



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.: 12/17/2018

45 Day Lock Exp.: 12/31/2018

60 Day Lock Exp.: 1/14/2019

W. Rate Sheet Dated: 11/15/2018

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	98.585	98.435	98.285	4.000	97.954	97.804	97.654	2.375	92.871	92.721	92.571	3.125	97.471	97.321	97.171
4.125	99.084	98.934	98.784	4.125	98.400	98.250	98.100	2.500	91.891	91.741	91.591	3.250	97.735	97.585	97.435
4.250	100.224	100.099	99.990	4.250	99.410	99.285	99.176	2.625	92.791	92.641	92.491	3.375	98.182	98.032	97.882
4.375	100.725	100.600	100.491	4.375	99.797	99.672	99.563	2.750	95.484	95.334	95.184	3.500	98.564	98.414	98.264
4.500	101.222	101.097	100.987	4.500	100.157	100.032	99.923	2.875	95.911	95.761	95.611	3.625	98.942	98.792	98.642
4.625	101.702	101.577	101.467	4.625	100.519	100.394	100.285	3.000	94.998	94.848	94.698	Margin = 2.250		Index = 2.730	
4.750	101.952	101.796	101.640	4.750	101.264	101.108	100.952	3.125	96.918	96.768	96.618				
4.875	102.495	102.339	102.183	4.875	101.614	101.458	101.302	3.250	97.714	97.564	97.414				
5.000	103.095	102.939	102.783	5.000	101.959	101.803	101.647	3.375	98.163	98.013	97.863				
5.125	103.351	103.195	103.039	5.125	102.158	102.002	101.846	3.500	98.608	98.458	98.308				
5.250	103.610	103.469	103.282	5.250	102.694	102.553	102.366	3.625	99.048	98.898	98.748				
5.375	103.778	103.638	103.450	5.375	103.034	102.893	102.705	3.750	99.082	98.932	98.782				
5.500	104.055	103.915	103.727	5.500	103.379	103.238	103.051	3.875	99.525	99.375	99.225				
5.625	104.281	104.140	103.952	5.625	103.428	103.287	103.099	4.000	99.954	99.804	99.654				
5.750	104.803	104.703	104.593	5.750	103.541	103.441	103.332	4.125	100.378	100.228	100.078				
5.875	104.860	104.760	104.651	5.875	103.891	103.791	103.681	4.250	100.388	100.238	100.088				
6.000	105.237	105.137	105.028	6.000	104.236	104.136	104.026	4.375	100.753	100.603	100.453				
6.125	105.613	105.513	105.403	6.125	104.535	104.435	104.325	4.500	101.090	100.940	100.790				
6.250	105.913	105.813	105.713	6.250	104.835	104.735	104.635	4.625	101.430	101.280	101.130				

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.															
30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.000	97.385	97.235	97.085	4.000	96.954	96.804	96.654	2.375	91.871	91.721	91.571	3.125	96.471	96.321	96.171
4.125	97.884	97.734	97.584	4.125	97.400	97.250	97.100	2.500	90.891	90.741	90.591	3.250	96.735	96.585	96.435
4.250	98.974	98.849	98.740	4.250	98.410	98.285	98.176	2.625	91.791	91.641	91.491	3.375	97.182	97.032	96.882
4.375	99.475	99.350	99.241	4.375	98.797	98.672	98.563	2.750	94.484	94.334	94.184	3.500	97.564	97.414	97.264
4.500	99.972	99.847	99.737	4.500	99.157	99.032	98.923	2.875	94.911	94.761	94.611	3.625	97.942	97.792	97.642
4.625	100.452	100.327	100.217	4.625	99.519	99.394	99.285	3.000	93.998	93.848	93.698	Margin = 2.250		Index = 2.730	
4.750	100.902	100.746	100.590	4.750	100.264	100.108	99.952	3.125	95.918	95.768	95.618	30 Year OTC "Borrower Paid Only for USDA"			
4.875	101.445	101.289	101.133	4.875	100.614	100.458	100.302	3.250	96.714	96.564	96.414	Rate	30 Day	45 Day	60 Day
5.000	101.845	101.689	101.533	5.000	100.959	100.803	100.647	3.375	97.163	97.013	96.863	4.625	99.302	99.052	98.802
5.125	102.271	102.115	101.959	5.125	101.258	101.102	100.946	3.500	97.608	97.458	97.308	4.750	99.752	99.502	99.252
5.250	102.710	102.569	102.382	5.250	101.694	101.553	101.366	3.625	98.048	97.898	97.748	4.875	100.195	99.945	99.695
5.375	102.978	102.838	102.650	5.375	102.034	101.893	101.705	3.750	98.082	97.932	97.782	5.000	100.595	100.345	100.095
5.500	103.205	103.065	102.877	5.500	102.379	102.238	102.051	3.875	98.525	98.375	98.225	5.125	100.971	100.721	100.471
5.625	103.331	103.190	103.002	5.625	102.478	102.337	102.149	4.000	98.954	98.804	98.654	5.250	101.110	100.860	100.610
5.750	103.653	103.553	103.443	5.750	102.541	102.441	102.332	4.125	99.378	99.228	99.078	5.375	101.478	101.228	100.978
5.875	103.710	103.610	103.501	5.875	102.891	102.791	102.681	4.250	99.388	99.238	99.088	5.500	102.005	101.755	101.505
6.000	104.087	103.987	103.878	6.000	103.236	103.136	103.026	4.375	99.753	99.603	99.453	5.625	102.251	102.001	101.751
6.125	104.463	104.363	104.253	6.125	103.535	103.435	103.325	4.500	100.090	99.940	99.790	5.750	102.558	102.308	102.058
6.250	104.763	104.663	104.563	6.250	103.835	103.735	103.635	4.625	100.430	100.280	100.130	5.875	102.757	102.507	102.257

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	99.345	99.095	98.845	4.875	98.894	98.644	98.394
5.125	100.121	99.871	99.621	5.125	99.538	99.288	99.038
5.375	100.628	100.378	100.128	5.375	100.314	100.064	99.814
5.625	101.381	101.131	100.881	5.625	100.958	100.708	100.458
5.875	101.735	101.485	101.235	5.875	101.171	100.921	100.671
6.000	102.112	101.862	101.612	6.000	101.516	101.266	101.016
6.125	102.488	102.238	101.988	6.125	101.815	101.565	101.315
6.250	102.758	102.508	102.258	6.250	102.740	102.490	102.240

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:	11/15/2018	5.750%

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

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



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Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/17/2018

45 Day Lock Exp.:

12/31/2018

60 Day Lock Exp.:

1/14/2019

W. Rate Sheet Dated: 11/15/2018

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	97.616	97.466	97.316	4.000	96.986	96.836	96.686	2.375	89.371	89.221	89.071	3.125	95.78	95.633	95.483
4.125	98.115	97.965	97.815	4.125	97.432	97.282	97.132	2.500	88.391	88.241	88.091	3.250	96.80	96.647	96.497
4.250	99.255	99.130	99.021	4.250	98.441	98.316	98.207	2.625	89.291	89.141	88.991	3.375	97.24	97.095	96.945
4.375	99.757	99.632	99.522	4.375	98.829	98.704	98.594	2.750	93.797	93.647	93.497	3.500	97.63	97.476	97.326
4.500	100.253	100.128	100.019	4.500	99.188	99.063	98.954	2.875	94.223	94.073	93.923	3.625	98.00	97.855	97.705
4.625	100.733	100.608	100.499	4.625	99.550	99.425	99.316	3.000	93.311	93.161	93.011	Margin = 2.250		Index = 2.730	
4.750	100.796	100.640	100.484	4.750	100.108	99.952	99.796	3.125	95.230	95.080	94.930				
4.875	101.339	101.183	101.027	4.875	100.458	100.302	100.145	3.250	96.776	96.626	96.476				
5.000	101.939	101.783	101.627	5.000	100.803	100.647	100.490	3.375	97.226	97.076	96.926				
5.125	102.195	102.039	101.883	5.125	101.002	100.846	100.689	3.500	97.670	97.520	97.370				
5.250	102.047	101.907	101.719	5.250	101.131	100.991	100.803	3.625	98.110	97.960	97.810				
5.375	102.216	102.075	101.888	5.375	101.471	101.330	101.143	3.750	98.114	97.964	97.814				
5.500	102.493	102.352	102.165	5.500	101.816	101.676	101.488	3.875	98.556	98.406	98.256				
5.625	102.718	102.577	102.390	5.625	101.865	101.724	101.537	4.000	98.985	98.835	98.685				
5.750	101.990	101.890	101.781	5.750	100.728	100.628	100.519	4.125	99.409	99.259	99.109				
5.875	102.048	101.948	101.839	5.875	101.078	100.978	100.869	4.250	99.420	99.270	99.120				
6.000	102.425	102.325	102.216	6.000	101.423	101.323	101.214	4.375	99.784	99.634	99.484				
6.125	102.800	102.700	102.591	6.125	101.722	101.622	101.513	4.500	100.122	99.972	99.822				
6.250	102.413	102.313	102.213	6.250	101.335	101.235	101.135	4.625	100.461	100.311	100.161				

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	96.416	96.266	96.116	4.000	95.986	95.836	95.686	2.375	90.121	89.971	89.821	3.125	94.783	94.633	94.483
4.125	96.915	96.765	96.615	4.125	96.432	96.282	96.132	2.500	89.141	88.991	88.841	3.250	95.797	95.647	95.497
4.250	98.005	97.880	97.771	4.250	97.441	97.316	97.207	2.625	90.041	89.891	89.741	3.375	96.245	96.095	95.945
4.375	98.507	98.382	98.272	4.375	97.829	97.704	97.594	2.750	93.578	93.428	93.278	3.500	96.626	96.476	96.326
4.500	99.003	98.878	98.769	4.500	98.188	98.063	97.954	2.875	94.005	93.855	93.705	3.625	97.005	96.855	96.705
4.625	99.483	99.358	99.249	4.625	98.550	98.425	98.316	3.000	93.092	92.942	92.792	Margin = 2.250		Index = 2.730	
4.750	99.746	99.590	99.434	4.750	99.108	98.952	98.796	3.125	95.011	94.861	94.711	30 Year OTC "Borrower Paid Only for USDA"			
4.875	100.289	100.133	99.977	4.875	99.458	99.302	99.145	3.250	95.620	95.470	95.320	Rate	30 Day	45 Day	60 Day
5.000	100.689	100.533	100.377	5.000	99.803	99.647	99.490	3.375	96.069	95.919	95.769	4.625	98.333	98.083	97.833
5.125	101.115	100.959	100.803	5.125	100.102	99.946	99.789	3.500	96.514	96.364	96.214	4.750	98.596	98.346	98.096
5.250	101.147	101.007	100.819	5.250	100.131	99.991	99.803	3.625	96.954	96.804	96.654	4.875	99.039	98.789	98.539
5.375	101.416	101.275	101.088	5.375	100.471	100.330	100.143	3.750	96.832	96.682	96.532	5.000	99.439	99.189	98.939
5.500	101.643	101.502	101.315	5.500	100.816	100.676	100.488	3.875	97.275	97.125	96.975	5.125	99.815	99.565	99.315
5.625	101.768	101.627	101.440	5.625	100.915	100.774	100.587	4.000	97.704	97.554	97.404	5.250	99.547	99.297	99.047
5.750	100.840	100.740	100.631	5.750	99.728	99.628	99.519	4.125	98.128	97.978	97.828	5.375	99.916	99.666	99.416
5.875	100.898	100.798	100.689	5.875	100.078	99.978	99.869	4.250	97.826	97.676	97.526	5.500	100.443	100.193	99.943
6.000	101.275	101.175	101.066	6.000	100.423	100.323	100.214	4.375	98.190	98.040	97.890	5.625	100.688	100.438	100.188
6.125	101.650	101.550	101.441	6.125	100.722	100.622	100.513	4.500	98.528	98.378	98.228	5.750	99.745	99.495	99.245
6.250	101.263	101.163	101.063	6.250	100.335	100.235	100.135	4.625	98.867	98.717	98.567	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	98.189	97.939	97.689	4.875	97.738	97.488	97.238
5.125	98.965	98.715	98.465	5.125	98.382	98.132	97.882
5.375	99.066	98.816	98.566	5.375	98.751	98.501	98.251
5.625	99.818	99.568	99.318	5.625	99.395	99.145	98.895
5.875	98.923	98.673	98.423	5.875	98.358	98.108	97.858
6.000	99.300	99.050	98.800	6.000	98.703	98.453	98.203
6.125	99.675	99.425	99.175	6.125	99.002	98.752	98.502
6.250	99.258	99.008	98.758	6.250	99.240	98.990	98.740

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:	11/15/2018 5.750%

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

Lock Desk Policy	
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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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12/17/2018

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12/31/2018

60 Day Lock Exp.:

1/14/2019

W. Rate Sheet Dated: 11/15/2018

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	98.428	98.328	98.228	4.500	99.902	99.802	99.702	3.375	97.368	97.268	97.168	3.375	97.620	97.520	97.420
4.500	99.017	98.917	98.817	4.625	100.519	100.419	100.319	3.500	97.873	97.773	97.673	3.500	97.970	97.870	97.770
4.625	99.709	99.609	99.509	4.750	101.043	100.943	100.843	3.625	98.357	98.257	98.157	3.625	98.320	98.220	98.120
4.750	100.365	100.265	100.165	4.875	101.425	101.325	101.225	3.750	98.771	98.671	98.571	3.750	99.184	99.084	98.984
4.875	100.969	100.869	100.769	4.990	101.789	101.689	101.589	3.875	99.187	99.087	98.987	3.875	99.536	99.436	99.336
4.990	101.238	101.138	101.038	5.000	101.889	101.789	101.689	3.990	99.523	99.423	99.323	3.990	99.760	99.660	99.560
5.000	101.338	101.238	101.138	5.125	102.454	102.354	102.254	4.000	99.623	99.523	99.423	4.000	99.860	99.760	99.660
5.125	102.050	101.950	101.850	5.250	102.933	102.833	102.733	4.125	100.057	99.957	99.857	4.125	100.166	100.066	99.966
5.250	102.687	102.587	102.487	5.375	103.134	103.034	102.934	4.250	100.389	100.289	100.189	4.250	100.728	100.628	100.528
5.375	103.081	102.981	102.881	5.500	103.557	103.257	103.157	4.375	100.679	100.579	100.479	4.375	101.024	100.924	100.824
5.500	103.441	103.341	103.241	5.625	103.373	103.473	103.373	4.500	101.186	101.086	100.986	4.500	101.312	101.212	101.112
5.625	103.722	103.622	103.522	5.750	104.109	104.009	103.909	4.625	101.668	101.568	101.468	4.625	101.572	101.472	101.372
5.750	104.421	104.321	104.221	5.875	104.354	104.254	104.154	4.750	101.829	101.729	101.629	4.750	101.790	101.690	101.590
5.875	104.589	104.489	104.389	5.990	104.462	104.362	104.262	4.875	102.002	101.902	101.802	4.875	101.995	101.895	101.795
5.990	104.718	104.618	104.518	6.000	104.562	104.462	104.362	4.990	102.257	102.157	102.057	4.990	102.093	101.993	101.893
6.000	104.818	104.718	104.618	6.125	105.006	104.904	104.786	5.000	102.357	102.257	102.157	5.000	102.193	102.093	101.993
6.125	105.419	105.319	105.219	6.250	105.544	105.441	105.324	5.125	102.800	102.700	102.600	5.125	102.411	102.311	102.211
6.250	105.904	105.802	105.684	6.375	105.775	105.672	105.555	5.250	102.947	102.847	102.747	5.250	102.632	102.532	102.432
6.375	106.279	106.177	106.059	6.500	105.597	105.495	105.377	5.375	103.123	103.023	102.923	5.375	102.847	102.747	102.647

30-20 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.250	96.811	96.711	96.611	3.375	97.107	97.007	96.907
4.375	97.445	97.345	97.245	3.500	97.515	97.415	97.315
4.500	98.176	98.076	97.976	3.625	97.913	97.813	97.713
4.625	98.894	98.794	98.694	3.750	98.193	98.093	97.993
4.750	99.585	99.485	99.385	3.875	98.592	98.492	98.392
4.875	100.168	100.068	99.968	3.990	98.887	98.787	98.687
4.990	100.616	100.516	100.416	4.000	98.987	98.887	98.787
5.000	100.716	100.616	100.516	4.125	99.363	99.263	99.163
5.125	100.975	100.875	100.775	4.250	99.540	99.440	99.340
5.250	101.506	101.406	101.306	4.375	99.807	99.707	99.607
5.375	102.006	101.906	101.806	4.500	100.091	99.991	99.891
5.500	102.472	102.372	102.272	4.625	100.385	100.285	100.185
5.625	102.701	102.601	102.501	4.750	100.487	100.387	100.287
5.750	102.909	102.809	102.709	4.875	100.596	100.496	100.396
5.875	102.840	102.740	102.640	4.990	100.570	100.470	100.370
5.990	103.218	103.118	103.018	5.000	100.670	100.570	100.470
6.000	103.318	103.218	103.118	5.125	100.610	100.510	100.410
6.125	103.570	103.470	103.370	5.250	100.699	100.599	100.499
6.250	103.799	103.699	103.599	5.375	100.819	100.719	100.619

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.:

12/17/2018

45 Day Lock Exp.:

12/31/2018

60 Day Lock Exp.:

1/14/2019

W. Rate Sheet Dated: 11/15/2018

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	100.748	100.648	100.548	4.250	98.818	98.718	98.618	3.750	99.054	98.954	98.854	
4.875	101.340	101.240	101.140	4.375	99.421	99.321	99.221	3.875	99.553	99.453	99.353	
4.990	101.704	101.604	101.504	4.500	100.196	100.096	99.996	3.990	99.707	99.607	99.507	
5.000	101.804	101.704	101.604	4.625	100.784	100.684	100.584	4.000	99.807	99.707	99.607	
5.125	102.500	102.400	102.300	4.750	101.278	101.178	101.078	4.125	100.300	100.200	99.901	
5.250	102.956	102.856	102.756	4.875	101.697	101.597	101.497	4.250	100.632	100.532	99.891	
5.375	103.333	103.233	103.133	4.990	102.005	101.905	101.805	4.375	101.072	100.972	99.871	
5.500	103.631	103.531	103.431	5.000	102.105	102.005	101.905	4.500	101.428	101.328	99.851	
5.625	104.022	103.922	103.822	5.125	102.702	102.602	102.502	4.625	101.781	101.681	99.831	
5.750	104.464	104.364	104.264	5.250	103.042	102.942	102.842	4.750	101.934	101.834	99.791	
5.875	104.740	104.640	104.540	5.375	103.362	103.262	103.162	4.875	102.125	102.025	99.751	
5.990	105.114	104.996	104.914	5.500	103.595	103.495	103.395	4.990	102.160	102.060	99.611	
6.000	105.214	105.096	105.014	5.625	103.739	103.639	103.539	5.000	102.260	102.160	99.711	
6.125	105.941	105.823	105.741	5.750	103.963	103.863	103.763	5.125	102.629	102.529	99.671	
6.250	106.294	106.176	106.094	5.875	104.919	104.819	104.719	5.250	103.012	102.912	99.621	
6.375	106.610	106.492	106.410	5.990	105.200	105.100	105.000	5.375	103.594	103.494	99.601	
6.500	106.178	106.060	105.978	6.000	105.300	105.200	105.100	5.500	101.511	101.411	99.581	
6.625	105.784	105.647	105.584	6.125	105.447	105.329	105.247	5.625	101.931	101.831	99.561	
6.750	106.179	106.042	105.979	6.250	105.858	105.740	105.658	5.750	102.307	102.207	99.541	

Conforming FHLMC Super Conforming						
SC 30-20 Year				SC 15 Year		
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day
4.750	100.060	99.960	99.860	3.750	98.498	98.398
4.875	100.652	100.552	100.452	3.875	98.997	98.897
4.990	101.016	100.916	100.816	3.990	98.650	98.550
5.000	101.116	101.016	100.916	4.000	98.750	98.650
5.125	101.342	101.242	101.142	4.125	99.243	99.143
5.250	101.798	101.698	101.598	4.250	99.575	99.475
5.375	102.175	102.075	101.975	4.375	100.015	99.915
5.500	102.473	102.373	102.273	4.500	99.771	99.671
5.625	102.476	102.376	102.276	4.625	100.124	100.024
5.750	102.918	102.818	102.718	4.750	100.277	100.177
5.875	103.194	103.094	102.994	4.875	100.468	100.368
5.990	103.568	103.450	103.368	4.990	100.003	99.903
6.000	103.668	103.550	103.468	5.000	100.103	100.003
6.125	103.519	103.401	103.319	5.125	#N/A	#N/A
6.250	103.872	103.754	103.672	5.250	#N/A	#N/A
6.375	104.038	103.920	103.838	5.375	#N/A	#N/A
6.500	103.456	103.338	103.256	5.500	#N/A	#N/A
6.625	102.912	102.775	102.712	5.625	#N/A	#N/A
6.750	103.157	103.020	102.957	5.750	#N/A	#N/A

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.250	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.500
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Program Features							
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125
Second Home	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only							

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125
≤ 97.00%	95.00% - 97.00%	-1.875	-1.875

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.:

12/17/2018

45 Day Lock Exp.:

12/31/2018

60 Day Lock Exp.:

1/14/2019

W. Rate Sheet Dated: 11/15/2018

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	100.409	100.309	100.209	4.250	98.477	98.377	98.277	3.750	98.723	98.623	98.523	4.750	99.721	99.621	99.521	3.750	98.167	98.067	97.967
4.875	101.011	100.911	100.811	4.375	99.097	98.997	98.897	3.875	99.226	99.126	99.026	4.875	100.323	100.223	100.123	3.875	98.670	98.570	98.470
4.990	101.385	101.285	101.185	4.500	99.879	99.779	99.679	3.990	99.466	99.366	99.266	4.990	100.697	100.597	100.497	3.990	98.409	98.309	98.209
5.000	101.485	101.385	101.285	4.625	100.473	100.373	100.273	4.000	99.566	99.466	99.366	5.000	100.797	100.697	100.597	4.000	98.509	98.409	98.309
5.125	102.229	102.128	102.029	4.750	100.973	100.873	100.773	4.125	100.064	99.964	99.864	5.125	101.071	100.970	100.871	4.125	99.007	98.907	98.807
5.250	102.693	102.593	102.493	4.875	101.397	101.297	101.197	4.250	100.402	100.302	99.891	5.250	101.535	101.435	101.335	4.250	99.345	99.245	98.834
5.375	103.079	102.979	102.879	4.990	101.713	101.613	101.513	4.375	100.841	100.741	99.871	5.375	101.921	101.821	101.721	4.375	99.784	99.684	98.814
5.500	103.384	103.284	103.184	5.000	101.813	101.713	101.613	4.500	101.223	101.123	99.851	5.500	102.226	102.126	102.026	4.500	99.566	99.466	98.194
5.625	103.859	103.737	103.659	5.125	102.454	102.354	102.245	4.625	101.579	101.479	99.831	5.625	102.313	102.191	102.113	4.625	99.922	99.822	98.174
5.750	104.311	104.189	104.111	5.250	102.800	102.700	102.593	4.750	101.733	101.633	99.791	5.750	102.765	102.643	102.565	4.750	100.076	99.976	98.134
5.875	104.594	104.472	104.394	5.375	103.126	103.026	102.921	4.875	101.926	101.826	99.751	5.875	103.048	102.926	102.848	4.875	100.269	100.169	98.094
5.990	104.954	104.811	104.754	5.500	103.367	103.267	103.163	4.990	102.020	101.920	99.611	5.990	103.408	103.265	103.208	4.990	99.863	99.763	97.454
6.000	105.054	104.911	104.854	5.625	103.574	103.453	103.374	5.000	102.120	102.020	99.711	6.000	103.508	103.365	103.308	5.000	99.963	99.863	97.554
6.125	105.794	105.651	105.594	5.750	103.802	103.681	103.602	5.125	102.492	102.392	99.671	6.125	103.372	103.229	103.172	5.125	#N/A	#N/A	#N/A
6.250	106.154	106.011	105.954	5.875	104.776	104.655	104.576	5.250	102.880	102.780	99.621	6.250	103.732	103.589	103.532	5.250	#N/A	#N/A	#N/A
6.375	106.478	106.334	106.278	5.990	105.060	104.938	104.860	5.375	103.472	103.372	99.601	6.375	103.906	103.762	103.706	5.375	#N/A	#N/A	#N/A
6.500	106.050	105.907	105.850	6.000	105.160	105.038	104.960	5.500	101.312	101.212	99.581	6.500	103.328	103.185	103.128	5.500	#N/A	#N/A	#N/A
6.625	105.639	105.473	105.439	6.125	105.299	105.156	105.099	5.625	101.737	101.637	99.561	6.625	102.767	102.601	102.567	5.625	#N/A	#N/A	#N/A
6.750	106.040	105.874	105.840	6.250	105.717	105.574	105.517	5.750	102.119	102.019	99.541	6.750	103.018	102.852	102.818	5.750	#N/A	#N/A	#N/A

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

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

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

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

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

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



AFR Loan Center

Lockdesk e-mail:

Lockdesk@afrrwholesale.com

Lockdesk Phone:

1-877-588-2706

Lockdesk Hours:

10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 12/17/2018

45 Day Lock Exp.: 12/31/2018

60 Day Lock Exp.: 1/14/2019

W. Rate Sheet Dated: 11/15/2018

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	98.106	97.981	97.856	
4.625	98.916	98.791	98.666	
4.750	99.617	99.492	99.367	
4.875	100.098	99.973	99.848	
5.000	100.709	100.584	100.459	
5.125	101.208	101.083	100.958	
5.250	101.572	101.447	101.322	
5.375	101.846	101.721	101.596	
5.500	102.081	101.956	101.831	
5.625	102.251	102.126	102.001	
5.750	102.473	102.348	102.223	
5.875	102.781	102.656	102.531	
6.000	102.943	102.818	102.693	

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	97.710	97.585	97.460	
3.875	98.135	98.010	97.885	
4.000	98.518	98.393	98.268	
4.125	99.080	98.955	98.830	
4.250	99.385	99.260	99.135	
4.375	99.604	99.479	99.354	
4.500	99.858	99.733	99.608	
4.625	100.091	99.966	99.841	
4.750	100.308	100.183	100.058	
4.875	100.531	100.406	100.281	
5.000	100.799	100.674	100.549	

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	97.368	97.243	97.118	
3.625	97.899	97.774	97.649	
3.750	98.408	98.283	98.158	
3.875	98.882	98.757	98.632	
4.000	99.373	99.248	99.123	
4.125	99.769	99.644	99.519	
4.250	100.142	100.017	99.892	
4.375	100.489	100.364	100.239	
4.500	100.812	100.687	100.562	
4.625	101.117	100.992	100.867	
4.750	101.402	101.277	101.152	
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)