	101.018	100.918	100.818
4.375	101.433	101.333	101.233
4.500	101.597	101.497	101.397
4.625	101.711	101.611	101.511
4.750	101.669	101.569	101.469
4.875	102.205	102.105	102.005
4.990	102.196	102.096	101.996
5.000	102.296	102.196	102.096
5.125	101.751	101.651	101.551
5.250	102.108	102.008	101.908
5.375	103.159	103.059	102.959
5.500	103.392	103.292	103.192
5.625	102.774	102.674	102.574
5.750	103.050	102.950	102.850
5.875	103.311	103.211	103.111
5.990	103.417	103.317	103.217
6.000	103.517	103.417	103.317

20 Year			
Rate	30 Day	45 Day	60 Day
3.375	98.847	98.747	98.647
3.500	99.696	99.596	99.496
3.625	100.398	100.298	100.198
3.750	100.931	100.831	100.731
3.875	101.585	101.485	101.385
3.990	101.973	101.873	101.773
4.000	102.073	101.973	101.873
4.125	102.535	102.435	102.335
4.250	102.705	102.605	102.505
4.375	103.063	102.963	102.863
4.500	103.473	103.373	103.273
4.625	103.628	103.528	103.428
4.750	103.843	103.743	103.643
4.875	104.221	104.121	104.021
4.990	104.372	104.272	104.172
5.000	104.472	104.372	104.272
5.125	104.454	104.354	104.254
5.250	104.769	104.669	104.569
5.375	105.061	104.961	104.861

20 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.250	0.000	-0.100	-0.200
3.375	98.847	98.747	98.647
3.500	99.696	99.596	99.496
3.625	100.398	100.298	100.198
3.750	100.931	100.831	100.731
3.875	101.585	101.485	101.385
3.990	102.223	102.123	102.023
4.000	102.323	102.223	102.123
4.125	102.785	102.685	102.585
4.250	102.955	102.855	102.755
4.375	103.313	103.213	103.113
4.500	103.723	103.623	103.523
4.625	103.878	103.778	103.678
4.750	104.093	103.993	103.893
4.875	104.471	104.371	104.271
4.990	104.622	104.522	104.422
5.000	104.722	104.622	104.522
5.125	104.704	104.604	104.504
5.250	105.019	104.919	104.819

20 Year >125			
Rate	30 Day	45 Day	60 Day
3.250	0.000	-0.100	-0.200
3.375	98.972	98.872	98.772
3.500	99.821	99.721	99.621
3.625	100.523	100.423	100.323
3.750	101.056	100.956	100.856
3.875	101.710	101.610	101.510
3.990	102.223	102.123	102.023
4.000	102.323	102.223	102.123
4.125	102.785	102.685	102.585
4.250	102.955	102.855	102.755
4.375	103.313	103.213	103.113
4.500	103.723	103.623	103.523
4.625	103.878	103.778	103.678
4.750	104.093	103.993	103.893
4.875	104.471	104.371	104.271
4.990	104.622	104.522	104.422
5.000	104.722	104.622	104.522
5.125	104.704	104.604	104.504
5.250	105.019	104.919	104.819

15 Year			
Rate	30 Day	45 Day	60 Day
3.375	100.935	100.835	100.735
3.500	100.838	100.738	100.638
3.625	101.271	101.171	101.071
3.750	101.904	101.804	101.704
3.875	102.235	102.135	102.035
3.990	102.542	102.442	102.342
4.000	102.642	102.542	102.442
4.125	102.555	102.455	102.355
4.250	103.175	103.075	102.975
4.375	103.537	103.437	103.337
4.500	102.782	102.682	102.582
4.625	103.168	103.068	102.968
4.750	103.589	103.489	103.389
4.875	103.956	103.856	103.756
4.990	103.359	103.259	103.159
5.000	103.459	103.359	103.259
5.125	103.818	103.718	103.618
5.250	103.979	103.879	103.779
5.375	104.222	104.122	104.022

15 Year 105-125			
Rate	30 Day	45 Day	60 Day
3.375	101.435	101.335	101.235
3.500	101.338	101.238	101.138
3.625	101.771	101.671	101.571
3.750	102.404	102.304	102.204
3.875	102.485	102.385	102.285
3.990	102.792	102.692	102.592
4.000	102.892	102.792	102.692
4.125	102.805	102.705	102.605
4.250	103.425	103.325	103.225
4.375	103.412	103.312	103.212
4.500	102.657	102.557	102.457
4.625	103.043	102.943	102.843
4.750	103.464	103.364	103.264
4.875	103.956	103.856	103.756
4.990	103.359	103.259	103.159
5.000	103.459	103.359	103.259
5.125	103.818	103.718	103.618
5.250	103.979	103.879	103.779
5.375	104.222	104.122	104.022

15 Year >125			
Rate	30 Day	45 Day	60 Day
3.375	101.435	101.335	101.235
3.500	101.338	101.238	101.138
3.625	101.771	101.671	101.571
3.750	102.404	102.304	102.204
3.875	102.485	102.385	102.285
3.990	102.792	102.692	102.592
4.000	102.892	102.792	102.692
4.125	102.805	102.705	102.605
4.250	103.425	103.325	103.225
4.375	103.412	103.312	103.212
4.500	102.657	102.557	102.457
4.625	103.043	102.943	102.843
4.750	103.464	103.364	103.264
4.875	103.956	103.856	103.756
4.990	103.359	103.259	103.159
5.000	103.459	103.359	103.259
5.125	103.818	103.718	103.618
5.250	103.979	103.879	103.779
5.375	104.222	104.122	104.022

15 Year SC			
Rate	30 Day	45 Day	60 Day
3.375	100.528	100.428	100.328
3.500	100.275	100.175	100.075
3.625	100.708	100.608	100.508
3.750	101.341	101.241	101.141
3.875	101.672	101.572	101.472
3.990	101.979	101.879	101.779
4.000	102.079	101.979	101.879
4.125	101.497	101.397	101.297
4.250	102.117	102.017	101.917
4.375	102.479	102.379	102.279
4.500	101.125	101.025	100.925
4.625	101.511	101.411	101.311
4.750	101.932	101.832	101.732
4.875	102.299	102.199	102.099
4.990	101.452	101.352	101.252
5.000	101.552	101.452	101.352
5.125	101.911	101.811	101.711
5.250	102.072	101.972	101.872
5.375	102.315	102.215	102.115

15 Year SC 105-125			
Rate	30 Day	45 Day	60 Day
3.375	101.028	100.928	100.828
3.500	100.775	100.675	100.575
3.625	101.208	101.108	101.008
3.750	101.841	101.741	101.641
3.875	101.922	101.822	101.722
3.990	102.229	102.129	102.029
4.000	102.329	102.229	102.129
4.125	101.747	101.647	101.547
4.250	102.367	102.267	102.167
4.375	102.354	102.254	102.154
4.500	101.000	100.900	100.800
4.625	101.386	101.286	101.186
4.750	101.807	101.707	101.607
4.875	102.299	102.199	102.099
4.990	101.452	101.352	101.252
5.000	101.552	101.452	101.352
5.125	101.911	101.811	101.711
5.250	102.072	101.972	101.872
5.375	102.315	102.215	102.115

15 Year SC >125			
Rate	30 Day	45 Day	60 Day
3.375	101.028	100.928	100.828
3.500	100.775	100.675	100.575
3.625	101.208	101.108	101.008
3.750	101.841	101.741	101.641
3.875	101.922	101.822	101.722
3.990	102.229	102.129	102.029
4.000	102.329	102.229	102.129
4.125	101.747	101.647	101.547
4.250	102.367	102.267	102.167
4.375	102.354	102.254	102.154
4.500	101.000	100.900	100.800
4.625	101.386	101.286	101.186
4.750	101.807	101.707	101.607
4.875	102.299	102.199	102.099
4.990	101.452	101.352	101.252
5.000	101.552	101.452	101.352
5.125	101.911	101.811	101.711
5.250	102.072	101.972	101.872
5.375	102.315	102.215	102.115

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 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.

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.: **7/1/2019**
45 Day Lock Exp.: **7/15/2019**
60 Day Lock Exp.: **7/30/2019**

W. Rate Sheet Dated: 5/31/2019 **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
3.500	99.116	99.016	98.916	3.375	98.847	98.747	98.647	3.375	100.935	100.835	100.735	4.000	100.879	100.779	100.679	3.375	100.528	100.428	100.328
3.625	100.018	99.918	99.818	3.500	99.696	99.596	99.496	3.500	100.838	100.738	100.638	4.125	100.992	100.892	100.792	3.500	100.275	100.175	100.075
3.750	100.831	100.731	100.631	3.625	100.398	100.298	100.198	3.625	101.271	101.171	101.071	4.250	101.268	101.168	101.068	3.625	100.708	100.608	100.508
3.875	101.363	101.263	101.163	3.750	100.931	100.831	100.731	3.750	101.904	101.804	101.704	4.375	101.683	101.583	101.483	3.750	101.341	101.241	101.141
3.990	101.967	101.867	101.767	3.875	101.585	101.485	101.385	3.875	102.235	102.135	102.035	4.500	102.097	101.997	101.897	3.875	101.672	101.572	101.472
4.000	102.067	101.967	101.867	3.990	101.973	101.873	101.773	3.990	102.542	102.442	102.342	4.625	102.211	102.111	102.011	3.990	101.979	101.879	101.779
4.125	102.180	102.080	101.980	4.000	102.073	101.973	101.873	4.000	102.642	102.542	102.442	4.750	102.169	102.069	101.969	4.000	102.079	101.979	101.879
4.250	102.451	102.351	102.251	4.125	102.535	102.435	102.335	4.125	102.555	102.455	102.355	4.875	102.705	102.605	102.505	4.125	101.497	101.397	101.297
4.375	102.866	102.766	102.666	4.250	102.705	102.605	102.505	4.250	103.175	103.075	102.975	4.990	102.821	102.721	102.621	4.250	102.117	102.017	101.917
4.500	103.280	103.180	103.080	4.375	103.063	102.963	102.863	4.375	103.537	103.437	103.337	5.000	102.921	102.821	102.721	4.375	102.479	102.379	102.279
4.625	103.394	103.294	103.194	4.500	103.473	103.373	103.273	4.500	102.782	102.682	102.582	5.125	102.376	102.276	102.176	4.500	101.125	101.025	100.925
4.750	103.381	103.281	103.181	4.625	103.628	103.528	103.428	4.625	103.168	103.068	102.968	5.250	102.733	102.633	102.533	4.625	101.511	101.411	101.311
4.875	103.917	103.817	103.717	4.750	103.843	103.743	103.643	4.750	103.589	103.489	103.389	5.375	103.159	103.059	102.959	4.750	101.932	101.832	101.732
4.990	104.033	103.933	103.833	4.875	104.221	104.121	104.021	4.875	103.956	103.856	103.756	5.500	103.392	103.292	103.192	4.875	102.299	102.199	102.099
5.000	104.133	104.033	103.933	4.990	104.372	104.272	104.172	4.990	103.359	103.259	103.159	5.625	102.774	102.674	102.574	4.990	101.452	101.352	101.252
5.125	104.124	104.024	103.924	5.000	104.472	104.372	104.272	5.000	103.459	103.359	103.259	5.750	103.050	102.950	102.850	5.000	101.552	101.452	101.352
5.250	104.481	104.381	104.281	5.125	104.454	104.354	104.254	5.125	103.818	103.718	103.618	5.875	103.311	103.211	103.111	5.125	101.911	101.811	101.711
5.375	104.907	104.807	104.707	5.250	104.769	104.669	104.569	5.250	103.979	103.879	103.779	5.990	103.417	103.317	103.217	5.250	102.072	101.972	101.872
5.500	105.140	105.040	104.940	5.375	105.061	104.961	104.861	5.375	104.222	104.122	104.022	6.000	103.517	103.417	103.317	5.375	102.315	102.215	102.115

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

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.: **7/1/2019**
45 Day Lock Exp.: **7/15/2019**
60 Day Lock Exp.: **7/30/2019**

W. Rate Sheet Dated: **5/31/2019** **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	98.822	98.697	98.572
3.875	99.193	99.068	98.943
4.000	99.580	99.455	99.330
4.125	100.008	99.883	99.758
4.250	100.405	100.280	100.155
4.375	100.745	100.620	100.495
4.500	101.005	100.880	100.755
4.625	101.257	101.132	101.007
4.750	101.530	101.405	101.280
4.875	101.868	101.743	101.618
5.000	102.149	102.024	101.899
5.125	102.448	102.323	102.198
5.250	102.749	102.624	102.499

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	98.669	98.544	98.419
3.375	99.293	99.168	99.043
3.500	99.916	99.791	99.666
3.625	100.444	100.319	100.194
3.750	100.926	100.801	100.676
3.875	101.410	101.285	101.160
4.000	101.603	101.478	101.353
4.125	101.811	101.686	101.561
4.250	102.108	101.983	101.858
4.375	102.387	102.262	102.137
4.500	102.575	102.450	102.325

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	99.033	98.908	98.783
3.375	99.379	99.254	99.129
3.500	99.776	99.651	99.526
3.625	100.126	100.001	99.876
3.750	100.526	100.401	100.276
3.875	100.873	100.748	100.623
4.000	101.261	101.136	101.011
4.125	101.560	101.435	101.310
4.250	101.865	101.740	101.615
4.375	102.146	102.021	101.896
4.500	102.370	102.245	102.120
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)