



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.:

10/10/2018

45 Day Lock Exp.:

10/25/2018

60 Day Lock Exp.:

11/9/2018

W. Rate Sheet Dated: 9/10/2018

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	97.843	97.693	97.543	3.500	97.328	97.178	97.028	1.875	N/A	N/A	N/A	3.125	96.842	96.692	96.542
3.625	98.377	98.227	98.077	3.625	97.826	97.676	97.526	2.000	N/A	N/A	N/A	3.250	98.074	97.924	97.774
3.750	99.270	99.120	98.970	3.750	98.876	98.726	98.576	2.125	N/A	N/A	N/A	3.375	98.664	98.514	98.364
3.875	99.797	99.647	99.497	3.875	99.368	99.218	99.068	2.250	93.236	93.086	92.936	3.500	99.156	99.006	98.856
4.000	100.326	100.176	100.026	4.000	99.861	99.711	99.561	2.375	93.597	93.447	93.297	3.625	99.689	99.539	99.389
4.125	100.847	100.697	100.547	4.125	100.346	100.196	100.046	2.500	92.723	92.573	92.423	Margin = 2.250		Index = 2.470	
4.250	101.636	101.511	101.370	4.250	100.992	100.867	100.726	2.625	93.673	93.523	93.373				
4.375	102.150	102.025	101.884	4.375	101.470	101.345	101.204	2.750	96.595	96.445	96.295				
4.500	102.594	102.469	102.329	4.500	101.879	101.754	101.613	2.875	97.160	97.010	96.860				
4.625	102.994	102.869	102.728	4.625	102.243	102.118	101.977	3.000	97.634	97.484	97.334				
4.750	103.119	102.978	102.853	4.750	102.538	102.397	102.272	3.125	98.108	97.958	97.808				
4.875	103.517	103.377	103.252	4.875	102.938	102.797	102.672	3.250	98.745	98.595	98.445				
5.000	104.081	103.940	103.815	5.000	103.266	103.125	103.000	3.375	99.213	99.063	98.913				
5.125	104.352	104.211	104.086	5.125	103.521	103.380	103.255	3.500	99.682	99.532	99.382				
5.250	104.592	104.451	104.280	5.250	103.527	103.386	103.215	3.625	100.144	99.994	99.844				
5.375	104.718	104.578	104.406	5.375	103.859	103.718	103.546	3.750	100.115	99.965	99.815				
5.500	104.923	104.783	104.611	5.500	104.278	104.137	103.965	3.875	100.569	100.419	100.269				
5.625	105.114	104.973	104.801	5.625	104.633	104.492	104.320	4.000	100.954	100.804	100.654				
5.750	105.697	105.597	105.497	5.750	104.623	104.523	104.423	4.125	101.294	101.144	100.994				

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	96.643	96.493	96.343	3.500	96.328	96.178	96.028	1.875	N/A	N/A	N/A	3.125	95.842	95.692	95.542
3.625	97.177	97.027	96.877	3.625	96.826	96.676	96.526	2.000	N/A	N/A	N/A	3.250	97.074	96.924	96.774
3.750	98.070	97.920	97.770	3.750	97.876	97.726	97.576	2.125	N/A	N/A	N/A	3.375	97.664	97.514	97.364
3.875	98.597	98.447	98.297	3.875	98.368	98.218	98.068	2.250	92.236	92.086	91.936	3.500	98.156	98.006	97.856
4.000	99.126	98.976	98.826	4.000	98.861	98.711	98.561	2.375	92.597	92.447	92.297	3.625	98.689	98.539	98.389
4.125	99.647	99.497	99.347	4.125	99.346	99.196	99.046	2.500	91.723	91.573	91.423	Margin = 2.250		Index = 2.470	
4.250	100.436	100.311	100.170	4.250	99.992	99.867	99.726	2.625	92.673	92.523	92.373	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.950	100.825	100.684	4.375	100.470	100.345	100.204	2.750	95.595	95.445	95.295	Rate	30 Day	45 Day	60 Day
4.500	101.394	101.269	101.129	4.500	100.879	100.754	100.613	2.875	96.160	96.010	95.860	4.500	100.194	99.944	99.694
4.625	101.794	101.669	101.528	4.625	101.243	101.118	100.977	3.000	96.634	96.484	96.334	4.625	100.594	100.344	100.094
4.750	102.032	101.891	101.766	4.750	101.538	101.397	101.272	3.125	97.108	96.958	96.808	4.750	100.782	100.532	100.282
4.875	102.567	102.427	102.302	4.875	101.938	101.797	101.672	3.250	97.745	97.595	97.445	4.875	101.217	100.967	100.717
5.000	102.931	102.790	102.665	5.000	102.266	102.125	102.000	3.375	98.213	98.063	97.913	5.000	101.581	101.331	101.081
5.125	103.402	103.261	103.136	5.125	102.621	102.480	102.355	3.500	98.682	98.532	98.382	5.125	101.972	101.722	101.472
5.250	104.162	104.021	103.850	5.250	102.527	102.386	102.215	3.625	99.144	98.994	98.844	5.250	101.481	101.231	100.981
5.375	104.412	104.272	104.100	5.375	102.859	102.718	102.546	3.750	99.115	98.965	98.815	5.375	102.028	101.778	101.528
5.500	104.693	104.553	104.381	5.500	103.278	103.137	102.965	3.875	99.569	99.419	99.269	5.500	102.223	101.973	101.723
5.625	104.834	104.693	104.521	5.625	103.633	103.492	103.320	4.000	99.954	99.804	99.654	5.625	102.534	102.284	102.034
5.750	105.467	105.367	105.267	5.750	103.623	103.523	103.423	4.125	100.294	100.144	99.994	5.750	102.757	102.507	102.257

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	99.344	99.094	98.844	4.500	99.159	98.909	98.659
4.750	99.932	99.682	99.432	4.750	99.818	99.568	99.318
5.000	100.731	100.481	100.231	5.000	100.546	100.296	100.046
5.250	101.682	101.432	101.182	5.250	101.516	101.266	101.016
5.500	102.063	101.813	101.563	5.500	101.558	101.308	101.058
5.625	102.254	102.004	101.754	5.625	101.913	101.663	101.413
5.750	102.507	102.257	102.007	5.750	101.903	101.653	101.403
5.875	102.754	102.504	102.254	5.875	102.245	101.995	101.745

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:	9/10/2018	5.500%

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)



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/10/2018

45 Day Lock Exp.:

10/25/2018

60 Day Lock Exp.:

11/9/2018

W. Rate Sheet Dated: 9/10/2018

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	96.906	96.756	96.606	3.500	96.390	96.240	96.090	1.875	N/A	N/A	N/A	3.125	95.15	95.005	94.855
3.625	97.439	97.289	97.139	3.625	96.889	96.739	96.589	2.000	N/A	N/A	N/A	3.250	97.14	96.986	96.836
3.750	98.020	97.870	97.720	3.750	97.626	97.476	97.326	2.125	N/A	N/A	N/A	3.375	97.73	97.576	97.426
3.875	98.547	98.397	98.247	3.875	98.118	97.968	97.818	2.250	89.736	89.586	89.436	3.500	98.22	98.068	97.918
4.000	99.076	98.926	98.776	4.000	98.611	98.461	98.311	2.375	90.097	89.947	89.797	3.625	98.75	98.602	98.452
4.125	99.597	99.447	99.297	4.125	99.096	98.946	98.796	2.500	89.223	89.073	88.923	Margin = 2.250		Index = 2.470	
4.250	100.261	100.136	99.995	4.250	99.617	99.492	99.351	2.625	90.173	90.023	89.873				
4.375	100.775	100.650	100.509	4.375	100.095	99.970	99.829	2.750	94.908	94.758	94.608				
4.500	101.219	101.094	100.954	4.500	100.504	100.379	100.238	2.875	95.472	95.322	95.172				
4.625	101.619	101.494	101.353	4.625	100.868	100.743	100.602	3.000	95.946	95.796	95.646				
4.750	101.244	101.103	100.978	4.750	100.663	100.522	100.397	3.125	96.421	96.271	96.121				
4.875	101.642	101.502	101.377	4.875	101.063	100.922	100.797	3.250	97.808	97.658	97.508				
5.000	102.206	102.065	101.940	5.000	101.391	101.250	101.125	3.375	98.275	98.125	97.975				
5.125	102.477	102.336	102.211	5.125	101.646	101.505	101.380	3.500	98.745	98.595	98.445				
5.250	102.405	102.264	102.092	5.250	101.340	101.199	101.027	3.625	99.206	99.056	98.906				
5.375	102.531	102.390	102.218	5.375	101.671	101.531	101.359	3.750	98.865	98.715	98.565				
5.500	102.736	102.595	102.423	5.500	102.090	101.950	101.778	3.875	99.319	99.169	99.019				
5.625	102.926	102.786	102.614	5.625	102.445	102.305	102.133	4.000	99.704	99.554	99.404				
5.750	102.260	102.160	102.060	5.750	101.186	101.086	100.986	4.125	100.044	99.894	99.744				

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	95.706	95.556	95.406	3.500	95.390	95.240	95.090	1.875	N/A	N/A	N/A	3.125	94.155	94.005	93.855
3.625	96.239	96.089	95.939	3.625	95.889	95.739	95.589	2.000	N/A	N/A	N/A	3.250	96.136	95.986	95.836
3.750	96.820	96.670	96.520	3.750	96.626	96.476	96.326	2.125	N/A	N/A	N/A	3.375	96.726	96.576	96.426
3.875	97.347	97.197	97.047	3.875	97.118	96.968	96.818	2.250	90.486	90.336	90.186	3.500	97.218	97.068	96.918
4.000	97.876	97.726	97.576	4.000	97.611	97.461	97.311	2.375	90.847	90.697	90.547	3.625	97.752	97.602	97.452
4.125	98.397	98.247	98.097	4.125	98.096	97.946	97.796	2.500	89.973	89.823	89.673	Margin = 2.250		Index = 2.470	
4.250	99.061	98.936	98.795	4.250	98.617	98.492	98.351	2.625	90.923	90.773	90.623	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.575	99.450	99.309	4.375	99.095	98.970	98.829	2.750	94.689	94.539	94.389	Rate	30 Day	45 Day	60 Day
4.500	100.019	99.894	99.754	4.500	99.504	99.379	99.238	2.875	95.253	95.103	94.953	4.500	98.819	98.569	98.319
4.625	100.419	100.294	100.153	4.625	99.868	99.743	99.602	3.000	95.728	95.578	95.428	4.625	99.219	98.969	98.719
4.750	100.157	100.016	99.891	4.750	99.663	99.522	99.397	3.125	96.202	96.052	95.902	4.750	98.907	98.657	98.407
4.875	100.692	100.552	100.427	4.875	100.063	99.922	99.797	3.250	96.277	96.127	95.977	4.875	99.342	99.092	98.842
5.000	101.056	100.915	100.790	5.000	100.391	100.250	100.125	3.375	96.744	96.594	96.444	5.000	99.706	99.456	99.206
5.125	101.527	101.386	101.261	5.125	100.746	100.605	100.480	3.500	97.213	97.063	96.913	5.125	100.097	99.847	99.597
5.250	101.975	101.834	101.662	5.250	100.340	100.199	100.027	3.625	97.675	97.525	97.375	5.250	99.294	99.044	98.794
5.375	102.225	102.084	101.912	5.375	100.671	100.531	100.359	3.750	96.927	96.777	96.627	5.375	99.841	99.591	99.341
5.500	102.506	102.365	102.193	5.500	101.090	100.950	100.778	3.875	97.382	97.232	97.082	5.500	100.036	99.786	99.536
5.625	102.646	102.506	102.334	5.625	101.445	101.305	101.133	4.000	97.767	97.617	97.467	5.625	100.346	100.096	99.846
5.750	102.030	101.930	101.830	5.750	100.186	100.086	99.986	4.125	98.107	97.957	97.807	5.750	99.320	99.070	98.820

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 AVM	-0.750

Max USDA-GRH Rate		
Today:	9/10/2018	5.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	97.969	97.719	97.469	4.500	97.784	97.534	97.284
4.750	98.057	97.807	97.557	4.750	97.943	97.693	97.443
5.000	98.856	98.606	98.356	5.000	98.671	98.421	98.171
5.250	99.494	99.244	98.994	5.250	99.329	99.079	98.829
5.500	99.876	99.626	99.376	5.500	99.370	99.120	98.870
5.625	100.066	99.816	99.566	5.625	99.725	99.475	99.225
5.750	99.070	98.820	98.570	5.750	98.466	98.216	97.966
5.875	99.317	99.067	98.817	5.875	98.807	98.557	98.307

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

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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline
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.: **10/10/2018**
45 Day Lock Exp.: **10/25/2018**
60 Day Lock Exp.: **11/9/2018**

W. Rate Sheet Dated: **9/10/2018**

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
4.250	99.724	99.624	99.524	4.625	101.528	101.428	101.328	3.000	96.351	96.251	96.151	3.000	96.895	96.795	96.695
4.375	100.296	100.196	100.096	4.750	101.991	101.891	101.791	3.125	96.860	96.760	96.660	3.125	97.253	97.153	97.053
4.500	100.806	100.706	100.606	4.875	102.463	102.363	102.263	3.250	97.740	97.640	97.540	3.250	97.966	97.866	97.766
4.625	101.433	101.333	101.233	4.990	102.526	102.426	102.326	3.375	98.240	98.140	98.040	3.375	98.326	98.226	98.126
4.750	101.985	101.885	101.785	5.000	102.626	102.526	102.426	3.500	98.707	98.607	98.507	3.500	98.670	98.570	98.470
4.875	102.496	102.396	102.296	5.125	103.048	102.948	102.848	3.625	99.231	99.131	99.031	3.625	99.013	98.913	98.813
4.990	102.435	102.335	102.235	5.250	103.545	103.445	103.345	3.750	99.572	99.472	99.372	3.750	99.747	99.647	99.547
5.000	102.535	102.435	102.335	5.375	103.841	103.741	103.641	3.875	99.967	99.867	99.767	3.875	100.081	99.981	99.881
5.125	102.975	102.875	102.775	5.500	104.185	104.085	103.985	3.990	100.252	100.152	100.052	3.990	100.288	100.188	100.088
5.250	103.641	103.541	103.441	5.625	104.427	104.327	104.227	4.000	100.352	100.252	100.152	4.000	100.388	100.288	100.188
5.375	104.042	103.942	103.842	5.750	105.076	104.976	104.873	4.125	100.751	100.651	100.551	4.125	100.675	100.575	100.475
5.500	104.414	104.314	104.214	5.875	105.229	105.129	105.027	4.250	101.047	100.947	100.847	4.250	101.074	100.949	100.831
5.625	104.714	104.614	104.514	5.990	105.414	105.314	105.211	4.375	101.331	101.231	101.131	4.375	101.345	101.220	101.102
5.750	105.292	105.192	105.092	6.000	105.414	105.314	105.211	4.500	101.722	101.622	101.522	4.500	101.608	101.483	101.365
5.875	105.491	105.391	105.291	6.125	105.929	105.829	105.726	4.625	102.135	102.035	101.935	4.625	101.861	101.736	101.618
5.990	105.614	105.514	105.414	6.250	106.377	106.263	106.145	4.750	102.298	102.198	102.098	4.750	102.042	101.917	101.799
6.000	105.714	105.614	105.514	6.375	106.666	106.552	106.434	4.875	102.550	102.450	102.350	4.875	102.205	102.080	101.962
6.125	106.313	106.213	106.113	6.500	N/A	N/A	N/A	4.990	102.702	102.602	102.502	4.990	102.273	102.148	102.030
6.250	106.677	106.563	106.445	6.625	N/A	N/A	N/A	5.000	102.802	102.702	102.602	5.000	102.373	102.248	102.130

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	98.071	97.971	97.871	3.000	95.971	95.871	95.771
4.375	98.683	98.583	98.483	3.125	96.381	96.281	96.181
4.500	99.251	99.151	99.051	3.250	97.232	97.132	97.032
4.625	99.860	99.760	99.660	3.375	97.644	97.544	97.444
4.750	100.525	100.425	100.325	3.500	98.073	97.973	97.873
4.875	101.088	100.988	100.888	3.625	98.484	98.384	98.284
4.990	101.511	101.411	101.311	3.750	98.721	98.621	98.521
5.000	101.611	101.511	101.411	3.875	99.052	98.952	98.852
5.125	101.861	101.761	101.661	3.990	99.361	99.261	99.161
5.250	102.081	101.981	101.881	4.000	99.461	99.361	99.261
5.375	102.197	102.097	101.997	4.125	99.850	99.750	99.650
5.500	102.678	102.578	102.478	4.250	100.052	99.952	99.852
5.625	102.926	102.826	102.726	4.375	100.245	100.145	100.045
5.750	103.139	103.039	102.939	4.500	100.390	100.290	100.190
5.875	102.548	102.448	102.345	4.625	100.468	100.359	100.252
5.990	102.913	102.813	102.711	4.750	100.571	100.462	100.355
6.000	103.013	102.913	102.811	4.875	100.737	100.627	100.520
6.125	103.263	103.163	103.060	4.990	100.799	100.690	100.583
6.250	103.493	103.393	103.290	5.000	100.899	100.790	100.683

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	-0.500	-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

* 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 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
applicable on MH Advantage Properties (SFR 859 is required)								**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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/10/2018

45 Day Lock Exp.:

10/25/2018

60 Day Lock Exp.:

11/9/2018

W. Rate Sheet Dated: 9/10/2018

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	99.724	99.624	99.524	3.750	97.521	97.421	97.321	2.750	95.166	95.066	94.966	
4.375	100.296	100.196	100.096	3.875	98.059	97.959	97.859	2.875	95.820	95.720	95.620	
4.500	100.806	100.706	100.606	3.990	98.481	98.381	98.281	2.990	96.364	96.264	96.164	
4.625	101.433	101.333	101.233	4.000	98.581	98.481	98.381	3.000	96.464	96.364	96.264	
4.750	101.985	101.885	101.785	4.125	99.202	99.102	99.002	3.125	97.052	96.952	96.852	
4.875	102.496	102.396	102.296	4.250	99.972	99.872	99.772	3.250	97.740	97.640	97.540	
4.990	102.719	102.619	102.519	4.375	100.486	100.386	100.286	3.375	98.240	98.140	98.040	
5.000	102.819	102.719	102.619	4.500	100.988	100.888	100.788	3.500	98.707	98.607	98.507	
5.125	103.300	103.200	103.100	4.625	101.539	101.439	101.339	3.625	99.231	99.131	99.031	
5.250	103.835	103.735	103.635	4.750	102.015	101.915	101.815	3.750	99.572	99.472	99.372	
5.375	104.285	104.185	104.085	4.875	102.463	102.363	102.263	3.875	100.010	99.910	99.810	
5.500	104.658	104.558	104.458	4.990	102.634	102.534	102.434	3.990	100.420	100.320	100.220	
5.625	104.876	104.776	104.676	5.000	102.734	102.634	102.534	4.000	100.520	100.420	100.320	
5.750	105.359	105.259	105.159	5.125	103.288	103.188	103.088	4.125	101.005	100.905	100.805	
5.875	105.652	105.552	105.452	5.250	103.641	103.541	103.441	4.250	101.275	101.175	101.075	
5.990	105.828	105.728	105.628	5.375	103.974	103.874	103.774	4.375	101.535	101.435	101.335	
6.000	105.928	105.828	105.728	5.500	104.357	104.256	104.157	4.500	101.989	101.889	101.789	
6.125	106.361	106.261	106.161	5.625	104.847	104.747	104.647	4.625	102.398	102.298	102.198	
6.250	106.952	106.852	106.752	5.750	105.166	105.066	104.966	4.750	102.558	102.458	102.358	

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	98.770	98.670	98.570	2.750	94.822	94.722
4.375	99.342	99.242	99.142	2.875	95.476	95.376
4.500	99.852	99.752	99.652	2.990	96.020	95.920
4.625	100.612	100.512	100.412	3.000	96.120	96.020
4.750	101.164	101.064	100.964	3.125	96.708	96.608
4.875	101.675	101.575	101.475	3.250	97.396	97.296
4.990	101.898	101.798	101.698	3.375	97.615	97.515
5.000	101.998	101.898	101.798	3.500	98.082	97.982
5.125	101.573	101.473	101.373	3.625	98.606	98.506
5.250	102.108	102.008	101.908	3.750	98.947	98.847
5.375	102.558	102.458	102.358	3.875	99.385	99.285
5.500	102.931	102.831	102.731	3.990	99.310	99.210
5.625	101.852	101.752	101.652	4.000	99.410	99.310
5.750	102.335	102.235	102.135	4.125	99.895	99.795
5.875	102.478	102.378	102.278	4.250	100.165	100.065
5.990	102.504	102.404	102.304	4.375	100.425	100.325
6.000	102.604	102.504	102.404	4.500	100.410	100.310
6.125	102.887	102.787	102.687	4.625	100.819	100.719
6.250	103.328	103.228	103.128	4.750	100.979	100.879

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	-0.500	-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%	95.01 - 97.00%
High-LTV	0.000	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	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	-0.250
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-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
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	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	-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



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.:

10/10/2018

45 Day Lock Exp.:

10/25/2018

60 Day Lock Exp.:

11/9/2018

W. Rate Sheet Dated: 9/10/2018

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	99.435	99.335	99.235	3.750	97.347	97.247	97.147	2.750	95.166	95.066	94.966	4.250	98.481	98.381	98.281	2.750	94.822	94.722	94.622
4.375	99.993	99.893	99.793	3.875	97.936	97.836	97.736	2.875	95.820	95.720	95.620	4.375	99.039	98.939	98.839	2.875	95.476	95.376	95.276
4.500	100.660	100.560	100.460	3.990	98.479	98.379	98.279	2.990	96.364	96.264	96.164	4.500	99.706	99.606	99.506	2.990	96.020	95.920	95.820
4.625	101.292	101.192	101.092	4.000	98.579	98.479	98.379	3.000	96.464	96.364	96.264	4.625	100.471	100.371	100.271	3.000	96.120	96.020	95.920
4.750	101.854	101.754	101.654	4.125	99.202	99.102	99.002	3.125	97.052	96.952	96.852	4.750	101.033	100.933	100.833	3.125	96.708	96.608	96.508
4.875	102.374	102.274	102.174	4.250	99.788	99.688	99.588	3.250	97.523	97.423	97.323	4.875	101.553	101.453	101.353	3.250	97.179	97.079	96.979
4.990	102.719	102.619	102.519	4.375	100.371	100.271	100.171	3.375	97.865	97.765	97.665	4.990	101.898	101.798	101.698	3.375	97.240	97.140	97.040
5.000	102.819	102.719	102.619	4.500	100.988	100.888	100.788	3.500	98.644	98.544	98.444	5.000	101.998	101.898	101.798	3.500	98.019	97.919	97.819
5.125	103.300	103.200	103.100	4.625	101.539	101.439	101.339	3.625	99.175	99.075	98.975	5.125	101.573	101.473	101.373	3.625	98.550	98.450	98.350
5.250	103.835	103.735	103.635	4.750	102.015	101.915	101.815	3.750	99.562	99.462	99.362	5.250	102.108	102.008	101.908	3.750	98.937	98.837	98.737
5.375	104.285	104.185	104.085	4.875	102.374	102.274	102.174	3.875	100.010	99.910	99.810	5.375	102.558	102.458	102.358	3.875	99.385	99.285	99.185
5.500	104.658	104.558	104.458	4.990	102.634	102.534	102.434	3.990	100.420	100.320	100.220	5.500	102.931	102.831	102.731	3.990	99.310	99.210	99.110
5.625	104.876	104.776	104.676	5.000	102.734	102.634	102.534	4.000	100.520	100.420	100.320	5.625	101.852	101.752	101.652	4.000	99.410	99.310	99.210
5.750	105.359	105.259	105.159	5.125	103.288	103.188	103.088	4.125	101.005	100.905	100.805	5.750	102.335	102.235	102.135	4.125	99.895	99.795	99.695
5.875	105.652	105.552	105.452	5.250	103.641	103.541	103.441	4.250	101.275	101.175	101.075	5.875	102.478	102.378	102.278	4.250	100.165	100.065	99.965
5.990	105.828	105.728	105.628	5.375	103.974	103.874	103.774	4.375	101.535	101.435	101.335	5.990	102.504	102.404	102.304	4.375	100.425	100.325	100.225
6.000	105.928	105.828	105.728	5.500	104.357	104.256	104.157	4.500	101.989	101.889	101.789	6.000	102.604	102.504	102.404	4.500	100.410	100.310	100.210
6.125	106.361	106.261	106.161	5.625	104.847	104.747	104.647	4.625	102.398	102.298	102.198	6.125	102.887	102.787	102.687	4.625	100.819	100.719	100.619
6.250	106.952	106.852	106.752	5.750	105.166	105.066	104.966	4.750	102.558	102.458	102.358	6.250	103.328	103.228	103.128	4.750	100.979	100.879	100.779

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%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/10/2018

45 Day Lock Exp.:

10/25/2018

60 Day Lock Exp.:

11/9/2018

W. Rate Sheet Dated: 9/10/2018

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	95.889	95.764	95.639	
4.125	97.060	96.935	96.810	
4.250	97.943	97.818	97.693	
4.375	98.548	98.423	98.298	
4.500	99.178	99.053	98.928	
4.625	99.746	99.621	99.496	
4.750	100.241	100.116	99.991	
4.875	100.688	100.563	100.438	
5.000	101.059	100.934	100.809	
5.125	101.350	101.225	101.100	
5.250	101.685	101.560	101.435	
5.375	101.978	101.853	101.728	
5.500	102.122	101.997	101.872	

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	96.903	96.778	96.653	
3.625	97.360	97.235	97.110	
3.750	97.777	97.652	97.527	
3.875	98.375	98.250	98.125	
4.000	98.712	98.587	98.462	
4.125	98.961	98.836	98.711	
4.250	99.244	99.119	98.994	
4.375	99.502	99.377	99.252	
4.500	99.746	99.621	99.496	
4.625	99.993	99.868	99.743	
4.750	100.262	100.137	100.012	

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	97.045	96.920	96.795	
3.375	97.586	97.461	97.336	
3.500	98.115	97.990	97.865	
3.625	98.587	98.462	98.337	
3.750	98.874	98.749	98.624	
3.875	99.277	99.152	99.027	
4.000	99.653	99.528	99.403	
4.125	100.058	99.933	99.808	
4.250	100.434	100.309	100.184	
4.375	100.793	100.668	100.543	
4.500	101.154	101.029	100.904	
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

Full Am. ² ARMs Only
Locks that expire on a weekend or holiday will be extended to the next business day at .0125/day upon lock.

Lock Desk Policy		
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <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)