



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/13/2018

45 Day Lock Exp.: 12/28/2018

60 Day Lock Exp.: 1/14/2019

W. Rate Sheet Dated: 11/13/2018

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	98.179	98.029	97.879	4.000	97.548	97.398	97.248	2.375	92.464	92.314	92.164	3.125	97.471	97.321	97.171
4.125	98.684	98.534	98.384	4.125	97.994	97.844	97.694	2.500	91.485	91.335	91.185	3.250	97.735	97.585	97.435
4.250	99.868	99.743	99.634	4.250	99.051	98.926	98.816	2.625	92.385	92.235	92.085	3.375	98.182	98.032	97.882
4.375	100.368	100.243	100.133	4.375	99.438	99.313	99.204	2.750	95.168	95.018	94.868	3.500	98.564	98.414	98.264
4.500	100.868	100.743	100.634	4.500	99.798	99.673	99.563	2.875	95.595	95.445	95.295	3.625	98.942	98.792	98.642
4.625	101.362	101.237	101.128	4.625	100.160	100.035	99.925	3.000	94.682	94.532	94.382	Margin = 2.250		Index = 2.670	
4.750	101.581	101.425	101.269	4.750	100.889	100.733	100.577	3.125	96.601	96.451	96.301				
4.875	102.168	102.012	101.856	4.875	101.239	101.083	100.927	3.250	97.425	97.273	97.120				
5.000	102.789	102.633	102.477	5.000	101.584	101.428	101.272	3.375	97.874	97.722	97.569				
5.125	103.048	102.891	102.735	5.125	101.783	101.627	101.471	3.500	98.318	98.166	98.014				
5.250	103.385	103.260	103.119	5.250	102.460	102.335	102.194	3.625	98.759	98.606	98.454				
5.375	103.597	103.472	103.332	5.375	102.799	102.674	102.534	3.750	98.844	98.694	98.544				
5.500	103.842	103.717	103.576	5.500	103.144	103.019	102.879	3.875	99.287	99.137	98.987				
5.625	104.062	103.937	103.796	5.625	103.193	103.068	102.928	4.000	99.716	99.566	99.416				
5.750	104.663	104.563	104.463	5.750	103.385	103.285	103.185	4.125	100.139	99.989	99.839				
5.875	104.671	104.571	104.471	5.875	103.734	103.634	103.534	4.250	100.205	100.029	99.853				
6.000	105.102	105.002	104.902	6.000	104.079	103.979	103.879	4.375	100.569	100.394	100.218				
6.125	105.472	105.372	105.272	6.125	104.378	104.278	104.178	4.500	100.907	100.731	100.555				
6.250	105.772	105.672	105.572	6.250	104.678	104.578	104.478	4.625	101.246	101.071	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	96.979	96.829	96.679	4.000	96.548	96.398	96.248	2.375	91.464	91.314	91.164	3.125	96.471	96.321	96.171
4.125	97.484	97.334	97.184	4.125	96.994	96.844	96.694	2.500	90.485	90.335	90.185	3.250	96.735	96.585	96.435
4.250	98.618	98.493	98.384	4.250	98.051	97.926	97.816	2.625	91.385	91.235	91.085	3.375	97.182	97.032	96.882
4.375	99.118	98.993	98.883	4.375	98.438	98.313	98.204	2.750	94.168	94.018	93.868	3.500	97.564	97.414	97.264
4.500	99.618	99.493	99.384	4.500	98.798	98.673	98.563	2.875	94.595	94.445	94.295	3.625	97.942	97.792	97.642
4.625	100.112	99.987	99.878	4.625	99.160	99.035	98.925	3.000	93.682	93.532	93.382	Margin = 2.250		Index = 2.670	
4.750	100.531	100.375	100.219	4.750	99.889	99.733	99.577	3.125	95.601	95.451	95.301	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.118	100.962	100.806	4.875	100.239	100.083	99.927	3.250	96.425	96.273	96.120	Rate	30 Day	45 Day	60 Day
5.000	101.539	101.383	101.227	5.000	100.584	100.428	100.272	3.375	96.874	96.722	96.569	4.625	98.962	98.712	98.462
5.125	101.968	101.811	101.655	5.125	100.883	100.727	100.571	3.500	97.318	97.166	97.014	4.750	99.381	99.131	98.881
5.250	102.485	102.360	102.219	5.250	101.460	101.335	101.194	3.625	97.759	97.606	97.454	4.875	99.868	99.618	99.368
5.375	102.797	102.672	102.532	5.375	101.799	101.674	101.534	3.750	97.844	97.694	97.544	5.000	100.289	100.039	99.789
5.500	102.992	102.867	102.726	5.500	102.144	102.019	101.879	3.875	98.287	98.137	97.987	5.125	100.668	100.418	100.168
5.625	103.112	102.987	102.846	5.625	102.243	102.118	101.978	4.000	98.716	98.566	98.416	5.250	100.885	100.635	100.385
5.750	103.513	103.413	103.313	5.750	102.385	102.285	102.185	4.125	99.139	98.989	98.839	5.375	101.297	101.047	100.797
5.875	103.521	103.421	103.321	5.875	102.734	102.634	102.534	4.250	99.205	99.029	98.853	5.500	102.002	101.752	101.502
6.000	103.952	103.852	103.752	6.000	103.079	102.979	102.879	4.375	99.569	99.394	99.218	5.625	102.252	102.002	101.752
6.125	104.322	104.222	104.122	6.125	103.378	103.278	103.178	4.500	99.907	99.731	99.555	5.750	102.508	102.258	102.008
6.250	104.622	104.522	104.422	6.250	103.678	103.578	103.478	4.625	100.246	100.071	99.895	5.875	102.758	102.508	102.258

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs			
FICO Adjuster		Loan Size Adjuster	
FICO 720 +	0.250	\$0 - \$49,999	-2.500
FICO 680 - 719	0.250	\$50,000 - \$85,000	-0.500
FICO 660 - 679	0.250	\$85,001 - \$125,000	-0.500
FICO 640 - 659	0.000	\$125,001 - \$175,000	-0.125
FICO 620 - 639	-1.000	\$175,001 - \$275,000	0.000
FICO 600 - 619	-1.500	\$275,001 up to HB	0.000
FICO 580 - 599	-2.000		
NY	-0.250	Non Owner Occupancy	-2.000
2 Unit	0.000	Refer / Manual UW	0.000
USDA Streamline-Assist Refinance Option			-0.250

DPA Advantage Program "comp plan will be deducted on lender paid ; only Advantage Adjustments added ; FHA only"							
30/25 Year				20 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.875	99.018	98.768	98.518	4.875	98.519	98.269	98.019
5.125	99.818	99.568	99.318	5.125	99.163	98.913	98.663
5.375	100.447	100.197	99.947	5.375	100.079	99.829	99.579
5.625	101.162	100.912	100.662	5.625	100.723	100.473	100.223
5.875	101.546	101.296	101.046	5.875	101.014	100.764	100.514
6.000	101.977	101.727	101.477	6.000	101.359	101.109	100.859
6.125	102.347	102.097	101.847	6.125	101.658	101.408	101.158
6.250	102.757	102.507	102.257	6.250	102.630	102.380	102.130

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:	11/13/2018	5.750%

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk Phone:

Lockdesk Hours:

Lockdesk@afrrwholesale.com

1-877-588-2706

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

45 Day Lock Exp.:

60 Day Lock Exp.:

12/13/2018

12/28/2018

1/14/2019

W. Rate Sheet Dated: 11/13/2018

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	97.210	97.060	96.910	4.000	96.579	96.429	96.279	2.375	88.964	88.814	88.664	3.125	95.78	95.633	95.483
4.125	97.716	97.566	97.416	4.125	97.025	96.875	96.725	2.500	87.985	87.835	87.685	3.250	96.80	96.647	96.497
4.250	98.900	98.775	98.665	4.250	98.082	97.957	97.848	2.625	88.885	88.735	88.585	3.375	97.24	97.095	96.945
4.375	99.399	99.274	99.164	4.375	98.469	98.344	98.235	2.750	93.481	93.331	93.181	3.500	97.63	97.476	97.326
4.500	99.900	99.775	99.665	4.500	98.829	98.704	98.595	2.875	93.907	93.757	93.607	3.625	98.00	97.855	97.705
4.625	100.393	100.268	100.159	4.625	99.191	99.066	98.957	3.000	92.995	92.845	92.695	Margin = 2.250		Index = 2.670	
4.750	100.425	100.269	100.113	4.750	99.733	99.577	99.421	3.125	94.914	94.764	94.614				
4.875	101.012	100.856	100.699	4.875	100.083	99.927	99.770	3.250	96.487	96.335	96.183				
5.000	101.633	101.477	101.320	5.000	100.428	100.272	100.115	3.375	96.937	96.784	96.632				
5.125	101.891	101.735	101.579	5.125	100.627	100.471	100.314	3.500	97.381	97.229	97.076				
5.250	101.822	101.697	101.557	5.250	100.897	100.772	100.631	3.625	97.821	97.669	97.517				
5.375	102.035	101.910	101.769	5.375	101.237	101.112	100.971	3.750	97.875	97.725	97.575				
5.500	102.279	102.154	102.014	5.500	101.582	101.457	101.316	3.875	98.318	98.168	98.018				
5.625	102.499	102.374	102.234	5.625	101.631	101.506	101.365	4.000	98.747	98.597	98.447				
5.750	101.851	101.751	101.651	5.750	100.572	100.472	100.372	4.125	99.171	99.021	98.871				
5.875	101.858	101.758	101.658	5.875	100.922	100.822	100.722	4.250	99.236	99.060	98.884				
6.000	102.289	102.189	102.089	6.000	101.267	101.167	101.067	4.375	99.601	99.425	99.249				
6.125	102.659	102.559	102.459	6.125	101.566	101.466	101.366	4.500	99.938	99.762	99.586				
6.250	102.272	102.172	102.072	6.250	101.178	101.078	100.978	4.625	100.278	100.102	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	96.010	95.860	95.710	4.000	95.579	95.429	95.279	2.375	89.714	89.564	89.414	3.125	94.783	94.633	94.483
4.125	96.516	96.366	96.216	4.125	96.025	95.875	95.725	2.500	88.735	88.585	88.435	3.250	95.797	95.647	95.497
4.250	97.650	97.525	97.415	4.250	97.082	96.957	96.848	2.625	89.635	89.485	89.335	3.375	96.245	96.095	95.945
4.375	98.149	98.024	97.914	4.375	97.469	97.344	97.235	2.750	93.262	93.112	92.962	3.500	96.626	96.476	96.326
4.500	98.650	98.525	98.415	4.500	97.829	97.704	97.595	2.875	93.688	93.538	93.388	3.625	97.005	96.855	96.705
4.625	99.143	99.018	98.909	4.625	98.191	98.066	97.957	3.000	92.776	92.626	92.476	Margin = 2.250		Index = 2.670	
4.750	99.375	99.219	99.063	4.750	98.733	98.577	98.421	3.125	94.695	94.545	94.395	30 Year OTC "Borrower Paid Only for USDA"			
4.875	99.962	99.806	99.649	4.875	99.083	98.927	98.770	3.250	95.331	95.179	95.026	Rate	30 Day	45 Day	60 Day
5.000	100.383	100.227	100.070	5.000	99.428	99.272	99.115	3.375	95.780	95.628	95.476	4.625	97.993	97.743	97.493
5.125	100.811	100.655	100.499	5.125	99.727	99.571	99.414	3.500	96.225	96.072	95.920	4.750	98.225	97.975	97.725
5.250	100.922	100.797	100.657	5.250	99.897	99.772	99.631	3.625	96.665	96.513	96.360	4.875	98.712	98.462	98.212
5.375	101.235	101.110	100.969	5.375	100.237	100.112	99.971	3.750	96.594	96.444	96.294	5.000	99.133	98.883	98.633
5.500	101.429	101.304	101.164	5.500	100.582	100.457	100.316	3.875	97.037	96.887	96.737	5.125	99.511	99.261	99.011
5.625	101.549	101.424	101.284	5.625	100.681	100.556	100.415	4.000	97.466	97.316	97.166	5.250	99.322	99.072	98.822
5.750	100.701	100.601	100.501	5.750	99.572	99.472	99.372	4.125	97.889	97.739	97.589	5.375	99.735	99.485	99.235
5.875	100.708	100.608	100.508	5.875	99.922	99.822	99.722	4.250	97.642	97.466	97.291	5.500	100.439	100.189	99.939
6.000	101.139	101.039	100.939	6.000	100.267	100.167	100.067	4.375	98.007	97.831	97.655	5.625	100.689	100.439	100.189
6.125	101.509	101.409	101.309	6.125	100.566	100.466	100.366	4.500	98.344	98.168	97.993	5.750	99.696	99.446	99.196
6.250	101.122	101.022	100.922	6.250	100.178	100.078	99.978	4.625	98.684	98.508	98.332	5.875	99.945	99.695	99.445

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	97.862	97.612	97.362	4.875	97.363	97.113	96.863
5.125	98.661	98.411	98.161	5.125	98.007	97.757	97.507
5.375	98.885	98.635	98.385	5.375	98.517	98.267	98.017
5.625	99.599	99.349	99.099	5.625	99.161	98.911	98.661
5.875	98.733	98.483	98.233	5.875	98.202	97.952	97.702
6.000	99.164	98.914	98.664	6.000	98.547	98.297	98.047
6.125	99.534	99.284	99.034	6.125	98.846	98.596	98.346
6.250	99.257	99.007	98.757	6.250	99.130	98.880	98.630

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:	11/13/2018 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 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

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.:

12/13/2018

45 Day Lock Exp.:

12/28/2018

60 Day Lock Exp.:

1/14/2019

W. Rate Sheet Dated: 11/13/2018

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	98.116	98.016	97.916	4.625	100.110	100.010	99.910	3.375	97.095	96.995	96.895	3.500	97.597	97.497	97.397
4.500	98.798	98.698	98.598	4.750	100.649	100.549	100.449	3.500	97.590	97.490	97.390	3.625	97.951	97.851	97.751
4.625	99.490	99.390	99.290	4.875	101.035	100.935	100.835	3.625	98.050	97.950	97.850	3.750	98.853	98.753	98.653
4.750	100.063	99.963	99.863	4.990	101.434	101.334	101.234	3.750	98.677	98.577	98.477	3.875	99.207	99.107	99.007
4.875	100.751	100.651	100.551	5.000	101.534	101.434	101.334	3.875	98.918	98.818	98.718	3.990	99.434	99.334	99.234
4.990	100.883	100.783	100.683	5.125	102.124	102.024	101.924	3.990	99.207	99.107	99.007	4.000	99.534	99.434	99.334
5.000	100.983	100.883	100.783	5.250	102.608	102.508	102.408	4.000	99.307	99.207	99.107	4.125	99.842	99.742	99.642
5.125	101.701	101.601	101.501	5.375	102.813	102.713	102.613	4.125	99.743	99.643	99.543	4.250	100.464	100.364	100.264
5.250	102.341	102.241	102.141	5.500	103.039	102.939	102.839	4.250	100.127	100.027	99.927	4.375	100.762	100.662	100.562
5.375	102.760	102.660	102.560	5.625	103.407	103.307	103.207	4.375	100.428	100.328	100.228	4.500	101.054	100.954	100.854
5.500	103.127	103.027	102.927	5.750	103.920	103.820	103.720	4.500	100.942	100.842	100.742	4.625	101.315	101.215	101.115
5.625	103.410	103.310	103.210	5.875	104.166	104.066	103.966	4.625	101.432	101.332	101.232	4.750	101.536	101.436	101.336
5.750	104.251	104.151	104.051	5.990	104.278	104.178	104.078	4.750	101.615	101.515	101.415	4.875	101.743	101.643	101.543
5.875	104.431	104.331	104.231	6.000	104.378	104.278	104.178	4.875	101.788	101.688	101.588	4.990	101.833	101.733	101.633
5.990	104.531	104.431	104.331	6.125	105.809	104.692	104.570	4.990	102.039	101.939	101.839	5.000	101.933	101.833	101.733
6.000	104.631	104.531	104.431	6.250	105.350	105.233	105.111	5.000	102.139	102.039	101.939	5.125	102.156	102.056	101.956
6.125	105.237	105.137	105.037	6.375	105.582	105.465	105.344	5.125	102.584	102.484	102.384	5.250	102.379	102.279	102.179
6.250	105.710	105.592	105.471	6.500	105.386	105.268	105.147	5.250	102.742	102.642	102.542	5.375	102.596	102.496	102.396
6.375	106.087	105.970	105.849	6.625	105.529	105.412	105.291	5.375	102.890	102.790	102.690	5.500	102.520	102.420	102.320

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	96.983	96.883	96.783	3.500	97.144	97.044	96.944
4.500	97.759	97.659	97.559	3.625	97.553	97.453	97.353
4.625	98.474	98.374	98.274	3.750	97.865	97.765	97.665
4.750	99.180	99.080	98.980	3.875	98.276	98.176	98.076
4.875	99.767	99.667	99.567	3.990	98.562	98.462	98.362
4.990	100.231	100.131	100.031	4.000	98.662	98.562	98.462
5.000	100.331	100.231	100.131	4.125	99.049	98.949	98.849
5.125	100.592	100.492	100.392	4.250	99.228	99.128	99.028
5.250	101.159	101.059	100.959	4.375	99.568	99.468	99.368
5.375	101.687	101.587	101.487	4.500	99.852	99.752	99.652
5.500	102.161	102.061	101.961	4.625	100.148	100.048	99.948
5.625	102.391	102.291	102.191	4.750	100.271	100.171	100.071
5.750	102.598	102.498	102.398	4.875	100.382	100.282	100.182
5.875	102.686	102.586	102.486	4.990	100.353	100.253	100.153
5.990	103.033	102.933	102.833	5.000	100.453	100.353	100.253
6.000	103.133	103.033	102.933	5.125	100.394	100.294	100.194
6.125	103.387	103.287	103.187	5.250	100.494	100.394	100.294
6.250	103.617	103.517	103.417	5.375	100.583	100.483	100.383
6.375	101.580	101.462	101.333	5.500	100.638	100.538	100.438

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.:

12/13/2018

45 Day Lock Exp.:

12/28/2018

60 Day Lock Exp.:

1/14/2019

W. Rate Sheet Dated: 11/13/2018

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	100.339	100.239	100.139	4.250	98.431	98.331	98.231	3.750	98.677	98.577	98.477	
4.875	100.950	100.850	100.750	4.375	99.020	98.920	98.820	3.875	99.181	99.081	98.981	
4.990	101.337	101.237	101.137	4.500	99.818	99.718	99.618	3.990	99.379	99.279	99.179	
5.000	101.437	101.337	101.237	4.625	100.417	100.317	100.217	4.000	99.479	99.379	99.279	
5.125	102.172	102.072	101.972	4.750	100.931	100.831	100.731	4.125	99.988	99.888	99.788	
5.250	102.642	102.542	102.442	4.875	101.361	101.261	101.161	4.250	100.327	100.227	99.901	
5.375	103.054	102.954	102.854	4.990	101.681	101.581	101.481	4.375	100.781	100.681	99.891	
5.500	103.366	103.266	103.166	5.000	101.781	101.681	101.581	4.500	101.233	101.133	99.871	
5.625	103.875	103.768	103.675	5.125	102.428	102.328	102.214	4.625	101.590	101.490	99.851	
5.750	104.334	104.227	104.134	5.250	102.780	102.680	102.565	4.750	101.763	101.663	99.831	
5.875	104.630	104.523	104.430	5.375	103.110	103.010	102.896	4.875	101.957	101.857	99.791	
5.990	104.783	104.678	104.583	5.500	103.355	103.255	103.143	4.990	101.971	101.871	99.651	
6.000	104.883	104.778	104.683	5.625	103.582	103.477	103.382	5.000	102.071	101.971	99.751	
6.125	105.533	105.406	105.328	5.750	103.784	103.677	103.584	5.125	102.445	102.345	99.711	
6.250	105.912	105.786	105.710	5.875	104.767	104.660	104.567	5.250	102.844	102.744	99.671	
6.375	106.241	106.114	106.041	5.990	105.054	104.947	104.854	5.375	103.411	103.311	99.621	
6.500	105.798	105.671	105.598	6.000	105.154	105.047	104.954	5.500	101.338	101.238	99.601	
6.625	105.601	105.455	105.401	6.125	105.109	104.982	104.904	5.625	101.767	101.667	99.581	
6.750	106.004	105.858	105.804	6.250	105.529	105.402	105.326	5.750	102.152	102.052	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	99.694	99.594	99.494	3.750	98.130	98.030	97.930		
4.875	100.305	100.205	100.105	3.875	98.634	98.534	98.434		
4.990	100.692	100.592	100.492	3.990	98.350	98.250	98.150		
5.000	100.792	100.692	100.592	4.000	98.450	98.350	98.250		
5.125	101.075	100.975	100.875	4.125	98.959	98.859	98.759		
5.250	101.545	101.445	101.345	4.250	99.298	99.198	98.872		
5.375	101.957	101.857	101.757	4.375	99.752	99.652	98.862		
5.500	102.269	102.169	102.069	4.500	99.576	99.476	98.214		
5.625	102.392	102.285	102.192	4.625	99.933	99.833	98.194		
5.750	102.851	102.744	102.651	4.750	100.106	100.006	98.174		
5.875	103.147	103.040	102.947	4.875	100.300	100.200	98.134		
5.990	103.300	103.195	103.100	4.990	99.814	99.714	97.494		
6.000	103.400	103.295	103.200	5.000	99.914	99.814	97.594		
6.125	103.126	102.999	102.921	5.125	#N/A	#N/A	#N/A		
6.250	103.505	103.379	103.303	5.250	#N/A	#N/A	#N/A		
6.375	103.684	103.557	103.484	5.375	#N/A	#N/A	#N/A		
6.500	103.091	102.964	102.891	5.500	#N/A	#N/A	#N/A		
6.625	102.744	102.598	102.544	5.625	#N/A	#N/A	#N/A		
6.750	102.997	102.851	102.797	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	-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								

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.:

12/13/2018

45 Day Lock Exp.:

12/28/2018

60 Day Lock Exp.:

1/14/2019

W. Rate Sheet Dated: 11/13/2018

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	100.142	100.042	99.942	4.250	98.266	98.166	98.066	3.750	98.404	98.304	98.204	4.750	99.497	99.397	99.297	3.750	97.857	97.757	97.657
4.875	100.764	100.664	100.564	4.375	98.881	98.781	98.681	3.875	98.923	98.823	98.723	4.875	100.119	100.019	99.919	3.875	98.376	98.276	98.176
4.990	101.161	101.061	100.961	4.500	99.681	99.581	99.481	3.990	99.093	98.993	98.893	4.990	100.516	100.416	100.316	3.990	98.064	97.964	97.864
5.000	101.261	101.161	101.061	4.625	100.286	100.186	100.086	4.000	99.193	99.093	98.993	5.000	100.616	100.516	100.416	4.000	98.164	98.064	97.964
5.125	102.012	101.912	101.812	4.750	100.805	100.705	100.605	4.125	99.705	99.605	99.505	5.125	100.915	100.815	100.715	4.125	98.676	98.576	98.476
5.250	102.493	102.393	102.293	4.875	101.242	101.142	101.042	4.250	100.046	99.946	99.846	5.250	101.396	101.296	101.196	4.250	99.017	98.917	98.817
5.375	102.917	102.817	102.717	4.990	101.566	101.466	101.366	4.375	100.501	100.401	99.891	5.375	101.820	101.720	101.620	4.375	99.472	99.372	98.862
5.500	103.243	103.143	103.043	5.000	101.666	101.566	101.466	4.500	100.966	100.866	99.871	5.500	102.146	102.046	101.946	4.500	99.309	99.209	98.214
5.625	103.667	103.567	103.467	5.125	102.347	102.223	102.135	4.625	101.324	101.224	99.851	5.625	102.184	102.084	101.984	4.625	99.667	99.567	98.194
5.750	104.141	104.041	103.941	5.250	102.705	102.578	102.490	4.750	101.498	101.398	99.831	5.750	102.658	102.558	102.458	4.750	99.841	99.741	98.174
5.875	104.444	104.344	104.244	5.375	103.045	102.917	102.829	4.875	101.693	101.593	99.791	5.875	102.961	102.861	102.761	4.875	100.036	99.936	98.134
5.990	104.601	104.501	104.401	5.500	103.298	103.169	103.081	4.990	101.789	101.689	99.651	5.990	103.118	103.018	102.918	4.990	99.632	99.532	97.494
6.000	104.701	104.601	104.501	5.625	103.373	103.273	103.173	5.000	101.889	101.789	99.751	6.000	103.218	103.118	103.018	5.000	99.732	99.632	97.594
6.125	105.293	105.193	105.093	5.750	103.581	103.481	103.381	5.125	102.263	102.163	99.711	6.125	102.886	102.786	102.686	5.125	#N/A	#N/A	#N/A
6.250	105.667	105.567	105.467	5.875	104.583	104.483	104.383	5.250	102.666	102.566	99.671	6.250	103.260	103.160	103.060	5.250	#N/A	#N/A	#N/A
6.375	106.000	105.900	105.800	5.990	104.875	104.775	104.675	5.375	103.241	103.141	99.621	6.375	103.443	103.343	103.243	5.375	#N/A	#N/A	#N/A
6.500	105.562	105.462	105.362	6.000	104.975	104.875	104.775	5.500	101.060	100.950	99.601	6.500	102.855	102.755	102.655	5.500	#N/A	#N/A	#N/A
6.625	105.241	105.141	105.041	6.125	104.819	104.719	104.619	5.625	101.494	101.384	99.581	6.625	102.384	102.284	102.184	5.625	#N/A	#N/A	#N/A
6.750	105.649	105.549	105.449	6.250	105.245	105.145	105.045	5.750	101.884	101.774	99.561	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 - 97.00%	
≥ 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.: 12/13/2018

45 Day Lock Exp.: 12/28/2018

60 Day Lock Exp.: 1/14/2019

W. Rate Sheet Dated: 11/13/2018

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	97.855	97.730	97.605	
4.625	98.666	98.541	98.416	
4.750	99.372	99.247	99.122	
4.875	99.854	99.729	99.604	
5.000	100.477	100.352	100.227	
5.125	100.990	100.865	100.740	
5.250	101.368	101.243	101.118	
5.375	101.659	101.534	101.409	
5.500	101.907	101.782	101.657	
5.625	102.091	101.966	101.841	
5.750	102.327	102.202	102.077	
5.875	102.639	102.514	102.389	
6.000	102.801	102.676	102.551	

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	97.503	97.378	97.253	
3.875	97.938	97.813	97.688	
4.000	98.332	98.207	98.082	
4.125	98.904	98.779	98.654	
4.250	99.219	99.094	98.969	
4.375	99.448	99.323	99.198	
4.500	99.712	99.587	99.462	
4.625	99.952	99.827	99.702	
4.750	100.179	100.054	99.929	
4.875	100.400	100.275	100.150	
5.000	100.668	100.543	100.418	

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	97.071	96.946	96.821	
3.625	97.616	97.491	97.366	
3.750	98.137	98.012	97.887	
3.875	98.623	98.498	98.373	
4.000	99.123	98.998	98.873	
4.125	99.531	99.406	99.281	
4.250	99.915	99.790	99.665	
4.375	100.274	100.149	100.024	
4.500	100.607	100.482	100.357	
4.625	100.912	100.787	100.662	
4.750	101.197	101.072	100.947	
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)