



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.: **12/3/2018**45 Day Lock Exp.: **12/17/2018**60 Day Lock Exp.: **1/1/2019**W. Rate Sheet Dated: **11/2/2018**Release Time: **5:00 pm 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	97.929	97.779	97.629	4.000	97.298	97.148	96.998	2.375	92.160	92.010	91.860	3.125	97.471	97.321	97.171
4.125	98.428	98.278	98.128	4.125	97.744	97.594	97.444	2.500	91.181	91.031	90.881	3.250	97.735	97.585	97.435
4.250	99.599	99.458	99.349	4.250	98.785	98.644	98.535	2.625	92.081	91.931	91.781	3.375	98.182	98.032	97.882
4.375	100.100	99.960	99.850	4.375	99.172	99.032	98.922	2.750	94.942	94.792	94.642	3.500	98.564	98.414	98.264
4.500	100.597	100.456	100.347	4.500	99.532	99.392	99.282	2.875	95.368	95.218	95.068	3.625	98.942	98.792	98.642
4.625	101.077	100.936	100.827	4.625	99.894	99.754	99.644	3.000	94.456	94.306	94.156	Margin = 2.250		Index = 2.660	
4.750	101.390	101.234	101.077	4.750	100.702	100.546	100.389	3.125	96.375	96.225	96.075				
4.875	101.933	101.777	101.620	4.875	101.052	100.895	100.739	3.250	97.206	97.056	96.906				
5.000	102.533	102.377	102.220	5.000	101.397	101.240	101.084	3.375	97.655	97.505	97.355				
5.125	102.789	102.633	102.476	5.125	101.596	101.439	101.283	3.500	98.100	97.950	97.800				
5.250	103.079	102.938	102.813	5.250	102.163	102.022	101.897	3.625	98.540	98.390	98.240				
5.375	103.247	103.107	102.982	5.375	102.502	102.362	102.237	3.750	98.692	98.542	98.392				
5.500	103.524	103.384	103.259	5.500	102.847	102.707	102.582	3.875	99.135	98.985	98.835				
5.625	103.749	103.609	103.484	5.625	102.896	102.756	102.631	4.000	99.563	99.413	99.263				
5.750	104.084	103.984	103.884	5.750	103.197	103.097	102.997	4.125	99.987	99.837	99.687				
5.875	104.142	104.042	103.942	5.875	103.547	103.447	103.347	4.250	100.115	99.965	99.815				
6.000	104.519	104.419	104.319	6.000	103.892	103.792	103.692	4.375	100.480	100.330	100.180				
6.125	104.894	104.794	104.694	6.125	104.191	104.091	103.991	4.500	100.817	100.667	100.517				
6.250	105.244	105.134	105.034	6.250	104.491	104.381	104.281	4.625	101.156	101.006	100.856				

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	96.729	96.579	96.429	4.000	96.298	96.148	95.998	2.375	91.160	91.010	90.860	3.125	96.471	96.321	96.171
4.125	97.228	97.078	96.928	4.125	96.744	96.594	96.444	2.500	90.181	90.031	89.881	3.250	96.735	96.585	96.435
4.250	98.349	98.208	98.099	4.250	97.785	97.644	97.535	2.625	91.081	90.931	90.781	3.375	97.182	97.032	96.882
4.375	98.850	98.710	98.600	4.375	98.172	98.032	97.922	2.750	93.942	93.792	93.642	3.500	97.564	97.414	97.264
4.500	99.347	99.206	99.097	4.500	98.532	98.392	98.282	2.875	94.368	94.218	94.068	3.625	97.942	97.792	97.642
4.625	99.827	99.686	99.577	4.625	98.894	98.754	98.644	3.000	93.456	93.306	93.156	Margin = 2.250		Index = 2.660	
4.750	100.340	100.184	100.027	4.750	99.702	99.546	99.389	3.125	95.375	95.225	95.075	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.883	100.727	100.570	4.875	100.052	99.895	99.739	3.250	96.206	96.056	95.906	Rate	30 Day	45 Day	60 Day
5.000	101.283	101.127	100.970	5.000	100.397	100.240	100.084	3.375	96.655	96.505	96.355	4.625	98.677	98.427	98.177
5.125	101.709	101.553	101.396	5.125	100.696	100.539	100.383	3.500	97.100	96.950	96.800	4.750	99.190	98.940	98.690
5.250	102.179	102.038	101.913	5.250	101.163	101.022	100.897	3.625	97.540	97.390	97.240	4.875	99.633	99.383	99.133
5.375	102.447	102.307	102.182	5.375	101.502	101.362	101.237	3.750	97.692	97.542	97.392	5.000	100.033	99.783	99.533
5.500	102.674	102.534	102.409	5.500	101.847	101.707	101.582	3.875	98.135	97.985	97.835	5.125	100.409	100.159	99.909
5.625	102.799	102.659	102.534	5.625	101.946	101.806	101.681	4.000	98.563	98.413	98.263	5.250	100.579	100.329	100.079
5.750	103.034	102.934	102.834	5.750	102.197	102.097	101.997	4.125	98.987	98.837	98.687	5.375	100.947	100.697	100.447
5.875	103.092	102.992	102.892	5.875	102.547	102.447	102.347	4.250	99.115	98.965	98.815	5.500	102.004	101.754	101.504
6.000	103.469	103.369	103.269	6.000	102.892	102.792	102.692	4.375	99.480	99.330	99.180	5.625	102.259	102.009	101.759
6.125	103.844	103.744	103.644	6.125	103.191	103.091	102.991	4.500	99.817	99.667	99.517	5.750	102.504	102.254	102.004
6.250	104.044	103.934	103.834	6.250	103.491	103.381	103.281	4.625	100.156	100.006	99.856	5.875	102.754	102.504	102.254

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	98.783	98.533	98.283	4.875	98.332	98.082	97.832
5.125	99.559	99.309	99.059	5.125	98.976	98.726	98.476
5.375	100.097	99.847	99.597	5.375	99.782	99.532	99.282
5.625	100.849	100.599	100.349	5.625	100.426	100.176	99.926
5.875	101.392	101.142	100.892	5.875	100.827	100.577	100.327
6.000	101.769	101.519	101.269	6.000	101.172	100.922	100.672
6.125	102.144	101.894	101.644	6.125	101.471	101.221	100.971
6.250	102.754	102.504	102.254	6.250	102.411	102.161	101.911

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:	11/2/2018	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.:

12/3/2018

45 Day Lock Exp.:

12/17/2018

60 Day Lock Exp.:

1/1/2019

W. Rate Sheet Dated: 11/2/2018

Release Time: 5:00 pm 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	96.960	96.810	96.660	4.000	96.329	96.179	96.029	2.375	88.660	88.510	88.360	3.125	95.78	95.633	95.483
4.125	97.459	97.309	97.159	4.125	96.775	96.625	96.475	2.500	87.681	87.531	87.381	3.250	96.80	96.647	96.497
4.250	98.630	98.490	98.380	4.250	97.816	97.676	97.566	2.625	88.581	88.431	88.281	3.375	97.24	97.095	96.945
4.375	99.132	98.991	98.882	4.375	98.204	98.063	97.954	2.750	93.254	93.104	92.954	3.500	97.63	97.476	97.326
4.500	99.628	99.487	99.378	4.500	98.563	98.423	98.313	2.875	93.680	93.530	93.380	3.625	98.00	97.855	97.705
4.625	100.108	99.967	99.858	4.625	98.925	98.785	98.675	3.000	92.768	92.618	92.468	Margin = 2.250		Index = 2.660	
4.750	100.234	100.077	99.921	4.750	99.546	99.389	99.233	3.125	94.687	94.537	94.387				
4.875	100.777	100.620	100.464	4.875	99.895	99.739	99.583	3.250	96.269	96.119	95.969				
5.000	101.377	101.220	101.064	5.000	100.240	100.084	99.928	3.375	96.718	96.568	96.418				
5.125	101.633	101.476	101.320	5.125	100.439	100.283	100.127	3.500	97.162	97.012	96.862				
5.250	101.516	101.375	101.250	5.250	100.600	100.460	100.335	3.625	97.603	97.453	97.303				
5.375	101.685	101.544	101.419	5.375	100.940	100.799	100.674	3.750	97.723	97.573	97.423				
5.500	101.962	101.821	101.696	5.500	101.285	101.144	101.019	3.875	98.166	98.016	97.866				
5.625	102.187	102.046	101.921	5.625	101.334	101.193	101.068	4.000	98.595	98.445	98.295				
5.750	101.271	101.171	101.071	5.750	100.385	100.285	100.185	4.125	99.018	98.868	98.718				
5.875	101.329	101.229	101.129	5.875	100.734	100.634	100.534	4.250	99.146	98.996	98.846				
6.000	101.706	101.606	101.506	6.000	101.079	100.979	100.879	4.375	99.511	99.361	99.211				
6.125	102.081	101.981	101.881	6.125	101.378	101.278	101.178	4.500	99.848	99.698	99.548				
6.250	101.744	101.634	101.534	6.250	100.991	100.881	100.781	4.625	100.188	100.038	99.888				

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	95.760	95.610	95.460	4.000	95.329	95.179	95.029	2.375	89.410	89.260	89.110	3.125	94.783	94.633	94.483
4.125	96.259	96.109	95.959	4.125	95.775	95.625	95.475	2.500	88.431	88.281	88.131	3.250	95.797	95.647	95.497
4.250	97.380	97.240	97.130	4.250	96.816	96.676	96.566	2.625	89.331	89.181	89.031	3.375	96.245	96.095	95.945
4.375	97.882	97.741	97.632	4.375	97.204	97.063	96.954	2.750	93.035	92.885	92.735	3.500	96.626	96.476	96.326
4.500	98.378	98.237	98.128	4.500	97.563	97.423	97.313	2.875	93.462	93.312	93.162	3.625	97.005	96.855	96.705
4.625	98.858	98.717	98.608	4.625	97.925	97.785	97.675	3.000	92.549	92.399	92.249	Margin = 2.250		Index = 2.660	
4.750	99.184	99.027	98.871	4.750	98.546	98.389	98.233	3.125	94.468	94.318	94.168	30 Year OTC "Borrower Paid Only for USDA"			
4.875	99.727	99.570	99.414	4.875	98.895	98.739	98.583	3.250	95.112	94.962	94.812	Rate	30 Day	45 Day	60 Day
5.000	100.127	99.970	99.814	5.000	99.240	99.084	98.928	3.375	95.562	95.412	95.262	4.625	97.708	97.458	97.208
5.125	100.553	100.396	100.240	5.125	99.539	99.383	99.227	3.500	96.006	95.856	95.706	4.750	98.034	97.784	97.534
5.250	100.616	100.475	100.350	5.250	99.600	99.460	99.335	3.625	96.446	96.296	96.146	4.875	98.477	98.227	97.977
5.375	100.885	100.744	100.619	5.375	99.940	99.799	99.674	3.750	96.442	96.292	96.142	5.000	98.877	98.627	98.377
5.500	101.112	100.971	100.846	5.500	100.285	100.144	100.019	3.875	96.885	96.735	96.585	5.125	99.253	99.003	98.753
5.625	101.237	101.096	100.971	5.625	100.384	100.243	100.118	4.000	97.313	97.163	97.013	5.250	99.016	98.766	98.516
5.750	100.221	100.121	100.021	5.750	99.385	99.285	99.185	4.125	97.737	97.587	97.437	5.375	99.385	99.135	98.885
5.875	100.279	100.179	100.079	5.875	99.734	99.634	99.534	4.250	97.552	97.402	97.252	5.500	100.442	100.192	99.942
6.000	100.656	100.556	100.456	6.000	100.079	99.979	99.879	4.375	97.917	97.767	97.617	5.625	100.697	100.447	100.197
6.125	101.031	100.931	100.831	6.125	100.378	100.278	100.178	4.500	98.254	98.104	97.954	5.750	99.691	99.441	99.191
6.250	100.544	100.434	100.334	6.250	99.991	99.881	99.781	4.625	98.594	98.444	98.294	5.875	99.941	99.691	99.441

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	97.627	97.377	97.127	4.875	97.175	96.925	96.675
5.125	98.403	98.153	97.903	5.125	97.819	97.569	97.319
5.375	98.535	98.285	98.035	5.375	98.220	97.970	97.720
5.625	99.287	99.037	98.787	5.625	98.864	98.614	98.364
5.875	98.579	98.329	98.079	5.875	98.014	97.764	97.514
6.000	98.956	98.706	98.456	6.000	98.359	98.109	97.859
6.125	99.331	99.081	98.831	6.125	98.658	98.408	98.158
6.250	99.254	99.004	98.754	6.250	98.911	98.661	98.411

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:	11/2/2018 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

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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/3/2018

45 Day Lock Exp.:

12/17/2018

60 Day Lock Exp.:

1/1/2019

W. Rate Sheet Dated: 11/2/2018

Release Time: 5:00 pm 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	98.558	98.458	98.358	4.625	100.025	99.925	99.825	3.500	97.778	97.678	97.578	3.500	97.574	97.474	97.374
4.500	99.249	99.149	99.049	4.750	100.562	100.462	100.362	3.625	98.240	98.140	98.040	3.625	98.036	97.936	97.836
4.625	99.863	99.763	99.663	4.875	101.109	101.009	100.909	3.750	98.870	98.770	98.670	3.750	98.666	98.566	98.466
4.750	100.483	100.383	100.283	4.990	101.252	101.152	101.052	3.875	99.113	99.013	98.913	3.875	98.959	98.859	98.759
4.875	101.098	100.998	100.898	5.000	101.352	101.252	101.152	3.990	99.448	99.348	99.248	3.990	99.200	99.100	99.000
4.990	100.793	100.693	100.593	5.125	101.918	101.818	101.718	4.000	99.548	99.448	99.348	4.000	99.300	99.200	99.100
5.000	100.893	100.793	100.693	5.250	102.399	102.299	102.199	4.125	99.634	99.534	99.434	4.125	99.587	99.487	99.387
5.125	101.609	101.509	101.409	5.375	102.603	102.503	102.403	4.250	100.172	100.072	99.972	4.250	100.456	100.356	100.256
5.250	102.246	102.146	102.046	5.500	102.825	102.725	102.625	4.375	100.462	100.362	100.262	4.375	100.752	100.652	100.552
5.375	102.642	102.542	102.442	5.625	103.286	103.186	103.086	4.500	100.973	100.873	100.773	4.500	101.040	100.940	100.840
5.500	103.005	102.905	102.805	5.750	103.824	103.724	103.624	4.625	101.459	101.359	101.259	4.625	101.300	101.200	101.100
5.625	103.284	103.184	103.084	5.875	104.065	103.965	103.865	4.750	101.619	101.519	101.419	4.750	101.519	101.419	101.319
5.750	104.135	104.035	103.935	5.990	104.172	104.072	103.972	4.875	101.790	101.690	101.590	4.875	101.750	101.650	101.550
5.875	104.303	104.203	104.103	6.000	104.272	104.172	104.072	4.990	102.006	101.906	101.806	4.990	101.897	101.797	101.697
5.990	104.428	104.328	104.228	6.125	104.757	104.642	104.524	5.000	102.106	102.006	101.906	5.000	101.997	101.897	101.797
6.000	104.528	104.428	104.328	6.250	105.289	105.174	105.056	5.125	102.544	102.444	102.344	5.125	102.218	102.118	102.018
6.125	105.124	105.024	104.924	6.375	105.516	105.401	105.283	5.250	102.688	102.588	102.488	5.250	102.439	102.339	102.239
6.250	105.650	105.534	105.417	6.500	105.335	105.219	105.102	5.375	102.862	102.762	102.662	5.375	102.651	102.551	102.451
6.375	106.020	105.905	105.788	6.625	105.478	105.362	105.245	5.500	102.944	102.844	102.744	5.500	102.572	102.472	102.372

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	96.811	96.711	96.611	3.500	96.989	96.889	96.789
4.500	97.567	97.467	97.367	3.625	97.387	97.287	97.187
4.625	98.285	98.185	98.085	3.750	97.770	97.670	97.570
4.750	98.975	98.875	98.775	3.875	98.169	98.069	97.969
4.875	99.559	99.459	99.359	3.990	98.464	98.364	98.264
4.990	100.009	99.909	99.809	4.000	98.564	98.464	98.364
5.000	100.109	100.009	99.909	4.125	98.940	98.840	98.740
5.125	100.368	100.268	100.168	4.250	99.118	99.018	98.918
5.250	100.877	100.777	100.677	4.375	99.535	99.435	99.335
5.375	101.380	101.280	101.180	4.500	99.817	99.717	99.617
5.500	101.848	101.748	101.648	4.625	100.112	100.012	99.912
5.625	102.076	101.976	101.876	4.750	100.213	100.113	100.013
5.750	102.277	102.177	102.077	4.875	100.321	100.221	100.121
5.875	102.178	102.078	101.978	4.990	100.294	100.194	100.094
5.990	102.548	102.448	102.348	5.000	100.394	100.294	100.194
6.000	102.648	102.548	102.448	5.125	100.354	100.254	100.154
6.125	102.894	102.794	102.694	5.250	100.441	100.341	100.241
6.250	103.124	103.024	102.924	5.375	100.558	100.458	100.358
6.375	101.043	100.914	100.782	5.500	100.610	100.510	100.410

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.:

12/3/2018

45 Day Lock Exp.:

12/17/2018

60 Day Lock Exp.:

1/1/2019

W. Rate Sheet Dated: 11/2/2018

Release Time: 5:00 pm 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	100.483	100.383	100.283	4.250	98.378	98.278	98.178	3.750	98.870	98.770	98.670	
4.875	101.098	100.998	100.898	4.375	98.967	98.867	98.767	3.875	99.113	99.013	98.913	
4.990	101.232	101.132	101.032	4.500	99.692	99.592	99.492	3.990	99.448	99.348	99.248	
5.000	101.332	101.232	101.132	4.625	100.245	100.145	100.045	4.000	99.548	99.448	99.348	
5.125	102.042	101.942	101.842	4.750	100.762	100.662	100.562	4.125	99.931	99.831	99.731	
5.250	102.529	102.429	102.329	4.875	101.207	101.107	101.007	4.250	100.274	100.174	100.074	
5.375	102.950	102.850	102.750	4.990	101.545	101.445	101.345	4.375	100.726	100.626	100.526	
5.500	103.292	103.192	103.092	5.000	101.645	101.545	101.445	4.500	101.188	101.088	100.988	
5.625	103.725	103.625	103.525	5.125	102.108	102.008	101.908	4.625	101.550	101.450	101.350	
5.750	104.211	104.111	104.011	5.250	102.479	102.379	102.279	4.750	101.710	101.610	101.510	
5.875	104.500	104.400	104.300	5.375	102.832	102.732	102.632	4.875	101.910	101.810	101.710	
5.990	104.673	104.573	104.473	5.500	103.097	102.997	102.897	4.990	102.017	101.917	101.817	
6.000	104.773	104.673	104.573	5.625	103.351	103.251	103.151	5.000	102.117	102.017	101.917	
6.125	105.253	105.153	105.053	5.750	103.596	103.496	103.396	5.125	102.499	102.399	102.299	
6.250	105.605	105.505	105.405	5.875	104.621	104.521	104.421	5.250	102.897	102.797	102.697	
6.375	105.925	105.825	105.725	5.990	104.894	104.794	104.694	5.375	103.491	103.391	103.291	
6.500	105.500	105.400	105.300	6.000	104.994	104.894	104.794	5.500	101.296	101.193	101.096	
6.625	105.476	105.376	105.276	6.125	104.632	104.532	104.432	5.625	101.730	101.628	101.530	
6.750	105.879	105.779	105.679	6.250	105.057	104.957	104.857	5.750	102.118	102.017	101.918	

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	99.862	99.762	99.662	3.750	98.301	98.201
4.875	100.477	100.377	100.277	3.875	98.544	98.444
4.990	100.611	100.511	100.411	3.990	98.374	98.274
5.000	100.711	100.611	100.511	4.000	98.474	98.374
5.125	100.756	100.656	100.556	4.125	98.857	98.757
5.250	101.243	101.143	101.043	4.250	99.200	99.100
5.375	101.664	101.564	101.464	4.375	99.652	99.552
5.500	102.006	101.906	101.806	4.500	99.531	99.431
5.625	101.846	101.746	101.646	4.625	99.893	99.793
5.750	102.332	102.232	102.132	4.750	100.053	99.953
5.875	102.621	102.521	102.421	4.875	100.253	100.153
5.990	102.794	102.694	102.594	4.990	99.860	99.760
6.000	102.894	102.794	102.694	5.000	99.960	99.860
6.125	102.831	102.731	102.631	5.125	#N/A	#N/A
6.250	103.183	103.083	102.983	5.250	#N/A	#N/A
6.375	103.353	103.253	103.153	5.375	#N/A	#N/A
6.500	102.778	102.678	102.578	5.500	#N/A	#N/A
6.625	102.604	102.504	102.404	5.625	#N/A	#N/A
6.750	102.857	102.757	102.657	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	-2.500	-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%
High-LTV	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
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250
Manufactured	-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
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-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
SC Fixed Purchase or R/T Refi	-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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/3/2018

45 Day Lock Exp.:

12/17/2018

60 Day Lock Exp.:

1/1/2019

W. Rate Sheet Dated: 11/2/2018

Release Time: 5:00 pm 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	100.217	100.117	100.017	4.250	98.378	98.278	98.178	3.750	98.559	98.459	98.359	4.750	99.596	99.496	99.396	3.750	97.990	97.890	97.790
4.875	100.839	100.739	100.639	4.375	98.967	98.867	98.767	3.875	99.072	98.972	98.872	4.875	100.218	100.118	100.018	3.875	98.503	98.403	98.303
4.990	101.232	101.132	101.032	4.500	99.692	99.592	99.492	3.990	99.326	99.226	99.126	4.990	100.611	100.511	100.411	3.990	98.252	98.152	98.052
5.000	101.332	101.232	101.132	4.625	100.245	100.145	100.045	4.000	99.426	99.326	99.226	5.000	100.711	100.611	100.511	4.000	98.352	98.252	98.152
5.125	102.042	101.942	101.842	4.750	100.762	100.662	100.562	4.125	99.931	99.831	99.731	5.125	100.756	100.656	100.556	4.125	98.857	98.757	98.657
5.250	102.529	102.429	102.329	4.875	101.207	101.107	101.007	4.250	100.274	100.174	100.074	5.250	101.243	101.143	101.043	4.250	99.200	99.100	99.000
5.375	102.950	102.850	102.750	4.990	101.545	101.445	101.345	4.375	100.726	100.626	100.526	5.375	101.664	101.564	101.464	4.375	99.652	99.552	99.452
5.500	103.292	103.192	103.092	5.000	101.645	101.545	101.445	4.500	101.188	101.088	100.988	5.500	102.006	101.906	101.806	4.500	99.531	99.431	99.331
5.625	103.725	103.625	103.525	5.125	102.108	102.008	101.908	4.625	101.550	101.450	101.350	5.625	101.846	101.746	101.646	4.625	99.893	99.793	99.693
5.750	104.211	104.111	104.011	5.250	102.479	102.379	102.279	4.750	101.710	101.610	101.510	5.750	102.332	102.232	102.132	4.750	100.053	99.953	99.853
5.875	104.500	104.400	104.300	5.375	102.832	102.732	102.632	4.875	101.910	101.810	101.710	5.875	102.621	102.521	102.421	4.875	100.253	100.153	100.053
5.990	104.673	104.573	104.473	5.500	103.097	102.997	102.897	4.990	102.017	101.917	101.817	5.990	102.794	102.694	102.594	4.990	99.860	99.760	99.660
6.000	104.773	104.673	104.573	5.625	103.351	103.251	103.151	5.000	102.117	102.017	101.917	6.000	102.894	102.794	102.694	5.000	99.960	99.860	99.760
6.125	105.253	105.153	105.053	5.750	103.596	103.496	103.396	5.125	102.499	102.399	102.299	6.125	102.831	102.731	102.631	5.125	#N/A	#N/A	#N/A
6.250	105.605	105.505	105.405	5.875	104.621	104.521	104.421	5.250	102.897	102.797	102.697	6.250	103.183	103.083	102.983	5.250	#N/A	#N/A	#N/A
6.375	105.925	105.825	105.725	5.990	104.894	104.794	104.694	5.375	103.491	103.391	103.291	6.375	103.353	103.253	103.153	5.375	#N/A	#N/A	#N/A
6.500	105.500	105.400	105.300	6.000	104.994	104.894	104.794	5.500	101.296	101.196	101.096	6.500	102.778	102.678	102.578	5.500	#N/A	#N/A	#N/A
6.625	105.476	105.376	105.276	6.125	104.632	104.532	104.432	5.625	101.730	101.628	101.530	6.625	102.604	102.504	102.404	5.625	#N/A	#N/A	#N/A
6.750	105.879	105.779	105.679	6.250	105.057	104.957	104.857	5.750	102.118	102.017	101.918	6.750	102.857	102.757	102.657	5.750	#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 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@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/3/2018

45 Day Lock Exp.: 12/17/2018

60 Day Lock Exp.: 1/1/2019

W. Rate Sheet Dated: 11/2/2018

Release Time: 5:00 pm 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	97.956	97.831	97.706	
4.625	98.762	98.637	98.512	
4.750	99.464	99.339	99.214	
4.875	99.954	99.829	99.704	
5.000	100.573	100.448	100.323	
5.125	101.081	100.956	100.831	
5.250	101.451	101.326	101.201	
5.375	101.739	101.614	101.489	
5.500	101.998	101.873	101.748	
5.625	102.180	102.055	101.930	
5.750	102.414	102.289	102.164	
5.875	102.726	102.601	102.476	
6.000	102.888	102.763	102.638	

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	97.486	97.361	97.236	
3.875	97.939	97.814	97.689	
4.000	98.338	98.213	98.088	
4.125	98.916	98.791	98.666	
4.250	99.237	99.112	98.987	
4.375	99.458	99.333	99.208	
4.500	99.724	99.599	99.474	
4.625	99.968	99.843	99.718	
4.750	100.195	100.070	99.945	
4.875	100.408	100.283	100.158	
5.000	100.676	100.551	100.426	

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	97.051	96.926	96.801	
3.625	97.599	97.474	97.349	
3.750	98.123	97.998	97.873	
3.875	98.611	98.486	98.361	
4.000	99.126	99.001	98.876	
4.125	99.536	99.411	99.286	
4.250	99.922	99.797	99.672	
4.375	100.282	100.157	100.032	
4.500	100.617	100.492	100.367	
4.625	100.922	100.797	100.672	
4.750	101.207	101.082	100.957	
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	-0.625	n/a	n/a	n/a
720-739	0.500	0.375	0.250	0.250	-	-0.500	-0.750	-1.000	n/a
740-759	0.500	0.375	0.250	0.250	-	-0.250	-0.500	-0.750	n/a
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500	n/a
780-850	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375	n/a
Purpose									
Cash-Out	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Refi ¹	-	-	-0.250	-0.750	-1.250	n/a	n/a	n/a	n/a
Purchase	0.375	0.375	0.250	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	-1.000	-1.000	-1.250	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	-0.250	-0.750	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)