AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**12/10/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/24/2018**
		60 Day Lock Exp.:	**1/8/2019**

W. Rate Sheet Dated: **11/9/2018** **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	98.007	97.857	97.707	4.000	97.376	97.226	97.076	2.375	92.277	92.127	91.977	3.125	97.471	97.321	97.171
4.125	98.512	98.362	98.212	4.125	97.822	97.672	97.522	2.500	91.298	91.148	90.998	3.250	97.735	97.585	97.435
4.250	99.712	99.587	99.447	4.250	98.894	98.769	98.629	2.625	92.198	92.048	91.898	3.375	98.182	98.032	97.882
4.375	100.211	100.086	99.946	4.375	99.282	99.157	99.016	2.750	95.043	94.893	94.743	3.500	98.564	98.414	98.264
4.500	100.712	100.587	100.446	4.500	99.642	99.517	99.376	2.875	95.470	95.320	95.170	3.625	98.942	98.792	98.642
4.625	101.206	101.081	100.940	4.625	100.004	99.879	99.738	3.000	94.557	94.407	94.257	Margin = 2.250		Index = 2.670	
4.750	101.488	101.331	101.175	4.750	100.796	100.639	100.483	3.125	96.476	96.326	96.176				
4.875	102.074	101.918	101.762	4.875	101.145	100.989	100.833	3.250	97.347	97.194	97.042				
5.000	102.695	102.539	102.383	5.000	101.490	101.334	101.178	3.375	97.796	97.644	97.491				
5.125	102.954	102.798	102.641	5.125	101.689	101.533	101.377	3.500	98.240	98.088	97.936				
5.250	103.244	103.119	102.947	5.250	102.319	102.194	102.022	3.625	98.681	98.528	98.376				
5.375	103.457	103.332	103.160	5.375	102.659	102.534	102.362	3.750	98.754	98.604	98.454				
5.500	103.701	103.576	103.404	5.500	103.004	102.879	102.707	3.875	99.197	99.047	98.897				
5.625	103.921	103.796	103.624	5.625	103.053	102.928	102.756	4.000	99.626	99.476	99.326				
5.750	104.226	104.126	104.026	5.750	103.322	103.222	103.122	4.125	100.049	99.899	99.749				
5.875	104.233	104.133	104.033	5.875	103.672	103.572	103.472	4.250	100.158	100.005	99.853				
6.000	104.664	104.564	104.464	6.000	104.017	103.917	103.817	4.375	100.523	100.370	100.218				
6.125	105.034	104.934	104.834	6.125	104.316	104.216	104.116	4.500	100.860	100.708	100.555				
6.250	105.384	105.284	105.184	6.250	104.616	104.516	104.416	4.625	101.199	101.047	100.895				

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	96.807	96.657	96.507	4.000	96.376	96.226	96.076	2.375	91.277	91.127	90.977	3.125	96.471	96.321	96.171
4.125	97.312	97.162	97.012	4.125	96.822	96.672	96.522	2.500	90.298	90.148	89.998	3.250	96.735	96.585	96.435
4.250	98.462	98.337	98.197	4.250	97.894	97.769	97.629	2.625	91.198	91.048	90.898	3.375	97.182	97.032	96.882
4.375	98.961	98.836	98.696	4.375	98.282	98.157	98.016	2.750	94.043	93.893	93.743	3.500	97.564	97.414	97.264
4.500	99.462	99.337	99.196	4.500	98.642	98.517	98.376	2.875	94.470	94.320	94.170	3.625	97.942	97.792	97.642
4.625	99.956	99.831	99.690	4.625	99.004	98.879	98.738	3.000	93.557	93.407	93.257	Margin = 2.250		Index = 2.670	
4.750	100.438	100.281	100.125	4.750	99.796	99.639	99.483	3.125	95.476	95.326	95.176	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	101.024	100.868	100.712	4.875	100.145	99.989	99.833	3.250	96.347	96.194	96.042	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	101.445	101.289	101.133	5.000	100.490	100.334	100.178	3.375	96.796	96.644	96.491	4.625	98.806	98.556	98.306
5.125	101.874	101.718	101.561	5.125	100.789	100.633	100.477	3.500	97.240	97.088	96.936	4.750	99.288	99.038	98.788
5.250	102.344	102.219	102.047	5.250	101.319	101.194	101.022	3.625	97.681	97.528	97.376	4.875	99.774	99.524	99.274
5.375	102.657	102.532	102.360	5.375	101.659	101.534	101.362	3.750	97.754	97.604	97.454	5.000	100.195	99.945	99.695
5.500	102.851	102.726	102.554	5.500	102.004	101.879	101.707	3.875	98.197	98.047	97.897	5.125	100.574	100.324	100.074
5.625	102.971	102.846	102.674	5.625	102.103	101.978	101.806	4.000	98.626	98.476	98.326	5.250	100.744	100.494	100.244
5.750	103.176	103.076	102.976	5.750	102.322	102.222	102.122	4.125	99.049	98.899	98.749	5.375	101.157	100.907	100.657
5.875	103.183	103.083	102.983	5.875	102.672	102.572	102.472	4.250	99.158	99.005	98.853	5.500	102.001	101.751	101.501
6.000	103.614	103.514	103.414	6.000	103.017	102.917	102.817	4.375	99.523	99.370	99.218	5.625	102.251	102.001	101.751
6.125	103.984	103.884	103.784	6.125	103.316	103.216	103.116	4.500	99.860	99.708	99.555	5.750	102.506	102.256	102.006
6.250	104.184	104.084	103.984	6.250	103.616	103.516	103.416	4.625	100.199	100.047	99.895	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

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:	11/9/2018	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	98.924	98.674	98.424	4.875	98.425	98.175	97.925
5.125	99.724	99.474	99.224	5.125	99.069	98.819	98.569
5.375	100.307	100.057	99.807	5.375	99.939	99.689	99.439
5.625	101.021	100.771	100.521	5.625	100.583	100.333	100.083
5.875	101.483	101.233	100.983	5.875	100.952	100.702	100.452
6.000	101.914	101.664	101.414	6.000	101.297	101.047	100.797
6.125	102.284	102.034	101.784	6.125	101.596	101.346	101.096
6.250	102.754	102.504	102.254	6.250	102.380	102.130	101.880

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 *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)

AFR Loan Center					
Lockdesk e-mail:	Lockdesk@afrwholesale.com				
Lockdesk Phone:	1-877-588-2706		30 Day Lock Exp.:	12/10/2018	
Lockdesk Hours:	10:00 am ET - 11:00 pm ET		45 Day Lock Exp.:	12/24/2018	
			60 Day Lock Exp.:	1/8/2019	

W. Rate Sheet Dated: **11/9/2018** **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	97.038	96.888	96.738	4.000	96.408	96.258	96.108	2.375	88.777	88.627	88.477	3.125	95.78	95.633	95.483
4.125	97.544	97.394	97.244	4.125	96.854	96.704	96.554	2.500	87.798	87.648	87.498	3.250	96.80	96.647	96.497
4.250	98.743	98.618	98.478	4.250	97.926	97.801	97.660	2.625	88.698	88.548	88.398	3.375	97.24	97.095	96.945
4.375	99.243	99.118	98.977	4.375	98.313	98.188	98.047	2.750	93.356	93.206	93.056	3.500	97.63	97.476	97.326
4.500	99.743	99.618	99.478	4.500	98.673	98.548	98.407	2.875	93.782	93.632	93.482	3.625	98.00	97.855	97.705
4.625	100.237	100.112	99.971	4.625	99.035	98.910	98.769	3.000	92.870	92.720	92.570	Margin = 2.250		Index = 2.670	
4.750	100.331	100.175	100.019	4.750	99.639	99.483	99.327	3.125	94.789	94.639	94.489				
4.875	100.918	100.762	100.606	4.875	99.989	99.833	99.677	3.250	96.409	96.257	96.105				
5.000	101.539	101.383	101.227	5.000	100.334	100.178	100.022	3.375	96.858	96.706	96.554				
5.125	101.798	101.641	101.485	5.125	100.533	100.377	100.221	3.500	97.303	97.151	96.998				
5.250	101.682	101.557	101.385	5.250	100.756	100.631	100.460	3.625	97.743	97.591	97.438				
5.375	101.894	101.769	101.597	5.375	101.096	100.971	100.799	3.750	97.786	97.636	97.486				
5.500	102.139	102.014	101.842	5.500	101.441	101.316	101.144	3.875	98.228	98.078	97.928				
5.625	102.359	102.234	102.062	5.625	101.490	101.365	101.193	4.000	98.657	98.507	98.357				
5.750	101.413	101.313	101.213	5.750	100.510	100.410	100.310	4.125	99.081	98.931	98.781				
5.875	101.421	101.321	101.221	5.875	100.859	100.759	100.659	4.250	99.189	99.037	98.884				
6.000	101.852	101.752	101.652	6.000	101.204	101.104	101.004	4.375	99.554	99.401	99.249				
6.125	102.222	102.122	102.022	6.125	101.503	101.403	101.303	4.500	99.891	99.739	99.586				
6.250	101.884	101.784	101.684	6.250	101.116	101.016	100.916	4.625	100.231	100.078	99.926				

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	95.838	95.688	95.538	4.000	95.408	95.258	95.108	2.375	89.527	89.377	89.227	3.125	94.783	94.633	94.483
4.125	96.344	96.194	96.044	4.125	95.854	95.704	95.554	2.500	88.548	88.398	88.248	3.250	95.797	95.647	95.497
4.250	97.493	97.368	97.228	4.250	96.926	96.801	96.660	2.625	89.448	89.298	89.148	3.375	96.245	96.095	95.945
4.375	97.993	97.868	97.727	4.375	97.313	97.188	97.047	2.750	93.137	92.987	92.837	3.500	96.626	96.476	96.326
4.500	98.493	98.368	98.228	4.500	97.673	97.548	97.407	2.875	93.563	93.413	93.263	3.625	97.005	96.855	96.705
4.625	98.987	98.862	98.721	4.625	98.035	97.910	97.769	3.000	92.651	92.501	92.351	Margin = 2.250		Index = 2.670	
4.750	99.281	99.125	98.969	4.750	98.639	98.483	98.327	3.125	94.570	94.420	94.270	**30 Year OTC** "Borrower Paid Only for USDA"			
4.875	99.868	99.712	99.556	4.875	98.989	98.833	98.677	3.250	95.253	95.101	94.948	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.000	100.289	100.133	99.977	5.000	99.334	99.178	99.022	3.375	95.702	95.550	95.398	4.625	97.837	97.587	97.337
5.125	100.718	100.561	100.405	5.125	99.633	99.477	99.321	3.500	96.147	95.994	95.842	4.750	98.131	97.881	97.631
5.250	100.782	100.657	100.485	5.250	99.756	99.631	99.460	3.625	96.587	96.435	96.282	4.875	98.618	98.368	98.118
5.375	101.094	100.969	100.797	5.375	100.096	99.971	99.799	3.750	96.504	96.354	96.204	5.000	99.039	98.789	98.539
5.500	101.289	101.164	100.992	5.500	100.441	100.316	100.144	3.875	96.947	96.797	96.647	5.125	99.418	99.168	98.918
5.625	101.409	101.284	101.112	5.625	100.540	100.415	100.243	4.000	97.376	97.226	97.076	5.250	99.182	98.932	98.682
5.750	100.363	100.263	100.163	5.750	99.510	99.410	99.310	4.125	97.799	97.649	97.499	5.375	99.594	99.344	99.094
5.875	100.371	100.271	100.171	5.875	99.859	99.759	99.659	4.250	97.595	97.443	97.291	5.500	100.439	100.189	99.939
6.000	100.802	100.702	100.602	6.000	100.204	100.104	100.004	4.375	97.960	97.808	97.655	5.625	100.689	100.439	100.189
6.125	101.172	101.072	100.972	6.125	100.503	100.403	100.303	4.500	98.297	98.145	97.993	5.750	99.693	99.443	99.193
6.250	100.684	100.584	100.484	6.250	100.116	100.016	99.916	4.625	98.637	98.485	98.332	5.875	99.943	99.693	99.443

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:	11/9/2018	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	97.768	97.518	97.268	4.875	97.269	97.019	96.769
5.125	98.568	98.318	98.068	5.125	97.913	97.663	97.413
5.375	98.744	98.494	98.244	5.375	98.376	98.126	97.876
5.625	99.459	99.209	98.959	5.625	99.020	98.770	98.520
5.875	98.671	98.421	98.171	5.875	98.139	97.889	97.639
6.000	99.102	98.852	98.602	6.000	98.484	98.234	97.984
6.125	99.472	99.222	98.972	6.125	98.783	98.533	98.283
6.250	99.254	99.004	98.754	6.250	98.880	98.630	98.380

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 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: 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.: **1/8/2019**

W. Rate Sheet Dated: **11/9/2018** **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	98.272	98.172	98.072	4.625	99.907	99.807	99.707	3.500	97.684	97.584	97.484	3.500	97.542	97.441	97.342
4.500	98.892	98.792	98.692	4.750	100.444	100.344	100.244	3.625	98.144	98.044	97.944	3.625	98.002	97.901	97.802
4.625	99.584	99.484	99.384	4.875	100.827	100.727	100.627	3.750	98.771	98.671	98.571	3.750	98.732	98.632	98.532
4.750	100.156	100.056	99.956	4.990	101.269	101.169	101.069	3.875	99.012	98.912	98.812	3.875	99.084	98.984	98.884
4.875	100.844	100.744	100.644	5.000	101.369	101.269	101.169	3.990	99.301	99.201	99.101	3.990	99.308	99.208	99.108
4.990	100.718	100.618	100.518	5.125	101.956	101.856	101.756	4.000	99.401	99.301	99.201	4.000	99.408	99.308	99.208
5.000	100.818	100.718	100.618	5.250	102.438	102.338	102.238	4.125	99.617	99.517	99.417	4.125	99.714	99.614	99.514
5.125	101.532	101.432	101.332	5.375	102.643	102.543	102.443	4.250	100.039	99.939	99.839	4.250	100.373	100.273	100.173
5.250	102.171	102.071	101.971	5.500	102.869	102.769	102.669	4.375	100.338	100.238	100.138	4.375	100.673	100.573	100.473
5.375	102.590	102.490	102.390	5.625	103.269	103.169	103.069	4.500	100.850	100.750	100.650	4.500	100.961	100.861	100.761
5.500	102.958	102.858	102.758	5.750	103.781	103.681	103.581	4.625	101.339	101.239	101.139	4.625	101.221	101.121	101.021
5.625	103.240	103.140	103.040	5.875	104.025	103.925	103.825	4.750	101.522	101.422	101.322	4.750	101.442	101.342	101.242
5.750	104.113	104.013	103.913	5.990	104.134	104.034	103.934	4.875	101.693	101.593	101.493	4.875	101.649	101.549	101.449
5.875	104.291	104.191	104.091	6.000	104.234	104.134	104.034	4.990	101.967	101.867	101.767	4.990	101.756	101.655	101.556
5.990	104.387	104.287	104.187	6.125	104.689	104.572	104.453	5.000	102.067	101.967	101.867	5.000	101.856	101.755	101.656
6.000	104.487	104.387	104.287	6.250	105.224	105.107	104.988	5.125	102.509	102.409	102.309	5.125	102.078	101.977	101.878
6.125	105.088	104.988	104.888	6.375	105.454	105.337	105.218	5.250	102.665	102.565	102.465	5.250	102.301	102.199	102.100
6.250	105.585	105.468	105.348	6.500	105.253	105.135	105.016	5.375	102.810	102.710	102.610	5.375	102.514	102.413	102.314
6.375	105.958	105.841	105.721	6.625	105.397	105.280	105.160	5.500	102.890	102.790	102.690	5.500	102.436	102.334	102.235

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	96.793	96.693	96.593	3.500	97.051	96.951	96.851
4.500	97.562	97.462	97.362	3.625	97.459	97.359	97.259
4.625	98.273	98.173	98.073	3.750	97.742	97.642	97.542
4.750	98.975	98.875	98.775	3.875	98.151	98.051	97.951
4.875	99.560	99.460	99.360	3.990	98.436	98.336	98.236
4.990	100.019	99.919	99.819	4.000	98.536	98.436	98.336
5.000	100.119	100.019	99.919	4.125	98.922	98.822	98.722
5.125	100.381	100.281	100.181	4.250	99.100	99.000	98.900
5.250	100.990	100.890	100.790	4.375	99.475	99.375	99.275
5.375	101.516	101.416	101.316	4.500	99.758	99.658	99.558
5.500	101.988	101.888	101.788	4.625	100.055	99.955	99.855
5.625	102.218	102.118	102.018	4.750	100.177	100.077	99.977
5.750	102.420	102.320	102.220	4.875	100.286	100.186	100.086
5.875	102.543	102.443	102.343	4.990	100.256	100.156	100.056
5.990	102.887	102.787	102.687	5.000	100.356	100.256	100.156
6.000	102.987	102.887	102.787	5.125	100.318	100.218	100.118
6.125	103.236	103.136	103.036	5.250	100.416	100.316	100.216
6.250	103.463	103.363	103.263	5.375	100.504	100.404	100.304
6.375	101.450	101.333	101.209	5.500	100.554	100.454	100.354

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

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

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 *Not applicable to detached condominiums or site condominiums **Not applicable on MH Advantage Properties (SFR 859 is required)

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 LLPA Caps*

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 LLPA's: 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) FHA ID# - 1358600006

The UW / Commitment Fee buyout option is to be calculated as follows: Fee divided by loan amount to the exact decimal.

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.: 1/8/2019

W. Rate Sheet Dated: 11/9/2018 **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	100.156	100.056	99.956	4.250	98.266	98.166	98.066	3.750	98.771	98.671	98.571
4.875	100.844	100.744	100.644	4.375	98.881	98.781	98.681	3.875	99.012	98.912	98.812
4.990	101.161	101.061	100.961	4.500	99.681	99.581	99.481	3.990	99.301	99.201	99.101
5.000	101.261	101.161	101.061	4.625	100.286	100.186	100.086	4.000	99.401	99.301	99.201
5.125	102.012	101.912	101.812	4.750	100.805	100.705	100.605	4.125	99.705	99.605	99.505
5.250	102.493	102.393	102.293	4.875	101.242	101.142	101.042	4.250	100.046	99.946	99.846
5.375	102.917	102.817	102.717	4.990	101.566	101.466	101.366	4.375	100.501	100.401	99.891
5.500	103.243	103.143	103.043	5.000	101.666	101.566	101.466	4.500	100.966	100.866	99.871
5.625	103.667	103.567	103.467	5.125	102.347	102.223	102.135	4.625	101.324	101.224	99.851
5.750	104.141	104.041	103.941	5.250	102.705	102.578	102.490	4.750	101.498	101.398	99.831
5.875	104.444	104.344	104.244	5.375	103.045	102.917	102.829	4.875	101.693	101.593	99.791
5.990	104.601	104.501	104.401	5.500	103.298	103.169	103.081	4.990	101.789	101.689	99.651
6.000	104.701	104.601	104.501	5.625	103.373	103.273	103.173	5.000	101.889	101.789	99.751
6.125	105.293	105.193	105.093	5.750	103.581	103.481	103.381	5.125	102.263	102.163	99.711
6.250	105.667	105.567	105.467	5.875	104.583	104.483	104.383	5.250	102.666	102.566	99.671
6.375	106.000	105.900	105.800	5.990	104.875	104.775	104.675	5.375	103.241	103.141	99.621
6.500	105.562	105.462	105.362	6.000	104.975	104.875	104.775	5.500	101.060	100.950	99.601
6.625	105.241	105.141	105.041	6.125	104.819	104.719	104.619	5.625	101.494	101.384	99.581
6.750	105.649	105.549	105.449	6.250	105.245	105.145	105.045	5.750	101.884	101.774	99.561

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	99.511	99.411	99.311	3.750	98.224	98.124	98.024
4.875	100.199	100.099	99.999	3.875	98.465	98.365	98.265
4.990	100.516	100.416	100.316	3.990	98.272	98.172	98.072
5.000	100.616	100.516	100.416	4.000	98.372	98.272	98.172
5.125	100.915	100.815	100.715	4.125	98.676	98.576	98.476
5.250	101.396	101.296	101.196	4.250	99.017	98.917	98.817
5.375	101.820	101.720	101.620	4.375	99.472	99.372	98.862
5.500	102.146	102.046	101.946	4.500	99.309	99.209	98.214
5.625	102.184	102.084	101.984	4.625	99.667	99.567	98.194
5.750	102.658	102.558	102.458	4.750	99.841	99.741	98.174
5.875	102.961	102.861	102.761	4.875	100.036	99.936	98.134
5.990	103.118	103.018	102.918	4.990	99.632	99.532	97.494
6.000	103.218	103.118	103.018	5.000	99.732	99.632	97.594
6.125	102.886	102.786	102.686	5.125	#N/A	#N/A	#N/A
6.250	103.260	103.160	103.060	5.250	#N/A	#N/A	#N/A
6.375	103.443	103.343	103.243	5.375	#N/A	#N/A	#N/A
6.500	102.855	102.755	102.655	5.500	#N/A	#N/A	#N/A
6.625	102.384	102.284	102.184	5.625	#N/A	#N/A	#N/A
6.750	102.642	102.542	102.442	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	-0.500	-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

Program Feataures								
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	-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	-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								

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

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.

AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	12/10/2018
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	12/24/2018
		60 Day Lock Exp.:	1/8/2019

W. Rate Sheet Dated: 11/9/2018 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Home Possible

30/25 Year

Rate	30 Day	45 Day	60 Day
4.750	100.179	100.079	99.979
4.875	100.796	100.696	100.596
4.990	101.188	101.088	100.988
5.000	101.288	101.188	101.088
5.125	102.041	101.941	101.841
5.250	102.527	102.427	102.327
5.375	102.945	102.845	102.745
5.500	103.286	103.186	103.086
5.625	103.651	103.551	103.451
5.750	104.134	104.034	103.934
5.875	104.423	104.323	104.223
5.990	104.595	104.495	104.395
6.000	104.695	104.595	104.495
6.125	105.445	105.345	105.245
6.250	105.799	105.699	105.599
6.375	106.123	106.023	105.923
6.500	105.696	105.596	105.496
6.625	105.390	105.290	105.190
6.750	105.793	105.693	105.593

20 Year

Rate	30 Day	45 Day	60 Day
4.250	98.267	98.167	98.067
4.375	98.842	98.742	98.642
4.500	99.573	99.473	99.373
4.625	100.280	100.180	100.080
4.750	100.804	100.704	100.604
4.875	101.248	101.148	101.048
4.990	101.581	101.481	101.381
5.000	101.681	101.581	101.481
5.125	102.320	102.205	102.120
5.250	102.690	102.575	102.490
5.375	103.042	102.926	102.842
5.500	103.304	103.189	103.104
5.625	103.390	103.290	103.190
5.750	103.603	103.503	103.403
5.875	104.625	104.525	104.425
5.990	104.894	104.794	104.694
6.000	104.994	104.894	104.794
6.125	104.916	104.816	104.716
6.250	105.339	105.239	105.139

15 Year

Rate	30 Day	45 Day	60 Day
3.750	98.647	98.547	98.447
3.875	99.167	99.067	98.967
3.990	99.336	99.236	99.136
4.000	99.436	99.336	99.236
4.125	99.949	99.849	99.749
4.250	100.292	100.192	100.092
4.375	100.754	100.654	100.554
4.500	101.201	101.101	101.001
4.625	101.563	101.463	101.363
4.750	101.742	101.642	101.542
4.875	101.940	101.840	101.740
4.990	102.018	101.918	101.818
5.000	102.118	102.018	101.918
5.125	102.499	102.399	102.299
5.250	102.908	102.808	102.708
5.375	103.472	103.372	103.272
5.500	101.287	101.187	101.087
5.625	101.719	101.619	101.519
5.750	102.106	102.006	101.906

Super Conforming - 30-20 Year

Rate	30 Day	45 Day	60 Day
4.750	99.531	99.431	99.331
4.875	100.148	100.048	99.948
4.990	100.540	100.440	100.340
5.000	100.640	100.540	100.440
5.125	100.927	100.827	100.727
5.250	101.413	101.313	101.213
5.375	101.831	101.731	101.631
5.500	102.172	102.072	101.972
5.625	102.151	102.051	101.951
5.750	102.634	102.534	102.434
5.875	102.923	102.823	102.723
5.990	103.095	102.995	102.895
6.000	103.195	103.095	102.995
6.125	103.038	102.938	102.838
6.250	103.392	103.292	103.192
6.375	103.566	103.466	103.366
6.500	102.989	102.889	102.789
6.625	102.533	102.433	102.333
6.750	102.786	102.686	102.586

Super Conforming - 15 Year

Rate	30 Day	45 Day	60 Day
3.750	98.090	97.990	97.890
3.875	98.610	98.510	98.410
3.990	98.282	98.182	98.082
4.000	98.382	98.282	98.182
4.125	98.895	98.795	98.695
4.250	99.238	99.138	99.038
4.375	99.700	99.600	99.500
4.500	99.544	99.444	99.344
4.625	99.906	99.806	99.706
4.750	100.085	99.985	99.885
4.875	100.283	100.183	100.083
4.990	99.861	99.761	99.661
5.000	99.961	99.861	99.761
5.125	#N/A	#N/A	#N/A
5.250	#N/A	#N/A	#N/A
5.375	#N/A	#N/A	#N/A
5.500	#N/A	#N/A	#N/A
5.625	#N/A	#N/A	#N/A
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%	> 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.

[AFR Loan Center](#)			
Lockdesk e-mail:	Lockdesk@afrwholesale.com		
Lockdesk Phone:	1-877-588-2706	30 Day Lock Exp.:	**12/10/2018**
Lockdesk Hours:	10:00 am ET - 11:00 pm ET	45 Day Lock Exp.:	**12/24/2018**
		60 Day Lock Exp.:	**1/8/2019**

W. Rate Sheet Dated: **11/9/2018** **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	97.735	97.610	97.485
4.625	98.549	98.424	98.299
4.750	99.257	99.132	99.007
4.875	99.743	99.618	99.493
5.000	100.370	100.245	100.120
5.125	100.887	100.762	100.637
5.250	101.270	101.145	101.020
5.375	101.568	101.443	101.318
5.500	101.826	101.701	101.576
5.625	102.017	101.892	101.767
5.750	102.261	102.136	102.011
5.875	102.575	102.450	102.325
6.000	102.737	102.612	102.487

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	97.319	97.194	97.069
3.875	97.766	97.641	97.516
4.000	98.169	98.044	97.919
4.125	98.751	98.626	98.501
4.250	99.076	98.951	98.826
4.375	99.314	99.189	99.064
4.500	99.586	99.461	99.336
4.625	99.834	99.709	99.584
4.750	100.068	99.943	99.818
4.875	100.282	100.157	100.032
5.000	100.550	100.425	100.300

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	96.864	96.739	96.614
3.625	97.417	97.292	97.167
3.750	97.947	97.822	97.697
3.875	98.441	98.316	98.191
4.000	98.951	98.826	98.701
4.125	99.367	99.242	99.117
4.250	99.759	99.634	99.509
4.375	100.126	100.001	99.876
4.500	100.465	100.340	100.215
4.625	100.771	100.646	100.521
4.750	101.055	100.930	100.805
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 Refi¹	-	-	-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 Only²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investor¹	-0.750	-0.750	-1.000	-1.000	-1.250	n/a	n/a	n/a	n/a
> 80 LTV NO MI¹	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)