



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.:

10/24/2018

45 Day Lock Exp.:

11/8/2018

60 Day Lock Exp.:

11/23/2018

W. Rate Sheet Dated: 9/24/2018

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	96.836	96.686	96.536	3.500	96.218	96.068	95.918	1.875	N/A	N/A	N/A	3.125	96.935	96.785	96.635
3.625	97.342	97.192	97.042	3.625	96.678	96.528	96.378	2.000	N/A	N/A	N/A	3.250	98.297	98.147	97.997
3.750	98.351	98.201	98.051	3.750	97.855	97.705	97.555	2.125	N/A	N/A	N/A	3.375	98.679	98.529	98.379
3.875	98.850	98.700	98.550	3.875	98.308	98.158	98.008	2.250	92.625	92.475	92.325	3.500	99.033	98.883	98.733
4.000	99.351	99.201	99.051	4.000	98.695	98.545	98.395	2.375	93.066	92.916	92.766	3.625	99.429	99.279	99.129
4.125	99.844	99.694	99.544	4.125	99.040	98.890	98.740	2.500	92.139	91.989	91.839	Margin = 2.250		Index = 2.550	
4.250	100.827	100.686	100.561	4.250	100.015	99.874	99.749	2.625	93.039	92.889	92.739				
4.375	101.313	101.173	101.048	4.375	100.393	100.253	100.128	2.750	95.904	95.754	95.604				
4.500	101.734	101.594	101.469	4.500	100.704	100.563	100.438	2.875	96.438	96.288	96.138				
4.625	102.113	101.972	101.847	4.625	101.040	100.900	100.775	3.000	96.888	96.738	96.588				
4.750	102.208	102.052	101.896	4.750	101.621	101.465	101.309	3.125	97.337	97.187	97.037				
4.875	102.720	102.564	102.408	4.875	101.945	101.789	101.633	3.250	98.096	97.946	97.796				
5.000	103.265	103.109	102.952	5.000	102.342	102.186	102.030	3.375	98.539	98.389	98.239				
5.125	103.515	103.359	103.202	5.125	102.579	102.422	102.266	3.500	98.983	98.833	98.683				
5.250	103.899	103.774	103.618	5.250	102.723	102.598	102.442	3.625	99.421	99.271	99.121				
5.375	104.005	103.880	103.724	5.375	103.037	102.912	102.755	3.750	99.572	99.422	99.272				
5.500	104.186	104.061	103.905	5.500	103.434	103.309	103.152	3.875	100.002	99.852	99.702				
5.625	104.356	104.231	104.075	5.625	103.770	103.645	103.489	4.000	100.367	100.217	100.067				
5.750	105.130	105.030	104.930	5.750	103.945	103.845	103.745	4.125	100.689	100.539	100.389				

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	95.636	95.486	95.336	3.500	95.218	95.068	94.918	1.875	N/A	N/A	N/A	3.125	95.935	95.785	95.635
3.625	96.142	95.992	95.842	3.625	95.678	95.528	95.378	2.000	N/A	N/A	N/A	3.250	97.297	97.147	96.997
3.750	97.151	97.001	96.851	3.750	96.855	96.705	96.555	2.125	N/A	N/A	N/A	3.375	97.679	97.529	97.379
3.875	97.650	97.500	97.350	3.875	97.308	97.158	97.008	2.250	91.625	91.475	91.325	3.500	98.033	97.883	97.733
4.000	98.151	98.001	97.851	4.000	97.695	97.545	97.395	2.375	92.066	91.916	91.766	3.625	98.429	98.279	98.129
4.125	98.644	98.494	98.344	4.125	98.040	97.890	97.740	2.500	91.139	90.989	90.839	Margin = 2.250		Index = 2.550	
4.250	99.627	99.486	99.361	4.250	99.015	98.874	98.749	2.625	92.039	91.889	91.739	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.113	99.973	99.848	4.375	99.393	99.253	99.128	2.750	94.904	94.754	94.604	Rate	30 Day	45 Day	60 Day
4.500	100.534	100.394	100.269	4.500	99.704	99.563	99.438	2.875	95.438	95.288	95.138	4.625	99.713	99.463	99.213
4.625	100.913	100.772	100.647	4.625	100.040	99.900	99.775	3.000	95.888	95.738	95.588	4.750	100.008	99.758	99.508
4.750	101.258	101.102	100.946	4.750	100.621	100.465	100.309	3.125	96.337	96.187	96.037	4.875	100.420	100.170	99.920
4.875	101.770	101.614	101.458	4.875	100.945	100.789	100.633	3.250	97.096	96.946	96.796	5.000	100.765	100.515	100.265
5.000	102.115	101.959	101.802	5.000	101.342	101.186	101.030	3.375	97.539	97.389	97.239	5.125	101.135	100.885	100.635
5.125	102.565	102.409	102.252	5.125	101.679	101.522	101.366	3.500	97.983	97.833	97.683	5.250	101.068	100.818	100.568
5.250	103.469	103.344	103.188	5.250	101.723	101.598	101.442	3.625	98.421	98.271	98.121	5.375	101.425	101.175	100.925
5.375	103.699	103.574	103.418	5.375	102.037	101.912	101.755	3.750	98.572	98.422	98.272	5.500	102.006	101.756	101.506
5.500	103.956	103.831	103.675	5.500	102.434	102.309	102.152	3.875	99.002	98.852	98.702	5.625	102.256	102.006	101.756
5.625	104.076	103.951	103.795	5.625	102.770	102.645	102.489	4.000	99.367	99.217	99.067	5.750	102.500	102.250	102.000
5.750	104.900	104.800	104.700	5.750	102.945	102.845	102.745	4.125	99.689	99.539	99.389	5.875	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	98.484	98.234	97.984	4.500	97.984	97.734	97.484
4.750	99.158	98.908	98.658	4.750	98.901	98.651	98.401
5.000	99.915	99.665	99.415	5.000	99.622	99.372	99.122
5.250	100.976	100.726	100.476	5.250	100.732	100.482	100.232
5.500	101.936	101.686	101.436	5.500	100.714	100.464	100.214
5.625	102.256	102.006	101.756	5.625	101.050	100.800	100.550
5.750	102.500	102.250	102.000	5.750	101.225	100.975	100.725
5.875	102.757	102.507	102.257	5.875	101.549	101.299	101.049

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:	9/24/2018	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.:

10/24/2018

45 Day Lock Exp.:

11/8/2018

60 Day Lock Exp.:

11/23/2018

W. Rate Sheet Dated: 9/24/2018

Release Time: 10:00 am ET

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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	95.899	95.749	95.599	3.500	95.281	95.131	94.981	1.875	N/A	N/A	N/A	3.125	95.25	95.097	94.947
3.625	96.404	96.254	96.104	3.625	95.741	95.591	95.441	2.000	N/A	N/A	N/A	3.250	97.36	97.210	97.060
3.750	97.257	97.107	96.957	3.750	96.761	96.611	96.461	2.125	N/A	N/A	N/A	3.375	97.74	97.591	97.441
3.875	97.756	97.606	97.456	3.875	97.214	97.064	96.914	2.250	89.125	88.975	88.825	3.500	98.10	97.945	97.795
4.000	98.257	98.107	97.957	4.000	97.602	97.452	97.302	2.375	89.566	89.416	89.266	3.625	98.49	98.341	98.191
4.125	98.751	98.601	98.451	4.125	97.946	97.796	97.646	2.500	88.639	88.489	88.339	Margin = 2.250		Index = 2.550	
4.250	99.764	99.623	99.498	4.250	98.952	98.812	98.687	2.625	89.539	89.389	89.239				
4.375	100.251	100.110	99.985	4.375	99.331	99.190	99.065	2.750	94.216	94.066	93.916				
4.500	100.672	100.531	100.406	4.500	99.642	99.501	99.376	2.875	94.751	94.601	94.451				
4.625	101.050	100.910	100.785	4.625	99.978	99.837	99.712	3.000	95.200	95.050	94.900				
4.750	100.802	100.646	100.489	4.750	100.215	100.059	99.903	3.125	95.650	95.500	95.350				
4.875	101.314	101.158	101.002	4.875	100.539	100.383	100.227	3.250	97.159	97.009	96.859				
5.000	101.859	101.702	101.546	5.000	100.936	100.780	100.624	3.375	97.601	97.451	97.301				
5.125	102.109	101.952	101.796	5.125	101.172	101.016	100.860	3.500	98.046	97.896	97.746				
5.250	102.024	101.899	101.743	5.250	100.848	100.723	100.567	3.625	98.483	98.333	98.183				
5.375	102.130	102.005	101.849	5.375	101.162	101.037	100.880	3.750	98.478	98.328	98.178				
5.500	102.311	102.186	102.030	5.500	101.559	101.434	101.277	3.875	98.908	98.758	98.608				
5.625	102.481	102.356	102.200	5.625	101.895	101.770	101.614	4.000	99.273	99.123	98.973				
5.750	101.692	101.592	101.492	5.750	100.507	100.407	100.307	4.125	99.595	99.445	99.295				

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	94.699	94.549	94.399	3.500	94.281	94.131	93.981	1.875	N/A	N/A	N/A	3.125	94.247	94.097	93.947
3.625	95.204	95.054	94.904	3.625	94.741	94.591	94.441	2.000	N/A	N/A	N/A	3.250	96.360	96.210	96.060
3.750	96.057	95.907	95.757	3.750	95.761	95.611	95.461	2.125	N/A	N/A	N/A	3.375	96.741	96.591	96.441
3.875	96.556	96.406	96.256	3.875	96.214	96.064	95.914	2.250	89.875	89.725	89.575	3.500	97.095	96.945	96.795
4.000	97.057	96.907	96.757	4.000	96.602	96.452	96.302	2.375	90.316	90.166	90.016	3.625	97.491	97.341	97.191
4.125	97.551	97.401	97.251	4.125	96.946	96.796	96.646	2.500	89.389	89.239	89.089	Margin = 2.250		Index = 2.550	
4.250	98.564	98.423	98.298	4.250	97.952	97.812	97.687	2.625	90.289	90.139	89.989	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.051	98.910	98.785	4.375	98.331	98.190	98.065	2.750	93.998	93.848	93.698	Rate	30 Day	45 Day	60 Day
4.500	99.472	99.331	99.206	4.500	98.642	98.501	98.376	2.875	94.532	94.382	94.232	4.500	98.272	98.022	97.772
4.625	99.850	99.710	99.585	4.625	98.978	98.837	98.712	3.000	94.981	94.831	94.681	4.625	98.650	98.400	98.150
4.750	99.852	99.696	99.539	4.750	99.215	99.059	98.903	3.125	95.431	95.281	95.131	4.750	98.602	98.352	98.102
4.875	100.364	100.208	100.052	4.875	99.539	99.383	99.227	3.250	96.002	95.852	95.702	4.875	99.014	98.764	98.514
5.000	100.709	100.552	100.396	5.000	99.936	99.780	99.624	3.375	96.445	96.295	96.145	5.000	99.359	99.109	98.859
5.125	101.159	101.002	100.846	5.125	100.272	100.116	99.960	3.500	96.890	96.740	96.590	5.125	99.729	99.479	99.229
5.250	101.594	101.469	101.313	5.250	99.848	99.723	99.567	3.625	97.327	97.177	97.027	5.250	99.193	98.943	98.693
5.375	101.824	101.699	101.543	5.375	100.162	100.037	99.880	3.750	97.322	97.172	97.022	5.375	99.550	99.300	99.050
5.500	102.081	101.956	101.800	5.500	100.559	100.434	100.277	3.875	97.752	97.602	97.452	5.500	100.131	99.881	99.631
5.625	102.201	102.076	101.920	5.625	100.895	100.770	100.614	4.000	98.117	97.967	97.817	5.625	100.381	100.131	99.881
5.750	101.462	101.362	101.262	5.750	99.507	99.407	99.307	4.125	98.439	98.289	98.139	5.750	99.062	98.812	98.562

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	97.422	97.172	96.922	4.500	96.922	96.672	96.422
4.750	97.752	97.502	97.252	4.750	97.495	97.245	96.995
5.000	98.509	98.259	98.009	5.000	98.216	97.966	97.716
5.250	99.101	98.851	98.601	5.250	98.857	98.607	98.357
5.500	100.061	99.811	99.561	5.500	98.839	98.589	98.339
5.625	100.381	100.131	99.881	5.625	99.175	98.925	98.675
5.750	99.062	98.812	98.562	5.750	97.787	97.537	97.287
5.875	99.320	99.070	98.820	5.875	98.111	97.861	97.611

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:	9/24/2018	5.500%

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

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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)	



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/24/2018

45 Day Lock Exp.:

11/8/2018

60 Day Lock Exp.:

11/23/2018

W. Rate Sheet Dated: 9/24/2018

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	98.827	98.727	98.627	4.625	100.914	100.814	100.714	3.000	95.887	95.787	95.687	3.000	96.087	95.987	95.887
4.375	99.428	99.328	99.228	4.750	101.409	101.309	101.209	3.125	96.400	96.300	96.200	3.125	96.449	96.349	96.249
4.500	99.982	99.882	99.782	4.875	101.862	101.762	101.662	3.250	97.117	97.017	96.917	3.250	97.503	97.403	97.303
4.625	100.627	100.527	100.427	4.990	101.925	101.825	101.725	3.375	97.639	97.539	97.439	3.375	97.866	97.766	97.666
4.750	101.217	101.117	101.017	5.000	102.025	101.925	101.825	3.500	98.157	98.057	97.957	3.500	98.216	98.116	98.016
4.875	101.725	101.625	101.525	5.125	102.539	102.439	102.339	3.625	98.672	98.572	98.472	3.625	98.564	98.464	98.364
4.990	101.806	101.706	101.606	5.250	103.035	102.935	102.835	3.750	99.170	99.070	98.970	3.750	99.389	99.289	99.189
5.000	101.906	101.806	101.706	5.375	103.323	103.223	103.123	3.875	99.484	99.384	99.284	3.875	99.731	99.631	99.531
5.125	102.451	102.351	102.251	5.500	103.651	103.551	103.451	3.990	99.881	99.781	99.681	3.990	99.945	99.845	99.745
5.250	103.116	103.016	102.916	5.625	103.896	103.796	103.696	4.000	99.981	99.881	99.781	4.000	100.045	99.945	99.845
5.375	103.509	103.409	103.309	5.750	104.583	104.483	104.383	4.125	100.468	100.368	100.268	4.125	100.339	100.239	100.139
5.500	103.875	103.775	103.675	5.875	104.735	104.635	104.535	4.250	100.767	100.667	100.567	4.250	100.867	100.767	100.667
5.625	104.145	104.045	103.945	5.990	104.822	104.722	104.622	4.375	101.206	101.106	101.006	4.375	101.144	101.044	100.944
5.750	104.842	104.742	104.642	6.000	104.922	104.822	104.722	4.500	101.634	101.534	101.434	4.500	101.411	101.311	101.211
5.875	105.040	104.940	104.840	6.125	105.437	105.337	105.237	4.625	102.048	101.948	101.848	4.625	101.666	101.566	101.466
5.990	105.164	105.064	104.964	6.250	105.838	105.735	105.626	4.750	102.209	102.109	102.009	4.750	101.844	101.744	101.644
6.000	105.264	105.164	105.064	6.375	106.124	106.021	105.912	4.875	102.453	102.353	102.253	4.875	102.001	101.901	101.801
6.125	105.864	105.764	105.664	6.500	N/A	N/A	N/A	4.990	102.593	102.493	102.393	4.990	102.059	101.959	101.859
6.250	106.159	106.059	105.959	6.625	N/A	N/A	N/A	5.000	102.693	102.593	102.493	5.000	102.159	102.059	101.959

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	96.628	96.528	96.428	3.000	95.513	95.413	95.313
4.250	97.312	97.212	97.112	3.125	95.925	95.825	95.725
4.375	97.948	97.848	97.748	3.250	96.843	96.743	96.643
4.500	98.534	98.434	98.334	3.375	97.255	97.155	97.055
4.625	99.229	99.129	99.029	3.500	97.687	97.587	97.487
4.750	99.909	99.809	99.709	3.625	98.103	98.003	97.903
4.875	100.479	100.379	100.279	3.750	98.361	98.261	98.161
4.990	100.921	100.821	100.721	3.875	98.778	98.678	98.578
5.000	101.021	100.921	100.821	3.990	99.090	98.990	98.890
5.125	101.260	101.160	101.060	4.000	99.190	99.090	98.990
5.250	101.468	101.368	101.268	4.125	99.586	99.486	99.386
5.375	101.685	101.585	101.485	4.250	99.791	99.691	99.591
5.500	102.156	102.056	101.956	4.375	99.986	99.886	99.786
5.625	102.374	102.274	102.174	4.500	100.129	100.029	99.929
5.750	102.596	102.496	102.396	4.625	100.339	100.239	100.139
5.875	102.072	101.972	101.872	4.750	100.440	100.340	100.240
5.990	102.443	102.343	102.243	4.875	100.600	100.500	100.400
6.000	102.543	102.443	102.343	4.990	100.655	100.555	100.455
6.125	102.790	102.690	102.590	5.000	100.755	100.655	100.555

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.:

10/24/2018

45 Day Lock Exp.:

11/8/2018

60 Day Lock Exp.:

11/23/2018

W. Rate Sheet Dated: 9/24/2018

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	98.827	98.727	98.627	3.750	96.734	96.634	96.534	2.750	94.721	94.621	94.521	
4.375	99.428	99.328	99.228	3.875	97.325	97.225	97.125	2.875	95.374	95.274	95.174	
4.500	100.079	99.979	99.879	3.990	97.874	97.774	97.674	2.990	95.917	95.817	95.717	
4.625	100.743	100.643	100.543	4.000	97.974	97.874	97.774	3.000	96.017	95.917	95.817	
4.750	101.370	101.270	101.170	4.125	98.678	98.578	98.478	3.125	96.609	96.509	96.409	
4.875	101.855	101.755	101.655	4.250	99.401	99.301	99.201	3.250	97.082	96.982	96.882	
4.990	102.216	102.116	102.016	4.375	99.972	99.872	99.772	3.375	97.576	97.476	97.376	
5.000	102.316	102.216	102.116	4.500	100.671	100.571	100.471	3.500	98.327	98.227	98.127	
5.125	102.936	102.836	102.736	4.625	101.114	101.014	100.914	3.625	98.862	98.762	98.662	
5.250	103.452	103.352	103.252	4.750	101.574	101.474	101.374	3.750	99.317	99.217	99.117	
5.375	103.869	103.769	103.669	4.875	101.948	101.848	101.748	3.875	99.850	99.750	99.650	
5.500	104.287	104.187	104.087	4.990	102.276	102.176	102.076	3.990	100.186	100.086	99.986	
5.625	104.455	104.343	104.255	5.000	102.376	102.276	102.176	4.000	100.286	100.186	100.086	
5.750	104.923	104.811	104.723	5.125	102.840	102.740	102.630	4.125	100.777	100.677	100.577	
5.875	105.215	105.115	105.015	5.250	103.190	103.090	102.979	4.250	101.073	100.973	100.873	
5.990	105.412	105.312	105.212	5.375	103.541	103.441	103.329	4.375	101.546	101.446	101.346	
6.000	105.512	105.412	105.312	5.500	103.899	103.799	103.686	4.500	101.878	101.778	101.678	
6.125	106.122	106.022	105.922	5.625	104.339	104.228	104.139	4.625	102.255	102.155	102.055	
6.250	106.320	106.220	106.120	5.750	104.621	104.510	104.421	4.750	102.416	102.316	102.216	

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	97.905	97.805	97.705	2.750	94.377	94.277	94.177		
4.375	98.506	98.406	98.306	2.875	95.030	94.930	94.830		
4.500	99.157	99.057	98.957	2.990	95.573	95.473	95.373		
4.625	99.946	99.846	99.746	3.000	95.673	95.573	95.473		
4.750	100.573	100.473	100.373	3.125	96.265	96.165	96.065		
4.875	101.058	100.958	100.858	3.250	96.738	96.638	96.538		
4.990	101.419	101.319	101.219	3.375	96.951	96.851	96.751		
5.000	101.519	101.419	101.319	3.500	97.702	97.602	97.502		
5.125	101.420	101.320	101.220	3.625	98.237	98.137	98.037		
5.250	101.936	101.836	101.736	3.750	98.692	98.592	98.492		
5.375	102.353	102.253	102.153	3.875	99.225	99.125	99.025		
5.500	102.771	102.671	102.571	3.990	99.076	98.976	98.876		
5.625	102.228	102.116	102.028	4.000	99.176	99.076	98.976		
5.750	102.696	102.584	102.496	4.125	99.667	99.567	99.467		
5.875	102.838	102.738	102.638	4.250	99.963	99.863	99.763		
5.990	102.885	102.785	102.685	4.375	100.436	100.336	100.236		
6.000	102.985	102.885	102.785	4.500	100.299	100.199	100.099		
6.125	103.445	103.345	103.245	4.625	100.676	100.576	100.476		
6.250	103.493	103.393	103.293	4.750	100.837	100.737	100.637		

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.:

10/24/2018

45 Day Lock Exp.:

11/8/2018

60 Day Lock Exp.:

11/23/2018

W. Rate Sheet Dated: 9/24/2018

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	98.751	98.651	98.551	3.750	96.734	96.634	96.534	2.750	94.721	94.621	94.521	4.250	97.829	97.729	97.629	2.750	94.377	94.277	94.177
4.375	99.367	99.267	99.167	3.875	97.325	97.225	97.125	2.875	95.374	95.274	95.174	4.375	98.445	98.345	98.245	2.875	95.030	94.930	94.830
4.500	100.079	99.979	99.879	3.990	97.874	97.774	97.674	2.990	95.917	95.817	95.717	4.500	99.157	99.057	98.957	2.990	95.573	95.473	95.373
4.625	100.743	100.643	100.543	4.000	97.974	97.874	97.774	3.000	96.017	95.917	95.817	4.625	99.946	99.846	99.746	3.000	95.673	95.573	95.473
4.750	101.370	101.270	101.170	4.125	98.678	98.578	98.478	3.125	96.609	96.509	96.409	4.750	100.573	100.473	100.373	3.125	96.265	96.165	96.065
4.875	101.855	101.755	101.655	4.250	99.401	99.301	99.201	3.250	97.082	96.982	96.882	4.875	101.058	100.958	100.858	3.250	96.738	96.638	96.538
4.990	102.216	102.116	102.016	4.375	99.972	99.872	99.772	3.375	97.546	97.446	97.346	4.990	101.419	101.319	101.219	3.375	96.921	96.821	96.721
5.000	102.316	102.216	102.116	4.500	100.671	100.571	100.471	3.500	98.327	98.227	98.127	5.000	101.519	101.419	101.319	3.500	97.702	97.602	97.502
5.125	102.936	102.836	102.736	4.625	101.114	101.014	100.914	3.625	98.862	98.762	98.662	5.125	101.420	101.320	101.220	3.625	98.237	98.137	98.037
5.250	103.452	103.352	103.252	4.750	101.574	101.474	101.374	3.750	99.317	99.217	99.117	5.250	101.936	101.836	101.736	3.750	98.692	98.592	98.492
5.375	103.869	103.769	103.669	4.875	101.948	101.848	101.748	3.875	99.850	99.750	99.650	5.375	102.353	102.253	102.153	3.875	99.225	99.125	99.025
5.500	104.287	104.187	104.087	4.990	102.276	102.176	102.076	3.990	100.186	100.086	99.986	5.500	102.771	102.671	102.571	3.990	99.076	98.976	98.876
5.625	104.455	104.343	104.255	5.000	102.376	102.276	102.176	4.000	100.286	100.186	100.086	5.625	102.228	102.116	102.028	4.000	99.176	99.076	98.976
5.750	104.923	104.811	104.723	5.125	102.840	102.740	102.630	4.125	100.777	100.677	100.577	5.750	102.696	102.584	102.496	4.125	99.667	99.567	99.467
5.875	105.215	105.115	105.015	5.250	103.190	103.090	102.979	4.250	101.073	100.973	100.873	5.875	102.838	102.738	102.638	4.250	99.963	99.863	99.763
5.990	105.412	105.312	105.212	5.375	103.541	103.441	103.329	4.375	101.546	101.446	101.346	5.990	102.885	102.785	102.685	4.375	100.436	100.336	100.236
6.000	105.512	105.412	105.312	5.500	103.899	103.799	103.686	4.500	101.878	101.778	101.678	6.000	102.985	102.885	102.785	4.500	100.299	100.199	100.099
6.125	106.122	106.022	105.922	5.625	104.339	104.228	104.139	4.625	102.255	102.155	102.055	6.125	103.445	103.345	103.245	4.625	100.676	100.576	100.476
6.250	106.320	106.220	106.120	5.750	104.621	104.510	104.421	4.750	102.416	102.316	102.216	6.250	103.493	103.393	103.293	4.750	100.837	100.737	100.637

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.:

10/24/2018

45 Day Lock Exp.:

11/8/2018

60 Day Lock Exp.:

11/23/2018

W. Rate Sheet Dated: 9/24/2018

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	95.109	94.984	94.859	
4.125	96.366	96.241	96.116	
4.250	97.423	97.298	97.173	
4.375	98.005	97.880	97.755	
4.500	98.725	98.600	98.475	
4.625	99.359	99.234	99.109	
4.750	99.977	99.852	99.727	
4.875	100.471	100.346	100.221	
5.000	100.820	100.695	100.570	
5.125	101.139	101.014	100.889	
5.250	101.498	101.373	101.248	
5.375	101.812	101.687	101.562	
5.500	101.971	101.846	101.721	

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	96.540	96.415	96.290	
3.625	97.016	96.891	96.766	
3.750	97.452	97.327	97.202	
3.875	98.066	97.941	97.816	
4.000	98.419	98.294	98.169	
4.125	98.683	98.558	98.433	
4.250	98.978	98.853	98.728	
4.375	99.247	99.122	98.997	
4.500	99.508	99.383	99.258	
4.625	99.780	99.655	99.530	
4.750	100.047	99.922	99.797	

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	96.473	96.348	96.223	
3.375	97.043	96.918	96.793	
3.500	97.591	97.466	97.341	
3.625	98.084	97.959	97.834	
3.750	98.391	98.266	98.141	
3.875	98.816	98.691	98.566	
4.000	99.211	99.086	98.961	
4.125	99.633	99.508	99.383	
4.250	100.024	99.899	99.774	
4.375	100.378	100.253	100.128	
4.500	100.732	100.607	100.482	
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 ¹IA, 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)