



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 11/21/2018

45 Day Lock Exp.: 12/6/2018

60 Day Lock Exp.: 12/21/2018

W. Rate Sheet Dated: 10/22/2018

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
4.000	98.460	98.310	98.160	4.000	97.829	97.679	97.529	2.375	92.214	92.064	91.914	3.125	96.783	96.633	96.483
4.125	98.959	98.809	98.659	4.125	98.275	98.125	97.975	2.500	91.127	90.977	90.827	3.250	97.235	97.085	96.935
4.250	99.958	99.818	99.693	4.250	99.144	99.004	98.879	2.625	92.027	91.877	91.727	3.375	97.682	97.532	97.382
4.375	100.460	100.319	100.194	4.375	99.532	99.391	99.266	2.750	95.052	94.902	94.752	3.500	98.064	97.914	97.764
4.500	100.956	100.816	100.691	4.500	99.892	99.751	99.626	2.875	95.587	95.437	95.287	3.625	98.442	98.292	98.142
4.625	101.436	101.296	101.171	4.625	100.254	100.113	99.988	3.000	94.566	94.416	94.266	Margin = 2.250		Index = 2.660	
4.750	101.609	101.468	101.312	4.750	100.921	100.780	100.624	3.125	96.485	96.335	96.185				
4.875	102.152	102.011	101.855	4.875	101.270	101.130	100.973	3.250	97.309	97.159	97.009				
5.000	102.752	102.611	102.455	5.000	101.615	101.475	101.319	3.375	97.758	97.608	97.458				
5.125	103.008	102.867	102.711	5.125	101.814	101.674	101.517	3.500	98.203	98.053	97.903				
5.250	103.188	103.032	102.907	5.250	102.272	102.116	101.991	3.625	98.643	98.493	98.343				
5.375	103.357	103.200	103.075	5.375	102.612	102.455	102.330	3.750	98.857	98.707	98.557				
5.500	103.634	103.477	103.352	5.500	102.957	102.801	102.676	3.875	99.300	99.150	99.000				
5.625	103.859	103.702	103.577	5.625	103.256	103.099	102.974	4.000	99.729	99.579	99.429				
5.750	104.178	104.078	103.978	5.750	103.291	103.191	103.091	4.125	100.152	100.002	99.852				
5.875	104.235	104.135	104.035	5.875	103.641	103.541	103.441	4.250	100.179	100.029	99.879				
6.000	104.612	104.512	104.412	6.000	103.986	103.886	103.786	4.375	100.543	100.393	100.243				
6.125	104.988	104.888	104.788	6.125	104.285	104.185	104.085	4.500	100.881	100.731	100.581				
6.250	105.422	105.322	105.222	6.250	104.835	104.735	104.635	4.625	101.220	101.070	100.920				

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
4.000	97.260	97.110	96.960	4.000	96.829	96.679	96.529	2.375	91.214	91.064	90.914	3.125	95.783	95.633	95.483
4.125	97.759	97.609	97.459	4.125	97.275	97.125	96.975	2.500	90.127	89.977	89.827	3.250	96.235	96.085	95.935
4.250	98.758	98.618	98.493	4.250	98.144	98.004	97.879	2.625	91.027	90.877	90.727	3.375	96.682	96.532	96.382
4.375	99.260	99.119	98.994	4.375	98.532	98.391	98.266	2.750	94.052	93.902	93.752	3.500	97.064	96.914	96.764
4.500	99.756	99.616	99.491	4.500	98.892	98.751	98.626	2.875	94.587	94.437	94.287	3.625	97.442	97.292	97.142
4.625	100.236	100.096	99.971	4.625	99.254	99.113	98.988	3.000	93.566	93.416	93.266	Margin = 2.250		Index = 2.660	
4.750	100.659	100.518	100.362	4.750	99.921	99.780	99.624	3.125	95.485	95.335	95.185	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.202	101.061	100.905	4.875	100.270	100.130	99.973	3.250	96.309	96.159	96.009	Rate	30 Day	45 Day	60 Day
5.000	101.602	101.461	101.305	5.000	100.615	100.475	100.319	3.375	96.758	96.608	96.458	4.625	99.036	98.786	98.536
5.125	102.058	101.917	101.761	5.125	100.914	100.774	100.617	3.500	97.203	97.053	96.903	4.750	99.409	99.159	98.909
5.250	102.389	102.233	102.108	5.250	101.272	101.116	100.991	3.625	97.643	97.493	97.343	4.875	99.852	99.602	99.352
5.375	102.631	102.474	102.349	5.375	101.612	101.455	101.330	3.750	97.857	97.707	97.557	5.000	100.252	100.002	99.752
5.500	102.834	102.677	102.552	5.500	101.957	101.801	101.676	3.875	98.300	98.150	98.000	5.125	100.628	100.378	100.128
5.625	102.959	102.802	102.677	5.625	102.256	102.099	101.974	4.000	98.729	98.579	98.429	5.250	100.688	100.438	100.188
5.750	103.578	103.478	103.378	5.750	102.291	102.191	102.091	4.125	99.152	99.002	98.852	5.375	101.057	100.807	100.557
5.875	103.185	103.085	102.985	5.875	102.641	102.541	102.441	4.250	99.179	99.029	98.879	5.500	102.004	101.754	101.504
6.000	103.562	103.462	103.362	6.000	102.986	102.886	102.786	4.375	99.543	99.393	99.243	5.625	102.259	102.009	101.759
6.125	103.938	103.838	103.738	6.125	103.285	103.185	103.085	4.500	99.881	99.731	99.581	5.750	102.508	102.258	102.008
6.250	104.222	104.122	104.022	6.250	103.835	103.735	103.635	4.625	100.220	100.070	99.920	5.875	102.755	102.505	102.255

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
4.875	99.002	98.752	98.502	4.875	98.550	98.300	98.050
5.125	99.778	99.528	99.278	5.125	99.194	98.944	98.694
5.375	100.207	99.957	99.707	5.375	99.892	99.642	99.392
5.625	100.959	100.709	100.459	5.625	100.536	100.286	100.036
5.875	101.485	101.235	100.985	5.875	100.921	100.671	100.421
6.000	101.862	101.612	101.362	6.000	101.266	101.016	100.766
6.125	102.238	101.988	101.738	6.125	101.565	101.315	101.065
6.250	102.758	102.508	102.258	6.250	101.615	101.365	101.115

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:	10/22/2018	5.750%

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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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/21/2018

45 Day Lock Exp.:

12/6/2018

60 Day Lock Exp.:

12/21/2018

W. Rate Sheet Dated: 10/22/2018

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
4.000	97.522	97.372	97.222	4.000	96.892	96.742	96.592	2.375	88.714	88.564	88.414	3.125	95.10	94.946	94.796
4.125	98.021	97.871	97.721	4.125	97.338	97.188	97.038	2.500	87.627	87.477	87.327	3.250	96.30	96.147	95.997
4.250	99.037	98.896	98.771	4.250	98.223	98.082	97.957	2.625	88.527	88.377	88.227	3.375	96.74	96.595	96.445
4.375	99.538	99.397	99.272	4.375	98.610	98.469	98.344	2.750	93.365	93.215	93.065	3.500	97.13	96.976	96.826
4.500	100.034	99.894	99.769	4.500	99.970	99.829	98.704	2.875	93.899	93.749	93.599	3.625	97.50	97.355	97.205
4.625	100.514	100.374	100.249	4.625	99.332	99.191	99.066	3.000	92.879	92.729	92.579	Margin = 2.250		Index = 2.660	
4.750	100.359	100.218	100.062	4.750	99.671	99.530	99.374	3.125	94.798	94.648	94.498				
4.875	100.902	100.761	100.605	4.875	100.020	99.880	99.723	3.250	96.372	96.222	96.072				
5.000	101.502	101.361	101.205	5.000	100.365	100.225	100.069	3.375	96.821	96.671	96.521				
5.125	101.758	101.617	101.461	5.125	100.564	100.424	100.267	3.500	97.265	97.115	96.965				
5.250	101.469	101.313	101.188	5.250	100.553	100.397	100.272	3.625	97.705	97.555	97.405				
5.375	101.638	101.482	101.357	5.375	100.893	100.737	100.612	3.750	97.920	97.770	97.620				
5.500	101.915	101.759	101.634	5.500	101.238	101.082	100.957	3.875	98.362	98.212	98.062				
5.625	102.140	101.984	101.859	5.625	101.537	101.381	101.256	4.000	98.791	98.641	98.491				
5.750	100.740	100.640	100.540	5.750	99.853	99.753	99.653	4.125	99.215	99.065	98.915				
5.875	100.798	100.698	100.598	5.875	100.203	100.103	100.003	4.250	99.257	99.107	98.957				
6.000	101.175	101.075	100.975	6.000	100.548	100.448	100.348	4.375	99.622	99.472	99.322				
6.125	101.550	101.450	101.350	6.125	100.847	100.747	100.647	4.500	99.959	99.809	99.659				
6.250	101.922	101.822	101.722	6.250	101.335	101.235	101.135	4.625	100.298	100.148	99.998				

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
4.000	96.322	96.172	96.022	4.000	95.892	95.742	95.592	2.375	89.464	89.314	89.164	3.125	94.096	93.946	93.796
4.125	96.821	96.671	96.521	4.125	96.338	96.188	96.038	2.500	88.377	88.227	88.077	3.250	95.297	95.147	94.997
4.250	97.837	97.696	97.571	4.250	97.223	97.082	96.957	2.625	89.277	89.127	88.977	3.375	95.745	95.595	95.445
4.375	98.338	98.197	98.072	4.375	97.610	97.469	97.344	2.750	93.146	92.996	92.846	3.500	96.126	95.976	95.826
4.500	98.834	98.694	98.569	4.500	97.970	97.829	97.704	2.875	93.680	93.530	93.380	3.625	96.505	96.355	96.205
4.625	99.314	99.174	99.049	4.625	98.332	98.191	98.066	3.000	92.660	92.510	92.360	Margin = 2.250		Index = 2.660	
4.750	99.409	99.268	99.112	4.750	98.671	98.530	98.374	3.125	94.579	94.429	94.279	30 Year OTC "Borrower Paid Only for USDA"			
4.875	99.952	99.811	99.655	4.875	99.020	98.880	98.723	3.250	95.215	95.065	94.915	Rate	30 Day	45 Day	60 Day
5.000	100.352	100.211	100.055	5.000	99.365	99.225	99.069	3.375	95.665	95.515	95.365	4.625	98.114	97.864	97.614
5.125	100.808	100.667	100.511	5.125	99.664	99.524	99.367	3.500	96.109	95.959	95.809	4.750	98.159	97.909	97.659
5.250	100.670	100.514	100.389	5.250	99.553	99.397	99.272	3.625	96.549	96.399	96.249	4.875	98.602	98.352	98.102
5.375	100.912	100.756	100.631	5.375	99.893	99.737	99.612	3.750	96.607	96.457	96.307	5.000	99.002	98.752	98.502
5.500	101.115	100.959	100.834	5.500	100.238	100.082	99.957	3.875	97.050	96.900	96.750	5.125	99.378	99.128	98.878
5.625	101.240	101.084	100.959	5.625	100.537	100.381	100.256	4.000	97.479	97.329	97.179	5.250	98.969	98.719	98.469
5.750	100.140	100.040	99.940	5.750	98.853	98.753	98.653	4.125	97.902	97.752	97.602	5.375	99.338	99.088	98.838
5.875	99.748	99.648	99.548	5.875	99.203	99.103	99.003	4.250	97.616	97.466	97.316	5.500	100.285	100.035	99.785
6.000	100.125	100.025	99.925	6.000	99.548	99.448	99.348	4.375	97.981	97.831	97.681	5.625	100.540	100.290	100.040
6.125	100.500	100.400	100.300	6.125	99.847	99.747	99.647	4.500	98.318	98.168	98.018	5.750	99.070	98.820	98.570
6.250	100.722	100.622	100.522	6.250	100.335	100.235	100.135	4.625	98.658	98.508	98.358	5.875	99.318	99.068	98.818

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
4.875	97.752	97.502	97.252	4.875	97.300	97.050	96.800
5.125	98.528	98.278	98.028	5.125	97.944	97.694	97.444
5.375	98.488	98.238	97.988	5.375	98.173	97.923	97.673
5.625	99.240	98.990	98.740	5.625	98.817	98.567	98.317
5.875	98.048	97.798	97.548	5.875	97.483	97.233	96.983
6.000	98.425	98.175	97.925	6.000	97.828	97.578	97.328
6.125	98.800	98.550	98.300	6.125	98.127	97.877	97.627
6.250	99.258	99.008	98.758	6.250	98.115	97.865	97.615

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:	10/22/2018 5.750%

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

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018 . Locks are accepted on loans in <i>Registered, Submitted, U/W-Received & U/W-Approved</i> status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = \$10.00	*UW Fee with option to buy out = \$895 / \$495 for streamline *IA, NC, NJ, PA has a \$895 Commitment Fee and no UW Fee
FHA ID# - 1358600006	
The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.	
For use by mortgage professionals only and should not be distributed to borrowers.	
Tax Service Fee = \$80.00 "FHA only" (IA & ME exempt)	



AFR Loan Center

Lockdesk e-mail:

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Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/21/2018

45 Day Lock Exp.:

12/6/2018

60 Day Lock Exp.:

12/21/2018

W. Rate Sheet Dated: 10/22/2018

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
4.375	98.649	98.549	98.449	4.625	100.284	100.184	100.084	3.500	97.734	97.634	97.534	3.500	97.749	97.649	97.549
4.500	99.248	99.148	99.048	4.750	100.815	100.715	100.615	3.625	98.193	98.093	97.993	3.625	98.208	98.108	98.008
4.625	99.927	99.827	99.727	4.875	101.200	101.100	101.000	3.750	98.661	98.561	98.461	3.750	98.812	98.712	98.612
4.750	100.547	100.447	100.347	4.990	101.553	101.453	101.353	3.875	99.339	99.239	99.139	3.875	99.354	99.254	99.154
4.875	101.053	100.953	100.853	5.000	101.653	101.553	101.453	3.990	99.475	99.375	99.275	3.990	99.393	99.293	99.193
4.990	101.127	101.027	100.927	5.125	102.223	102.123	102.023	4.000	99.575	99.475	99.375	4.000	99.493	99.393	99.293
5.000	101.227	101.127	101.027	5.250	102.707	102.607	102.507	4.125	99.911	99.811	99.711	4.125	99.801	99.701	99.601
5.125	101.945	101.845	101.745	5.375	102.912	102.812	102.712	4.250	100.325	100.225	100.125	4.250	100.488	100.388	100.288
5.250	102.585	102.485	102.385	5.500	103.138	103.038	102.938	4.375	100.617	100.517	100.417	4.375	100.786	100.686	100.586
5.375	102.985	102.885	102.785	5.625	103.599	103.499	103.399	4.500	101.131	101.031	100.931	4.500	101.078	100.978	100.878
5.500	103.354	103.254	103.154	5.750	104.142	104.042	103.942	4.625	101.623	101.523	101.423	4.625	101.339	101.239	101.139
5.625	103.634	103.534	103.434	5.875	104.386	104.286	104.186	4.750	101.785	101.685	101.585	4.750	101.560	101.460	101.360
5.750	104.453	104.353	104.253	5.990	104.495	104.395	104.295	4.875	101.957	101.857	101.757	4.875	101.767	101.667	101.567
5.875	104.622	104.522	104.422	6.000	104.595	104.495	104.395	4.990	101.974	101.874	101.774	4.990	101.838	101.738	101.638
5.990	104.748	104.648	104.548	6.125	105.010	104.910	104.795	5.000	102.074	101.974	101.874	5.000	101.938	101.838	101.738
6.000	104.848	104.748	104.648	6.250	105.546	105.446	105.331	5.125	102.415	102.315	102.215	5.125	102.057	101.957	101.857
6.125	105.452	105.352	105.252	6.375	105.776	105.676	105.561	5.250	102.562	102.462	102.362	5.250	102.279	102.179	102.079
6.250	105.907	105.807	105.691	6.500	N/A	N/A	N/A	5.375	102.735	102.635	102.535	5.375	102.496	102.396	102.296
6.375	106.281	106.181	106.065	6.625	N/A	N/A	N/A	5.500	102.819	102.719	102.619	5.500	0.000	N/A	N/A

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.375	97.282	97.182	97.082	3.500	97.081	96.981	96.881
4.500	97.963	97.863	97.763	3.625	97.482	97.382	97.282
4.625	98.690	98.590	98.490	3.750	97.855	97.755	97.655
4.750	99.387	99.287	99.187	3.875	98.256	98.156	98.056
4.875	99.974	99.874	99.774	3.990	98.552	98.452	98.352
4.990	100.428	100.328	100.228	4.000	98.652	98.552	98.452
5.000	100.528	100.428	100.328	4.125	99.030	98.930	98.830
5.125	100.789	100.689	100.589	4.250	99.209	99.109	99.009
5.250	101.091	100.991	100.891	4.375	99.416	99.316	99.216
5.375	101.600	101.500	101.400	4.500	99.700	99.600	99.500
5.500	102.075	101.975	101.875	4.625	99.996	99.896	99.796
5.625	102.303	102.203	102.103	4.750	100.099	99.999	99.899
5.750	102.506	102.406	102.306	4.875	100.207	100.107	100.007
5.875	102.156	102.056	101.956	4.990	100.177	100.077	99.977
5.990	102.530	102.430	102.330	5.000	100.277	100.177	100.077
6.000	102.630	102.530	102.430	5.125	100.225	100.125	100.025
6.125	102.878	102.778	102.678	5.250	100.313	100.213	100.113
6.250	103.109	103.009	102.909	5.375	100.431	100.331	100.231
6.375	101.303	101.203	101.103	5.500	100.484	100.384	100.284

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	-2.500	-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@afrownwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

11/21/2018

45 Day Lock Exp.:

12/6/2018

60 Day Lock Exp.:

12/21/2018

W. Rate Sheet Dated: 10/22/2018

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	
4.750	100.598	100.498	100.398	4.250	98.668	98.568	98.468	3.750	98.661	98.561	98.461	
4.875	101.157	101.057	100.957	4.375	99.281	99.181	99.081	3.875	99.339	99.239	99.139	
4.990	101.582	101.482	101.382	4.500	99.922	99.822	99.722	3.990	99.556	99.456	99.356	
5.000	101.682	101.582	101.482	4.625	100.528	100.428	100.328	4.000	99.656	99.556	99.456	
5.125	102.341	102.241	102.141	4.750	100.971	100.871	100.771	4.125	100.163	100.063	99.963	
5.250	102.845	102.745	102.645	4.875	101.370	101.270	101.170	4.250	100.508	100.408	100.308	
5.375	103.279	103.179	103.079	4.990	101.748	101.648	101.548	4.375	100.979	100.879	100.779	
5.500	103.594	103.494	103.394	5.000	101.848	101.748	101.648	4.500	101.378	101.278	101.178	
5.625	104.013	103.903	103.813	5.125	102.347	102.247	102.147	4.625	101.756	101.656	101.556	
5.750	104.490	104.381	104.290	5.250	102.694	102.594	102.494	4.750	101.915	101.815	101.715	
5.875	104.773	104.663	104.573	5.375	103.045	102.945	102.845	4.875	102.135	102.035	101.935	
5.990	104.941	104.832	104.741	5.500	103.395	103.295	103.195	4.990	102.257	102.157	102.057	
6.000	105.041	104.932	104.841	5.625	103.653	103.544	103.453	5.000	102.357	102.257	102.157	
6.125	105.403	105.274	105.203	5.750	103.897	103.788	103.697	5.125	102.815	102.715	102.615	
6.250	105.798	105.669	105.598	5.875	104.913	104.804	104.713	5.250	103.249	103.149	103.049	
6.375	106.123	106.023	105.923	5.990	105.180	105.071	104.980	5.375	103.683	103.583	103.483	
6.500	0.000	-0.100	-0.200	6.000	105.280	105.171	105.080	5.500	101.482	101.382	101.282	
6.625	0.000	-0.100	-0.200	6.125	105.070	104.941	104.870	5.625	101.913	101.813	101.713	
6.750	0.000	-0.100	-0.200	6.250	105.489	105.360	105.289	5.750	102.296	102.196	102.096	

Conforming FHLMC Super Conforming						
SC 30-20 Year				SC 15 Year		
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day
4.750	100.003	99.903	99.803	3.750	97.973	97.873
4.875	100.562	100.462	100.362	3.875	98.651	98.551
4.990	100.987	100.887	100.787	3.990	98.434	98.334
5.000	101.087	100.987	100.887	4.000	98.534	98.434
5.125	101.107	101.007	100.907	4.125	99.041	98.941
5.250	101.611	101.511	101.411	4.250	99.386	99.286
5.375	102.045	101.945	101.845	4.375	99.857	99.757
5.500	102.360	102.260	102.160	4.500	99.721	99.621
5.625	102.167	102.067	101.967	4.625	100.099	99.999
5.750	102.644	102.535	102.444	4.750	100.258	100.158
5.875	102.927	102.817	102.727	4.875	100.478	100.378
5.990	103.095	102.986	102.895	4.990	100.100	100.000
6.000	103.195	103.086	102.995	5.000	100.200	100.100
6.125	103.028	102.899	102.828	5.125	#N/A	#N/A
6.250	103.423	103.294	103.223	5.250	#N/A	#N/A
6.375	103.598	103.498	103.398	5.375	#N/A	#N/A
6.500	0.000	-0.100	-0.200	5.500	#N/A	#N/A
6.625	0.000	-0.100	-0.200	5.625	#N/A	#N/A
6.750	0.000	-0.100	-0.200	5.750	#N/A	#N/A

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	-0.750	-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
≤ 97.00%	95.00% - 97.00%	-1.875	-1.875

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.:

11/21/2018

45 Day Lock Exp.:

12/6/2018

60 Day Lock Exp.:

12/21/2018

W. Rate Sheet Dated: 10/22/2018

Release Time: 10:00 am ET

Prices are subject to change without notice.

Home Possible																			
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
4.750	100.598	100.498	100.398	4.250	98.668	98.568	98.468	3.250	96.314	96.214	96.114	4.750	100.003	99.903	99.803	3.250	95.907	95.807	95.707
4.875	101.157	101.057	100.957	4.375	99.281	99.181	99.081	3.375	96.903	96.803	96.703	4.875	100.562	100.462	100.362	3.375	96.215	96.115	96.015
4.990	101.582	101.482	101.382	4.500	99.922	99.822	99.722	3.500	97.689	97.589	97.489	4.990	100.987	100.887	100.787	3.500	97.001	96.901	96.801
5.000	101.682	101.582	101.482	4.625	100.528	100.428	100.328	3.625	98.226	98.126	98.026	5.000	101.087	100.987	100.887	3.625	97.538	97.438	97.338
5.125	102.341	102.241	102.141	4.750	100.971	100.871	100.771	3.750	98.643	98.543	98.443	5.125	101.107	101.007	100.907	3.750	97.955	97.855	97.755
5.250	102.845	102.745	102.645	4.875	101.370	101.270	101.170	3.875	99.197	99.097	98.997	5.250	101.611	101.511	101.411	3.875	98.509	98.409	98.309
5.375	103.279	103.179	103.079	4.990	101.748	101.648	101.548	3.990	99.556	99.456	99.356	5.375	102.045	101.945	101.845	3.990	98.434	98.334	98.234
5.500	103.594	103.494	103.394	5.000	101.848	101.748	101.648	4.000	99.656	99.556	99.456	5.500	102.360	102.260	102.160	4.000	98.534	98.434	98.334
5.625	104.013	103.903	103.813	5.125	102.347	102.247	102.147	4.125	100.163	100.063	99.963	5.625	102.167	102.057	101.967	4.125	99.041	98.941	98.841
5.750	104.490	104.381	104.290	5.250	102.694	102.594	102.494	4.250	100.508	100.408	100.308	5.750	102.644	102.535	102.444	4.250	99.386	99.286	99.186
5.875	104.773	104.663	104.573	5.375	103.045	102.945	102.845	4.375	100.979	100.879	100.779	5.875	102.927	102.817	102.727	4.375	99.857	99.757	99.657
5.990	104.941	104.832	104.741	5.500	103.395	103.295	103.195	4.500	101.378	101.278	101.178	5.990	103.095	102.986	102.895	4.500	99.721	99.621	99.521
6.000	105.041	104.932	104.841	5.625	103.653	103.544	103.453	4.625	101.756	101.656	101.556	6.000	103.195	103.086	102.995	4.625	100.099	99.999	99.899
6.125	105.403	105.274	105.203	5.750	103.897	103.788	103.697	4.750	101.915	101.815	101.715	6.125	103.028	102.899	102.828	4.750	100.258	100.158	100.058
6.250	105.798	105.669	105.598	5.875	104.913	104.804	104.713	4.875	102.135	102.035	101.935	6.250	103.423	103.294	103.223	4.875	100.478	100.378	100.278
6.375	106.123	106.023	105.923	5.990	105.180	105.071	104.980	4.990	102.257	102.157	102.057	6.375	103.598	103.498	103.398	4.990	100.100	100.000	99.900
6.500	105.886	105.786	105.686	6.000	105.280	105.171	105.080	5.000	102.357	102.257	102.157	6.500	0.000	-0.100	-0.200	5.000	100.200	100.100	100.000
6.625	106.430	106.330	106.230	6.125	105.070	104.941	104.870	5.125	102.815	102.715	102.615	6.625	0.000	-0.100	-0.200	5.125	#N/A	#N/A	#N/A
6.750	106.827	106.727	106.627	6.250	105.489	105.360	105.289	5.250	103.249	103.149	103.049	6.750	0.000	-0.100	-0.200	5.250	#N/A	#N/A	#N/A

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

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

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

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **11/21/2018**

45 Day Lock Exp.: **12/6/2018**

60 Day Lock Exp.: **12/21/2018**

W. Rate Sheet Dated: **10/22/2018**

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	
4.500	97.838	97.713	97.588	
4.625	98.636	98.511	98.386	
4.750	99.337	99.212	99.087	
4.875	99.961	99.836	99.711	
5.000	100.562	100.437	100.312	
5.125	101.061	100.936	100.811	
5.250	101.431	101.306	101.181	
5.375	101.757	101.632	101.507	
5.500	101.996	101.871	101.746	
5.625	102.180	102.055	101.930	
5.750	102.418	102.293	102.168	
5.875	102.730	102.605	102.480	
6.000	102.892	102.767	102.642	

15 Yr. Fixed				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.500	N/A	N/A	N/A	
3.625	N/A	N/A	N/A	
3.750	97.253	97.128	97.003	
3.875	97.688	97.563	97.438	
4.000	98.096	97.971	97.846	
4.125	98.681	98.556	98.431	
4.250	99.010	98.885	98.760	
4.375	99.268	99.143	99.018	
4.500	99.546	99.421	99.296	
4.625	99.801	99.676	99.551	
4.750	100.045	99.920	99.795	
4.875	100.256	100.131	100.006	
5.000	100.524	100.399	100.274	

7/1 Hybrid ARMs				
All-in Price Cap "Before Lender Paid Comp - Max = \$20,000" 101.850				
Rate	30 Day	45 Day	60 Day	
3.250	N/A	N/A	N/A	
3.375	N/A	N/A	N/A	
3.500	96.897	96.772	96.647	
3.625	97.452	97.327	97.202	
3.750	97.984	97.859	97.734	
3.875	98.479	98.354	98.229	
4.000	98.977	98.852	98.727	
4.125	99.395	99.270	99.145	
4.250	99.790	99.665	99.540	
4.375	100.159	100.034	99.909	
4.500	100.501	100.376	100.251	
4.625	100.806	100.681	100.556	
4.750	101.090	100.965	100.840	
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)