



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/11/2018

45 Day Lock Exp.:

10/26/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/11/2018

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	N/A	N/A	N/A	3.500	N/A	N/A	N/A	1.875	N/A	N/A	N/A	3.125	96.842	96.692	96.542
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	2.000	N/A	N/A	N/A	3.250	98.074	97.924	97.774
3.750	99.192	99.042	98.892	3.750	98.798	98.648	98.498	2.125	N/A	N/A	N/A	3.375	98.664	98.514	98.364
3.875	99.719	99.569	99.419	3.875	99.289	99.139	98.989	2.250	93.142	92.992	92.842	3.500	99.156	99.006	98.856
4.000	100.248	100.098	99.948	4.000	99.782	99.632	99.482	2.375	93.504	93.354	93.204	3.625	99.689	99.539	99.389
4.125	100.769	100.619	100.469	4.125	100.268	100.118	99.968	2.500	92.629	92.479	92.329	Margin = 2.250		Index = 2.500	
4.250	101.558	101.448	101.292	4.250	100.914	100.804	100.648	2.625	93.579	93.429	93.279				
4.375	102.072	101.962	101.806	4.375	101.392	101.283	101.126	2.750	96.478	96.328	96.178				
4.500	102.516	102.407	102.250	4.500	101.801	101.691	101.535	2.875	97.042	96.892	96.742				
4.625	102.915	102.806	102.650	4.625	102.165	102.055	101.899	3.000	97.517	97.367	97.217				
4.750	103.040	102.931	102.790	4.750	102.444	102.335	102.194	3.125	97.991	97.841	97.691				
4.875	103.424	103.314	103.174	4.875	102.844	102.735	102.594	3.250	98.632	98.482	98.332				
5.000	103.987	103.878	103.737	5.000	103.172	103.063	102.922	3.375	99.100	98.950	98.800				
5.125	104.258	104.148	104.008	5.125	103.427	103.318	103.177	3.500	99.569	99.419	99.269				
5.250	104.483	104.383	104.226	5.250	103.418	103.318	103.161	3.625	100.030	99.880	99.730				
5.375	104.609	104.509	104.353	5.375	103.749	103.649	103.493	3.750	100.029	99.879	99.729				
5.500	104.814	104.714	104.558	5.500	104.169	104.069	103.912	3.875	100.483	100.333	100.183				
5.625	105.004	104.904	104.748	5.625	104.524	104.424	104.267	4.000	100.869	100.719	100.569				
5.750	105.681	105.400	105.300	5.750	104.607	104.326	104.226	4.125	101.209	101.059	100.909				

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	N/A	N/A	N/A	3.500	N/A	N/A	N/A	1.875	N/A	N/A	N/A	3.125	95.842	95.692	95.542
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	2.000	N/A	N/A	N/A	3.250	97.074	96.924	96.774
3.750	97.992	97.842	97.692	3.750	97.798	97.648	97.498	2.125	N/A	N/A	N/A	3.375	97.664	97.514	97.364
3.875	98.519	98.369	98.219	3.875	98.289	98.139	97.989	2.250	92.142	91.992	91.842	3.500	98.156	98.006	97.856
4.000	99.048	98.898	98.748	4.000	98.782	98.632	98.482	2.375	92.504	92.354	92.204	3.625	98.689	98.539	98.389
4.125	99.569	99.419	99.269	4.125	99.268	99.118	98.968	2.500	91.629	91.479	91.329	Margin = 2.250		Index = 2.500	
4.250	100.358	100.248	100.092	4.250	99.914	99.804	99.648	2.625	92.579	92.429	92.279	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.872	100.762	100.606	4.375	100.392	100.283	100.126	2.750	95.478	95.328	95.178	Rate	30 Day	45 Day	60 Day
4.500	101.316	101.207	101.050	4.500	100.801	100.691	100.535	2.875	96.042	95.892	95.742	4.500	100.116	99.866	99.616
4.625	101.715	101.606	101.450	4.625	101.165	101.055	100.899	3.000	96.517	96.367	96.217	4.625	100.515	100.265	100.015
4.750	101.938	101.829	101.688	4.750	101.444	101.335	101.194	3.125	96.991	96.841	96.691	4.750	100.688	100.438	100.188
4.875	102.474	102.364	102.224	4.875	101.844	101.735	101.594	3.250	97.632	97.482	97.332	4.875	101.124	100.874	100.624
5.000	102.837	102.728	102.587	5.000	102.172	102.063	101.922	3.375	98.100	97.950	97.800	5.000	101.487	101.237	100.987
5.125	103.308	103.198	103.058	5.125	102.527	102.418	102.277	3.500	98.569	98.419	98.269	5.125	101.878	101.628	101.378
5.250	104.053	103.953	103.796	5.250	102.418	102.318	102.161	3.625	99.030	98.880	98.730	5.250	101.372	101.122	100.872
5.375	104.303	104.203	104.047	5.375	102.749	102.649	102.493	3.750	99.029	98.879	98.729	5.375	101.919	101.669	101.419
5.500	104.584	104.484	104.328	5.500	103.169	103.069	102.912	3.875	99.483	99.333	99.183	5.500	102.254	102.004	101.754
5.625	104.724	104.624	104.468	5.625	103.524	103.424	103.267	4.000	99.869	99.719	99.569	5.625	102.504	102.254	102.004
5.750	105.451	105.170	105.070	5.750	103.607	103.326	103.226	4.125	100.209	100.059	99.909	5.750	102.751	102.470	102.220

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	99.266	99.016	98.766	4.500	99.081	98.831	98.581
4.750	99.838	99.588	99.338	4.750	99.724	99.474	99.224
5.000	100.637	100.387	100.137	5.000	100.452	100.202	99.952
5.250	101.572	101.322	101.072	5.250	101.407	101.157	100.907
5.500	101.954	101.704	101.454	5.500	101.449	101.199	100.949
5.625	102.254	102.004	101.754	5.625	101.804	101.554	101.304
5.750	102.511	102.230	101.980	5.750	101.887	101.606	101.356
5.875	102.759	102.478	102.228	5.875	102.229	101.948	101.698

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:	9/11/2018	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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10/11/2018

45 Day Lock Exp.:

10/26/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/11/2018

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	N/A	N/A	N/A	3.500	N/A	N/A	N/A	1.875	N/A	N/A	N/A	3.125	95.15	95.005	94.855
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	2.000	N/A	N/A	N/A	3.250	97.14	96.986	96.836
3.750	97.942	97.792	97.642	3.750	97.548	97.398	97.248	2.125	N/A	N/A	N/A	3.375	97.73	97.576	97.426
3.875	98.469	98.319	98.169	3.875	98.039	97.889	97.739	2.250	89.642	89.492	89.342	3.500	98.22	98.068	97.918
4.000	98.998	98.848	98.698	4.000	98.532	98.382	98.232	2.375	90.004	89.854	89.704	3.625	98.75	98.602	98.452
4.125	99.519	99.369	99.219	4.125	99.018	98.868	98.718	2.500	89.129	88.979	88.829	Margin = 2.250		Index = 2.500	
4.250	100.183	100.073	99.917	4.250	99.539	99.429	99.273	2.625	90.079	89.929	89.779				
4.375	100.697	100.587	100.431	4.375	100.017	99.908	99.751	2.750	94.791	94.641	94.491				
4.500	101.141	101.032	100.875	4.500	100.426	100.316	100.160	2.875	95.355	95.205	95.055				
4.625	101.540	101.431	101.275	4.625	100.790	100.680	100.524	3.000	95.829	95.679	95.529				
4.750	101.165	101.056	100.915	4.750	100.569	100.460	100.319	3.125	96.304	96.154	96.004				
4.875	101.549	101.439	101.299	4.875	100.969	100.860	100.719	3.250	97.695	97.545	97.395				
5.000	102.112	102.003	101.862	5.000	101.297	101.188	101.047	3.375	98.162	98.012	97.862				
5.125	102.383	102.273	102.133	5.125	101.552	101.443	101.302	3.500	98.631	98.481	98.331				
5.250	102.295	102.195	102.039	5.250	101.230	101.130	100.974	3.625	99.093	98.943	98.793				
5.375	102.422	102.322	102.165	5.375	101.562	101.462	101.306	3.750	98.779	98.629	98.479				
5.500	102.626	102.526	102.370	5.500	101.981	101.881	101.725	3.875	99.233	99.083	98.933				
5.625	102.817	102.717	102.561	5.625	102.336	102.236	102.080	4.000	99.619	99.469	99.319				
5.750	102.244	101.963	101.863	5.750	101.170	100.889	100.789	4.125	99.959	99.809	99.659				

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	N/A	N/A	N/A	3.500	N/A	N/A	N/A	1.875	N/A	N/A	N/A	3.125	94.155	94.005	93.855
3.625	N/A	N/A	N/A	3.625	N/A	N/A	N/A	2.000	N/A	N/A	N/A	3.250	96.136	95.986	95.836
3.750	96.742	96.592	96.442	3.750	96.548	96.398	96.248	2.125	N/A	N/A	N/A	3.375	96.726	96.576	96.426
3.875	97.269	97.119	96.969	3.875	97.039	96.889	96.739	2.250	90.392	90.242	90.092	3.500	97.218	97.068	96.918
4.000	97.798	97.648	97.498	4.000	97.532	97.382	97.232	2.375	90.754	90.604	90.454	3.625	97.752	97.602	97.452
4.125	98.319	98.169	98.019	4.125	98.018	97.868	97.718	2.500	89.879	89.729	89.579	Margin = 2.250		Index = 2.500	
4.250	98.983	98.873	98.717	4.250	98.539	98.429	98.273	2.625	90.829	90.679	90.529	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.497	99.387	99.231	4.375	99.017	98.908	98.751	2.750	94.572	94.422	94.272	Rate	30 Day	45 Day	60 Day
4.500	99.941	99.832	99.675	4.500	99.426	99.316	99.160	2.875	95.136	94.986	94.836	4.500	98.741	98.491	98.241
4.625	100.340	100.231	100.075	4.625	99.790	99.680	99.524	3.000	95.610	95.460	95.310	4.625	99.140	98.890	98.640
4.750	100.063	99.954	99.813	4.750	99.569	99.460	99.319	3.125	96.085	95.935	95.785	4.750	98.813	98.563	98.313
4.875	100.599	100.489	100.349	4.875	99.969	99.860	99.719	3.250	96.163	96.013	95.863	4.875	99.249	98.999	98.749
5.000	100.962	100.853	100.712	5.000	100.297	100.188	100.047	3.375	96.631	96.481	96.331	5.000	99.612	99.362	99.112
5.125	101.433	101.323	101.183	5.125	100.652	100.543	100.402	3.500	97.100	96.950	96.800	5.125	100.003	99.753	99.503
5.250	101.865	101.765	101.609	5.250	100.230	100.130	99.974	3.625	97.562	97.412	97.262	5.250	99.184	98.934	98.684
5.375	102.116	102.016	101.859	5.375	100.562	100.462	100.306	3.750	96.842	96.692	96.542	5.375	99.732	99.482	99.232
5.500	102.396	102.296	102.140	5.500	100.981	100.881	100.725	3.875	97.296	97.146	96.996	5.500	100.066	99.816	99.566
5.625	102.537	102.437	102.281	5.625	101.336	101.236	101.080	4.000	97.681	97.531	97.381	5.625	100.317	100.067	99.817
5.750	102.014	101.733	101.633	5.750	100.170	99.889	99.789	4.125	98.021	97.871	97.721	5.750	99.314	99.033	98.783

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

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	97.891	97.641	97.391	4.500	97.706	97.456	97.206
4.750	97.963	97.713	97.463	4.750	97.849	97.599	97.349
5.000	98.762	98.512	98.262	5.000	98.577	98.327	98.077
5.250	99.385	99.135	98.885	5.250	99.219	98.969	98.719
5.500	99.766	99.516	99.266	5.500	99.261	99.011	98.761
5.625	100.067	99.817	99.567	5.625	99.616	99.366	99.116
5.750	99.074	98.793	98.543	5.750	98.450	98.169	97.919
5.875	99.321	99.040	98.790	5.875	98.792	98.510	98.260

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:	9/11/2018	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)	



AFR Loan Center

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Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/11/2018

45 Day Lock Exp.:

10/26/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/11/2018

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	99.537	99.437	99.337	4.625	101.435	101.335	101.235	3.000	96.207	96.107	96.007	3.000	96.748	96.648	96.548
4.375	100.109	100.009	99.909	4.750	101.897	101.797	101.697	3.125	96.715	96.615	96.515	3.125	97.106	97.006	96.906
4.500	100.626	100.526	100.426	4.875	102.369	102.269	102.169	3.250	97.615	97.515	97.415	3.250	97.850	97.750	97.650
4.625	101.277	101.177	101.077	4.990	102.450	102.350	102.250	3.375	98.115	98.015	97.915	3.375	98.213	98.113	98.013
4.750	101.829	101.729	101.629	5.000	102.550	102.450	102.350	3.500	98.582	98.482	98.382	3.500	98.555	98.455	98.355
4.875	102.340	102.240	102.140	5.125	102.991	102.891	102.791	3.625	99.106	99.006	98.906	3.625	98.950	98.850	98.750
4.990	102.351	102.251	102.151	5.250	103.487	103.387	103.287	3.750	99.447	99.347	99.247	3.750	99.679	99.579	99.479
5.000	102.451	102.351	102.251	5.375	103.783	103.683	103.583	3.875	99.842	99.742	99.642	3.875	100.014	99.914	99.814
5.125	102.910	102.810	102.710	5.500	104.127	104.027	103.927	3.990	100.158	100.058	99.958	3.990	100.222	100.122	100.022
5.250	103.575	103.475	103.375	5.625	104.370	104.270	104.170	4.000	100.258	100.158	100.058	4.000	100.322	100.222	100.122
5.375	103.976	103.876	103.776	5.750	105.004	104.904	104.804	4.125	100.685	100.585	100.485	4.125	100.607	100.507	100.407
5.500	104.348	104.248	104.148	5.875	105.157	105.057	104.957	4.250	100.979	100.879	100.779	4.250	101.023	100.898	100.781
5.625	104.648	104.548	104.448	5.990	105.242	105.142	105.042	4.375	101.265	101.165	101.065	4.375	101.292	101.167	101.051
5.750	105.211	105.111	105.011	6.000	105.342	105.242	105.142	4.500	101.670	101.570	101.470	4.500	101.553	101.428	101.312
5.875	105.410	105.310	105.210	6.125	105.857	105.757	105.657	4.625	102.082	101.982	101.882	4.625	101.806	101.681	101.565
5.990	105.533	105.433	105.333	6.250	106.285	106.185	106.082	4.750	102.244	102.144	102.044	4.750	101.987	101.862	101.746
6.000	105.633	105.533	105.433	6.375	106.574	106.474	106.370	4.875	102.497	102.397	102.297	4.875	102.150	102.025	101.908
6.125	106.233	106.133	106.033	6.500	N/A	N/A	N/A	4.990	102.648	102.548	102.448	4.990	102.218	102.093	101.977
6.250	106.585	106.485	106.385	6.625	N/A	N/A	N/A	5.000	102.748	102.648	102.548	5.000	102.318	102.193	102.077

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	97.983	97.883	97.783	3.000	95.825	95.725	95.625
4.375	98.592	98.492	98.392	3.125	96.235	96.135	96.035
4.500	99.160	99.060	98.960	3.250	97.121	97.021	96.921
4.625	99.788	99.688	99.588	3.375	97.532	97.432	97.332
4.750	100.452	100.352	100.252	3.500	97.959	97.859	97.759
4.875	101.013	100.913	100.813	3.625	98.370	98.270	98.170
4.990	101.435	101.335	101.235	3.750	98.606	98.506	98.406
5.000	101.535	101.435	101.335	3.875	98.988	98.888	98.788
5.125	101.784	101.684	101.584	3.990	99.294	99.194	99.094
5.250	102.004	101.904	101.804	4.000	99.394	99.294	99.194
5.375	102.139	102.039	101.939	4.125	99.783	99.683	99.583
5.500	102.620	102.520	102.420	4.250	99.984	99.884	99.784
5.625	102.868	102.768	102.668	4.375	100.178	100.078	99.978
5.750	103.081	102.981	102.881	4.500	100.319	100.219	100.119
5.875	102.476	102.376	102.276	4.625	100.414	100.304	100.198
5.990	102.841	102.741	102.641	4.750	100.517	100.408	100.302
6.000	102.941	102.841	102.741	4.875	100.682	100.573	100.467
6.125	103.191	103.091	102.991	4.990	100.745	100.635	100.529
6.250	103.421	103.321	103.221	5.000	100.845	100.735	100.629

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 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
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.:

10/11/2018

45 Day Lock Exp.:

10/26/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/11/2018

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	99.537	99.437	99.337	3.750	97.302	97.302	97.013	2.750	95.038	94.938	94.838	
4.375	100.109	100.009	99.909	3.875	97.882	97.782	97.591	2.875	95.692	95.592	95.492	
4.500	100.626	100.526	100.426	3.990	98.395	98.295	98.104	2.990	96.235	96.135	96.035	
4.625	101.277	101.177	101.059	4.000	98.495	98.395	98.204	3.000	96.335	96.235	96.135	
4.750	101.834	101.734	101.616	4.125	99.136	99.036	98.876	3.125	96.919	96.819	96.719	
4.875	102.349	102.249	102.129	4.250	99.879	99.779	99.617	3.250	97.615	97.515	97.415	
4.990	102.686	102.586	102.469	4.375	100.392	100.292	100.127	3.375	98.115	98.015	97.915	
5.000	102.786	102.686	102.569	4.500	100.892	100.792	100.692	3.500	98.583	98.483	98.383	
5.125	103.311	103.211	103.111	4.625	101.493	101.393	101.214	3.625	99.112	99.012	98.912	
5.250	103.850	103.750	103.650	4.750	101.968	101.868	101.686	3.750	99.498	99.398	99.298	
5.375	104.310	104.210	104.110	4.875	102.369	102.269	102.085	3.875	99.946	99.846	99.746	
5.500	104.698	104.598	104.498	4.990	102.599	102.499	102.315	3.990	100.361	100.261	100.161	
5.625	104.853	104.740	104.653	5.000	102.699	102.599	102.415	4.000	100.461	100.361	100.261	
5.750	105.354	105.240	105.154	5.125	103.235	103.135	102.998	4.125	100.946	100.846	100.746	
5.875	105.659	105.559	105.459	5.250	103.592	103.492	103.354	4.250	101.214	101.114	101.014	
5.990	105.848	105.748	105.648	5.375	103.931	103.831	103.692	4.375	101.474	101.374	101.274	
6.000	105.948	105.848	105.748	5.500	104.319	104.219	104.080	4.500	101.914	101.814	101.714	
6.125	106.489	106.389	106.289	5.625	104.842	104.728	104.642	4.625	102.321	102.221	102.121	
6.250	107.219	107.119	107.019	5.750	105.164	105.051	104.964	4.750	102.480	102.380	102.280	

Conforming FHLMC Super Conforming									
SC 30-20 Year				SC 15 Year					
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day		
4.250	98.583	98.483	98.383	2.750	94.694	94.594	94.494		
4.375	99.155	99.055	98.955	2.875	95.348	95.248	95.148		
4.500	99.672	99.572	99.472	2.990	95.891	95.791	95.691		
4.625	100.448	100.348	100.230	3.000	95.991	95.891	95.791		
4.750	101.005	100.905	100.787	3.125	96.575	96.475	96.375		
4.875	101.520	101.420	101.300	3.250	97.271	97.171	97.071		
4.990	101.857	101.757	101.640	3.375	97.490	97.390	97.290		
5.000	101.957	101.857	101.740	3.500	97.958	97.858	97.758		
5.125	101.576	101.476	101.376	3.625	98.487	98.387	98.287		
5.250	102.115	102.015	101.915	3.750	98.873	98.773	98.673		
5.375	102.575	102.475	102.375	3.875	99.321	99.221	99.121		
5.500	102.963	102.863	102.763	3.990	99.243	99.143	99.043		
5.625	101.837	101.724	101.637	4.000	99.343	99.243	99.143		
5.750	102.338	102.224	102.138	4.125	99.828	99.728	99.628		
5.875	102.493	102.393	102.293	4.250	100.096	99.996	99.896		
5.990	102.532	102.432	102.332	4.375	100.356	100.256	100.156		
6.000	102.632	102.532	102.432	4.500	100.335	100.235	100.135		
6.125	103.023	102.923	102.823	4.625	100.742	100.642	100.542		
6.250	103.603	103.503	103.403	4.750	100.901	100.801	100.701		

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	-0.500	-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	-2.500	
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.:

10/11/2018

45 Day Lock Exp.:

10/26/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/11/2018

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	99.391	99.291	99.191	3.750	97.270	97.170	96.981	2.750	95.038	94.938	94.838	4.250	98.437	98.337	98.237	2.750	94.694	94.594	94.494
4.375	99.946	99.846	99.746	3.875	97.856	97.756	97.565	2.875	95.692	95.592	95.492	4.375	98.992	98.892	98.792	2.875	95.348	95.248	95.148
4.500	100.610	100.510	100.410	3.990	98.395	98.295	98.104	2.990	96.235	96.135	96.035	4.500	99.656	99.556	99.456	2.990	95.891	95.791	95.691
4.625	101.275	101.175	101.057	4.000	98.495	98.395	98.204	3.000	96.335	96.235	96.135	4.625	100.446	100.346	100.228	3.000	95.991	95.891	95.791
4.750	101.834	101.734	101.616	4.125	99.136	99.036	98.876	3.125	96.919	96.819	96.719	4.750	101.005	100.905	100.787	3.125	96.575	96.475	96.375
4.875	102.349	102.249	102.129	4.250	99.719	99.619	99.457	3.250	97.389	97.289	97.189	4.875	101.520	101.420	101.300	3.250	97.045	96.945	96.845
4.990	102.686	102.586	102.469	4.375	100.301	100.201	100.036	3.375	97.806	97.706	97.606	4.990	101.857	101.757	101.640	3.375	97.181	97.081	96.981
5.000	102.786	102.686	102.569	4.500	100.042	99.942	99.842	3.500	98.583	98.483	98.383	5.000	101.957	101.857	101.740	3.500	97.958	97.858	97.758
5.125	103.311	103.211	103.111	4.625	101.493	101.393	101.214	3.625	99.112	99.012	98.912	5.125	101.576	101.476	101.376	3.625	98.487	98.387	98.287
5.250	103.850	103.750	103.650	4.750	101.968	101.868	101.686	3.750	99.498	99.398	99.298	5.250	102.115	102.015	101.915	3.750	98.873	98.773	98.673
5.375	104.310	104.210	104.110	4.875	102.332	102.232	102.048	3.875	99.946	99.846	99.746	5.375	102.575	102.475	102.375	3.875	99.321	99.221	99.121
5.500	104.698	104.598	104.498	4.990	102.599	102.499	102.315	3.990	100.361	100.261	100.161	5.500	102.963	102.863	102.763	3.990	99.243	99.143	99.043
5.625	104.853	104.740	104.653	5.000	102.699	102.599	102.415	4.000	100.461	100.361	100.261	5.625	101.837	101.724	101.637	4.000	99.343	99.243	99.143
5.750	105.354	105.240	105.154	5.125	103.235	103.135	102.998	4.125	100.946	100.846	100.746	5.750	102.338	102.224	102.138	4.125	99.828	99.728	99.628
5.875	105.659	105.559	105.459	5.250	103.592	103.492	103.354	4.250	101.214	101.114	101.014	5.875	102.493	102.393	102.293	4.250	100.096	99.996	99.896
5.990	105.848	105.748	105.648	5.375	103.931	103.831	103.692	4.375	101.474	101.374	101.274	5.990	102.532	102.432	102.332	4.375	100.356	100.256	100.156
6.000	105.948	105.848	105.748	5.500	104.319	104.219	104.080	4.500	101.914	101.814	101.714	6.000	102.632	102.532	102.432	4.500	100.335	100.235	100.135
6.125	106.489	106.389	106.289	5.625	104.842	104.728	104.642	4.625	102.321	102.221	102.121	6.125	103.023	102.923	102.823	4.625	100.742	100.642	100.542
6.250	107.219	107.119	107.019	5.750	105.164	105.051	104.964	4.750	102.480	102.380	102.280	6.250	103.603	103.503	103.403	4.750	100.901	100.801	100.701

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/11/2018

45 Day Lock Exp.:

10/26/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/11/2018

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	95.833	95.708	95.583	
4.125	96.999	96.874	96.749	
4.250	97.876	97.751	97.626	
4.375	98.479	98.354	98.229	
4.500	99.107	98.982	98.857	
4.625	99.673	99.548	99.423	
4.750	100.167	100.042	99.917	
4.875	100.613	100.488	100.363	
5.000	100.989	100.864	100.739	
5.125	101.285	101.160	101.035	
5.250	101.623	101.498	101.373	
5.375	101.919	101.794	101.669	
5.500	102.067	101.942	101.817	

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	96.834	96.709	96.584	
3.625	97.294	97.169	97.044	
3.750	97.713	97.588	97.463	
3.875	98.314	98.189	98.064	
4.000	98.653	98.528	98.403	
4.125	98.905	98.780	98.655	
4.250	99.190	99.065	98.940	
4.375	99.450	99.325	99.200	
4.500	99.697	99.572	99.447	
4.625	99.946	99.821	99.696	
4.750	100.214	100.089	99.964	

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	96.966	96.841	96.716	
3.375	97.510	97.385	97.260	
3.500	98.041	97.916	97.791	
3.625	98.516	98.391	98.266	
3.750	98.805	98.680	98.555	
3.875	99.211	99.086	98.961	
4.000	99.590	99.465	99.340	
4.125	99.996	99.871	99.746	
4.250	100.374	100.249	100.124	
4.375	100.733	100.608	100.483	
4.500	101.093	100.968	100.843	
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.									
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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)