



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.:

10/12/2018

45 Day Lock Exp.:

10/29/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/12/2018

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	99.239	99.089	98.939	3.750	98.845	98.695	98.545	2.125	N/A	N/A	N/A	3.375	98.664	98.514	98.364
3.875	99.766	99.616	99.466	3.875	99.336	99.186	99.036	2.250	93.150	93.000	92.850	3.500	99.156	99.006	98.856
4.000	100.295	100.145	99.995	4.000	99.829	99.679	99.529	2.375	93.511	93.361	93.211	3.625	99.689	99.539	99.389
4.125	100.816	100.666	100.516	4.125	100.315	100.165	100.015	2.500	92.637	92.487	92.337	Margin = 2.250		Index = 2.500	
4.250	101.589	101.489	101.333	4.250	100.945	100.845	100.689	2.625	93.587	93.437	93.287				
4.375	102.103	102.003	101.847	4.375	101.423	101.323	101.167	2.750	96.463	96.313	96.163				
4.500	102.547	102.447	102.291	4.500	101.832	101.732	101.576	2.875	97.027	96.877	96.727				
4.625	102.947	102.847	102.690	4.625	102.196	102.096	101.940	3.000	97.501	97.351	97.201				
4.750	103.072	102.972	102.847	4.750	102.476	102.376	102.251	3.125	97.975	97.825	97.675				
4.875	103.455	103.355	103.230	4.875	102.875	102.775	102.650	3.250	98.632	98.482	98.332				
5.000	104.018	103.918	103.793	5.000	103.203	103.103	102.978	3.375	99.100	98.950	98.800				
5.125	104.289	104.189	104.064	5.125	103.458	103.358	103.233	3.500	99.569	99.419	99.269				
5.250	104.561	104.461	104.305	5.250	103.496	103.396	103.240	3.625	100.030	99.880	99.730				
5.375	104.687	104.587	104.431	5.375	103.828	103.728	103.571	3.750	100.056	99.906	99.756				
5.500	104.892	104.792	104.636	5.500	104.247	104.147	103.990	3.875	100.511	100.361	100.211				
5.625	105.083	104.983	104.826	5.625	104.602	104.502	104.345	4.000	100.896	100.746	100.596				
5.750	105.322	105.222	104.941	5.750	104.248	104.148	103.867	4.125	101.236	101.086	100.936				

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	98.039	97.889	97.739	3.750	97.845	97.695	97.545	2.125	N/A	N/A	N/A	3.375	97.664	97.514	97.364
3.875	98.566	98.416	98.266	3.875	98.336	98.186	98.036	2.250	92.150	92.000	91.850	3.500	98.156	98.006	97.856
4.000	99.095	98.945	98.795	4.000	98.829	98.679	98.529	2.375	92.511	92.361	92.211	3.625	98.689	98.539	98.389
4.125	99.616	99.466	99.316	4.125	99.315	99.165	99.015	2.500	91.637	91.487	91.337	Margin = 2.250		Index = 2.500	
4.250	100.389	100.289	100.133	4.250	99.945	99.845	99.689	2.625	92.587	92.437	92.287	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.903	100.803	100.647	4.375	100.423	100.323	100.167	2.750	95.463	95.313	95.163	Rate	30 Day	45 Day	60 Day
4.500	101.347	101.247	101.091	4.500	100.832	100.732	100.576	2.875	96.027	95.877	95.727	4.500	100.147	99.897	99.647
4.625	101.747	101.647	101.490	4.625	101.196	101.096	100.940	3.000	96.501	96.351	96.201	4.625	100.547	100.297	100.047
4.750	101.970	101.870	101.745	4.750	101.476	101.376	101.251	3.125	96.975	96.825	96.675	4.750	100.720	100.470	100.220
4.875	102.505	102.405	102.280	4.875	101.875	101.775	101.650	3.250	97.632	97.482	97.332	4.875	101.155	100.905	100.655
5.000	102.868	102.768	102.643	5.000	102.203	102.103	101.978	3.375	98.100	97.950	97.800	5.000	101.518	101.268	101.018
5.125	103.339	103.239	103.114	5.125	102.558	102.458	102.333	3.500	98.569	98.419	98.269	5.125	101.909	101.659	101.409
5.250	104.131	104.031	103.875	5.250	102.496	102.396	102.240	3.625	99.030	98.880	98.730	5.250	101.450	101.200	100.950
5.375	104.381	104.281	104.125	5.375	102.828	102.728	102.571	3.750	99.056	98.906	98.756	5.375	101.997	101.747	101.497
5.500	104.662	104.562	104.406	5.500	103.247	103.147	102.990	3.875	99.511	99.361	99.211	5.500	102.332	102.082	101.832
5.625	104.803	104.703	104.546	5.625	103.602	103.502	103.345	4.000	99.896	99.746	99.596	5.625	102.583	102.333	102.083
5.750	105.092	104.992	104.711	5.750	103.248	103.148	102.867	4.125	100.236	100.086	99.936	5.750	102.752	102.502	102.221

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	99.297	99.047	98.797	4.500	99.112	98.862	98.612
4.750	99.870	99.620	99.370	4.750	99.756	99.506	99.256
5.000	100.668	100.418	100.168	5.000	100.483	100.233	99.983
5.250	101.651	101.401	101.151	5.250	101.485	101.235	100.985
5.500	102.032	101.782	101.532	5.500	101.527	101.277	101.027
5.625	102.253	102.003	101.753	5.625	101.882	101.632	101.382
5.750	102.502	102.252	101.971	5.750	101.528	101.278	100.997
5.875	102.759	102.509	102.228	5.875	101.870	101.620	101.339

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:	9/12/2018	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.:

10/12/2018

45 Day Lock Exp.:

10/29/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/12/2018

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	97.989	97.839	97.689	3.750	97.595	97.445	97.295	2.125	N/A	N/A	N/A	3.375	97.73	97.576	97.426
3.875	98.516	98.366	98.216	3.875	98.086	97.936	97.786	2.250	89.650	89.500	89.350	3.500	98.22	98.068	97.918
4.000	99.045	98.895	98.745	4.000	98.579	98.429	98.279	2.375	90.011	89.861	89.711	3.625	98.75	98.602	98.452
4.125	99.566	99.416	99.266	4.125	99.065	98.915	98.765	2.500	89.137	88.987	88.837	Margin = 2.250		Index = 2.500	
4.250	100.214	100.114	99.958	4.250	99.570	99.470	99.314	2.625	90.087	89.937	89.787				
4.375	100.728	100.628	100.472	4.375	100.048	99.948	99.792	2.750	94.775	94.625	94.475				
4.500	101.172	101.072	100.916	4.500	100.457	100.357	100.201	2.875	95.339	95.189	95.039				
4.625	101.572	101.472	101.315	4.625	100.821	100.721	100.565	3.000	95.814	95.664	95.514				
4.750	101.197	101.097	100.972	4.750	100.601	100.501	100.376	3.125	96.288	96.138	95.988				
4.875	101.580	101.480	101.355	4.875	101.000	100.900	100.775	3.250	97.695	97.545	97.395				
5.000	102.143	102.043	101.918	5.000	101.328	101.228	101.103	3.375	98.162	98.012	97.862				
5.125	102.414	102.314	102.189	5.125	101.583	101.483	101.358	3.500	98.631	98.481	98.331				
5.250	102.373	102.273	102.117	5.250	101.308	101.208	101.052	3.625	99.093	98.943	98.793				
5.375	102.500	102.400	102.243	5.375	101.640	101.540	101.384	3.750	98.806	98.656	98.506				
5.500	102.704	102.604	102.448	5.500	102.059	101.959	101.803	3.875	99.261	99.111	98.961				
5.625	102.895	102.795	102.639	5.625	102.414	102.314	102.158	4.000	99.646	99.496	99.346				
5.750	101.885	101.785	101.503	5.750	100.811	100.711	100.429	4.125	99.986	99.836	99.686				

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	96.789	96.639	96.489	3.750	96.595	96.445	96.295	2.125	N/A	N/A	N/A	3.375	96.726	96.576	96.426
3.875	97.316	97.166	97.016	3.875	97.086	96.936	96.786	2.250	90.400	90.250	90.100	3.500	97.218	97.068	96.918
4.000	97.845	97.695	97.545	4.000	97.579	97.429	97.279	2.375	90.761	90.611	90.461	3.625	97.752	97.602	97.452
4.125	98.366	98.216	98.066	4.125	98.065	97.915	97.765	2.500	89.887	89.737	89.587	Margin = 2.250		Index = 2.500	
4.250	99.014	98.914	98.758	4.250	98.570	98.470	98.314	2.625	90.837	90.687	90.537	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.528	99.428	99.272	4.375	99.048	98.948	98.792	2.750	94.556	94.406	94.256	Rate	30 Day	45 Day	60 Day
4.500	99.972	99.872	99.716	4.500	99.457	99.357	99.201	2.875	95.121	94.971	94.821	4.500	98.772	98.522	98.272
4.625	100.372	100.272	100.115	4.625	99.821	99.721	99.565	3.000	95.595	95.445	95.295	4.625	99.172	98.922	98.672
4.750	100.095	99.995	99.870	4.750	99.601	99.501	99.376	3.125	96.069	95.919	95.769	4.750	98.845	98.595	98.345
4.875	100.630	100.530	100.405	4.875	100.000	99.900	99.775	3.250	96.163	96.013	95.863	4.875	99.280	99.030	98.780
5.000	100.993	100.893	100.768	5.000	100.328	100.228	100.103	3.375	96.631	96.481	96.331	5.000	99.643	99.393	99.143
5.125	101.464	101.364	101.239	5.125	100.683	100.583	100.458	3.500	97.100	96.950	96.800	5.125	100.034	99.784	99.534
5.250	101.943	101.843	101.687	5.250	100.308	100.208	100.052	3.625	97.562	97.412	97.262	5.250	99.262	99.012	98.762
5.375	102.194	102.094	101.937	5.375	100.640	100.540	100.384	3.750	96.869	96.719	96.569	5.375	99.810	99.560	99.310
5.500	102.474	102.374	102.218	5.500	101.059	100.959	100.803	3.875	97.323	97.173	97.023	5.500	100.144	99.894	99.644
5.625	102.615	102.515	102.359	5.625	101.414	101.314	101.158	4.000	97.708	97.558	97.408	5.625	100.395	100.145	99.895
5.750	101.655	101.555	101.273	5.750	99.811	99.711	99.429	4.125	98.048	97.898	97.748	5.750	99.315	99.065	98.784

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	97.922	97.672	97.422	4.500	97.737	97.487	97.237
4.750	97.995	97.745	97.495	4.750	97.881	97.631	97.381
5.000	98.793	98.543	98.293	5.000	98.608	98.358	98.108
5.250	99.463	99.213	98.963	5.250	99.297	99.047	98.797
5.500	99.844	99.594	99.344	5.500	99.339	99.089	98.839
5.625	100.065	99.815	99.565	5.625	99.694	99.444	99.194
5.750	99.065	98.815	98.533	5.750	98.091	97.841	97.559
5.875	99.322	99.072	98.791	5.875	98.432	98.182	97.901

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:	9/12/2018	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
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 Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/12/2018

45 Day Lock Exp.:

10/29/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/12/2018

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	99.474	99.374	99.274	4.625	101.364	101.264	101.164	2.875	95.740	95.640	95.540	3.000	96.784	96.684	96.584
4.375	100.046	99.946	99.846	4.750	101.902	101.802	101.702	2.990	96.145	96.045	95.945	3.125	97.147	97.047	96.947
4.500	100.556	100.456	100.356	4.875	102.281	102.181	102.081	3.000	96.245	96.145	96.045	3.250	97.844	97.744	97.644
4.625	101.183	101.083	100.983	4.990	102.537	102.437	102.337	3.125	96.758	96.658	96.558	3.375	98.213	98.113	98.013
4.750	101.735	101.635	101.535	5.000	102.637	102.537	102.437	3.250	97.404	97.304	97.204	3.500	98.560	98.460	98.360
4.875	102.246	102.146	102.046	5.125	103.059	102.959	102.859	3.375	97.953	97.853	97.753	3.625	98.906	98.806	98.706
4.990	102.379	102.279	102.179	5.250	103.562	103.462	103.362	3.500	98.443	98.343	98.243	3.750	99.722	99.622	99.522
5.000	102.479	102.379	102.279	5.375	103.865	103.765	103.665	3.625	98.955	98.855	98.755	3.875	100.061	99.961	99.861
5.125	102.912	102.812	102.712	5.500	104.214	104.114	104.014	3.750	99.535	99.435	99.335	3.990	100.273	100.173	100.073
5.250	103.586	103.486	103.386	5.625	104.462	104.362	104.262	3.875	99.766	99.666	99.566	4.000	100.373	100.273	100.173
5.375	103.994	103.894	103.794	5.750	105.015	104.915	104.815	3.990	100.160	100.060	99.960	4.125	100.665	100.565	100.465
5.500	104.374	104.274	104.174	5.875	105.172	105.072	104.972	4.000	100.260	100.160	100.060	4.250	101.112	101.012	100.912
5.625	104.684	104.584	104.484	5.990	105.259	105.159	105.059	4.125	100.744	100.644	100.544	4.375	101.384	101.284	101.184
5.750	105.223	105.123	105.023	6.000	105.359	105.259	105.159	4.250	101.044	100.944	100.844	4.500	101.652	101.552	101.452
5.875	105.425	105.325	105.225	6.125	105.887	105.787	105.687	4.375	101.343	101.243	101.143	4.625	101.910	101.810	101.710
5.990	105.555	105.455	105.355	6.250	106.295	106.195	106.095	4.500	101.771	101.671	101.571	4.750	102.095	101.995	101.895
6.000	105.655	105.555	105.455	6.375	106.590	106.490	106.386	4.625	102.188	102.088	101.988	4.875	102.264	102.164	102.064
6.125	106.265	106.165	106.065	6.500	N/A	N/A	N/A	4.750	102.354	102.254	102.154	4.990	102.333	102.233	102.133
6.250	106.593	106.493	106.393	6.625	N/A	N/A	N/A	4.875	102.613	102.513	102.413	5.000	102.433	102.333	102.233

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	98.009	97.909	97.809	3.000	95.864	95.764	95.664
4.375	98.630	98.530	98.430	3.125	96.276	96.176	96.076
4.500	99.210	99.110	99.010	3.250	97.120	97.020	96.920
4.625	99.786	99.686	99.586	3.375	97.534	97.434	97.334
4.750	100.462	100.362	100.262	3.500	97.965	97.865	97.765
4.875	101.034	100.934	100.834	3.625	98.380	98.280	98.180
4.990	101.463	101.363	101.263	3.750	98.622	98.522	98.422
5.000	101.563	101.463	101.363	3.875	99.035	98.935	98.835
5.125	101.820	101.720	101.620	3.990	99.348	99.248	99.148
5.250	102.045	101.945	101.845	4.000	99.448	99.348	99.248
5.375	102.160	102.060	101.960	4.125	99.841	99.741	99.641
5.500	102.651	102.551	102.451	4.250	100.046	99.946	99.846
5.625	102.904	102.804	102.704	4.375	100.243	100.143	100.043
5.750	103.122	103.022	102.922	4.500	100.387	100.287	100.187
5.875	102.497	102.397	102.297	4.625	100.519	100.419	100.319
5.990	102.872	102.772	102.672	4.750	100.625	100.525	100.425
6.000	102.972	102.872	102.772	4.875	100.795	100.695	100.595
6.125	103.227	103.127	103.027	4.990	100.861	100.761	100.661
6.250	103.462	103.362	103.262	5.000	100.961	100.861	100.761

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.:

10/12/2018

45 Day Lock Exp.:

10/29/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/12/2018

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	99.474	99.374	99.274	3.750	97.322	97.222	97.122	2.750	95.066	94.966	94.866	
4.375	100.046	99.946	99.846	3.875	97.909	97.809	97.709	2.875	95.719	95.619	95.519	
4.500	100.626	100.526	100.426	3.990	98.448	98.348	98.248	2.990	96.261	96.161	96.061	
4.625	101.281	101.181	101.081	4.000	98.548	98.448	98.348	3.000	96.361	96.261	96.161	
4.750	101.843	101.743	101.643	4.125	99.214	99.114	99.014	3.125	96.944	96.844	96.744	
4.875	102.363	102.263	102.163	4.250	99.797	99.697	99.597	3.250	97.415	97.315	97.215	
4.990	102.704	102.604	102.504	4.375	100.380	100.280	100.180	3.375	97.953	97.853	97.753	
5.000	102.804	102.704	102.604	4.500	100.992	100.892	100.792	3.500	98.580	98.480	98.380	
5.125	103.331	103.231	103.131	4.625	101.542	101.442	101.342	3.625	99.110	99.010	98.910	
5.250	103.874	103.767	103.674	4.750	102.018	101.918	101.818	3.750	99.535	99.435	99.335	
5.375	104.338	104.230	104.138	4.875	102.385	102.285	102.185	3.875	99.945	99.845	99.745	
5.500	104.729	104.622	104.529	4.990	102.654	102.554	102.454	3.990	100.369	100.258	100.169	
5.625	104.845	104.716	104.645	5.000	102.754	102.654	102.554	4.000	100.469	100.358	100.269	
5.750	105.355	105.226	105.155	5.125	103.318	103.211	103.095	4.125	100.954	100.842	100.754	
5.875	105.666	105.566	105.466	5.250	103.677	103.570	103.453	4.250	101.223	101.112	101.023	
5.990	105.859	105.759	105.659	5.375	104.017	103.910	103.793	4.375	101.484	101.372	101.284	
6.000	105.959	105.859	105.759	5.500	104.408	104.301	104.183	4.500	101.937	101.837	101.737	
6.125	106.495	106.395	106.295	5.625	104.880	104.752	104.680	4.625	102.343	102.243	102.143	
6.250	107.148	107.048	106.948	5.750	105.204	105.075	105.004	4.750	102.503	102.403	102.303	

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	98.536	98.436	98.336	2.750	94.722	94.622
4.375	99.108	99.008	98.908	2.875	95.375	95.275
4.500	99.688	99.588	99.488	2.990	95.917	95.817
4.625	100.468	100.368	100.268	3.000	96.017	95.917
4.750	101.030	100.930	100.830	3.125	96.600	96.500
4.875	101.550	101.450	101.350	3.250	97.071	96.971
4.990	101.891	101.791	101.691	3.375	97.320	97.220
5.000	101.991	101.891	101.791	3.500	97.947	97.847
5.125	101.604	101.497	101.404	3.625	98.477	98.377
5.250	102.147	102.040	101.947	3.750	98.902	98.802
5.375	102.611	102.503	102.411	3.875	99.312	99.212
5.500	103.002	102.895	102.802	3.990	99.244	99.133
5.625	101.829	101.700	101.629	4.000	99.344	99.233
5.750	102.339	102.210	102.139	4.125	99.829	99.717
5.875	102.500	102.400	102.300	4.250	100.098	99.987
5.990	102.543	102.443	102.343	4.375	100.359	100.247
6.000	102.643	102.543	102.443	4.500	100.358	100.258
6.125	103.029	102.929	102.829	4.625	100.764	100.664
6.250	103.532	103.432	103.332	4.750	100.924	100.824

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/12/2018

45 Day Lock Exp.:

10/29/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/12/2018

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	99.403	99.303	99.203	3.750	97.322	97.222	97.122	2.750	95.066	94.966	94.866	4.250	98.465	98.365	98.265	2.750	94.722	94.622	94.522
4.375	99.960	99.860	99.760	3.875	97.909	97.809	97.709	2.875	95.719	95.619	95.519	4.375	99.022	98.922	98.822	2.875	95.375	95.275	95.175
4.500	100.626	100.526	100.426	3.990	98.448	98.348	98.248	2.990	96.261	96.161	96.061	4.500	99.688	99.588	99.488	2.990	95.917	95.817	95.717
4.625	101.281	101.181	101.081	4.000	98.548	98.448	98.348	3.000	96.361	96.261	96.161	4.625	100.468	100.368	100.268	3.000	96.017	95.917	95.817
4.750	101.843	101.743	101.643	4.125	99.214	99.114	99.014	3.125	96.944	96.844	96.744	4.750	101.030	100.930	100.830	3.125	96.600	96.500	96.400
4.875	102.363	102.263	102.163	4.250	99.797	99.697	99.597	3.250	97.415	97.315	97.215	4.875	101.550	101.450	101.350	3.250	97.071	96.971	96.871
4.990	102.704	102.604	102.504	4.375	100.380	100.280	100.180	3.375	97.803	97.703	97.603	4.990	101.891	101.791	101.691	3.375	97.170	97.070	96.970
5.000	102.804	102.704	102.604	4.500	100.992	100.892	100.792	3.500	98.580	98.480	98.380	5.000	101.991	101.891	101.791	3.500	97.947	97.847	97.747
5.125	103.331	103.231	103.131	4.625	101.542	101.442	101.342	3.625	99.110	99.010	98.910	5.125	101.604	101.497	101.404	3.625	98.477	98.377	98.277
5.250	103.874	103.767	103.674	4.750	102.018	101.918	101.818	3.750	99.497	99.397	99.297	5.250	102.147	102.040	101.947	3.750	98.864	98.764	98.664
5.375	104.338	104.230	104.138	4.875	102.385	102.285	102.185	3.875	99.945	99.845	99.745	5.375	102.611	102.503	102.411	3.875	99.312	99.212	99.112
5.500	104.729	104.622	104.529	4.990	102.654	102.554	102.454	3.990	100.369	100.258	100.169	5.500	103.002	102.895	102.802	3.990	99.244	99.133	99.044
5.625	104.845	104.716	104.645	5.000	102.754	102.654	102.554	4.000	100.469	100.358	100.269	5.625	101.829	101.700	101.629	4.000	99.344	99.233	99.144
5.750	105.355	105.226	105.155	5.125	103.318	103.211	103.095	4.125	100.954	100.842	100.754	5.750	102.339	102.210	102.139	4.125	99.829	99.717	99.629
5.875	105.666	105.566	105.466	5.250	103.677	103.570	103.453	4.250	101.223	101.112	101.023	5.875	102.500	102.400	102.300	4.250	100.098	99.987	99.898
5.990	105.859	105.759	105.659	5.375	104.017	103.910	103.793	4.375	101.484	101.372	101.284	5.990	102.543	102.443	102.343	4.375	100.359	100.247	100.159
6.000	105.959	105.859	105.759	5.500	104.408	104.301	104.183	4.500	101.937	101.837	101.737	6.000	102.643	102.543	102.443	4.500	100.358	100.258	100.158
6.125	106.495	106.395	106.295	5.625	104.880	104.752	104.680	4.625	102.343	102.243	102.143	6.125	103.029	102.929	102.829	4.625	100.764	100.664	100.564
6.250	107.148	107.048	106.948	5.750	105.204	105.075	105.004	4.750	102.503	102.403	102.303	6.250	103.532	103.432	103.332	4.750	100.924	100.824	100.724

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.:

10/12/2018

45 Day Lock Exp.:

10/29/2018

60 Day Lock Exp.:

11/12/2018

W. Rate Sheet Dated: 9/12/2018

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	96.180	96.055	95.930	
4.125	97.330	97.205	97.080	
4.250	98.297	98.172	98.047	
4.375	98.718	98.593	98.468	
4.500	99.369	99.244	99.119	
4.625	99.943	99.818	99.693	
4.750	100.473	100.348	100.223	
4.875	100.919	100.794	100.669	
5.000	101.282	101.157	101.032	
5.125	101.556	101.431	101.306	
5.250	101.861	101.736	101.611	
5.375	102.113	101.988	101.863	
5.500	102.205	102.080	101.955	

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	96.762	96.637	96.512	
3.625	97.226	97.101	96.976	
3.750	97.648	97.523	97.398	
3.875	98.251	98.126	98.001	
4.000	98.593	98.468	98.343	
4.125	98.847	98.722	98.597	
4.250	99.134	99.009	98.884	
4.375	99.397	99.272	99.147	
4.500	99.646	99.521	99.396	
4.625	99.898	99.773	99.648	
4.750	100.166	100.041	99.916	

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	96.885	96.760	96.635	
3.375	97.432	97.307	97.182	
3.500	97.966	97.841	97.716	
3.625	98.444	98.319	98.194	
3.750	98.735	98.610	98.485	
3.875	99.144	99.019	98.894	
4.000	99.525	99.400	99.275	
4.125	99.934	99.809	99.684	
4.250	100.314	100.189	100.064	
4.375	100.672	100.547	100.422	
4.500	101.031	100.906	100.781	
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)