



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.: **12/10/2018**45 Day Lock Exp.: **12/24/2018**60 Day Lock Exp.: **1/7/2019**W. Rate Sheet Dated: **11/8/2018**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	98.101	97.951	97.801	4.000	97.470	97.320	97.170	2.375	92.371	92.221	92.071	3.125	97.471	97.321	97.171
4.125	98.606	98.456	98.306	4.125	97.916	97.766	97.616	2.500	91.391	91.241	91.091	3.250	97.735	97.585	97.435
4.250	99.806	99.665	99.525	4.250	98.988	98.848	98.707	2.625	92.291	92.141	91.991	3.375	98.182	98.032	97.882
4.375	100.305	100.164	100.024	4.375	99.375	99.235	99.094	2.750	95.106	94.956	94.806	3.500	98.564	98.414	98.264
4.500	100.806	100.665	100.525	4.500	99.735	99.595	99.454	2.875	95.532	95.382	95.232	3.625	98.942	98.792	98.642
4.625	101.299	101.159	101.018	4.625	100.097	99.957	99.816	3.000	94.620	94.470	94.320	Margin = 2.250		Index = 2.670	
4.750	101.550	101.378	101.238	4.750	100.858	100.686	100.546	3.125	96.539	96.389	96.239				
4.875	102.137	101.965	101.824	4.875	101.208	101.036	100.895	3.250	97.437	97.280	97.124				
5.000	102.758	102.586	102.445	5.000	101.553	101.381	101.240	3.375	97.886	97.730	97.573				
5.125	103.016	102.845	102.704	5.125	101.752	101.580	101.439	3.500	98.330	98.174	98.018				
5.250	103.260	103.150	102.979	5.250	102.335	102.225	102.053	3.625	98.771	98.614	98.458				
5.375	103.472	103.363	103.191	5.375	102.674	102.565	102.393	3.750	98.836	98.686	98.536				
5.500	103.717	103.607	103.435	5.500	103.019	102.910	102.738	3.875	99.279	99.129	98.979				
5.625	103.937	103.827	103.656	5.625	103.068	102.959	102.787	4.000	99.708	99.558	99.408				
5.750	103.726	103.626	103.251	5.750	102.822	102.722	102.347	4.125	100.131	99.981	99.831				
5.875	103.733	103.633	103.258	5.875	103.172	103.072	102.697	4.250	100.181	100.031	99.881				
6.000	104.164	104.064	103.689	6.000	103.517	103.417	103.042	4.375	100.546	100.396	100.246				
6.125	104.534	104.434	104.059	6.125	103.816	103.716	103.341	4.500	100.883	100.733	100.583				
6.250	104.884	104.759	104.659	6.250	104.116	103.991	103.891	4.625	101.223	101.073	100.923				

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	96.901	96.751	96.601	4.000	96.470	96.320	96.170	2.375	91.371	91.221	91.071	3.125	96.471	96.321	96.171
4.125	97.406	97.256	97.106	4.125	96.916	96.766	96.616	2.500	90.391	90.241	90.091	3.250	96.735	96.585	96.435
4.250	98.556	98.415	98.275	4.250	97.988	97.848	97.707	2.625	91.291	91.141	90.991	3.375	97.182	97.032	96.882
4.375	99.055	98.914	98.774	4.375	98.375	98.235	98.094	2.750	94.106	93.956	93.806	3.500	97.564	97.414	97.264
4.500	99.556	99.415	99.275	4.500	98.735	98.595	98.454	2.875	94.532	94.382	94.232	3.625	97.942	97.792	97.642
4.625	100.049	99.909	99.768	4.625	99.097	98.957	98.816	3.000	93.620	93.470	93.320	Margin = 2.250		Index = 2.670	
4.750	100.500	100.328	100.188	4.750	99.858	99.686	99.546	3.125	95.539	95.389	95.239	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.087	100.915	100.774	4.875	100.208	100.036	99.895	3.250	96.437	96.280	96.124	Rate	30 Day	45 Day	60 Day
5.000	101.508	101.336	101.195	5.000	100.553	100.381	100.240	3.375	96.886	96.730	96.573	4.625	98.899	98.649	98.399
5.125	101.936	101.765	101.624	5.125	100.852	100.680	100.539	3.500	97.330	97.174	97.018	4.750	99.350	99.100	98.850
5.250	102.360	102.250	102.079	5.250	101.335	101.225	101.053	3.625	97.771	97.614	97.458	4.875	99.837	99.587	99.337
5.375	102.672	102.563	102.391	5.375	101.674	101.565	101.393	3.750	97.836	97.686	97.536	5.000	100.258	100.008	99.758
5.500	102.867	102.757	102.585	5.500	102.019	101.910	101.738	3.875	98.279	98.129	97.979	5.125	100.636	100.386	100.136
5.625	102.987	102.877	102.706	5.625	102.118	102.009	101.837	4.000	98.708	98.558	98.408	5.250	100.760	100.510	100.260
5.750	102.676	102.576	102.201	5.750	101.822	101.722	101.347	4.125	99.131	98.981	98.831	5.375	101.172	100.922	100.672
5.875	102.683	102.583	102.208	5.875	102.172	102.072	101.697	4.250	99.181	99.031	98.881	5.500	102.007	101.757	101.507
6.000	103.114	103.014	102.639	6.000	102.517	102.417	102.042	4.375	99.546	99.396	99.246	5.625	102.257	102.007	101.757
6.125	103.484	103.384	103.009	6.125	102.816	102.716	102.341	4.500	99.883	99.733	99.583	5.750	102.506	102.256	101.881
6.250	103.684	103.559	103.459	6.250	103.116	102.991	102.891	4.625	100.223	100.073	99.923	5.875	102.755	102.505	102.130

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	98.987	98.737	98.487	4.875	98.488	98.238	97.988
5.125	99.786	99.536	99.286	5.125	99.132	98.882	98.632
5.375	100.322	100.072	99.822	5.375	99.954	99.704	99.454
5.625	101.037	100.787	100.537	5.625	100.598	100.348	100.098
5.875	100.983	100.733	100.358	5.875	100.452	100.202	99.827
6.000	101.414	101.164	100.789	6.000	100.797	100.547	100.172
6.125	101.784	101.534	101.159	6.125	101.096	100.846	100.471
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:	11/8/2018	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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1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

12/10/2018

12/24/2018

1/7/2019

W. Rate Sheet Dated: 11/8/2018

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	97.132	96.982	96.832	4.000	96.501	96.351	96.201	2.375	88.871	88.721	88.571	3.125	95.78	95.633	95.483
4.125	97.637	97.487	97.337	4.125	96.947	96.797	96.647	2.500	87.891	87.741	87.591	3.250	96.80	96.647	96.497
4.250	98.837	98.697	98.556	4.250	98.019	97.879	97.738	2.625	88.791	88.641	88.491	3.375	97.24	97.095	96.945
4.375	99.336	99.196	99.055	4.375	98.407	98.266	98.125	2.750	93.418	93.268	93.118	3.500	97.63	97.476	97.326
4.500	99.837	99.696	99.556	4.500	98.767	98.626	98.485	2.875	93.845	93.695	93.545	3.625	98.00	97.855	97.705
4.625	100.331	100.190	100.049	4.625	99.129	98.988	98.847	3.000	92.932	92.782	92.632	Margin = 2.250		Index = 2.670	
4.750	100.394	100.222	100.081	4.750	99.702	99.530	99.389	3.125	94.851	94.701	94.551				
4.875	100.981	100.809	100.668	4.875	100.052	99.880	99.739	3.250	96.499	96.343	96.187				
5.000	101.602	101.430	101.289	5.000	100.397	100.225	100.084	3.375	96.948	96.792	96.636				
5.125	101.860	101.688	101.548	5.125	100.596	100.424	100.283	3.500	97.393	97.236	97.080				
5.250	101.697	101.588	101.416	5.250	100.772	100.663	100.491	3.625	97.833	97.677	97.521				
5.375	101.910	101.800	101.628	5.375	101.112	101.002	100.830	3.750	97.868	97.718	97.568				
5.500	102.154	102.045	101.873	5.500	101.457	101.347	101.176	3.875	98.310	98.160	98.010				
5.625	102.374	102.265	102.093	5.625	101.506	101.396	101.224	4.000	98.739	98.589	98.439				
5.750	100.913	100.813	100.438	5.750	100.010	99.910	99.535	4.125	99.163	99.013	98.863				
5.875	100.921	100.821	100.446	5.875	100.359	100.259	99.884	4.250	99.212	99.062	98.912				
6.000	101.352	101.252	100.877	6.000	100.704	100.604	100.229	4.375	99.577	99.427	99.277				
6.125	101.722	101.622	101.247	6.125	101.003	100.903	100.528	4.500	99.915	99.765	99.615				
6.250	101.384	101.259	101.159	6.250	100.616	100.491	100.391	4.625	100.254	100.104	99.954				

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	95.932	95.782	95.632	4.000	95.501	95.351	95.201	2.375	89.621	89.471	89.321	3.125	94.783	94.633	94.483
4.125	96.437	96.287	96.137	4.125	95.947	95.797	95.647	2.500	88.641	88.491	88.341	3.250	95.797	95.647	95.497
4.250	97.587	97.447	97.306	4.250	97.019	96.879	96.738	2.625	89.541	89.391	89.241	3.375	96.245	96.095	95.945
4.375	98.086	97.946	97.805	4.375	97.407	97.266	97.125	2.750	93.199	93.049	92.899	3.500	96.626	96.476	96.326
4.500	98.587	98.446	98.306	4.500	97.767	97.626	97.485	2.875	93.626	93.476	93.326	3.625	97.005	96.855	96.705
4.625	99.081	98.940	98.799	4.625	98.129	97.988	97.847	3.000	92.713	92.563	92.413	Margin = 2.250		Index = 2.670	
4.750	99.344	99.172	99.031	4.750	98.702	98.530	98.389	3.125	94.632	94.482	94.332	30 Year OTC "Borrower Paid Only for USDA"			
4.875	99.931	99.759	99.618	4.875	99.052	98.880	98.739	3.250	95.343	95.187	95.030	Rate	30 Day	45 Day	60 Day
5.000	100.352	100.180	100.039	5.000	99.397	99.225	99.084	3.375	95.792	95.636	95.480	4.625	97.931	97.681	97.431
5.125	100.780	100.608	100.468	5.125	99.696	99.524	99.383	3.500	96.236	96.080	95.924	4.750	98.194	97.944	97.694
5.250	100.797	100.688	100.516	5.250	99.772	99.663	99.491	3.625	96.677	96.521	96.364	4.875	98.681	98.431	98.181
5.375	101.110	101.000	100.828	5.375	100.112	100.002	99.830	3.750	96.586	96.436	96.286	5.000	99.102	98.852	98.602
5.500	101.304	101.195	101.023	5.500	100.457	100.347	100.176	3.875	97.029	96.879	96.729	5.125	99.480	99.230	98.980
5.625	101.424	101.315	101.143	5.625	100.556	100.446	100.274	4.000	97.458	97.308	97.158	5.250	99.197	98.947	98.697
5.750	99.863	99.763	99.388	5.750	99.010	98.910	98.535	4.125	97.881	97.731	97.581	5.375	99.610	99.360	99.110
5.875	99.871	99.771	99.396	5.875	99.359	99.259	98.884	4.250	97.619	97.469	97.319	5.500	100.444	100.194	99.944
6.000	100.302	100.202	99.827	6.000	99.704	99.604	99.229	4.375	97.983	97.833	97.683	5.625	100.694	100.444	100.194
6.125	100.672	100.572	100.197	6.125	100.003	99.903	99.528	4.500	98.321	98.171	98.021	5.750	99.693	99.443	99.068
6.250	100.184	100.059	99.959	6.250	99.616	99.491	99.391	4.625	98.660	98.510	98.360	5.875	99.943	99.693	99.318

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:	11/8/2018 5.750%

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	97.831	97.581	97.331	4.875	97.332	97.082	96.832
5.125	98.630	98.380	98.130	5.125	97.976	97.726	97.476
5.375	98.760	98.510	98.260	5.375	98.392	98.142	97.892
5.625	99.474	99.224	98.974	5.625	99.036	98.786	98.536
5.875	98.171	97.921	97.546	5.875	97.639	97.389	97.014
6.000	98.602	98.352	97.977	6.000	97.984	97.734	97.359
6.125	98.972	98.722	98.347	6.125	98.283	98.033	97.658
6.250	99.254	99.004	98.754	6.250	98.911	98.661	98.411

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

Lock Desk Policy	
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Flood Certification = \$10.00	*UW Fee with option to buyout = \$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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10:00 am ET - 11:00 pm ET

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12/10/2018

45 Day Lock Exp.:

12/24/2018

60 Day Lock Exp.:

1/7/2019

W. Rate Sheet Dated: 11/8/2018

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	98.424	98.324	98.224	4.625	100.021	99.921	99.821	3.375	97.220	97.120	97.020	3.500	97.622	97.521	97.419
4.500	99.044	98.944	98.844	4.750	100.557	100.457	100.357	3.500	97.716	97.616	97.516	3.625	98.036	97.935	97.833
4.625	99.737	99.637	99.537	4.875	101.092	100.992	100.892	3.625	98.178	98.078	97.978	3.750	98.832	98.732	98.632
4.750	100.309	100.209	100.109	4.990	101.399	101.299	101.199	3.750	98.807	98.707	98.607	3.875	99.183	99.083	98.983
4.875	100.998	100.898	100.798	5.000	101.499	101.399	101.299	3.875	99.050	98.950	98.850	3.990	99.408	99.308	99.208
4.990	100.828	100.728	100.628	5.125	102.086	101.986	101.886	3.990	99.341	99.241	99.141	4.000	99.508	99.408	99.308
5.000	100.928	100.828	100.728	5.250	102.568	102.468	102.368	4.000	99.441	99.341	99.241	4.125	99.814	99.714	99.614
5.125	101.643	101.543	101.443	5.375	102.771	102.671	102.571	4.125	99.714	99.614	99.514	4.250	100.426	100.326	100.226
5.250	102.281	102.181	102.081	5.500	102.996	102.896	102.796	4.250	100.156	100.056	99.956	4.375	100.726	100.626	100.526
5.375	102.677	102.577	102.477	5.625	103.353	103.253	103.153	4.375	100.456	100.356	100.256	4.500	101.014	100.914	100.814
5.500	103.042	102.942	102.842	5.750	103.861	103.761	103.661	4.500	100.966	100.866	100.766	4.625	101.274	101.174	101.074
5.625	103.323	103.223	103.123	5.875	104.104	104.004	103.904	4.625	101.453	101.353	101.253	4.750	101.493	101.393	101.293
5.750	104.153	104.053	103.953	5.990	104.212	104.112	104.012	4.750	101.634	101.534	101.434	4.875	101.699	101.599	101.499
5.875	104.322	104.222	104.122	6.000	104.312	104.212	104.112	4.875	101.804	101.704	101.604	4.990	101.811	101.710	101.608
5.990	104.447	104.347	104.247	6.125	104.476	104.376	104.276	4.990	102.020	101.920	101.820	5.000	101.911	101.810	101.708
6.000	104.547	104.447	104.347	6.250	105.311	105.211	105.111	5.000	102.120	102.020	101.920	5.125	102.132	102.031	101.929
6.125	105.148	105.048	104.948	6.375	105.539	105.439	105.339	5.125	102.561	102.461	102.361	5.250	102.353	102.252	102.150
6.250	105.651	105.551	105.451	6.500	105.339	105.239	105.139	5.250	102.717	102.617	102.517	5.375	102.568	102.467	102.365
6.375	106.024	105.924	105.824	6.625	105.483	105.383	105.283	5.375	102.862	102.762	102.662	5.500	102.490	102.388	102.287

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	96.910	96.810	96.710	3.500	97.166	97.066	96.966
4.500	97.667	97.567	97.467	3.625	97.574	97.474	97.374
4.625	98.386	98.286	98.186	3.750	97.841	97.741	97.641
4.750	99.078	98.978	98.878	3.875	98.250	98.150	98.050
4.875	99.663	99.563	99.463	3.990	98.535	98.435	98.335
4.990	100.112	100.012	99.912	4.000	98.635	98.535	98.435
5.000	100.212	100.112	100.012	4.125	99.021	98.921	98.821
5.125	100.471	100.371	100.271	4.250	99.199	99.099	98.999
5.250	101.099	100.999	100.899	4.375	99.526	99.426	99.326
5.375	101.604	101.504	101.404	4.500	99.811	99.711	99.611
5.500	102.073	101.973	101.873	4.625	100.107	100.007	99.907
5.625	102.302	102.202	102.102	4.750	100.229	100.129	100.029
5.750	102.506	102.406	102.306	4.875	100.338	100.238	100.138
5.875	102.573	102.473	102.373	4.990	100.308	100.208	100.108
5.990	102.945	102.845	102.745	5.000	100.408	100.308	100.208
6.000	103.045	102.945	102.845	5.125	100.371	100.271	100.171
6.125	103.293	103.193	103.093	5.250	100.469	100.369	100.269
6.250	103.523	103.423	103.323	5.375	100.557	100.457	100.357
6.375	101.359	101.242	101.120	5.500	100.607	100.507	100.407

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 Phone:

Lockdesk Hours:

Lockdesk@afrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/10/2018

45 Day Lock Exp.:

12/24/2018

60 Day Lock Exp.:

1/7/2019

W. Rate Sheet Dated: 11/8/2018

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	100.309	100.209	100.109	4.250	98.380	98.280	98.180	3.750	98.807	98.707	98.607	
4.875	100.998	100.898	100.798	4.375	98.880	98.780	98.680	3.875	99.167	99.067	98.967	
4.990	101.188	101.088	100.988	4.500	99.573	99.473	99.373	3.990	99.341	99.241	99.141	
5.000	101.288	101.188	101.088	4.625	100.280	100.180	100.080	4.000	99.441	99.341	99.241	
5.125	102.041	101.941	101.841	4.750	100.804	100.704	100.604	4.125	99.949	99.849	99.749	
5.250	102.527	102.427	102.327	4.875	101.248	101.148	101.048	4.250	100.292	100.192	100.092	
5.375	102.945	102.845	102.745	4.990	101.581	101.481	101.381	4.375	100.754	100.654	100.554	
5.500	103.286	103.186	103.086	5.000	101.681	101.581	101.481	4.500	101.201	101.101	101.001	
5.625	103.651	103.551	103.451	5.125	102.320	102.205	102.120	4.625	101.563	101.463	101.363	
5.750	104.134	104.034	103.934	5.250	102.690	102.575	102.490	4.750	101.742	101.642	101.542	
5.875	104.423	104.323	104.223	5.375	103.042	102.926	102.842	4.875	101.940	101.840	101.740	
5.990	104.595	104.495	104.395	5.500	103.304	103.189	103.104	4.990	102.018	101.918	101.818	
6.000	104.695	104.595	104.495	5.625	103.390	103.290	103.190	5.000	102.118	102.018	101.918	
6.125	105.445	105.345	105.245	5.750	103.603	103.503	103.403	5.125	102.499	102.399	102.299	
6.250	105.799	105.699	105.599	5.875	104.625	104.525	104.425	5.250	102.908	102.808	102.708	
6.375	106.123	106.023	105.923	5.990	104.894	104.794	104.694	5.375	103.472	103.372	103.272	
6.500	105.696	105.596	105.496	6.000	104.994	104.894	104.794	5.500	101.287	101.187	101.087	
6.625	105.390	105.290	105.190	6.125	104.916	104.816	104.716	5.625	101.719	101.619	101.519	
6.750	105.793	105.693	105.593	6.250	105.339	105.239	105.139	5.750	102.106	102.006	101.906	

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		
4.750	99.661	99.561	99.461	3.750	98.250	98.150	98.050		
4.875	100.350	100.250	100.150	3.875	98.610	98.510	98.410		
4.990	100.540	100.440	100.340	3.990	98.287	98.187	98.087		
5.000	100.640	100.540	100.440	4.000	98.387	98.287	98.187		
5.125	100.927	100.827	100.727	4.125	98.895	98.795	98.695		
5.250	101.413	101.313	101.213	4.250	99.238	99.138	99.038		
5.375	101.831	101.731	101.631	4.375	99.700	99.600	99.500		
5.500	102.172	102.072	101.972	4.500	99.544	99.444	99.344		
5.625	102.151	102.051	101.951	4.625	99.906	99.806	99.706		
5.750	102.634	102.534	102.434	4.750	100.085	99.985	99.885		
5.875	102.923	102.823	102.723	4.875	100.283	100.183	100.083		
5.990	103.095	102.995	102.895	4.990	99.861	99.761	99.661		
6.000	103.195	103.095	102.995	5.000	99.961	99.861	99.761		
6.125	103.038	102.938	102.838	5.125	#N/A	#N/A	#N/A		
6.250	103.392	103.292	103.192	5.250	#N/A	#N/A	#N/A		
6.375	103.566	103.466	103.366	5.375	#N/A	#N/A	#N/A		
6.500	102.989	102.889	102.789	5.500	#N/A	#N/A	#N/A		
6.625	102.533	102.433	102.333	5.625	#N/A	#N/A	#N/A		
6.750	102.786	102.686	102.586	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%	
≥ 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@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/10/2018

45 Day Lock Exp.:

12/24/2018

60 Day Lock Exp.:

1/7/2019

W. Rate Sheet Dated: 11/8/2018

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	100.301	100.201	100.101	4.250	98.340	98.240	98.140	3.750	98.754	98.654	98.554	4.750	99.653	99.553	99.453	3.750	98.197	98.097	97.997
4.875	100.914	100.814	100.714	4.375	98.912	98.812	98.712	3.875	99.272	99.172	99.072	4.875	100.266	100.166	100.066	3.875	98.715	98.615	98.515
4.990	101.303	101.203	101.103	4.500	99.640	99.540	99.440	3.990	99.415	99.315	99.215	4.990	100.655	100.555	100.455	3.990	98.361	98.261	98.161
5.000	101.403	101.303	101.203	4.625	100.334	100.234	100.134	4.000	99.515	99.415	99.315	5.000	100.755	100.655	100.555	4.000	98.461	98.361	98.261
5.125	102.135	102.035	101.935	4.750	100.855	100.755	100.655	4.125	100.026	99.926	99.826	5.125	101.021	100.921	100.821	4.125	98.972	98.872	98.772
5.250	102.618	102.518	102.418	4.875	101.296	101.196	101.096	4.250	100.368	100.268	100.168	5.250	101.504	101.404	101.304	4.250	99.314	99.214	99.114
5.375	103.033	102.933	102.833	4.990	101.626	101.526	101.426	4.375	100.825	100.725	100.625	5.375	101.919	101.819	101.719	4.375	99.771	99.671	99.571
5.500	103.370	103.270	103.170	5.000	101.726	101.626	101.526	4.500	101.233	101.133	101.033	5.500	102.256	102.156	102.056	4.500	99.576	99.476	99.376
5.625	103.707	103.607	103.507	5.125	102.284	102.184	102.071	4.625	101.593	101.493	101.393	5.625	102.207	102.107	102.007	4.625	99.936	99.836	99.736
5.750	104.187	104.087	103.987	5.250	102.651	102.551	102.439	4.750	101.772	101.672	101.572	5.750	102.687	102.587	102.487	4.750	100.115	100.015	99.915
5.875	104.474	104.374	104.274	5.375	103.001	102.901	102.791	4.875	101.971	101.871	101.771	5.875	102.974	102.874	102.774	4.875	100.314	100.214	100.114
5.990	104.644	104.544	104.444	5.500	103.263	103.163	103.055	4.990	102.003	101.903	101.803	5.990	103.144	103.044	102.944	4.990	99.846	99.746	99.646
6.000	104.744	104.644	104.544	5.625	103.385	103.285	103.185	5.000	102.103	102.003	101.903	6.000	103.244	103.144	103.044	5.000	99.946	99.846	99.746
6.125	105.407	105.307	105.207	5.750	103.599	103.498	103.399	5.125	102.483	102.383	102.283	6.125	103.000	102.900	102.800	5.125	#N/A	#N/A	#N/A
6.250	105.776	105.676	105.576	5.875	104.617	104.517	104.417	5.250	102.891	102.791	102.691	6.250	103.369	103.269	103.169	5.250	#N/A	#N/A	#N/A
6.375	106.100	106.000	105.900	5.990	104.885	104.785	104.685	5.375	103.450	103.350	103.250	6.375	103.543	103.443	103.343	5.375	#N/A	#N/A	#N/A
6.500	105.674	105.574	105.474	6.000	104.985	104.885	104.785	5.500	101.319	101.219	101.119	6.500	102.967	102.867	102.767	5.500	#N/A	#N/A	#N/A
6.625	105.442	105.342	105.242	6.125	104.968	104.850	104.768	5.625	101.749	101.649	101.549	6.625	102.585	102.485	102.385	5.625	#N/A	#N/A	#N/A
6.750	105.842	105.742	105.642	6.250	105.391	105.273	105.191	5.750	102.133	102.033	101.933	6.750	102.835	102.735	102.635	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%	97.01 - 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.: **12/10/2018**

45 Day Lock Exp.: **12/24/2018**

60 Day Lock Exp.: **1/7/2019**

W. Rate Sheet Dated: **11/8/2018**

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	97.740	97.615	97.490	
4.625	98.553	98.428	98.303	
4.750	99.263	99.138	99.013	
4.875	99.750	99.625	99.500	
5.000	100.379	100.254	100.129	
5.125	100.897	100.772	100.647	
5.250	101.279	101.154	101.029	
5.375	101.577	101.452	101.327	
5.500	101.838	101.713	101.588	
5.625	102.029	101.904	101.779	
5.750	102.272	102.147	102.022	
5.875	102.586	102.461	102.336	
6.000	102.748	102.623	102.498	

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	97.328	97.203	97.078	
3.875	97.778	97.653	97.528	
4.000	98.182	98.057	97.932	
4.125	98.763	98.638	98.513	
4.250	99.088	98.963	98.838	
4.375	99.323	99.198	99.073	
4.500	99.595	99.470	99.345	
4.625	99.844	99.719	99.594	
4.750	100.078	99.953	99.828	
4.875	100.290	100.165	100.040	
5.000	100.558	100.433	100.308	

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	96.873	96.748	96.623	
3.625	97.427	97.302	97.177	
3.750	97.957	97.832	97.707	
3.875	98.451	98.326	98.201	
4.000	98.963	98.838	98.713	
4.125	99.379	99.254	99.129	
4.250	99.771	99.646	99.521	
4.375	100.137	100.012	99.887	
4.500	100.476	100.351	100.226	
4.625	100.782	100.657	100.532	
4.750	101.066	100.941	100.816	
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)