



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@af wholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 8/8/2019

45 Day Lock Exp.: 8/23/2019

60 Day Lock Exp.: 9/9/2019

W. Rate Sheet Dated: 7/9/2019

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
3.375	101.830	101.680	101.530	3.375	101.356	101.206	101.056	2.375	98.401	98.251	98.101	3.125	99.887	99.737	99.587
3.500	102.374	102.224	102.074	3.500	101.773	101.623	101.473	2.500	98.894	98.744	98.594	3.250	99.942	99.792	99.642
3.625	102.910	102.760	102.610	3.625	102.151	102.001	101.851	2.625	99.379	99.229	99.079	3.375	100.310	100.160	100.010
3.750	102.607	102.457	102.307	3.750	102.161	102.011	101.861	2.750	99.651	99.501	99.351	3.500	100.649	100.499	100.349
3.875	103.135	102.985	102.835	3.875	102.549	102.399	102.249	2.875	100.139	99.989	99.839	3.625	100.108	99.958	99.808
4.000	103.591	103.441	103.291	4.000	102.940	102.790	102.640	3.000	100.622	100.472	100.322	Margin = 2.250		Index = 1.940	
4.125	104.024	103.874	103.724	4.125	103.285	103.135	102.985	3.125	101.087	100.937	100.787				
4.250	103.187	103.087	102.987	4.250	102.750	102.650	102.550	3.250	101.071	100.921	100.771				
4.375	103.647	103.547	103.447	4.375	103.187	103.087	102.987	3.375	101.495	101.345	101.195				
4.500	104.049	103.949	103.849	4.500	103.579	103.479	103.379	3.500	101.889	101.739	101.589				
4.625	104.468	104.368	104.268	4.625	103.923	103.823	103.723	3.625	102.244	102.094	101.944				
4.750	104.593	104.493	104.393	4.750	103.216	103.116	103.016	3.750	102.560	102.410	102.260				
4.875	104.009	103.909	103.809	4.875	103.653	103.553	103.453	3.875	102.925	102.775	102.625				
5.000	104.515	104.415	104.315	5.000	104.045	103.945	103.845	4.000	103.295	103.145	102.995				
5.125	104.934	104.834	104.734	5.125	104.389	104.289	104.189	4.125	103.616	103.466	103.316				
5.250	104.068	103.968	103.868	5.250	103.667	103.567	103.467	4.250	103.165	103.015	102.865				
5.375	104.460	104.360	104.260	5.375	104.104	104.004	103.904	4.375	103.579	103.429	103.279				
5.500	104.966	104.866	104.766	5.500	104.496	104.396	104.296	4.500	103.949	103.799	103.649				
5.625	105.385	105.285	105.185	5.625	104.840	104.740	104.640	4.625	104.270	104.120	103.970				

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
3.375	100.680	100.530	100.380	3.375	100.356	100.206	100.056	2.375	97.401	97.251	97.101	3.125	98.887	98.737	98.587
3.500	101.224	101.074	100.924	3.500	100.773	100.623	100.473	2.500	97.894	97.744	97.594	3.250	98.942	98.792	98.642
3.625	101.760	101.610	101.460	3.625	101.151	101.001	100.851	2.625	98.379	98.229	98.079	3.375	99.310	99.160	99.010
3.750	101.457	101.307	101.157	3.750	101.161	101.011	100.861	2.750	98.651	98.501	98.351	3.500	99.649	99.499	99.349
3.875	101.985	101.835	101.685	3.875	101.549	101.399	101.249	2.875	99.139	98.989	98.839	3.625	99.108	98.958	98.808
4.000	102.441	102.291	102.141	4.000	101.940	101.790	101.640	3.000	99.622	99.472	99.322	Margin = 2.250		Index = 1.940	
4.125	102.874	102.724	102.574	4.125	102.285	102.135	101.985	3.125	100.087	99.937	99.787	30 Year OTC "Borrower Paid Only for USDA"			
4.250	102.037	101.937	101.837	4.250	101.750	101.650	101.550	3.250	100.071	99.921	99.771	Rate	30 Day	45 Day	60 Day
4.375	102.497	102.397	102.297	4.375	102.187	102.087	101.987	3.375	100.495	100.345	100.195	3.875	101.585	101.335	101.085
4.500	102.899	102.799	102.699	4.500	102.579	102.479	102.379	3.500	100.889	100.739	100.589	4.000	102.041	101.791	101.541
4.625	103.318	103.218	103.118	4.625	102.923	102.823	102.723	3.625	101.244	101.094	100.944	4.125	102.474	102.224	101.974
4.750	103.343	103.343	103.243	4.750	102.216	102.116	102.016	3.750	101.560	101.410	101.260	4.375	102.097	101.847	101.597
4.875	102.859	102.759	102.659	4.875	102.653	102.553	102.453	3.875	101.925	101.775	101.625	4.500	102.499	102.249	101.999
5.000	103.365	103.265	103.165	5.000	103.045	102.945	102.845	4.000	102.295	102.145	101.995	4.625	102.918	102.668	102.418
5.125	103.784	103.684	103.584	5.125	103.389	103.289	103.189	4.125	102.616	102.466	102.316	4.875	102.459	102.209	101.959
5.250	102.918	102.818	102.718	5.250	102.667	102.567	102.467	4.250	102.165	102.015	101.865	5.000	102.965	102.715	102.465
5.375	103.310	103.210	103.110	5.375	103.104	103.004	102.904	4.375	102.579	102.429	102.279	5.125	103.384	103.134	102.884
5.500	103.816	103.716	103.616	5.500	103.496	103.396	103.296	4.500	102.949	102.799	102.649	5.500	103.416	103.166	102.916
5.625	104.235	104.135	104.035	5.625	103.840	103.740	103.640	4.625	103.270	103.120	102.970	5.625	103.835	103.585	103.335

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs					
	Standard	Specialty		Standard	Specialty
FICO Adjuster			Loan Size Adjuster		
FICO 720 +	0.250	0.250	\$0 - \$49,999	-2.500	-2.500
FICO 680- 719	0.250	0.250	\$50,000 - \$85,000	-0.500	-0.500
FICO 660 - 679	0.250	0.250	\$85,001 - \$125,000	-0.500	-0.250
FICO 640 - 659	0.000	0.000	\$125,001 - \$175,000	-0.125	0.000
FICO 620 - 639	-1.000	0.000	\$175,001 - \$275,000	0.000	0.000
FICO 600 - 619	-1.500	-1.500	\$275,001 up to HB	0.000	0.000
FICO 580 - 599	-2.000	-2.000			
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000
USDA Streamline-Assist Refinance Option				-0.250	-0.250

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	101.706	101.456	101.206
5.750	102.000	101.750	101.500	5.750	101.632	101.382	101.132
5.875	102.250	102.000	101.750	5.875	102.069	101.819	101.569
6.250	102.750	102.500	102.250	6.250	102.485	102.235	101.985
Lender paid price cap after comp plan = 100.000							

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 <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	†IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	

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:	7/9/2019	4.500%

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
3.875	98.835	98.585	98.335
4.000	99.291	99.041	98.791
4.125	99.724	99.474	99.224
4.375	99.347	99.097	98.847
4.500	99.749	99.499	99.249
4.625	100.168	99.918	99.668
4.875	99.709	99.459	99.209
5.000	100.215	99.965	99.715
5.125	100.634	100.384	100.134
5.500	100.666	100.416	100.166
5.625	101.085	100.835	100.585



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/8/2019

45 Day Lock Exp.:

8/23/2019

60 Day Lock Exp.:

9/9/2019

W. Rate Sheet Dated: 7/9/2019

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
3.375	100.586	100.436	100.286	3.375	100.543	100.393	100.243	2.375	95.681	95.531	95.381	3.125	99.560	99.410	99.260
3.500	101.130	100.980	100.830	3.500	100.959	100.809	100.659	2.500	96.174	96.024	95.874	3.250	99.709	99.559	99.409
3.625	101.666	101.516	101.366	3.625	101.337	101.187	101.037	2.625	96.659	96.509	96.359	3.375	100.076	99.926	99.776
3.750	101.457	101.307	101.157	3.750	101.441	101.291	101.141	2.750	98.744	98.594	98.444	3.500	100.415	100.265	100.115
3.875	101.985	101.835	101.685	3.875	101.829	101.679	101.529	2.875	99.232	99.082	98.932	3.625	99.875	99.725	99.575
4.000	102.441	102.291	102.141	4.000	102.220	102.070	101.920	3.000	99.714	99.564	99.414	Margin = 2.250		Index = 1.940	
4.125	102.874	102.724	102.574	4.125	102.565	102.415	102.265	3.125	100.179	100.029	99.879				
4.250	102.225	102.125	102.025	4.250	102.217	102.117	102.017	3.250	100.257	100.107	99.957				
4.375	102.685	102.585	102.485	4.375	102.654	102.554	102.454	3.375	100.681	100.531	100.381				
4.500	103.086	102.986	102.886	4.500	103.046	102.946	102.846	3.500	101.075	100.925	100.775				
4.625	103.505	103.405	103.305	4.625	103.390	103.290	103.190	3.625	101.431	101.281	101.131				
4.750	103.380	103.280	103.180	4.750	102.434	102.334	102.234	3.750	101.840	101.690	101.540				
4.875	102.796	102.696	102.596	4.875	102.871	102.771	102.671	3.875	102.205	102.055	101.905				
5.000	103.303	103.203	103.103	5.000	103.263	103.163	103.063	4.000	102.575	102.425	102.275				
5.125	103.722	103.622	103.522	5.125	103.607	103.507	103.407	4.125	102.896	102.746	102.596				
5.250	103.105	103.005	102.905	5.250	103.135	103.035	102.935	4.250	102.632	102.482	102.332				
5.375	103.497	103.397	103.297	5.375	103.571	103.471	103.371	4.375	103.047	102.897	102.747				
5.500	104.003	103.903	103.803	5.500	103.963	103.863	103.763	4.500	103.416	103.266	103.116				
5.625	104.422	104.322	104.222	5.625	104.307	104.207	104.107	4.625	103.738	103.588	103.438				

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
3.375	99.436	99.286	99.136	3.375	99.113	98.963	98.813	2.375	96.001	95.851	95.701	3.125	97.550	97.400	97.250
3.500	99.980	99.830	99.680	3.500	99.529	99.379	99.229	2.500	96.494	96.344	96.194	3.250	97.699	97.549	97.399
3.625	100.516	100.366	100.216	3.625	99.907	99.757	99.607	2.625	96.979	96.829	96.679	3.375	98.066	97.916	97.766
3.750	100.307	100.157	100.007	3.750	100.011	99.861	99.711	2.750	98.095	97.945	97.795	3.500	98.405	98.255	98.105
3.875	100.835	100.685	100.535	3.875	100.399	100.249	100.099	2.875	98.583	98.433	98.283	3.625	97.865	97.715	97.565
4.000	101.291	101.141	100.991	4.000	100.790	100.640	100.490	3.000	99.066	98.916	98.766	Margin = 2.250		Index = 1.940	
4.125	101.724	101.574	101.424	4.125	101.135	100.985	100.835	3.125	99.530	99.380	99.230	30 Year OTC "Borrower Paid Only for USDA"			
4.250	101.075	100.975	100.875	4.250	100.787	100.687	100.587	3.250	99.327	99.177	99.027	Rate	30 Day	45 Day	60 Day
4.375	101.535	101.435	101.335	4.375	101.224	101.124	101.024	3.375	99.751	99.601	99.451	3.875	100.435	100.185	99.935
4.500	101.936	101.836	101.736	4.500	101.616	101.516	101.416	3.500	100.145	99.995	99.845	4.000	100.891	100.641	100.391
4.625	102.355	102.255	102.155	4.625	101.960	101.860	101.760	3.625	100.501	100.351	100.201	4.125	101.324	101.074	100.824
4.750	102.230	102.130	102.030	4.750	101.004	100.904	100.804	3.750	100.660	100.510	100.360	4.375	101.135	100.885	100.635
4.875	101.646	101.546	101.446	4.875	101.441	101.341	101.241	3.875	101.025	100.875	100.725	4.500	101.536	101.286	101.036
5.000	102.153	102.053	101.953	5.000	101.833	101.733	101.633	4.000	101.395	101.245	101.095	4.625	101.955	101.705	101.455
5.125	102.572	102.472	102.372	5.125	102.177	102.077	101.977	4.125	101.716	101.566	101.416	4.875	101.246	100.996	100.746
5.250	101.955	101.855	101.755	5.250	101.705	101.605	101.505	4.250	100.952	100.802	100.652	5.000	101.753	101.503	101.253
5.375	102.347	102.247	102.147	5.375	102.141	102.041	101.941	4.375	101.367	101.217	101.067	5.125	102.172	101.922	101.672
5.500	102.853	102.753	102.653	5.500	102.533	102.433	102.333	4.500	101.736	101.586	101.436	5.500	102.453	102.203	101.953
5.625	103.272	103.172	103.072	5.625	102.877	102.777	102.677	4.625	102.058	101.908	101.758	5.625	102.872	102.622	102.372

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs							
	Standard	Specialty		Standard	Specialty		
FICO Adjuster			FICO Adjuster				
FICO 720 +	0.250	0.250	FICO 620 - 639	-1.000	0.000		
FICO 680- 719	0.250	0.250	FICO 600 - 619	-1.500	-1.500		
FICO 660 - 679	0.250	0.250	FICO 580 - 599	-2.000	-2.000		
FICO 640 - 659	0.000	0.000					
NY	-0.250	-0.250	Non Owner Occupancy	-2.000	-2.000		
2 Unit	0.000	0.000	Refer / Manual UW	0.000	0.000		
USDA Streamline-Assist Refinance Option				-0.250	-0.250		
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	98.688	98.438	98.188	5.250	100.393	100.143	99.893
5.750	100.125	99.875	99.625	5.750	99.757	99.507	99.257
5.875	100.375	100.125	99.875	5.875	100.194	99.944	99.694
6.250	99.250	99.000	98.750	6.250	98.985	98.735	98.485
Lender paid price cap after comp plan = 100.000							

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:	7/9/2019	4.500%

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
3.875	97.685	97.435	97.185
4.000	98.141	97.891	97.641
4.125	98.574	98.324	98.074
4.375	98.385	98.135	97.885
4.500	98.786	98.536	98.286
4.625	99.205	98.955	98.705
4.875	98.496	98.246	97.996
5.000	99.003	98.753	98.503
5.125	99.422	99.172	98.922
5.500	99.703	99.453	99.203
5.625	100.122	99.872	99.622

Lock Desk Policy	
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Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)

W. Rate Sheet Dated: 7/9/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

30 Day Lock Exp.: 8/8/2019
45 Day Lock Exp.: 8/23/2019
60 Day Lock Exp.: 9/9/2019

Conforming FNMA																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year High Balance				30/25 Year 105-125 High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.625	100.586	100.486	100.386	3.125	96.530	96.430	96.330	3.125	96.280	96.180	96.080	4.000	101.570	101.470	101.370	4.000	100.886	100.786	100.686
3.750	101.007	100.907	100.807	3.250	97.593	97.493	97.393	3.250	97.401	97.301	97.201	4.125	101.805	101.705	101.605	4.125	101.138	101.038	100.938
3.875	101.518	101.418	101.318	3.375	98.302	98.202	98.102	3.375	98.114	98.014	97.914	4.250	101.819	101.719	101.619	4.250	101.568	101.468	101.368
3.990	102.052	101.952	101.852	3.500	98.852	98.752	98.652	3.500	98.664	98.564	98.464	4.375	102.266	102.166	102.066	4.375	102.121	102.021	101.921
4.000	102.152	102.052	101.952	3.625	99.295	99.195	99.095	3.625	99.108	99.008	98.908	4.500	102.699	102.599	102.499	4.500	102.596	102.496	102.396
4.125	102.306	102.206	102.106	3.750	100.191	100.091	99.991	3.750	100.093	99.993	99.893	4.625	102.907	102.807	102.707	4.625	102.907	102.807	102.707
4.250	102.532	102.432	102.332	3.875	100.767	100.667	100.567	3.875	100.673	100.573	100.473	4.750	102.744	102.644	102.544	4.750	102.744	102.644	102.544
4.375	102.592	102.492	102.392	3.990	101.368	101.268	101.168	3.990	101.275	101.175	101.075	4.875	103.168	103.068	102.968	4.875	103.168	103.068	102.968
4.500	103.280	103.180	103.080	4.000	101.468	101.368	101.268	4.000	101.375	101.275	101.175	4.990	103.510	103.410	103.310	4.990	103.510	103.410	103.310
4.625	103.270	103.170	103.070	4.125	101.639	101.539	101.439	4.125	101.545	101.445	101.345	5.000	103.610	103.510	103.410	5.000	103.610	103.510	103.410
4.750	103.480	103.380	103.280	4.250	102.281	102.181	102.081	4.250	102.370	102.270	102.170	5.125	103.517	103.417	103.317	5.125	103.517	103.417	103.317
4.875	103.807	103.707	103.607	4.375	102.752	102.652	102.552	4.375	102.845	102.745	102.645	5.250	102.898	102.798	102.698	5.250	102.898	102.798	102.698
4.990	104.058	103.958	103.858	4.500	103.177	103.077	102.977	4.500	103.271	103.171	103.071	5.375	103.320	103.220	103.120	5.375	103.320	103.220	103.120
5.000	104.158	104.058	103.958	4.625	103.335	103.235	103.135	4.625	103.429	103.329	103.229	5.500	103.716	103.616	103.516	5.500	103.716	103.616	103.516
5.125	104.398	104.298	104.198	4.750	104.060	103.960	103.860	4.750	103.931	103.831	103.731	5.625	103.950	103.850	103.750	5.625	103.950	103.850	103.750
5.250	104.526	104.426	104.326	4.875	104.433	104.333	104.233	4.875	104.308	104.208	104.108	5.750	102.912	102.812	102.712	5.750	102.912	102.812	102.712
5.375	104.769	104.669	104.569	4.990	104.722	104.622	104.522	4.990	104.59										

Applicable for all mortgages with greater than 15 year terms										
FICO	↓ / TVT →	< 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		0.00%	-0.25%	-0.25%	-0.50%	-0.50%	-0.50%	-0.50%	-0.75%	-0.75%
720 – 739		0.00%	-0.25%	-0.50%	-0.75%	-0.50%	-0.50%	-0.50%	-1.00%	-1.00%
700 – 719		0.00%	-0.50%	-1.00%	-1.25%	-1.00%	-1.00%	-1.00%	-1.50%	-1.50%
680 – 699		0.00%	-0.50%	-1.25%	-1.75%	-1.50%	-1.25%	-1.25%	-1.50%	-1.50%
660 – 679		0.00%	-1.00%	-2.25%	-2.75%	-2.75%	-2.25%	-2.25%	-2.25%	-2.25%
640 – 659		-0.50%	-1.25%	-2.75%	-3.00%	-3.25%	-2.75%	-2.75%	-2.75%	-2.75%
620 – 639		-0.50%	-1.50%	-3.00%	-3.00%	-3.25%	-3.25%	-3.25%	-3.50%	-3.50%

Cash-Out Refinance*				
FICO ↓ LTV →	< 60.00%	60.01 – 70.00%	70.01 – 75.00%	75.01
> 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 ↓ \ ITV →	< 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 applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).									
** Not applicable to detached Condominium units (identified by SFC 588).									

* Not applicable to MH Advantage properties (identified by SFC 859 in conjunction with SFC 235).

** Not applicable to detached Condominium units (identified by SEC 588)

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	0.00%
All other LTV & FICO combos	1.50%

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

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

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.

* 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. <i>For use by mortgage professionals only and should not be distributed to borrowers</i>				



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/8/2019

45 Day Lock Exp.:

8/23/2019

60 Day Lock Exp.:

9/9/2019

W. Rate Sheet Dated: 7/9/2019

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC																			
30/25 Year				30/25 Year 105-125				30/25 Year >125				30/25 Year SC				30/25 Year SC 105-125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.500	100.739	100.639	100.539	3.500	100.489	100.389	100.289	3.500	100.489	100.389	100.289	4.000	101.844	101.744	101.644	4.000	101.469	101.369	101.269
3.625	100.983	100.883	100.783	3.625	100.733	100.633	100.533	3.625	100.733	100.633	100.533	4.125	101.848	101.748	101.648	4.125	101.473	101.373	101.273
3.750	101.321	101.221	101.121	3.750	101.071	100.971	100.871	3.750	101.071	100.971	100.871	4.250	102.098	101.998	101.898	4.250	101.723	101.623	101.523
3.875	101.851	101.751	101.651	3.875	101.601	101.501	101.401	3.875	101.601	101.501	101.401	4.375	102.446	102.346	102.246	4.375	102.071	101.971	101.871
3.990	102.363	102.263	102.163	3.990	101.988	101.888	101.788	3.990	101.988	101.888	101.788	4.500	102.758	102.658	102.558	4.500	102.133	102.033	101.933
4.000	102.463	102.363	102.263	4.000	102.088	101.988	101.888	4.000	102.088	101.988	101.888	4.625	102.770	102.670	102.570	4.625	102.145	102.045	101.945
4.125	102.467	102.367	102.267	4.125	102.092	101.992	101.892	4.125	102.092	101.992	101.892	4.750	102.670	102.570	102.470	4.750	102.045	101.945	101.845
4.250	102.773	102.673	102.573	4.250	102.398	102.298	102.198	4.250	102.398	102.298	102.198	4.875	103.025	102.925	102.825	4.875	102.400	102.300	102.200
4.375	103.121	103.021	102.921	4.375	102.746	102.646	102.546	4.375	102.746	102.646	102.546	4.990	103.153	103.053	102.953	4.990	102.153	102.053	101.953
4.500	103.433	103.333	103.233	4.500	102.808	102.708	102.608	4.500	102.808	102.708	102.608	5.000	103.253	103.153	103.053	5.000	102.253	102.153	102.053
4.625	103.445	103.345	103.245	4.625	102.820	102.720	102.620	4.625	102.820	102.720	102.620	5.125	102.837	102.737	102.637	5.125	101.837	101.737	101.637
4.750	103.628	103.528	103.428	4.750	103.003	102.903	102.803	4.750	103.003	102.903	102.803	5.250	103.154	103.054	102.954	5.250	102.154	102.054	101.954
4.875	103.983	103.883	103.783	4.875	103.358	103.258	103.158	4.875	103.358	103.258	103.158	5.375	103.517	103.417	103.317	5.375	102.517	102.417	102.317
4.990	104.111	104.011	103.911	4.990	103.111	103.011	102.911	4.990	103.111	103.011	102.911	5.500	103.713	103.613	103.513	5.500	103.713	103.613	103.513
5.000	104.211	104.111	104.011	5.000	103.211	103.111	103.011	5.000	103.211	103.111	103.011	5.625	103.087	102.987	102.887	5.625	103.087	102.987	102.887
5.125	104.195	104.095	103.995	5.125	103.195	103.095	102.995	5.125	103.195	103.095	102.995	5.750	103.355	103.255	103.155	5.750	103.355	103.255	103.155
5.250	104.512	104.412	104.312	5.250	103.512	103.412	103.312	5.250	103.512	103.412	103.312	5.875	103.597	103.497	103.397	5.875	103.597	103.497	103.397
5.375	104.875	104.775	104.675	5.375	104.875	104.775	104.675	5.375	104.875	104.775	104.675	5.990	103.700	103.600	103.500	5.990	103.700	103.600	103.500
5.500	105.071	104.971	104.871	5.500	105.071	104.971	104.871	5.500	105.071	104.971	104.871	6.000	103.800	103.700	103.600	6.000	103.800	103.700	103.600
30/25 Year SC >125				20 Year				20 Year 105-125				20 Year >125				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	101.469	101.369	101.269	3.375	99.777	99.612	99.577	3.375	99.777	99.612	99.577	3.375	99.777	99.612	99.577	3.375	101.493	101.393	101.293
4.125	101.473	101.373	101.273	3.500	100.109	99.947	99.909	3.500	100.109	99.947	99.909	3.500	100.109	99.947	99.909	3.500	101.694	101.594	101.494
4.250	101.723	101.623	101.523	3.625	101.303	101.203	101.103	3.625	101.303	101.203	101.103	3.625	101.303	101.203	101.103	3.625	101.891	101.791	101.691
4.375	102.071	101.971	101.871	3.750	101.827	101.727	101.627	3.750	101.827	101.727	101.627	3.750	101.827	101.727	101.627	3.750	102.601	102.501	102.401
4.500	102.133	102.033	101.933	3.875	102.280	102.180	102.080	3.875	102.280	102.180	102.080	3.875	102.280	102.180	102.080	3.875	102.648	102.548	102.448
4.625	102.145	102.045	101.945	3.990	102.623	102.523	102.423	3.990	102.623	102.523	102.423	3.990	102.623	102.523	102.423	3.990	102.912	102.812	102.712
4.750	102.045	101.945	101.845	4.000	102.723	102.623	102.523	4.000	102.723	102.623	102.523	4.000	102.723	102.623	102.523	4.000	103.012	102.912	102.812
4.875	102.400	102.300	102.200	4.125	103.014	102.914	102.814	4.125	103.014	102.914	102.814	4.125	103.014	102.914	102.814	4.125	103.141	103.041	102.941
4.990	102.153	102.053	101.953	4.250	103.214	103.114	103.014	4.250	103.214	103.114	103.014	4.250	103.214	103.114	103.014	4.250	103.760	103.660	103.560
5.000	102.253	102.153	102.053	4.375	103.611	103.511	103.411	4.375	103.611	103.511	103.411	4.375	103.611	103.511	103.411	4.375	104.135	104.035	103.935
5.125	101.837	101.737	101.637	4.500	103.919	103.819	103.719	4.500	103.919	103.819	103.719	4.500	103.919	103.819	103.719	4.500	104.337	104.237	104.137
5.250	102.154	102.054	101.954	4.625	103.971	103.871	103.771	4.625	103.971	103.871	103.771	4.625	103.971	103.871	103.771	4.625	103.806	103.706	103.606
5.375	103.517	103.417	103.317	4.750	104.222	104.122	104.022	4.750	104.222	104.122	104.022	4.750	104.222	104.122	104.022	4.750	104.181	104.081	103.981
5.500	103.713	103.613	103.513	4.875	104.592	104.492	104.392	4.875	104.592	104.492	104.392	4.875	104.592	104.492	104.392	4.875	104.496	104.396	104.296
5.625	103.087	102.987	102.887	4.990	104.775	104.675	104.575	4.990	104.775	104.675	104.575	4.990	104.775	104.675	104.575	4.990	104.020	103.920	103.820
5.750	103.355	103.255	103.155	5.000	104.875	104.775	104.675	5.000	104.875	104.775	104.675	5.000	104.875	104.775	104.675	5.000	104.120	104.020	103.920
5.875	103.597	103.497	103.397	5.125	104.639	104.539	104.439	5.125	104.639	104.539	104.439	5.125	104.639	104.539	104.439	5.125	104.446	104.346	104.246
5.990	103.700	103.600	103.500	5.250	104.938	104.838	104.738	5.250	104.938	104.838	104.738	5.250	104.938	104.838	104.738	5.250	104.561	104.461	104.361
6.000	103.800	103.700	103.600	5.375	105.186	105.086	104.986	5.375	105.186	105.086	104.986	5.375	105.186	105.086	104.986	5.375	104.783	104.683	104.583
15 Year 105-125				15 Year >125				15 Year SC				15 Year SC 105-125				15 Year SC >125			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.375	101.493	101.393	101.293	3.375	101.493	101.393	101.293	3.375	101.355	101.255	101.155	3.375	101.355	101.255	101.155	3.375	101.355	101.255	101.155
3.500	101.694	101.594	101.494	3.500	101.694	101.594	101.494	3.500	101.556	101.456	101.356	3.500	101.556	101.456	101.356	3.500	101.556	101.456	101.356
3.625	101.891	101.791	101.691	3.625	101.891	101.791	101.691	3.625	101.651	101.551	101.451	3.625	101.651	101.551	101.451	3.625	101.651	101.551	101.451
3.750	102.601	102.501	102.401	3.750	102.601	102.501	102.401	3.750	102.361	102.261	102.161	3.750	102.361	102.261	102.161	3.750	102.361	102.261	102.161
3.875	102.648	102.548	102.448	3.875	102.648	102.548	102.448	3.875	102.408	102.308	102.208	3.875	102.408	102.308	102.208	3.875	102.408	102.308	102.208
3.990	102.912	102.812	102.712	3.990	102.912	102.812	102.712	3.990	102.672	102.572	102.472	3.990	102.672	102.572	102.472	3.990	102.672	102.572	102.472
4.000	103.012	102.912	102.812	4.000	103.012	102.912	102.812	4.000	102.772	102.672									



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/8/2019

45 Day Lock Exp.:

8/23/2019

60 Day Lock Exp.:

9/9/2019

W. Rate Sheet Dated: 7/9/2019

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	101.024	100.924	100.824	3.375	100.552	100.386	100.352	3.375	101.679	101.579	101.479	4.000	101.670	101.570	101.470	3.375	101.241	101.141	101.041
3.625	101.274	101.174	101.074	3.500	100.891	100.725	100.691	3.500	101.880	101.780	101.680	4.125	101.684	101.584	101.484	3.500	101.442	101.342	101.242
3.750	101.567	101.467	101.367	3.625	101.503	101.403	101.303	3.625	102.005	101.905	101.805	4.250	101.825	101.725	101.625	3.625	101.461	101.361	101.261
3.875	102.107	102.007	101.907	3.750	102.035	101.935	101.835	3.750	102.725	102.625	102.525	4.375	102.184	102.084	101.984	3.750	102.181	102.081	101.981
3.990	102.633	102.533	102.433	3.875	102.500	102.400	102.300	3.875	102.773	102.673	102.573	4.500	102.503	102.403	102.303	3.875	102.229	102.129	102.029
4.000	102.733	102.633	102.533	3.990	102.853	102.753	102.653	3.990	103.042	102.942	102.842	4.625	102.518	102.418	102.318	3.990	102.498	102.398	102.298
4.125	102.747	102.647	102.547	4.000	102.953	102.853	102.753	4.000	103.142	103.042	102.942	4.750	102.254	102.154	102.054	4.000	102.598	102.498	102.398
4.250	102.899	102.799	102.699	4.125	102.357	103.157	103.057	4.125	103.210	103.110	103.010	4.875	102.622	102.522	102.422	4.125	102.174	102.074	101.974
4.375	103.258	103.158	103.058	4.250	103.309	103.209	103.109	4.250	103.838	103.738	103.638	4.990	102.755	102.655	102.555	4.250	102.802	102.702	102.602
4.500	103.577	103.477	103.377	4.375	103.716	103.616	103.516	4.375	104.220	104.120	104.020	5.000	102.855	102.755	102.655	4.375	103.184	103.084	102.984
4.625	103.592	103.492	103.392	4.500	104.033	103.933	103.833	4.500	103.391	103.291	103.191	5.125	102.176	102.076	101.976	4.500	101.734	101.634	101.534
4.750	103.671	103.571	103.471	4.625	104.089	103.989	103.889	4.625	103.766	103.666	103.566	5.250	102.501	102.401	102.301	4.625	102.109	102.009	101.909
4.875	104.039	103.939	103.839	4.750	104.267	104.167	104.067	4.750	104.147	104.047	103.947	5.375	102.873	102.773	102.673	4.750	102.490	102.390	102.290
4.990	104.172	104.072	103.972	4.875	104.647	104.547	104.447	4.875	104.470	104.370	104.270	5.500	103.073	102.973	102.873	4.875	102.813	102.713	102.613
5.000	104.272	104.172	104.072	4.990	104.839	104.739	104.639	4.990	104.036	103.936	103.836	5.625	102.708	102.608	102.508	4.990	102.129	102.029	101.929
5.125	104.180	104.080	103.980	5.000	104.939	104.839	104.739	5.000	104.136	104.036	103.936	5.750	102.982	102.882	102.782	5.000	102.229	102.129	102.029
5.250	104.505	104.405	104.305	5.125	104.600	104.500	104.400	5.125	104.469	104.369	104.269	5.875	103.228	103.128	103.028	5.125	102.562	102.462	102.362
5.375	104.877	104.777	104.677	5.250	104.906	104.806	104.706	5.250	104.588	104.488	104.388	5.990	103.335	103.235	103.135	5.250	102.681	102.581	102.481
5.500	105.077	104.977	104.877	5.375	105.158	105.058	104.958	5.375	104.816	104.716	104.616	6.000	103.435	103.335	103.235	5.375	102.909	102.809	102.709

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%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(4)	0.000
OTC "Construction Conversion"	-1.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

Lock Desk Policy			
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.			
Flood Certification = \$10.00	UW Fee with option to buy out = \$895 *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	Tax Service Fee = \$70.00 (IA & ME exempt)	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.			
For use by mortgage professionals only and should not be distributed to borrowers.			



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/8/2019

45 Day Lock Exp.:

8/23/2019

60 Day Lock Exp.:

9/9/2019

W. Rate Sheet Dated: 7/9/2019

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	99.487	99.425	99.362	
3.875	100.050	99.988	99.925	
4.000	100.362	100.299	100.237	
4.125	100.593	100.530	100.468	
4.250	100.785	100.722	100.660	
4.375	101.035	100.972	100.910	
4.500	101.250	101.187	101.125	
4.625	101.388	101.326	101.263	
4.750	101.573	101.510	101.448	
4.875	101.841	101.779	101.716	
5.000	102.092	102.029	101.967	
5.125	102.340	102.278	102.215	
5.250	102.523	102.460	102.398	

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	97.738	97.613	97.488	
3.375	98.391	98.266	98.141	
3.500	99.041	98.916	98.791	
3.625	99.594	99.469	99.344	
3.750	100.101	99.976	99.851	
3.875	100.623	100.498	100.373	
4.000	100.837	100.712	100.587	
4.125	101.062	100.937	100.812	
4.250	101.375	101.250	101.125	
4.375	101.672	101.547	101.422	
4.500	101.876	101.751	101.626	

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	97.289	97.164	97.039	
3.375	97.662	97.537	97.412	
3.500	98.079	97.954	97.829	
3.625	98.461	98.336	98.211	
3.750	98.885	98.760	98.635	
3.875	99.438	99.313	99.188	
4.000	99.717	99.592	99.467	
4.125	100.035	99.910	99.785	
4.250	100.329	100.204	100.079	
4.375	100.598	100.473	100.348	
4.500	100.843	100.718	100.593	
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	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
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

¹Full Am. ²ARMs Only

Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy

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

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

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

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

Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)