



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.:

10/29/2018

45 Day Lock Exp.:

11/12/2018

60 Day Lock Exp.:

11/27/2018

W. Rate Sheet Dated: 9/28/2018

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	95.499	95.349	95.199	3.500	96.533	96.383	96.233	1.875	N/A	N/A	N/A	3.125	96.950	96.800	96.650
3.625	97.654	97.504	97.354	3.625	96.999	96.849	96.699	2.000	N/A	N/A	N/A	3.250	98.323	98.173	98.023
3.750	98.650	98.500	98.350	3.750	98.156	98.006	97.856	2.125	N/A	N/A	N/A	3.375	98.726	98.576	98.426
3.875	99.155	99.005	98.855	3.875	98.613	98.463	98.313	2.250	92.773	92.623	92.473	3.500	99.087	98.937	98.787
4.000	99.656	99.506	99.356	4.000	99.062	98.912	98.762	2.375	93.214	93.064	92.914	3.625	99.463	99.313	99.163
4.125	100.153	100.003	99.853	4.125	99.427	99.277	99.127	2.500	92.287	92.137	91.987	Margin = 2.250		Index = 2.580	
4.250	101.097	100.972	100.831	4.250	100.299	100.174	100.034	2.625	93.187	93.037	92.887				
4.375	101.596	101.471	101.330	4.375	100.677	100.552	100.411	2.750	96.095	95.945	95.795				
4.500	102.081	101.956	101.815	4.500	101.047	100.922	100.781	2.875	96.630	96.480	96.330				
4.625	102.560	102.435	102.295	4.625	101.333	101.208	101.068	3.000	97.079	96.929	96.779				
4.750	102.685	102.545	102.404	4.750	101.860	101.719	101.579	3.125	97.528	97.378	97.228				
4.875	103.009	102.868	102.727	4.875	102.209	102.068	101.928	3.250	98.371	98.221	98.071				
5.000	103.602	103.462	103.321	5.000	102.520	102.380	102.239	3.375	98.817	98.667	98.517				
5.125	103.878	103.737	103.597	5.125	102.840	102.700	102.559	3.500	99.259	99.109	98.959				
5.250	103.895	103.754	103.614	5.250	102.711	102.571	102.430	3.625	99.703	99.553	99.403				
5.375	104.027	103.887	103.746	5.375	103.050	102.910	102.769	3.750	99.759	99.609	99.459				
5.500	104.156	104.015	103.875	5.500	103.362	103.221	103.080	3.875	100.193	100.043	99.893				
5.625	104.289	104.148	104.007	5.625	103.782	103.641	103.500	4.000	100.620	100.470	100.320				
5.750	105.345	105.245	105.145	5.750	104.152	104.052	103.952	4.125	100.963	100.813	100.663				

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	94.299	94.149	93.999	3.500	95.533	95.383	95.233	1.875	N/A	N/A	N/A	3.125	95.950	95.800	95.650
3.625	96.454	96.304	96.154	3.625	95.999	95.849	95.699	2.000	N/A	N/A	N/A	3.250	97.323	97.173	97.023
3.750	97.450	97.300	97.150	3.750	97.156	97.006	96.856	2.125	N/A	N/A	N/A	3.375	97.726	97.576	97.426
3.875	97.955	97.805	97.655	3.875	97.613	97.463	97.313	2.250	91.773	91.623	91.473	3.500	98.087	97.937	97.787
4.000	98.456	98.306	98.156	4.000	98.062	97.912	97.762	2.375	92.214	92.064	91.914	3.625	98.463	98.313	98.163
4.125	98.953	98.803	98.653	4.125	98.427	98.277	98.127	2.500	91.287	91.137	90.987	Margin = 2.250		Index = 2.580	
4.250	99.897	99.772	99.631	4.250	99.299	99.174	99.034	2.625	92.187	92.037	91.887	30 Year OTC "Borrower Paid Only for USDA"			
4.375	100.396	100.271	100.130	4.375	99.677	99.552	99.411	2.750	95.095	94.945	94.795	Rate	30 Day	45 Day	60 Day
4.500	100.881	100.756	100.615	4.500	100.047	99.922	99.781	2.875	95.630	95.480	95.330	4.625	100.160	99.910	99.660
4.625	101.360	101.235	101.095	4.625	100.333	100.208	100.068	3.000	96.079	95.929	95.779	4.750	100.288	100.038	99.788
4.750	101.538	101.397	101.256	4.750	100.860	100.719	100.579	3.125	96.528	96.378	96.228	4.875	100.709	100.459	100.209
4.875	102.059	101.918	101.777	4.875	101.209	101.068	100.928	3.250	97.371	97.221	97.071	5.000	101.102	100.852	100.602
5.000	102.452	102.312	102.171	5.000	101.520	101.380	101.239	3.375	97.817	97.667	97.517	5.125	101.498	101.248	100.998
5.125	102.928	102.787	102.647	5.125	101.940	101.800	101.659	3.500	98.259	98.109	97.959	5.250	101.064	100.814	100.564
5.250	103.465	103.324	103.184	5.250	101.711	101.571	101.430	3.625	98.703	98.553	98.403	5.375	101.447	101.197	100.947
5.375	103.721	103.581	103.440	5.375	102.050	101.910	101.769	3.750	98.759	98.609	98.459	5.500	102.006	101.756	101.506
5.500	103.926	103.785	103.645	5.500	102.362	102.221	102.080	3.875	99.193	99.043	98.893	5.625	102.259	102.009	101.759
5.625	104.009	103.868	103.727	5.625	102.782	102.641	102.500	4.000	99.620	99.470	99.320	5.750	102.505	102.255	102.005
5.750	105.115	105.015	104.915	5.750	103.152	103.052	102.952	4.125	99.963	99.813	99.663	5.875	102.758	102.508	102.258

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	98.831	98.581	98.331	4.500	98.327	98.077	97.827
4.750	99.438	99.188	98.938	4.750	99.140	98.890	98.640
5.000	100.252	100.002	99.752	5.000	99.800	99.550	99.300
5.250	101.057	100.807	100.557	5.250	100.736	100.486	100.236
5.500	102.006	101.756	101.506	5.500	100.642	100.392	100.142
5.625	102.259	102.009	101.759	5.625	101.062	100.812	100.562
5.750	102.505	102.255	102.005	5.750	101.432	101.182	100.932
5.875	102.758	102.508	102.258	5.875	101.781	101.531	101.281

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:	9/28/2018	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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10/29/2018

45 Day Lock Exp.:

11/12/2018

60 Day Lock Exp.:

11/27/2018

W. Rate Sheet Dated: 9/28/2018

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	94.562	94.412	94.262	3.500	95.595	95.445	95.295	1.875	N/A	N/A	N/A	3.125	95.26	95.112	94.962
3.625	96.717	96.567	96.417	3.625	96.062	95.912	95.762	2.000	N/A	N/A	N/A	3.250	97.39	97.235	97.085
3.750	97.556	97.406	97.256	3.750	97.062	96.912	96.762	2.125	N/A	N/A	N/A	3.375	97.79	97.639	97.489
3.875	98.062	97.912	97.762	3.875	97.519	97.369	97.219	2.250	89.273	89.123	88.973	3.500	98.15	97.999	97.849
4.000	98.562	98.412	98.262	4.000	97.968	97.818	97.668	2.375	89.714	89.564	89.414	3.625	98.53	98.375	98.225
4.125	99.059	98.909	98.759	4.125	98.333	98.183	98.033	2.500	88.787	88.637	88.487	Margin = 2.250		Index = 2.580	
4.250	100.034	99.909	99.768	4.250	99.237	99.112	98.971	2.625	89.687	89.537	89.387				
4.375	100.533	100.408	100.267	4.375	99.614	99.489	99.348	2.750	94.408	94.258	94.108				
4.500	101.018	100.893	100.753	4.500	99.984	99.859	99.719	2.875	94.942	94.792	94.642				
4.625	101.498	101.373	101.232	4.625	100.271	100.146	100.005	3.000	95.391	95.241	95.091				
4.750	101.279	101.139	100.998	4.750	100.454	100.313	100.173	3.125	95.841	95.691	95.541				
4.875	101.602	101.462	101.321	4.875	100.803	100.662	100.522	3.250	97.434	97.284	97.134				
5.000	102.196	102.055	101.915	5.000	101.114	100.973	100.833	3.375	97.880	97.730	97.580				
5.125	102.472	102.331	102.190	5.125	101.434	101.293	101.153	3.500	98.321	98.171	98.021				
5.250	102.020	101.879	101.739	5.250	100.836	100.696	100.555	3.625	98.765	98.615	98.465				
5.375	102.152	102.012	101.871	5.375	101.175	101.035	100.894	3.750	98.665	98.515	98.365				
5.500	102.281	102.140	102.000	5.500	101.487	101.346	101.205	3.875	99.100	98.950	98.800				
5.625	102.414	102.273	102.132	5.625	101.907	101.766	101.625	4.000	99.526	99.376	99.226				
5.750	101.907	101.807	101.707	5.750	100.715	100.615	100.515	4.125	99.869	99.719	99.569				

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	93.362	93.212	93.062	3.500	94.595	94.445	94.295	1.875	N/A	N/A	N/A	3.125	94.262	94.112	93.962
3.625	95.517	95.367	95.217	3.625	95.062	94.912	94.762	2.000	N/A	N/A	N/A	3.250	96.385	96.235	96.085
3.750	96.356	96.206	96.056	3.750	96.062	95.912	95.762	2.125	N/A	N/A	N/A	3.375	96.789	96.639	96.489
3.875	96.862	96.712	96.562	3.875	96.519	96.369	96.219	2.250	90.023	89.873	89.723	3.500	97.149	96.999	96.849
4.000	97.362	97.212	97.062	4.000	96.968	96.818	96.668	2.375	90.464	90.314	90.164	3.625	97.525	97.375	97.225
4.125	97.859	97.709	97.559	4.125	97.333	97.183	97.033	2.500	89.537	89.387	89.237	Margin = 2.250		Index = 2.580	
4.250	98.834	98.709	98.568	4.250	98.237	98.112	97.971	2.625	90.437	90.287	90.137	30 Year OTC "Borrower Paid Only for USDA"			
4.375	99.333	99.208	99.067	4.375	98.614	98.489	98.348	2.750	94.189	94.039	93.889	Rate	30 Day	45 Day	60 Day
4.500	99.818	99.693	99.553	4.500	98.984	98.859	98.719	2.875	94.723	94.573	94.423	4.625	99.098	98.848	98.598
4.625	100.298	100.173	100.032	4.625	99.271	99.146	99.005	3.000	95.173	95.023	94.873	4.750	98.881	98.631	98.381
4.750	100.131	99.991	99.850	4.750	99.454	99.313	99.173	3.125	95.622	95.472	95.322	4.875	99.302	99.052	98.802
4.875	100.652	100.512	100.371	4.875	99.803	99.662	99.522	3.250	96.278	96.128	95.978	5.000	99.696	99.446	99.196
5.000	101.046	100.905	100.765	5.000	100.114	99.973	99.833	3.375	96.724	96.574	96.424	5.125	100.092	99.842	99.592
5.125	101.522	101.381	101.240	5.125	100.534	100.393	100.253	3.500	97.165	97.015	96.865	5.250	99.189	98.939	98.689
5.250	101.590	101.449	101.309	5.250	99.836	99.696	99.555	3.625	97.609	97.459	97.309	5.375	99.572	99.322	99.072
5.375	101.846	101.706	101.565	5.375	100.175	100.035	99.894	3.750	97.509	97.359	97.209	5.500	100.131	99.881	99.631
5.500	102.051	101.910	101.770	5.500	100.487	100.346	100.205	3.875	97.943	97.793	97.643	5.625	100.384	100.134	99.884
5.625	102.134	101.993	101.852	5.625	100.907	100.766	100.625	4.000	98.370	98.220	98.070	5.750	99.067	98.817	98.567
5.750	101.677	101.577	101.477	5.750	99.715	99.615	99.515	4.125	98.713	98.563	98.413	5.875	99.320	99.070	98.820

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		FICO Adjuster	
FICO 720 +	0.250	FICO 620 - 639	-1.000
FICO 680 - 719	0.250	FICO 600 - 619	-1.500
FICO 660 - 679	0.250	FICO 580 - 599	-2.000
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

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

Max USDA-GRH Rate		
Today:	9/28/2018	5.500%

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.500	97.768	97.518	97.268	4.500	97.264	97.014	96.764
4.750	98.031	97.781	97.531	4.750	97.734	97.484	97.234
5.000	98.846	98.596	98.346	5.000	98.394	98.144	97.894
5.250	99.182	98.932	98.682	5.250	98.861	98.611	98.361
5.500	100.131	99.881	99.631	5.500	98.767	98.517	98.267
5.625	100.384	100.134	99.884	5.625	99.187	98.937	98.687
5.750	99.067	98.817	98.567	5.750	97.995	97.745	97.495
5.875	99.320	99.070	98.820	5.875	98.344	98.094	97.844

DPA Advantage Adjustment	
203(k) / 203(k)s	-1.000
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Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



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10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/29/2018

45 Day Lock Exp.:

11/12/2018

60 Day Lock Exp.:

11/27/2018

W. Rate Sheet Dated: 9/28/2018

Release Time: 10:00 am ET

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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	99.044	98.944	98.844	4.625	101.068	100.968	100.868	3.000	96.090	95.990	95.890	3.000	96.279	96.179	96.079
4.375	99.646	99.546	99.446	4.750	101.582	101.482	101.382	3.125	96.591	96.491	96.391	3.125	96.630	96.530	96.430
4.500	100.200	100.100	100.000	4.875	102.015	101.915	101.815	3.250	97.312	97.212	97.112	3.250	97.705	97.605	97.505
4.625	100.814	100.714	100.614	4.990	102.234	102.134	102.034	3.375	97.897	97.797	97.697	3.375	98.059	97.959	97.859
4.750	101.404	101.304	101.204	5.000	102.334	102.234	102.134	3.500	98.383	98.283	98.183	3.500	98.416	98.316	98.216
4.875	101.911	101.811	101.711	5.125	102.892	102.792	102.692	3.625	98.870	98.770	98.670	3.625	98.753	98.653	98.553
4.990	102.085	101.985	101.885	5.250	103.385	103.285	103.185	3.750	99.491	99.391	99.291	3.750	99.534	99.434	99.334
5.000	102.185	102.085	101.985	5.375	103.682	103.582	103.482	3.875	99.677	99.577	99.477	3.875	99.873	99.773	99.673
5.125	102.742	102.642	102.542	5.500	103.979	103.879	103.779	3.990	100.023	99.923	99.823	3.990	100.095	99.995	99.895
5.250	103.405	103.305	103.205	5.625	104.223	104.123	104.023	4.000	100.123	100.023	99.923	4.000	100.195	100.095	99.995
5.375	103.796	103.696	103.596	5.750	104.554	104.454	104.354	4.125	100.615	100.515	100.415	4.125	100.487	100.387	100.287
5.500	104.161	104.061	103.961	5.875	104.707	104.607	104.507	4.250	100.913	100.813	100.713	4.250	100.956	100.856	100.756
5.625	104.440	104.340	104.240	5.990	104.793	104.693	104.593	4.375	101.194	101.094	101.094	4.375	101.252	101.152	101.052
5.750	104.876	104.776	104.676	6.000	104.893	104.793	104.693	4.500	101.741	101.641	101.541	4.500	101.518	101.418	101.318
5.875	105.073	104.973	104.873	6.125	105.408	105.308	105.208	4.625	102.154	102.054	101.954	4.625	101.771	101.671	101.571
5.990	105.198	105.098	104.998	6.250	105.800	105.695	105.585	4.750	102.313	102.213	102.113	4.750	101.948	101.848	101.748
6.000	105.298	105.198	105.098	6.375	106.086	105.981	105.871	4.875	102.556	102.456	102.356	4.875	102.114	102.014	101.914
6.125	105.894	105.794	105.694	6.500	N/A	N/A	N/A	4.990	102.705	102.605	102.505	4.990	102.141	102.041	101.941
6.250	106.158	106.058	105.958	6.625	N/A	N/A	N/A	5.000	102.805	102.705	102.605	5.000	102.241	102.141	102.041

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	97.746	97.646	97.546	3.000	95.714	95.614	95.514
4.375	98.366	98.266	98.166	3.125	96.116	96.016	95.916
4.500	98.993	98.893	98.793	3.250	97.035	96.935	96.835
4.625	99.697	99.597	99.497	3.375	97.456	97.356	97.256
4.750	100.381	100.281	100.181	3.500	97.877	97.777	97.677
4.875	100.947	100.847	100.747	3.625	98.301	98.201	98.101
4.990	101.387	101.287	101.187	3.750	98.532	98.432	98.332
5.000	101.487	101.387	101.287	3.875	98.921	98.821	98.721
5.125	101.748	101.648	101.548	3.990	99.230	99.130	99.030
5.250	101.952	101.852	101.752	4.000	99.330	99.230	99.130
5.375	102.034	101.934	101.834	4.125	99.734	99.634	99.534
5.500	102.502	102.402	102.302	4.250	99.937	99.837	99.737
5.625	102.732	102.632	102.532	4.375	100.131	100.031	99.931
5.750	102.923	102.823	102.723	4.500	100.293	100.193	100.093
5.875	102.042	101.942	101.842	4.625	100.444	100.344	100.244
5.990	102.412	102.312	102.212	4.750	100.545	100.445	100.345
6.000	102.512	102.412	102.312	4.875	100.703	100.603	100.503
6.125	102.759	102.659	102.559	4.990	100.767	100.667	100.567
6.250	102.984	102.884	102.784	5.000	100.867	100.767	100.667

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Texas Equity 50(a)(6)	0.000
Texas Equity 50(a)(4)	0.000
Loan Size	
\$0 - \$49,999	-2.500
\$50,000 - \$85,000	-1.375
\$85,001 - \$125,000	-0.500
\$125,001 - \$175,000	-0.375
\$175,001 - \$275,000	0.000
\$275,001 up to HB	0.125

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.500	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

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

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured**	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only applicable to detached condominiums or site condominiums								*Not
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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/29/2018

45 Day Lock Exp.:

11/12/2018

60 Day Lock Exp.:

11/27/2018

W. Rate Sheet Dated: 9/28/2018

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	99.044	98.944	98.844	3.750	96.787	96.687	96.587	2.750	94.922	94.822	94.722	
4.375	99.646	99.546	99.446	3.875	97.393	97.293	97.193	2.875	95.574	95.474	95.374	
4.500	100.302	100.202	100.102	3.990	97.948	97.848	97.748	2.990	96.117	96.017	95.917	
4.625	100.971	100.871	100.771	4.000	98.048	97.948	97.848	3.000	96.217	96.117	96.017	
4.750	101.604	101.504	101.404	4.125	98.842	98.742	98.642	3.125	96.795	96.695	96.595	
4.875	102.084	101.984	101.884	4.250	99.598	99.498	99.398	3.250	97.257	97.157	97.057	
4.990	102.440	102.340	102.240	4.375	100.165	100.065	99.965	3.375	97.897	97.797	97.697	
5.000	102.540	102.440	102.340	4.500	100.869	100.769	100.669	3.500	98.506	98.406	98.306	
5.125	103.149	103.049	102.949	4.625	101.357	101.257	101.157	3.625	99.045	98.945	98.845	
5.250	103.660	103.560	103.460	4.750	101.813	101.713	101.613	3.750	99.491	99.391	99.291	
5.375	104.073	103.973	103.873	4.875	102.206	102.106	102.006	3.875	100.007	99.907	99.807	
5.500	104.447	104.347	104.247	4.990	102.555	102.455	102.355	3.990	100.259	100.159	100.059	
5.625	104.547	104.447	104.347	5.000	102.655	102.555	102.455	4.000	100.359	100.259	100.159	
5.750	104.982	104.882	104.782	5.125	103.053	102.934	102.849	4.125	100.860	100.760	100.660	
5.875	105.272	105.172	105.072	5.250	103.401	103.282	103.196	4.250	101.154	101.054	100.954	
5.990	105.452	105.352	105.252	5.375	103.738	103.618	103.532	4.375	101.626	101.526	101.426	
6.000	105.552	105.452	105.352	5.500	104.066	103.945	103.860	4.500	101.922	101.822	101.722	
6.125	106.139	106.039	105.939	5.625	104.375	104.275	104.175	4.625	102.296	102.196	102.096	
6.250	106.527	106.427	106.327	5.750	104.657	104.557	104.457	4.750	102.477	102.377	102.277	

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	98.223	98.123	98.023	2.750	94.578	94.478	94.378		
4.375	98.825	98.725	98.625	2.875	95.230	95.130	95.030		
4.500	99.481	99.381	99.281	2.990	95.773	95.673	95.573		
4.625	100.213	100.113	100.013	3.000	95.873	95.773	95.673		
4.750	100.846	100.746	100.646	3.125	96.451	96.351	96.251		
4.875	101.326	101.226	101.126	3.250	96.913	96.813	96.713		
4.990	101.682	101.582	101.482	3.375	97.272	97.172	97.072		
5.000	101.782	101.682	101.582	3.500	97.881	97.781	97.681		
5.125	101.734	101.634	101.534	3.625	98.420	98.320	98.220		
5.250	102.245	102.145	102.045	3.750	98.866	98.766	98.666		
5.375	102.658	102.558	102.458	3.875	99.382	99.282	99.182		
5.500	103.032	102.932	102.832	3.990	99.141	99.041	98.941		
5.625	102.414	102.314	102.214	4.000	99.241	99.141	99.041		
5.750	102.849	102.749	102.649	4.125	99.742	99.642	99.542		
5.875	102.989	102.889	102.789	4.250	100.036	99.936	99.836		
5.990	103.019	102.919	102.819	4.375	100.508	100.408	100.308		
6.000	103.119	103.019	102.919	4.500	100.343	100.243	100.143		
6.125	103.556	103.456	103.356	4.625	100.717	100.617	100.517		
6.250	103.794	103.694	103.594	4.750	100.898	100.798	100.698		

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.:

10/29/2018

45 Day Lock Exp.:

11/12/2018

60 Day Lock Exp.:

11/27/2018

W. Rate Sheet Dated: 9/28/2018

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	98.990	98.890	98.790	3.750	96.787	96.687	96.587	2.750	94.922	94.822	94.722	4.250	98.169	98.069	97.969	2.750	94.578	94.478	94.378
4.375	99.590	99.490	99.390	3.875	97.393	97.293	97.193	2.875	95.574	95.474	95.374	4.375	98.769	98.669	98.569	2.875	95.230	95.130	95.030
4.500	100.302	100.202	100.102	3.990	97.948	97.848	97.748	2.990	96.117	96.017	95.917	4.500	99.481	99.381	99.281	2.990	95.773	95.673	95.573
4.625	100.971	100.871	100.771	4.000	98.048	97.948	97.848	3.000	96.217	96.117	96.017	4.625	100.213	100.113	100.013	3.000	95.873	95.773	95.673
4.750	101.604	101.504	101.404	4.125	98.842	98.742	98.642	3.125	96.795	96.695	96.595	4.750	100.846	100.746	100.646	3.125	96.451	96.351	96.251
4.875	102.084	101.984	101.884	4.250	99.598	99.498	99.398	3.250	97.257	97.157	97.057	4.875	101.326	101.226	101.126	3.250	96.913	96.813	96.713
4.990	102.440	102.340	102.240	4.375	100.165	100.065	99.965	3.375	97.739	97.639	97.539	4.990	101.682	101.582	101.482	3.375	97.114	97.014	96.914
5.000	102.540	102.440	102.340	4.500	100.869	100.769	100.669	3.500	98.506	98.406	98.306	5.000	101.782	101.682	101.582	3.500	97.881	97.781	97.681
5.125	103.149	103.049	102.949	4.625	101.357	101.257	101.157	3.625	99.045	98.945	98.845	5.125	101.734	101.634	101.534	3.625	98.420	98.320	98.220
5.250	103.660	103.560	103.460	4.750	101.813	101.713	101.613	3.750	99.487	99.387	99.287	5.250	102.245	102.145	102.045	3.750	98.862	98.762	98.662
5.375	104.073	103.973	103.873	4.875	102.206	102.106	102.006	3.875	100.007	99.907	99.807	5.375	102.658	102.558	102.458	3.875	99.382	99.282	99.182
5.500	104.447	104.347	104.247	4.990	102.555	102.455	102.355	3.990	100.259	100.159	100.059	5.500	103.032	102.932	102.832	3.990	99.141	99.041	98.941
5.625	104.547	104.447	104.347	5.000	102.655	102.555	102.455	4.000	100.359	100.259	100.159	5.625	102.414	102.314	102.214	4.000	99.241	99.141	99.041
5.750	104.982	104.882	104.782	5.125	103.053	102.953	102.849	4.125	100.860	100.760	100.660	5.750	102.849	102.749	102.649	4.125	99.742	99.642	99.542
5.875	105.272	105.172	105.072	5.250	103.401	103.282	103.196	4.250	101.154	101.054	100.954	5.875	102.989	102.889	102.789	4.250	100.036	99.936	99.836
5.990	105.452	105.352	105.252	5.375	103.738	103.618	103.532	4.375	101.626	101.526	101.426	5.990	103.019	102.919	102.819	4.375	100.508	100.408	100.308
6.000	105.552	105.452	105.352	5.500	104.066	103.945	103.860	4.500	101.922	101.822	101.722	6.000	103.119	103.019	102.919	4.500	100.343	100.243	100.143
6.125	106.139	106.039	105.939	5.625	104.375	104.275	104.175	4.625	102.296	102.196	102.096	6.125	103.556	103.456	103.356	4.625	100.717	100.617	100.517
6.250	106.527	106.427	106.327	5.750	104.657	104.557	104.457	4.750	102.477	102.377	102.277	6.250	103.794	103.694	103.594	4.750	100.898	100.798	100.698

Applicable for all mortgages with greater than 15 year terms									
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750	
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000	
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500	
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500	
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250	
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750	
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500	
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750	

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap			
FICO ↓ \ LTV →	≤ 80%	> 80%	
≥ 680	1.500	0.000	
< 680	1.500	1.500	
Excluded from Cap: State, Loan Size, Super Conforming "1.500", LPMI			

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

10/29/2018

45 Day Lock Exp.:

11/12/2018

60 Day Lock Exp.:

11/27/2018

W. Rate Sheet Dated: 9/28/2018

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	95.356	95.231	95.106	
4.125	96.582	96.457	96.332	
4.250	97.612	97.487	97.362	
4.375	98.174	98.049	97.924	
4.500	98.874	98.749	98.624	
4.625	99.491	99.366	99.241	
4.750	100.093	99.968	99.843	
4.875	100.574	100.449	100.324	
5.000	100.904	100.779	100.654	
5.125	101.209	101.084	100.959	
5.250	101.557	101.432	101.307	
5.375	101.862	101.737	101.612	
5.500	102.013	101.888	101.763	

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	96.640	96.515	96.390	
3.625	97.105	96.980	96.855	
3.750	97.532	97.407	97.282	
3.875	98.136	98.011	97.886	
4.000	98.481	98.356	98.231	
4.125	98.738	98.613	98.488	
4.250	99.026	98.901	98.776	
4.375	99.289	99.164	99.039	
4.500	99.545	99.420	99.295	
4.625	99.823	99.698	99.573	
4.750	100.090	99.965	99.840	

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	96.561	96.436	96.311	
3.375	97.121	96.996	96.871	
3.500	97.658	97.533	97.408	
3.625	98.142	98.017	97.892	
3.750	98.442	98.317	98.192	
3.875	98.860	98.735	98.610	
4.000	99.248	99.123	98.998	
4.125	99.663	99.538	99.413	
4.250	100.048	99.923	99.798	
4.375	100.401	100.276	100.151	
4.500	100.755	100.630	100.505	
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)