



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.: 8/17/2018

45 Day Lock Exp.: 9/3/2018

60 Day Lock Exp.: 9/17/2018

W. Rate Sheet Dated: 7/18/2018

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
3.500	98.366	98.216	98.066	3.500	97.853	97.703	97.553	1.875	N/A	N/A	N/A	3.125	96.656	96.506	96.356
3.625	98.900	98.750	98.600	3.625	98.352	98.202	98.052	2.000	N/A	N/A	N/A	3.250	98.013	97.863	97.713
3.750	99.777	99.627	99.477	3.750	99.386	99.236	99.086	2.125	N/A	N/A	N/A	3.375	98.603	98.453	98.303
3.875	100.304	100.154	100.004	3.875	99.877	99.727	99.577	2.250	93.875	93.725	93.575	3.500	99.095	98.945	98.795
4.000	100.833	100.683	100.533	4.000	100.370	100.220	100.070	2.375	94.246	94.096	93.946	3.625	99.629	99.479	99.329
4.125	101.354	101.204	101.054	4.125	100.856	100.706	100.556	2.500	93.362	93.212	93.062	Margin = 2.250		Index = 2.360	
4.250	102.065	101.924	101.784	4.250	101.424	101.283	101.143	2.625	94.312	94.162	94.012				
4.375	102.579	102.438	102.297	4.375	101.902	101.761	101.621	2.750	96.954	96.804	96.654				
4.500	103.023	102.883	102.742	4.500	102.311	102.170	102.029	2.875	97.428	97.278	97.128				
4.625	103.423	103.282	103.141	4.625	102.675	102.534	102.393	3.000	97.903	97.753	97.603				
4.750	103.548	103.391	103.235	4.750	102.782	102.626	102.470	3.125	98.370	98.220	98.070				
4.875	103.759	103.602	103.446	4.875	103.182	103.026	102.869	3.250	98.971	98.821	98.671				
5.000	104.322	104.166	104.010	5.000	103.510	103.354	103.197	3.375	99.441	99.291	99.141				
5.125	104.793	104.637	104.481	5.125	103.765	103.609	103.453	3.500	99.906	99.756	99.606				
5.250	104.630	104.505	104.405	5.250	103.568	103.443	103.343	3.625	100.353	100.203	100.053				
5.375	104.881	104.756	104.656	5.375	103.900	103.775	103.675	3.750	100.376	100.226	100.076				
5.500	104.962	104.837	104.737	5.500	104.319	104.194	104.094	3.875	100.784	100.634	100.484				
5.625	105.152	105.027	104.927	5.625	104.674	104.549	104.449	4.000	101.147	100.997	100.847				
5.750	105.032	104.782	104.532	5.750	103.961	103.711	103.461	4.125	101.484	101.334	101.184				

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
3.500	97.166	97.016	96.866	3.500	96.853	96.703	96.553	1.875	N/A	N/A	N/A	3.125	95.656	95.506	95.356
3.625	97.700	97.550	97.400	3.625	97.352	97.202	97.052	2.000	N/A	N/A	N/A	3.250	97.013	96.863	96.713
3.750	98.577	98.427	98.277	3.750	98.386	98.236	98.086	2.125	N/A	N/A	N/A	3.375	97.603	97.453	97.303
3.875	99.104	98.954	98.804	3.875	98.877	98.727	98.577	2.250	92.875	92.725	92.575	3.500	98.095	97.945	97.795
4.000	99.633	99.483	99.333	4.000	99.370	99.220	99.070	2.375	93.246	93.096	92.946	3.625	98.629	98.479	98.329
4.125	100.154	100.004	99.854	4.125	99.856	99.706	99.556	2.500	92.362	92.212	92.062	Margin = 2.250		Index = 2.360	
4.250	100.865	100.724	100.584	4.250	100.424	100.283	100.143	2.625	93.312	93.162	93.012	30 Year OTC "Borrower Paid Only for USDA"			
4.375	101.379	101.238	101.097	4.375	100.902	100.761	100.621	2.750	95.954	95.804	95.654	Rate	30 Day	45 Day	60 Day
4.500	101.823	101.683	101.542	4.500	101.311	101.170	101.029	2.875	96.428	96.278	96.128	4.500	100.623	100.373	100.123
4.625	102.223	102.082	101.941	4.625	101.675	101.534	101.393	3.000	96.903	96.753	96.603	4.625	101.023	100.773	100.523
4.750	102.274	102.117	101.961	4.750	101.782	101.626	101.470	3.125	97.370	97.220	97.070	4.750	101.024	100.774	100.524
4.875	102.809	102.652	102.496	4.875	102.182	102.026	101.869	3.250	97.971	97.821	97.671	4.875	101.459	101.209	100.959
5.000	103.172	103.016	102.860	5.000	102.510	102.354	102.197	3.375	98.441	98.291	98.141	5.000	101.822	101.572	101.322
5.125	103.643	103.487	103.331	5.125	102.865	102.709	102.553	3.500	98.906	98.756	98.606	5.125	102.213	101.963	101.713
5.250	104.200	104.075	103.975	5.250	102.568	102.443	102.343	3.625	99.353	99.203	99.053	5.250	101.519	101.269	101.019
5.375	104.451	104.326	104.226	5.375	102.900	102.775	102.675	3.750	99.376	99.226	99.076	5.375	101.677	101.427	101.177
5.500	104.732	104.607	104.507	5.500	103.319	103.194	103.094	3.875	99.784	99.634	99.484	5.500	102.212	101.962	101.712
5.625	104.872	104.747	104.647	5.625	103.674	103.549	103.449	4.000	100.147	99.997	99.847	5.625	102.492	102.242	101.992
5.750	104.802	104.552	104.302	5.750	102.961	102.711	102.461	4.125	100.484	100.334	100.184	5.750	102.752	102.502	102.252

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

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
4.500	99.773	99.523	99.273	4.500	99.591	99.341	99.091
4.750	100.174	99.924	99.674	4.750	100.062	99.812	99.562
5.000	100.972	100.722	100.472	5.000	100.790	100.540	100.290
5.250	101.722	101.472	101.222	5.250	101.559	101.309	101.059
5.500	102.033	101.783	101.533	5.500	101.599	101.349	101.099
5.625	102.245	101.995	101.745	5.625	101.954	101.704	101.454
5.750	102.406	102.156	101.906	5.750	101.241	100.991	100.741
5.875	102.740	102.490	102.240	5.875	101.583	101.333	101.083

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	0.250
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:	7/18/2018	5.250%

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.		
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline	*IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006		
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.		
For use by mortgage professionals only and should not be distributed to borrowers.		Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrawholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/17/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/18/2018

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
3.500	97.428	97.278	97.128	3.500	96.916	96.766	96.616	1.875	N/A	N/A	N/A	3.125	94.97	94.819	94.669
3.625	97.962	97.812	97.662	3.625	97.414	97.264	97.114	2.000	N/A	N/A	N/A	3.250	97.08	96.925	96.775
3.750	98.527	98.377	98.227	3.750	98.136	97.986	97.836	2.125	N/A	N/A	N/A	3.375	97.67	97.515	97.365
3.875	99.054	98.904	98.754	3.875	98.627	98.477	98.327	2.250	90.375	90.225	90.075	3.500	98.16	98.007	97.857
4.000	99.583	99.433	99.283	4.000	99.120	98.970	98.820	2.375	90.746	90.596	90.446	3.625	98.69	98.541	98.391
4.125	100.104	99.954	99.804	4.125	99.606	99.456	99.306	2.500	89.862	89.712	89.562	Margin = 2.250		Index = 2.360	
4.250	100.877	100.737	100.596	4.250	100.236	100.096	99.955	2.625	90.812	90.662	90.512				
4.375	101.391	101.251	101.110	4.375	100.714	100.574	100.433	2.750	95.266	95.116	94.966				
4.500	101.836	101.695	101.554	4.500	101.123	100.983	100.842	2.875	95.741	95.591	95.441				
4.625	102.235	102.094	101.954	4.625	101.487	101.346	101.206	3.000	96.215	96.065	95.915				
4.750	101.923	101.766	101.610	4.750	101.157	101.001	100.845	3.125	96.682	96.532	96.382				
4.875	102.134	101.977	101.821	4.875	101.557	101.401	101.244	3.250	98.034	97.884	97.734				
5.000	102.697	102.541	102.385	5.000	101.885	101.729	101.572	3.375	98.504	98.354	98.204				
5.125	103.168	103.012	102.856	5.125	102.140	101.984	101.828	3.500	98.968	98.818	98.668				
5.250	101.943	101.818	101.718	5.250	100.881	100.756	100.656	3.625	99.415	99.265	99.115				
5.375	102.193	102.068	101.968	5.375	101.212	101.087	100.987	3.750	99.126	98.976	98.826				
5.500	102.274	102.149	102.049	5.500	101.632	101.507	101.407	3.875	99.534	99.384	99.234				
5.625	102.465	102.340	102.240	5.625	101.987	101.862	101.762	4.000	99.897	99.747	99.597				
5.750	101.595	101.345	101.095	5.750	100.524	100.274	100.024	4.125	100.234	100.084	99.934				

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
3.500	96.228	96.078	95.928	3.500	95.916	95.766	95.616	1.875	N/A	N/A	N/A	3.125	93.969	93.819	93.669
3.625	96.762	96.612	96.462	3.625	96.414	96.264	96.114	2.000	N/A	N/A	N/A	3.250	96.075	95.925	95.775
3.750	97.327	97.177	97.027	3.750	97.136	96.986	96.836	2.125	N/A	N/A	N/A	3.375	96.665	96.515	96.365
3.875	97.854	97.704	97.554	3.875	97.627	97.477	97.327	2.250	91.125	90.975	90.825	3.500	97.157	97.007	96.857
4.000	98.383	98.233	98.083	4.000	98.120	97.970	97.820	2.375	91.496	91.346	91.196	3.625	97.691	97.541	97.391
4.125	98.904	98.754	98.604	4.125	98.606	98.456	98.306	2.500	90.612	90.462	90.312	Margin = 2.250		Index = 2.360	
4.250	99.677	99.537	99.396	4.250	99.236	99.096	98.955	2.625	91.562	91.412	91.262	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.191	100.051	99.910	4.375	99.714	99.574	99.433	2.750	95.048	94.898	94.748	Rate	30 Day	45 Day	60 Day
4.500	100.636	100.495	100.354	4.500	100.123	99.983	99.842	2.875	95.522	95.372	95.222	4.500	99.436	99.286	99.136
4.625	101.035	100.894	100.754	4.625	100.487	100.346	100.206	3.000	95.996	95.846	95.696	4.625	99.835	99.585	99.335
4.750	100.649	100.492	100.336	4.750	100.157	100.001	99.845	3.125	96.464	96.314	96.164	4.750	99.399	99.149	98.899
4.875	101.184	101.027	100.871	4.875	100.557	100.401	100.244	3.250	96.502	96.352	96.202	4.875	99.834	99.584	99.334
5.000	101.547	101.391	101.235	5.000	100.885	100.729	100.572	3.375	96.972	96.822	96.672	5.000	100.197	99.947	99.697
5.125	102.018	101.862	101.706	5.125	101.240	101.084	100.928	3.500	97.437	97.287	97.137	5.125	100.588	100.338	100.088
5.250	101.513	101.388	101.288	5.250	99.881	99.756	99.656	3.625	97.884	97.734	97.584	5.250	98.832	98.582	98.332
5.375	101.763	101.638	101.538	5.375	100.212	100.087	99.987	3.750	97.188	97.038	96.888	5.375	98.989	98.739	98.489
5.500	102.044	101.919	101.819	5.500	100.632	100.507	100.407	3.875	97.596	97.446	97.296	5.500	99.524	99.274	99.024
5.625	102.185	102.060	101.960	5.625	100.987	100.862	100.762	4.000	97.959	97.809	97.659	5.625	99.805	99.555	99.305
5.750	101.365	101.115	100.865	5.750	99.524	99.274	99.024	4.125	98.297	98.147	97.997	5.750	99.315	99.065	98.815

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	
Manufactured Homes (OTC Exempt)	0.250
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVIM	-0.750

Max USDA-GRH Rate	
Today:	7/18/2018 5.250%

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
4.500	98.586	98.336	98.086	4.500	98.403	98.153	97.903
4.750	98.549	98.299	98.049	4.750	98.437	98.187	97.937
5.000	99.347	99.097	98.847	5.000	99.165	98.915	98.665
5.250	99.035	98.785	98.535	5.250	98.871	98.621	98.371
5.500	99.345	99.095	98.845	5.500	98.912	98.662	98.412
5.625	99.558	99.308	99.058	5.625	99.267	99.017	98.767
5.750	98.969	98.719	98.469	5.750	97.804	97.554	97.304
5.875	99.302	99.052	98.802	5.875	98.145	97.895	97.645

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
203(k) & 203(k)s are Borrower Paid only	

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00 *UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee	FHA ID# - 1358600006
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/17/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/18/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	98.808	98.708	98.608	4.625	102.084	101.984	101.884	2.875	96.137	96.037	95.937	2.875	96.882	96.782	96.682
4.125	99.480	99.390	99.290	4.750	102.595	102.495	102.395	2.990	96.564	96.464	96.364	2.990	97.178	97.078	96.978
4.250	100.125	100.025	99.925	4.875	102.998	102.898	102.798	3.000	96.664	96.564	96.464	3.000	97.278	97.178	97.078
4.375	100.685	100.585	100.485	4.990	103.209	103.109	103.009	3.125	97.200	97.100	97.000	3.125	97.679	97.579	97.479
4.500	101.178	101.078	100.978	5.000	103.309	103.209	103.109	3.250	97.821	97.721	97.621	3.250	98.417	98.317	98.217
4.625	101.758	101.658	101.558	5.125	103.677	103.577	103.477	3.375	98.353	98.253	98.153	3.375	98.822	98.722	98.622
4.750	102.321	102.221	102.121	5.250	104.159	104.059	103.959	3.500	98.879	98.779	98.679	3.500	99.195	99.095	98.995
4.875	102.808	102.708	102.608	5.375	104.479	104.379	104.279	3.625	99.386	99.286	99.186	3.625	99.552	99.452	99.352
4.990	103.026	102.926	102.826	5.500	104.814	104.714	104.614	3.750	99.723	99.623	99.523	3.750	100.139	100.039	99.939
5.000	103.126	103.026	102.926	5.625	105.061	104.961	104.861	3.875	100.141	100.041	99.941	3.875	100.489	100.389	100.289
5.125	103.481	103.381	103.281	5.750	105.536	105.436	105.337	3.990	100.531	100.431	100.331	3.990	100.712	100.612	100.512
5.250	104.141	104.041	103.941	5.875	105.691	105.591	105.492	4.000	100.631	100.531	100.431	4.000	100.812	100.712	100.612
5.375	104.536	104.436	104.336	5.990	105.777	105.677	105.578	4.125	101.109	101.009	100.909	4.125	101.114	101.014	100.914
5.500	104.897	104.797	104.697	6.000	105.877	105.777	105.658	4.250	101.403	101.303	101.203	4.250	101.314	101.214	101.114
5.625	105.200	105.100	105.000	6.125	106.404	106.304	106.185	4.375	101.686	101.586	101.486	4.375	101.501	101.401	101.301
5.750	105.747	105.647	105.543	6.250	106.536	106.430	106.300	4.500	101.958	101.858	101.758	4.500	101.776	101.676	101.576
5.875	105.947	105.847	105.743	6.375	106.828	106.722	106.592	4.625	102.367	102.267	102.167	4.625	102.040	101.940	101.840
5.990	106.074	105.974	105.870	6.500	N/A	N/A	N/A	4.750	102.527	102.427	102.327	4.750	102.207	102.107	102.007
6.000	106.174	106.074	105.970	6.625	N/A	N/A	N/A	4.875	102.775	102.675	102.575	4.875	102.356	102.256	102.156

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	98.226	98.126	98.026	2.875	95.877	95.777	95.677
4.250	98.979	98.879	98.779	2.990	96.197	96.097	95.997
4.375	99.592	99.492	99.392	3.000	96.297	96.197	96.097
4.500	100.165	100.065	99.965	3.125	96.725	96.625	96.525
4.625	100.561	100.461	100.361	3.250	97.538	97.438	97.338
4.750	101.228	101.128	101.028	3.375	97.969	97.869	97.769
4.875	101.787	101.687	101.587	3.500	98.406	98.306	98.206
4.990	102.201	102.101	102.001	3.625	98.817	98.717	98.617
5.000	102.301	102.201	102.101	3.750	99.053	98.953	98.853
5.125	102.545	102.445	102.345	3.875	99.414	99.314	99.214
5.250	102.757	102.657	102.557	3.990	99.722	99.622	99.522
5.375	102.915	102.815	102.715	4.000	99.822	99.722	99.622
5.500	103.386	103.286	103.186	4.125	100.212	100.112	100.012
5.625	103.634	103.534	103.434	4.250	100.414	100.314	100.214
5.750	103.858	103.758	103.658	4.375	100.605	100.505	100.405
5.875	102.810	102.710	102.591	4.500	100.744	100.644	100.544
5.990	103.186	103.086	102.967	4.625	100.720	100.620	100.520
6.000	103.286	103.186	103.067	4.750	100.821	100.721	100.621
6.125	103.539	103.439	103.320	4.875	100.984	100.884	100.784

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

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	-0.250	-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	-2.500	-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

* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

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%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-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
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not

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
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

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.

HomeReady LLPAs*	
Product Feature	LLPA Cap
LTV > 80% and credit score ≥ 680	0.000
All other LTV & FICO combos	-1.500
*The above caps do not include the following LLPAs: State; Extension; Loan Size	

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)
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.			
FHA ID# - 1358600006			



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/17/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/18/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FNMA DU Refi Plus															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	96.856	96.756	96.656	4.125	96.434	96.334	96.234	4.625	100.633	100.533	100.433	4.625	99.420	99.320	99.220
4.125	97.572	97.472	97.372	4.250	97.470	97.370	97.270	4.750	101.145	101.045	100.945	4.750	100.223	100.123	100.023
4.250	98.341	98.241	98.141	4.375	98.077	97.977	97.877	4.875	101.515	101.415	101.315	4.875	100.725	100.625	100.525
4.375	98.879	98.779	98.679	4.500	98.632	98.532	98.432	4.990	101.759	101.659	101.559	4.990	101.095	100.995	100.895
4.500	99.374	99.274	99.174	4.625	99.608	99.508	99.408	5.000	101.859	101.759	101.659	5.000	101.195	101.095	100.995
4.625	100.042	99.942	99.842	4.750	100.559	100.459	100.359	5.125	102.227	102.127	102.027	5.125	101.559	101.459	101.359
4.750	100.742	100.642	100.542	4.875	101.118	101.018	100.918	5.250	102.709	102.609	102.509	5.250	102.000	101.900	101.800
4.875	101.236	101.136	101.036	4.990	101.507	101.407	101.307	5.375	103.029	102.929	102.829	5.375	102.446	102.346	102.246
4.990	101.576	101.476	101.376	5.000	101.607	101.507	101.407	5.500	103.364	103.264	103.164	5.500	102.865	102.765	102.665
5.000	101.676	101.576	101.476	5.125	101.981	101.881	101.781	5.625	103.611	103.511	103.411	5.625	103.194	103.094	102.994
5.125	102.031	101.931	101.831	5.250	102.744	102.644	102.544	5.750	104.086	103.986	103.886	5.750	103.549	103.449	103.349
5.250	102.691	102.591	102.491	5.375	103.195	103.095	102.995	5.875	104.241	104.141	104.041	5.875	103.759	103.659	103.559
5.375	103.086	102.986	102.886	5.500	103.598	103.498	103.398	5.990	104.327	104.227	104.127	5.990	103.912	103.812	103.708
5.500	103.447	103.347	103.247	5.625	103.935	103.835	103.735	6.000	104.427	104.327	104.227	6.000	104.012	103.912	103.808
5.625	103.750	103.650	103.550	5.750	104.742	104.642	104.542	6.125	104.954	104.854	104.754	6.125	104.713	104.613	104.509
5.750	104.297	104.197	104.097	5.875	104.976	104.876	104.776	6.250	105.086	104.986	104.886	6.250	104.595	104.495	104.391
5.875	104.497	104.397	104.297	5.990	105.128	105.028	104.928	6.375	105.378	105.278	105.178	6.375	104.988	104.888	104.784
5.990	104.624	104.524	104.424	6.000	105.228	105.128	105.028	6.500	N/A	N/A	N/A	6.500	N/A	N/A	N/A
6.000	104.724	104.624	104.524	6.125	105.898	105.798	105.698	6.625	N/A	N/A	N/A	6.625	N/A	N/A	N/A

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.875	95.877	95.777	95.677	3.000	93.513	93.413	93.313	3.000	95.778	95.678	95.578	3.000	93.369	93.269	93.169
2.990	96.197	96.097	95.997	3.125	94.196	94.096	93.996	3.125	96.179	96.079	95.979	3.125	94.062	93.962	93.862
3.000	96.297	96.197	96.097	3.250	94.591	94.491	94.391	3.250	96.917	96.817	96.717	3.250	94.447	94.347	94.247
3.125	96.725	96.625	96.525	3.375	95.281	95.181	95.081	3.375	97.322	97.222	97.122	3.375	95.147	95.047	94.947
3.250	97.538	97.438	97.338	3.500	95.953	95.853	95.753	3.500	97.695	97.595	97.495	3.500	95.809	95.709	95.609
3.375	97.969	97.869	97.769	3.625	96.601	96.501	96.401	3.625	98.052	97.952	97.852	3.625	96.466	96.366	96.266
3.500	98.406	98.306	98.206	3.750	96.970	96.870	96.770	3.750	98.639	98.539	98.439	3.750	96.826	96.726	96.626
3.625	98.817	98.717	98.617	3.875	97.472	97.372	97.272	3.875	98.989	98.889	98.789	3.875	97.328	97.228	97.128
3.750	99.053	98.953	98.853	3.990	98.000	97.900	97.800	3.990	99.212	99.112	99.012	3.990	97.846	97.746	97.646
3.875	99.414	99.314	99.214	4.000	98.100	98.000	97.900	4.000	99.312	99.212	99.112	4.000	97.946	97.846	97.746
3.990	99.722	99.622	99.522	4.125	98.715	98.615	98.515	4.125	99.614	99.514	99.414	4.125	98.560	98.460	98.360
4.000	99.822	99.722	99.622	4.250	99.040	98.940	98.840	4.250	99.814	99.714	99.614	4.250	98.885	98.785	98.685
4.125	100.212	100.112	100.012	4.375	99.350	99.250	99.150	4.375	100.001	99.901	99.801	4.375	99.176	99.076	98.976
4.250	100.414	100.314	100.214	4.500	99.693	99.593	99.493	4.500	100.276	100.176	100.076	4.500	99.518	99.418	99.318
4.375	100.605	100.505	100.405	4.625	100.222	100.122	100.022	4.625	100.540	100.440	100.340	4.625	100.048	99.948	99.848
4.500	100.744	100.644	100.544	4.750	100.402	100.302	100.202	4.750	100.707	100.607	100.507	4.750	100.228	100.128	100.028
4.625	100.720	100.620	100.520	4.875	100.676	100.576	100.476	4.875	100.856	100.756	100.656	4.875	100.492	100.392	100.292
4.750	100.821	100.721	100.621	4.990	100.853	100.753	100.653	4.990	100.908	100.808	100.708	4.990	100.699	100.599	100.499
4.875	100.984	100.884	100.784	5.000	100.953	100.853	100.753	5.000	101.008	100.908	100.808	5.000	100.799	100.699	100.599

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%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

LLPA Cap		
Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA		

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 - 105.00%	> 105%
High-LTV ≤ 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV ≤ 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV ≤ 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
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	-1.000	-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	-0.750

*Not applicable to detached condominiums or site condominiums

Cash-Out Refinance Texas Equity 50(a)(6) Only				
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
< 620	-1.625	-2.625	-2.625	-3.125

All Loan Type Adjustments			
Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
TX	0.150	Escrow Waiver	0.000
All Subordinate Financing	-0.375	Texas Equity 50(a)(6)	0.000
Loan Size Adjuster		Texas Equity 50(a)(4)	0.000
\$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 HR	0.125		



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.:

8/17/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/18/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	100.125	100.025	99.925	3.750	98.142	98.042	97.942	2.750	95.387	95.287	95.187
4.375	100.685	100.585	100.485	3.875	98.672	98.572	98.472	2.875	96.073	95.973	95.873
4.500	101.263	101.163	101.063	3.990	99.208	99.108	99.008	2.990	96.647	96.547	96.447
4.625	101.930	101.830	101.730	4.000	99.308	99.208	99.108	3.000	96.747	96.647	96.547
4.750	102.495	102.395	102.295	4.125	99.955	99.855	99.755	3.125	97.359	97.259	97.159
4.875	102.966	102.866	102.766	4.250	100.510	100.410	100.310	3.250	97.854	97.754	97.654
4.990	103.266	103.166	103.066	4.375	101.097	100.997	100.897	3.375	98.365	98.265	98.165
5.000	103.366	103.266	103.166	4.500	101.744	101.644	101.544	3.500	98.958	98.858	98.758
5.125	103.871	103.757	103.665	4.625	102.312	102.212	102.102	3.625	99.514	99.414	99.314
5.250	104.381	104.267	104.175	4.750	102.816	102.716	102.604	3.750	99.939	99.839	99.739
5.375	104.790	104.676	104.585	4.875	103.128	103.028	102.915	3.875	100.445	100.345	100.245
5.500	105.118	105.003	104.916	4.990	103.315	103.215	103.102	3.990	100.746	100.646	100.546
5.625	105.372	105.235	105.172	5.000	103.415	103.315	103.202	4.000	100.846	100.746	100.646
5.750	105.754	105.616	105.554	5.125	103.911	103.797	103.642	4.125	101.363	101.263	101.163
5.875	106.090	105.990	105.890	5.250	104.287	104.174	104.018	4.250	101.596	101.496	101.396
5.990	106.285	106.185	106.085	5.375	104.559	104.446	104.291	4.375	101.889	101.789	101.689
6.000	106.385	106.285	106.185	5.500	104.774	104.661	104.506	4.500	102.166	102.066	101.966
6.125	106.614	106.514	106.414	5.625	105.153	105.016	104.953	4.625	102.532	102.432	102.332
6.250	107.169	107.069	106.969	5.750	105.593	105.456	105.393	4.750	102.747	102.647	102.547

Conforming FHLMC Super Conforming						
SC 30-20 Year				SC 15 Year		
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day
4.250	99.265	99.165	99.065	2.750	95.012	94.912
4.375	99.825	99.725	99.625	2.875	95.698	95.598
4.500	100.403	100.303	100.203	2.990	96.272	96.172
4.625	101.070	100.970	100.870	3.000	96.372	96.272
4.750	101.635	101.535	101.435	3.125	96.984	96.884
4.875	102.106	102.006	101.906	3.250	97.479	97.379
4.990	102.406	102.306	102.206	3.375	97.990	97.890
5.000	102.506	102.406	102.306	3.500	98.458	98.358
5.125	102.230	102.116	102.024	3.625	99.014	98.914
5.250	102.740	102.626	102.534	3.750	99.439	99.339
5.375	103.149	103.035	102.944	3.875	99.945	99.845
5.500	103.477	103.362	103.275	3.990	99.566	99.466
5.625	102.418	102.281	102.218	4.000	99.666	99.566
5.750	102.800	102.662	102.600	4.125	100.183	100.083
5.875	102.986	102.886	102.786	4.250	100.416	100.316
5.990	103.031	102.931	102.831	4.375	100.709	100.609
6.000	103.131	103.031	102.931	4.500	100.587	100.487
6.125	103.210	103.110	103.010	4.625	100.953	100.853
6.250	103.615	103.515	103.415	4.750	101.168	101.068

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%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-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	-2.500
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

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%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only							

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125

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.			

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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
< 620	-1.625	-2.625	-2.625	-3.125

W. Rate Sheet Dated: 7/18/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year										20 Year					
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
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
4.250	98.650	98.550	98.450	4.250	98.550	98.450	98.350	3.750	96.621	96.521	96.421	3.750	96.521	96.421	96.321
4.375	99.166	99.066	98.966	4.375	99.066	98.966	98.866	3.875	97.177	97.077	96.977	3.875	97.077	96.977	96.877
4.500	99.813	99.713	99.613	4.500	99.713	99.613	99.513	3.990	97.758	97.658	97.558	3.990	97.658	97.558	97.458
4.625	100.480	100.380	100.280	4.625	100.380	100.280	100.180	4.000	97.858	97.758	97.658	4.000	97.758	97.658	97.558
4.750	101.045	100.945	100.845	4.750	100.945	100.845	100.745	4.125	98.505	98.405	98.305	4.125	98.405	98.305	98.205
4.875	101.516	101.416	101.316	4.875	101.416	101.316	101.216	4.250	99.060	98.960	98.860	4.250	98.960	98.860	98.760
4.990	101.816	101.716	101.616	4.990	101.716	101.616	101.516	4.375	99.647	99.547	99.447	4.375	99.547	99.447	99.347
5.000	101.916	101.816	101.716	5.000	101.816	101.716	101.616	4.500	100.294	100.194	100.094	4.500	100.194	100.094	99.994
5.125	102.421	102.307	102.215	5.125	102.321	102.207	102.115	4.625	100.862	100.762	100.652	4.625	100.762	100.652	100.552
5.250	102.931	102.817	102.725	5.250	102.831	102.717	102.625	4.750	101.366	101.266	101.154	4.750	101.266	101.154	101.054
5.375	103.340	103.226	103.134	5.375	103.240	103.126	103.034	4.875	101.678	101.578	101.465	4.875	101.578	101.465	101.378
5.500	103.668	103.553	103.466	5.500	103.568	103.453	103.366	4.990	101.865	101.765	101.652	4.990	101.765	101.652	101.552
5.625	103.922	103.783	103.722	5.625	103.822	103.683	103.622	5.000	101.965	101.865	101.752	5.000	101.865	101.752	101.652
5.750	104.304	104.166	104.104	5.750	104.204	104.066	104.004	5.125	102.461	102.347	102.192	5.125	102.361	102.247	102.092
5.875	104.640	104.540	104.440	5.875	104.540	104.440	104.340	5.250	102.837	102.724	102.568	5.250	102.737	102.624	102.468
5.990	104.835	104.735	104.635	5.990	104.735	104.635	104.535	5.375	103.109	102.996	102.841	5.375	103.009	102.896	102.741
6.000	104.935	104.835	104.735	6.000	104.835	104.735	104.635	5.500	103.324	103.211	103.056	5.500	103.224	103.111	102.966
6.125	105.164	105.064	104.964	6.125	105.064	104.964	104.864	5.625	103.703	103.566	103.503	5.625	103.603	103.466	103.340
6.250	105.719	105.619	105.519	6.250	105.619	105.519	105.419	5.750	104.143	104.006	104.943	5.750	104.043	103.906	103.843

Rate	15 Year							
	≤105% LTV				>105% LTV			
	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate
2.750	93.887	93.787	93.687	2.750	93.787	93.687	93.587	
2.875	94.573	94.473	94.373	2.875	94.473	94.373	94.273	
2.990	95.147	95.047	94.947	2.990	95.047	94.947	94.847	
3.000	95.247	95.147	95.047	3.000	95.147	95.047	94.947	
3.125	95.859	95.759	95.659	3.125	95.759	95.659	95.559	
3.250	96.454	96.354	96.254	3.250	96.354	96.254	96.154	
3.375	96.865	96.765	96.665	3.375	96.765	96.665	96.565	
3.500	97.458	97.358	97.258	3.500	97.358	97.258	97.158	
3.625	98.014	97.914	97.814	3.625	97.914	97.814	97.714	
3.750	98.439	98.339	98.239	3.750	98.339	98.239	98.139	
3.875	98.945	98.845	98.745	3.875	98.845	98.745	98.645	
3.990	99.246	99.146	99.046	3.990	99.146	99.046	98.946	
4.000	99.346	99.246	99.146	4.000	99.246	99.146	99.046	
4.125	99.863	99.763	99.663	4.125	99.763	99.663	99.563	
4.250	100.040	100.000	100.000	4.250	100.000	100.000	100.000	
4.375	100.389	100.289	100.189	4.375	100.289	100.189	100.089	
4.500	100.666	100.566	100.466	4.500	100.566	100.466	100.366	
4.625	101.032	100.932	100.832	4.625	100.932	100.832	100.732	
4.750	101.247	101.147	101.047	4.750	101.147	101.047	100.947	

30-20 Year Super Conforming										15 Year Super Conforming									
≤105% LTV					>105% LTV					≤105% LTV					>105% LTV				
Rate	30 Day	45 Day	60 Day	90 Day	Rate	30 Day	45 Day	60 Day	90 Day	Rate	30 Day	45 Day	60 Day	90 Day	Rate	30 Day	45 Day	60 Day	90 Day
4.250	97.790	97.690	97.590	97.590	4.250	97.690	97.590	97.490	97.490	2.750	93.512	93.412	93.312	93.312	2.750	93.412	93.312	93.212	93.212
4.375	98.306	98.206	98.106	98.106	4.375	98.206	98.106	98.006	98.006	2.875	94.198	94.098	93.998	93.998	2.875	94.098	93.998	93.898	93.898
4.500	98.953	98.853	98.753	98.753	4.500	98.853	98.753	98.653	98.653	2.990	94.772	94.672	94.572	94.572	2.990	94.672	94.572	94.472	94.472
4.625	99.620	99.520	99.420	99.420	4.625	99.520	99.420	99.320	99.320	3.000	94.872	94.772	94.672	94.672	3.000	94.772	94.672	94.572	94.572
4.750	100.185	100.085	99.985	99.985	4.750	100.085	99.985	99.885	99.885	3.125	95.484	95.384	95.284	95.284	3.125	95.384	95.284	95.184	95.184
4.875	100.656	100.556	100.456	100.456	4.875	100.556	100.456	100.356	100.356	3.250	95.979	95.879	95.779	95.779	3.250	95.879	95.779	95.679	95.679
5.000	100.950	100.850	100.750	100.750	5.000	100.850	100.750	100.650	100.650	3.375	96.490	96.390	96.290	96.290	3.375	96.390	96.290	96.190	96.190
5.125	101.056	100.956	100.856	100.856	5.125	100.956	100.856	100.756	100.756	3.500	96.958	96.858	96.758	96.758	3.500	96.858	96.758	96.658	96.658
5.250	100.780	100.666	100.574	100.574	5.250	100.680	100.566	100.474	100.474	3.625	97.514	97.414	97.314	97.314	3.625	97.414	97.314	97.214	97.214
5.375	101.290	101.176	101.084	101.084	5.375	101.190	101.076	100.984	100.984	3.750	97.939	97.839	97.739	97.739	3.750	97.839	97.739	97.639	97.639
5.500	101.699	101.585	101.494	101.494	5.500	101.599	101.485	101.394	101.394	3.875	98.445	98.345	98.245	98.245	3.875	98.345	98.245	98.145	98.145
5.625	102.027	101.912	101.825	101.825	5.625	101.927	101.812	101.725	101.725	3.990	98.066	97.966	97.866	97.866	3.990	97.966	97.866	97.766	97.766
5.750	102.968	102.854	102.768	102.768	5.750	102.868	102.754	102.668	102.668	4.000	98.166	98.066	97.966	97.966	4.000	98.066	97.966	97.866	97.866
5.875	103.356	103.242	103.150	103.150	5.875	103.256	103.142	103.050	103.050	4.125	98.683	98.583	98.483	98.483	4.125	98.583	98.483	98.383	98.383
6.000	103.536	103.422	103.330	103.330	6.000	103.436	103.322	103.230	103.230	4.250	99.198	99.098	98.998	98.998	4.250	99.098	98.998	98.898	98.898
5.990	101.581	101.481	101.381	101.381	5.990	101.481	101.381	101.281	101.281	4.375	99.209	99.109	99.009	99.009	4.375	99.109	99.009	98.909	98.909
6.000	101.681	101.581	101.481	101.481	6.000	101.581	101.481	101.381	101.381	4.500	99.087	98.987	98.887	98.887	4.500	98.987	98.887	98.787	98.787
6.125	101.760	101.660	101.560	101.560	6.125	101.660	101.560	101.460	101.460	4.625	99.453	99.353	99.253	99.253	4.625	99.353	99.253	99.153	99.153
6.250	102.165	102.065	101.965	101.965	6.250	102.065	101.965	101.865	101.865	4.750	99.668	99.568	99.468	99.468	4.750	99.568	99.468	99.368	99.368

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%	> 95.00%
≥ 740				0.00%	-0.25%	-0.25%	-0.50%	0.00%	0.00%	0.00%	0.00%
720 - 739				0.00%	-0.25%	-0.50%	-0.75%	0.00%	0.00%	0.00%	0.00%
700 - 719				0.00%	-0.50%	-1.00%	-1.25%	-0.50%	-0.50%	-0.50%	-0.50%
680 - 699				0.00%	-0.50%	-1.25%	-1.75%	-1.00%	-0.75%	-0.75%	-0.75%
660 - 679				0.00%	-1.00%	-2.25%	-2.75%	-2.25%	-1.75%	-1.75%	-1.75%
640 - 659				-0.50%	-1.25%	-2.75%	-3.00%	-2.75%	-2.25%	-2.25%	-2.25%
620 - 639				-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%
< 620 *				-0.50%	-1.50%	-3.00%	-3.00%	-2.75%	-2.75%	-2.75%	-2.75%

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
	> 95.00%	-1.875	-1.875

[illegible]

Cash-Out Refinance Texas Equity 50(a)(6) Only				
FICO ↓ TV →	≤ 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
< 620	-1.625	-2.625	-2.625	-3.125

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LPPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LPPA		

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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 \$995 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@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

8/17/2018

45 Day Lock Exp.:

9/3/2018

60 Day Lock Exp.:

9/17/2018

W. Rate Sheet Dated: 7/18/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible & Home Possible Advantage																			
30/25 Year				20 Year				15 Year				Super Conforming - 30-20 Year				Super Conforming - 15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	100.100	100.000	99.900	3.750	98.071	97.971	97.871	2.750	95.387	95.287	95.187	4.250	99.240	99.140	99.040	2.750	95.012	94.912	94.812
4.375	100.616	100.516	100.416	3.875	98.627	98.527	98.427	2.875	96.073	95.973	95.873	4.375	99.756	99.656	99.556	2.875	95.698	95.598	95.498
4.500	101.263	101.163	101.063	3.990	99.208	99.108	99.008	2.990	96.647	96.547	96.447	4.500	100.403	100.303	100.203	2.990	96.272	96.172	96.072
4.625	101.930	101.830	101.730	4.000	99.308	99.208	99.108	3.000	96.747	96.647	96.547	4.625	101.070	100.970	100.870	3.000	96.372	96.272	96.172
4.750	102.495	102.395	102.295	4.125	99.955	99.855	99.755	3.125	97.359	97.259	97.159	4.750	101.635	101.535	101.435	3.125	96.984	96.884	96.784
4.875	102.966	102.866	102.766	4.250	100.510	100.410	100.310	3.250	97.854	97.754	97.654	4.875	102.106	102.006	101.906	3.250	97.479	97.379	97.279
4.990	103.266	103.166	103.066	4.375	101.097	100.997	100.897	3.375	98.365	98.265	98.165	4.990	102.406	102.306	102.206	3.375	97.990	97.890	97.790
5.000	103.366	103.266	103.166	4.500	101.744	101.644	101.544	3.500	98.958	98.858	98.758	5.000	102.506	102.406	102.306	3.500	98.458	98.358	98.258
5.125	103.871	103.757	103.665	4.625	102.312	102.212	102.102	3.625	99.514	99.414	99.314	5.125	102.230	102.116	102.024	3.625	99.014	98.914	98.814
5.250	104.381	104.267	104.175	4.750	102.816	102.716	102.604	3.750	99.939	99.839	99.739	5.250	102.740	102.626	102.534	3.750	99.439	99.339	99.239
5.375	104.790	104.676	104.585	4.875	103.128	103.028	102.915	3.875	100.445	100.345	100.245	5.375	103.149	103.035	102.944	3.875	99.945	99.845	99.745
5.500	105.118	105.003	104.916	4.990	103.315	103.215	103.102	3.990	100.746	100.646	100.546	5.500	103.477	103.362	103.275	3.990	99.566	99.466	99.366
5.625	105.372	105.235	105.172	5.000	103.415	103.315	103.202	4.000	100.846	100.746	100.646	5.625	102.418	102.281	102.218	4.000	99.666	99.566	99.466
5.750	105.754	105.616	105.554	5.125	103.911	103.797	103.642	4.125	101.363	101.263	101.163	5.750	102.800	102.662	102.600	4.125	100.183	100.083	99.983
5.875	106.090	105.990	105.890	5.250	104.287	104.174	104.018	4.250	101.596	101.496	101.396	5.875	102.986	102.886	102.786	4.250	100.416	100.316	100.216
5.990	106.285	106.185	106.085	5.375	104.559	104.446	104.291	4.375	101.889	101.789	101.689	5.990	103.031	102.931	102.831	4.375	100.709	100.609	100.509
6.000	106.385	106.285	106.185	5.500	104.774	104.661	104.506	4.500	102.166	102.066	101.966	6.000	103.131	103.031	102.931	4.500	100.587	100.487	100.387
6.125	106.614	106.514	106.414	5.625	105.153	105.016	104.953	4.625	102.532	102.432	102.332	6.125	103.210	103.110	103.010	4.625	100.953	100.853	100.753
6.250	107.169	107.069	106.969	5.750	105.593	105.456	105.393	4.750	102.747	102.647	102.547	6.250	103.615	103.515	103.415	4.750	101.168	101.068	100.968

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 & HPA 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
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to SC	0.125

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **8/17/2018**

45 Day Lock Exp.: **9/3/2018**

60 Day Lock Exp.: **9/17/2018**

W. Rate Sheet Dated: **7/18/2018**

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	
4.000	96.450	96.325	96.200	
4.125	97.504	97.379	97.254	
4.250	98.279	98.154	98.029	
4.375	98.915	98.790	98.665	
4.500	99.460	99.335	99.210	
4.625	99.951	99.826	99.701	
4.750	100.378	100.253	100.128	
4.875	100.763	100.638	100.513	
5.000	101.079	100.954	100.829	
5.125	101.320	101.195	101.070	
5.250	101.509	101.384	101.259	
5.375	101.671	101.546	101.421	
5.500	101.797	101.672	101.547	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000"				101.850
Rate	30 Day	45 Day	60 Day	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	96.878	96.753	96.628	
3.625	97.333	97.208	97.083	
3.750	97.749	97.624	97.499	
3.875	98.346	98.221	98.096	
4.000	98.683	98.558	98.433	
4.125	98.932	98.807	98.682	
4.250	99.215	99.090	98.965	
4.375	99.472	99.347	99.222	
4.500	99.718	99.593	99.468	
4.625	99.977	99.852	99.727	
4.750	100.245	100.120	99.995	

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	97.369	97.244	97.119	
3.375	97.834	97.709	97.584	
3.500	98.269	98.144	98.019	
3.625	98.670	98.545	98.420	
3.750	99.039	98.914	98.789	
3.875	99.379	99.254	99.129	
4.000	99.692	99.567	99.442	
4.125	100.033	99.908	99.783	
4.250	100.352	100.227	100.102	
4.375	100.662	100.537	100.412	
4.500	100.973	100.848	100.723	
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	-0.500	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.375	-1.000	-1.250	n/a
740-759	0.500	0.375	0.250	0.250	-	-	-0.750	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	-	-	-0.375	-0.625	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.125	-0.250	-0.500	n/a
Purpose									
Cash-Out	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.500	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	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	-1.250	-1.250	-1.750	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	-0.500	-1.000	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)